15.330 I-1, Light Industrial District.

(1) Intent. This district is intended to provide for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance or other similar factors; and subject to such regulatory controls as will reasonably ensure compatibility in this respect.

(2) Specific Uses Permitted. Land shall be used and buildings shall be erected, altered, enlarged, or used for only one or more of the following uses, subject to the provisions of this section and other applicable sections of the Zoning Ordinance:

(a) Any use permitted in the "C-1" Commercial District except residential;

(b) Airports;

(c) Agricultural implement and equipment manufacture;

(d) Ammunition manufacturing and storage on a minimum of 25 acres and subject to applicable federal and state regulations;

(e) Artificial limb manufacture;

(f) Bag cleaning;

(g) Bakery, wholesale;

(h) Billboard, float, and stage scenery studio;

(i) Bottling beverages and brewery, such as milk, soft drinks, beer and water, and the washing and/or sterilizing of bottles;

(j) Box manufacture – wood, paper, fiberboard or sheet metal;

(k) Broom and brush manufacture – wire or bristle;

(l) Cabinet making and interior woodwork manufacture;

(m) Candy manufacture;

(n) Canning and preserving food;

(o) Carpenter and pattern shops;

(p) Carpet and rug cleaning shop;

(q) Central heating plant;

(r) Cigar, cigarette, and tobacco goods manufacture;

(s) Clothing manufacture, including gloves;

(t) Coffee and malt products roasting and packaging;

(u) Coffin and grave vault manufacture;

(v) Cold storage warehouse;

(w) Commission house handling perishable food products;

(x) Construction materials and equipment sales;

(y) Cosmetics, shampoos or barber supplies manufacture;

(z) Creamery, wholesale;

(aa) Dairy products – wholesale and manufacture;

(bb) Die casting foundry, providing that no cupola is closer than 50 feet to any lot in a less restricted district;

(cc) Dry goods at wholesale and retail;

(dd) Dwelling units only to accommodate watchmen or caretakers of the premises;

(ee) Dyeing and shrinking of fabrics;

(ff) Electric sign manufacture;

(gg) Enameling and painting, except fire-glazed enameling;

(hh) Engraving;

(ii) Express depot or distribution station;

(jj) Food processing or manufacture, but not including the slaughter of animals;

(kk) Fruit warehouse and distribution;

(ll) Furnace repair and cleaning;

(mm) Furniture (household, office or store) manufacture;

(nn) Furniture polish and floor wax manufacture;

(oo) Garage for storage, sale, service or repair of automobiles, trucks, tractors, and accessory equipment;

(pp) Grain elevator, cleaning, grading, and storage of grain;

(qq) Grocery, wholesale or storage;

(rr) Gymnasium equipment, playground apparatus and athletic goods manufacture, not involving casting of metal or use of drop forge;

(ss) Hat manufacture;

(tt) Heating, ventilating, ducts, flues and piping fabrication;

(uu) Heat treatment and tempering of metals;

(vv) Hosiery manufacture;

(ww) House moving, shoring or underpinning establishment;

(xx) Household utensils and small appliances;

(yy) Hydraulic elements and lubrication;

(zz) Ice cream manufacture;

(aaa) Ice manufacture and/or storage;

(bbb) Ironwork – ornamental, hand forged, but not structural;

(ccc) Kennels;

(ddd) Laboratory, testing or manufacturing;

(eee) Laundry;

(fff) Loft building;

(ggg) Machine shop and assembling using punch press or drop forge;

(hhh) Milk pasteurizing, bottling, and distribution plant;

(iii) Mini-warehouse;

(jjj) Mirror manufacture and resilvering;

(kkk) Repealed;

(lll) Mover, heavy machinery or household goods;

(mmm) Musical instrument manufacture;

(nnn) Newspaper printing and distribution;

(ooo) Office equipment, furniture, and supply manufacture;

(ppp) Optical goods manufacture;

(qqq) Organ and piano manufacture;

(rrr) Paint shop;

(sss) Paper box and paper products manufacture;

(ttt) Plastic and rubber products manufacture;

(uuu) Phonograph and radio manufacture or components;

(vvv) Pier and marina related manufacture;

(www) Plate glass storage, cutting and distribution;

(xxx) Plumbing fixture storage and distribution;

(yyy) Printing, publishing and binding;

(zzz) Produce (perishable) warehouse and distribution;

(aaaa) Race course for horses, dogs, automobiles, or motorcycles (see MMC 14.770);

(bbbb) Cleaning rag and wiper cloth manufacture;

(cccc) *Repealed by Ord. 20-719*;

(dddd) Refrigeration equipment and appliances;

(eeee) Rug and carpet cleaning;

(ffff) Saddle and harness manufacture;

(gggg) Sail and canvas goods manufacture;

(hhhh) Scientific instrument and laboratory apparatus manufacture;

(iiii) Secondhand household equipment, store fixtures, and office furniture storage, reconditioning and sale;

