

## How to use the ‘Zoning Table of Land Uses’:

- The table lists the various zoning districts horizontally along the top of the table and the different types of land uses vertically along the left side of the table.
- The table is read by cross referencing the Zoning District with the desired Land Use Type.
- The letters in the boxes of the table denote if the use is permitted, conditional, or other.
- An empty box in the tables means the use is not allowed.
- Residential Uses:
  - The beginning of the table along the left side lists residential land uses vertically.
  - The different types of residential land uses and the various lot size or square footage per dwelling unit options are listed.
  - The apartment land uses are broken down by the number of units along with the required square footage per dwelling unit.
  - Single-Family detached homes with a minimum lot size of 8,000 sq ft are the most common type of Single -Family development in the City.

**ZONING**  
**Table of Land Uses**  
**[Amended 9-1-2020 by Ord. No. 20-20; 2-2-2021 by Ord. No. 21-10]**

**KEY:**

P = Permitted by right in a conventional development (see § 550-49A)

C = Permitted by a conditional use (see § 550-47)

I = Permitted as a conditional use in an institutional residential development (see § 550-49B)

M = Permitted as a conditional use within a mobile home development or park (see § 550-49C or D)

Type of Land Use		Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
<b>Dwelling Unit Types (See § 550-49)</b>																		
Single-family detached	35 acre lot	P	P	P	P	P	P	P	P	P		P						
Single-family detached	10 acre lot	C*	P	P	P	P	P	P	P	P		P						
Single-family detached	1 acre lot	C*	C*	P	P	P	P	P	P	P		P						
Single-family detached	8,000 sf lot				P	P	P	P	P	P		P						
Twin House/Duplex	4,500 sf per du					P	P	P	P	C		C						
Two-flat	9,000 sf lot					C	P	P	P	C		C						
Townhouse	5,445 sf lot						P	P	P	C		C						
Multiplex	5,445 sf per du						P	P	P	C		C						
Apartment 3-4	4,350 sf per du						C	P	P	C		C						
Apartment 5-24	4,350 sf per du							C	C	C		C						
Institutional Residential	8,000 sf lot						I	I	I	I	I	I	I	I	I			
Mobile Home	8,000 sf lot					M												

**NOTE:**

\* These lots may be permitted, but the zoning district maximum density must be adhered to.

# WATERTOWN CODE

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C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
<b>Nonresidential Land Uses</b>																	
<b>Agricultural Uses (§ 550-50)</b>																	
A. Cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B. Husbandry	C																
C. Intensive Agriculture	C																
D. Agricultural Services	C																C
E. On-Site Agricultural Retail	P																
F. Selective Cutting	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
G. Clear-Cutting	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>Institutional Uses (§ 550-51)</b>																	
A. Passive Outdoor Public Recreational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B. Active Outdoor Public Recreational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
C. Indoor Institutional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
D. Outdoor Institutional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
E. Public Services and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
F. Institutional Residential						C	C	C	C	C	C	C	C	C			
G. Community Living Arrangement (1-8 res.)	P	P	P	P	P	P	P	P	C		C						
H. Community Living Arrangement (9-15)			C	C	P	P	P	C	C	C	C						
I. Community Living Arrangement (16+)						C	C	C	C	C	C						

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Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
<b>Commercial Uses (§ 550-52)</b>																	
A. Office									P	P	P	P	P	P	P	P	P
B. Personal or Professional Service									P	P	P	P	P	P	P		
C. Indoor Sales or Service									C	C	P	P	P	P	C		
D. Outdoor Display												C	C				
E. Indoor Maintenance Service											P	P	P	P	P	P	P
F. Outdoor Maintenance Service																	C
G. Indoor Commercial Entertainment									C	C	C	C	C	C	C		
H. Outdoor Commercial Entertainment	C												C	C			
I. Commercial Animal Boarding	C											C	C				
J. Commercial Indoor Lodging										C		C	C	C			
K. Bed-and-Breakfast Establishments	C	C	C	C	C	C	C	C	C		C	C	C	C			
L. Group Day-Care Center (9+ children)					C	C	C	C	C	C	C	C	C	C	C	C	
M. Campground	C																
N. Boardinghouse						C	C	C	C		C		C	C			
O. Sexually Oriented Land Use	C												C		C	C	C
P. Vehicle Repair and Maintenance												C	C			C	C
Q. Convenient Cash Business												C	C	C			

