

City of Watertown
Draft Zoning Map Translation Notes
General Notes for Plan Commission Review 7.27.26

Districts Applied

- Overall, the goal is to retain existing development rights and maintain a new district that is very close to the old one. In some cases, there are upzones (example: setbacks are smaller allowing greater use of lot, or zoning district allows greater mix of land uses). We try to avoid downzone situations, but they are inevitable with a full map rewrite. Where a downzone is considered, we are balancing the existing land use, existing zoning, and future land use designations.
- Districts shown on map are a translation from the existing zoning district based on past conversations around creating the zoning district framework. For example, the existing CB (Central Business) zoning district is intended to directly translate to the new DMU (Downtown Mixed Use) zoning district.
- All of the Overlay Districts are not yet mapped except for PD (Environmental Corridor for example)
- Wherever possible and appropriate, existing PD overlays were retained with a standard base district.
- Some districts are not mapped until such time a development proposal and rezoning request is made. For example, Cottage Court (CC and Intensive Outdoor Activity (IOA) are not mapped anywhere because they are new districts without a direct translation from any existing district. We don't have any development that would match Cottage Court, but the district is available if someone wants to use it in the future.
- Adjustments will be made to accommodate/incorporate existing downtown exemptions for building coverage and pavement setbacks

Approach to Institutional Parcels

- All schools & school grounds zoned institutional
 - Public schools: Webster, Schurz, Douglas, Lincoln, RMS, WHS
 - Private and religious affiliated schools: Maranatha, Luther Prep, St. Henry, St. Bernard, St. Marks, St. Johns, etc.
- All churches zoned institutional
 - Parsonages, or church-owned residential properties, and parking lots zoned in the relevant neighborhood zoning district that matches surrounding properties
- All cemeteries zoned institutional

- Oak Hill, St. Bernard (Milford St), Hwy 16/Church St North, Juneau St.
- All airport parcels zoned institutional
- City hall zoned Institutional
- Fire Station zoned institutional
- Library zoned DMU (mass/character/form standards are more similar to the downtown and indoor institutional is an allowed use)
- Utilities (water, electrical, power, etc.) zoned institutional

Approach to Health Care/Medical

- Direct translation from old zoning district PO led to an initial Institutional Zoning district. After reviewing, it likely makes more sense to use a commercial district like CMU. Examples of affected parcels: Pro Health Urgent Care, Watertown Regional Medical Center

Approach to Parks

- All parks zoned PR
- Watertown Country Club zoned PR

Approach to Gas Stations and Neighborhood Taverns

- Used CMU even though a direct translation might have been NMU (see three downtown stations)
- Bars/taverns likely use the NMU zoning district (direct translation from existing NB)

City Owned Wetlands/Stormwater

- Applied the adjacent neighborhood zoning district and will likely apply the EC overlay (Environmental Corridor)
- Examples include:
 - Stormwater by Domani
 - Stormwater by Glory
 - Stormwater by Alwardt St
 - Wetland behind Brandenstein
 - Wetland behind Candle Glo