(jjjj) Seed cleaning, packaging, storage, or sale;

(kkkk) Sheet metal fabrication;

(llll) Shoe and boot manufacture (excepting rubber);

(mmmm) Sign painting studio and billboard manufacture;

(nnnn) Soda water and soft drink manufacture, bottling, and distribution;

(oooo) Sporting goods manufacture;

(pppp) Stage scenery and float construction and painting;

(qqqq) Stonecutting of monuments, headstones, or statuary, but not building stone or architectural trim;

(rrrr) Repealed;

(ssss) Storage warehouse;

(tttt) Store fixture and equipment manufacture;

(uuuu) Street railway barns, storage yards, and repair shops;

(vvvv) Substation for electric power and light;

(wwww) Taxicab garage and shop for major repair;

(xxxx) Tea, coffee, and spice blending, processing and packing;

(yyyy) Reserved for future use;

(zzzz) Tinsel and toy manufacture;

(aaaaa) Tinsmith shop;

(bbbbb) Tobacco and tobacco products and manufacture;

(ccccc) Tractor and tractor accessory sale, service, and repair;

(ddddd) Transfer, storage, and distribution;

(eeeee) Trucking dispatching, distribution and load assembly depot;

(fffff) Upholstery supplies manufacture and wholesale;

(ggggg) Wallpaper manufacture;

(hhhhh) Warehouse and mini-warehouse;

(iiiii) Watch or clock manufacture;

(jjjjj) Water conditioner manufacturing and accessory sales;

(kkkkk) Weaving and knitting of textiles and processing;

(lllll) Wharf or dock and accessory transit and storage; sheds for passenger and package freight service, but not bulk cargo;

(mmmmm) Window shade and/or curtain manufacture;

(nnnnn) Wire brush manufacture;

(ooooo) Wrecker service; and

(ppppp) Other uses not specifically listed above but which are similar to the above permitted uses.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Limitations on Above Permitted Uses.

(a) The volume of sound inherently or recurrently generated shall not exceed 70 decibels at the zoning district boundary line.

(b) The ground vibration inherently or recurrently generated shall not be perceptible, without instruments, at any point of any boundary line of the lot on which it is located.

(c) The use shall not emit an obnoxious, dangerous degree of heat, glare, radiation or fumes beyond any boundary line of the lot on which the use is located.

(4) Conditional Uses Permitted. The following uses are permitted subject to MMC 15.370(27):

(a) Recycling facilities in accordance with MMC 15.030;

(b) Storage in bulk, or transloading activities, of the following materials:

1. Asphalt;

2. Brick;

3. Building materials;

4. Butane and propane;

5. Cement;

6. Clay products;

7. Coal;

8. Contractor's equipment;

9. Feed;

10. Fertilizer;

11. Fuel;

12. Grain;

13. Gravel;

14. Hay;

15. Ice;

16. Lime;

17. Lumber;

18. Machinery;

19. Paper;

20. Pipe;

21. Roofing;

22. Sand;

23. Stone;

24. Tar and creosote products;

25. Wood;

26. Wool; and

27. Other similar materials.

(c) Television and radio towers, antennas, attendant offices and transmission facilities.

(d) Small wind energy systems.

(e) Transitional housing.

(5) Area Regulations.

(a) Front Yard. No principal or accessory building shall be located closer to the street line as established by the Official Map than required in any adjoining Residential District within the same block. If there is no adjoining Residential District within the same block, no setback from the street line as established by the Official Map shall be required except as provided in MMC 15.390(14).

(b) Side Yard. None required, except a lot whose side property line adjoins an "R" Zone shall provide a side yard as required for the Residential Zone it abuts and shall be effectively sight screened by a wall, tight fence, evergreen hedge or other suitable enclosure of a minimum height of four and one-half feet and a maximum height of seven feet. Street side yards, however, shall be provided as required in MMC 15.390(14).

(c) Rear Yard. No rear yard shall be required except where the rear yard of a lot adjoins an "R" Zone without an intervening alley. Such rear yard shall not be less than 15 feet in depth.

(6) Height Regulations. No building shall exceed 100 feet in height, subject also to airport height provisions.

(7) Vision Clearance. The vision clearance for this district shall be the same as required in the "B-2" District.

(8) Downtown Underground District. See MMC 15.370(28).

[Ord. 21-159 § 1, 2021; Ord. 20-719 § 3, 2020; Ord. 16-326 § 4, 2016; Ord. 12-529 § 38, 2012; Ord. 08-490 §§ 10, 12, 13, 2008. Prior code § 15.33]

The Manitowoc Municipal Code is current through Ordinance 26-740, passed August 17, 2026.

Disclaimer: The City Clerk's office has the official version of the Manitowoc Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

Code Renumbering: The City of Manitowoc reformatted their code in 2011. If you are looking for the text of an ordinance under the previous numbering system, please look to the cross-reference table.

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Codification services provided by General Code