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<b>Storage/Disposal (§ 550-53)</b>																	
A. Indoor Storage or Wholesaling															P	P	P
B. Outdoor Storage or Wholesaling																C	P
C. Personal Storage Facility													C		C	C	C
D. Junkyard or Salvage Yard	C																C
E. Waste Disposal Facility	C																C
F. Composting Operation	C																C
<b>Transportation Uses (§ 550-54)</b>																	
A. Off-Site Parking Lot													P	P		P	P
B. Airport/Heliport	C									C					C	C	C
C. Freight Terminal																C	C
D. Distribution Center															C	P	P
<b>Industrial Uses (§ 550-55)</b>																	
A. Light Industrial															P	P	P
B. Heavy Industrial																	P
C. Communication Tower	C														C	C	C
D. Extraction Use	C																

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<b>Accessory Uses (§ 550-56)</b>																	
A. Commercial Apartment											C	C	C	P			
B. Farm Residence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C. Private Residential Garage or Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D. Company Cafeteria								P	P	P		P	P	P	P	P	P
E. Company-Provided On-Site Recreation								P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C
F. Outdoor Display Incidental	C											C	C				
G. In-Vehicle Sales and Service										C	C	C	C	C	C	C	C
H. Indoor Sales Incident to Light Industrial Use															P	P	P
I. Light Industrial Incident to Indoor Sales											C	C	C	C			
J. Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
K. Family Day-Care Home (4-8 children)	P	P	P	P	P	P	P	P									
L. Intermediate Day-Care Home (9-15 children)	C	C	C	C	C	C	C	C									
M. Migrant Labor Camp	C																C
N. On-Site Parking Lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
O. Private Residential Recreational Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
P. Private Residential Kennel	C	C	C														
Q. Private Residential Stable	C	C															
R. Drainage Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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S. Filling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
T. Lawn Care of Subject Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
U. Septic Systems	C	C	C														
V. Exterior Communication Devices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
W. Caretaker's Residence		C	C														
X. Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment														P			

## ZONING

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T = Permitted as a temporary use (§ 550-45D)

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<b>Temporary Uses (§ 550-57)</b>																	
A. General Temporary Outdoor Sales											T	T	T	T			
B. Outdoor Assembly	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
C. Contractor's Project Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
D. Contractor's On-Site Equipment Storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
E. Relocatable Building									T	T	T	T	T	T	T	T	T
F. On-Site Real Estate Sales Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
G. Outdoor Sales of Farm Products	T										T	T	T	T	T	T	



# WATERTOWN CODE

## Land Use Permitted in Permanently Protected Green Space Areas

### KEY:

C = Permitted as a conditional use per § 550-58.

T = Permitted as a temporary use per § 550-58.

Land Use	Permanently Protected Green Space Areas					
	Natural Resource Protection Overlay Zoning District					Other Permanently Protected Green Space
	Conservancy	Drainageway	Lakeshore	Woodland	Steep Slope	
A. Cultivation						C
B. Passive outdoor recreational	P	P	P	P	P	P
C. Active outdoor recreational						P
D. Outdoor Industrial						P
E. Lawn Care (mow-feed-seed-weed)	C	C	C	C	C	P
F. Golf Course	C	C	C	C	C	P
G. Any Permitted Temporary Use						P,T
H. Drainage Structure	C	C	C	C	C	C
I. Filling	C	C	C	C	C	C
J. Septic System						C
K. Road, Bridge						
L. Utility Lines and Related Facilities	C	C	C	C	C	C
M. Piers and Wharfs	C	C	C	C	C	C