

DRAFT NEW CITY OF WATERTOWN ZONING STANDARDS																				
Zoning District Category	RESIDENTIAL ZONING DISTRICTS									BUSINESS ZONING DISTRICTS					INDUSTRIAL ZONING DISTRICTS		OTHER ZONING DISTRICTS			
	Residential	SF-1	SF-2	SF-3	MR-1	MR-2	MR-3	Residential	MH-1	DRMU	DRR	CMU	NMU	INST	IND	IID	AG	AIR	PR	IOA
Proposed Zoning District:	CR-10 & ER-1	SR-4	New	New	TF-6	MR-8	MR-10	SNR	New	CB	New	PB & GB	NO & NB	PO	PI & GI	HI	RH	New	New	New
Existing Zoning District:	Single Family Residential (large lot)	Single Family Residential	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential Medium Density	Mixed Residential High Density	Senior Residential	Mobile Home District	Downtown and Riverfront Mixed Use	Downtown and Riverfront Residential	Corridor Mixed Use	Neighborhood Mixed Use	Institutional	Mixed Industrial	Intensive Industrial	Agriculture	Airport	Parks and Recreation	Intensive Outdoor Activity
Purpose of the Zoning District:																				
Residential Land Uses																				
Apartment (3-4 units)						C	P	P					C							
Apartment (5-24 units)							C	C					C							
Apartments/Multiplex 12 units or less						P							P							
Apartments/Multiplex (no unit maximum)							P													
Boarding House Living Arrangment						C (C)	C (C)	C		C (C)	C (C)	C (C)	C (C)	C (C)						
Mobile Home					C				P											
Mobile Home Subdivision or Park									P											
Multiplex (3-4 units)						P	P	P					C							
Single Family (1 unit)	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P				P				P (P)			
Townhouse 12 units or less						P							P							
Townhouse (no unit maximum)							P													
Twin House/Duplex/Two-Flat (2 units)					P (P)	P (P)	P (P)	P					C (P)							
Mixed-Use Land Uses																				
Live/Work Unit						P	P			P	P	P	P	P						
Mixed Use Building										P	P	P	P	P						
Commercial Land Uses																				
Artisan Production Shop										P	P	P	P	P						
Bed and Breakfast	C	C (C)	C (C)	C (C)	C (C)	C (C)	C (C)	C		C		C (P)	C (P)	C (P)			C (P)			
Campground																	C (P)			P
Commercial Animal Boarding												C (P)			P	P	C (P)			
Commercial Animal Daycare												P			P	P	C (P)			
Commercial Indoor Lodging										C (P)	P	C (P)	P	C (P)			P			
Commercial Kitchen										P	P	P	P	P	P	P				
Convenient Cash Business										C (P)		C (P)								
Drive-Through & In-Vehicle Sales or Service												P								
Golf Course												P					P		P	
Group Daycare Center					C	C	C	C		C (P)	P	C (P)	C (P)	C (P)	C (P)			P		
Indoor Commercial Entertainment										C (P)	P	C (P)	C (P)	C (P)	C (P)					P
Indoor Maintenance Service										P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)				P
Indoor Sales or Services										P (P)	P	P (P)	P (P)	C (P)	C (P)	P				P
Indoor Shooting Range																P				P
Intensive Outdoor Activity																P	P			P
Office										P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)				P
Outdoor Commercial Entertainment										C (P)	P	C (P)	P	P	P	P	C (P)			P
Outdoor Sales and Display										P	P	C (P)	P	P	P	P				P
Outdoor Maintenance Service																C (P)				P
Personal or Professional Service										P (P)	P	P (P)	P (P)	P (P)	P (P)	P				P
Sexually Oriented Business															C	C	C			P
Vehicle & Boat Sales												P			P	P				P
Vehicle Service and Repair												C (P)			P	P				P
Water Related Recreation										P	P	P								P

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Zoning District Category	RESIDENTIAL ZONING DISTRICTS									BUSINESS ZONING DISTRICTS					INDUSTRIAL ZONING DISTRICTS		OTHER ZONING DISTRICTS			
Proposed Zoning District:	Removed	SF-1	SF-2	SF-3	MR-1	MR-2	MR-3	Removed	MH-1	DRMU	DRR	CMU	NMU	INST	IND	IID	AG	AIR	PR	IOA
Existing Zoning District:	CR-10 & ER-1	SR-4	New	New	TF-6	MR-8	MR-10	SNR	New	CB	New	PB & GB	NO & NB	PO	PI & GI	HI	RH	New	New	New
Purpose of the Zoning District:	Single Family Residential (large lot)	Single Family Residential	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential Medium Density	Mixed Residential High Density	Senior Residential	Mobile Home District	Downtown and Riverfront Mixed Use	Downtown and Riverfront Residential	Corridor Mixed Use	Neighborhood Mixed Use	Institutional	Mixed Industrial	Intensive Industrial	Agriculture	Airport	Parks and Recreation	Intensive Outdoor Activity
Institutional Land Uses																				
Active Outdoor Recreation	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P (P)	P	P (P)	P (P)	P (P)	P	P	P (P)	P	P	P
Community Living Arrangement 1-8	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P	P	P	C (P)	P			P (P)			
Community Living Arrangement 9-15	C	C (C)	C	C	P (P)	P (P)	P (P)	C	P	C (C)	P	P	C (P)	C (P)						
Community Living Arrangement 16+					C	C (C)	C (C)	C			C	C	C (C)	C (P)						
Small Scale Public Services and Utilities	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
Indoor Institutional	C	C			C	C	C	C		C (P)	P	C (P)	C (P)	C (P)	P		C		P	
Institutional Residential						C	C	C					C	C (P)						
Large Scale Public Services and Utilities														P	P	P		P		P
Outdoor Open Space Institutional	P	C (P)	P	P	C (P)	C (P)	C (P)	C	P	C (P)	P	C (P)	C (P)	C (P)	P (P)	P (P)	C (P)		P	P
Passive Outdoor Recreation	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P (P)	P	P (P)	P (P)	P (P)			P (P)	P	P	P
Industrial Land Uses																				
Data Center															P	P				P
Heavy Industrial																P (P)				P
Indoor Food Production and Processing															P	P				P
Light Industrial															P (P)	P (P)				P
Medium Industrial															P	P				P
Production Greenhouse															P	P				P
Storage Land Uses																				
Indoor Storage and Wholesaling															P (P)	P (P)				P
Outdoor Storage and Wholesaling															C (P)	P (P)				P
Personal Storage Facility												C			C (P)	C (P)				P
Transportation Land Uses																				
Airport														C	C	C	C	P		
Distribution Center															C/P (P)	P (P)				P
Freight Terminal															C	C (P)				P
Heliport															P	P		P		P
Off-Site Parking Lot						P	P			C (P)	P	P (P)	P	P	P (P)	P (P)		P	P	P
Off-Site Structured Parking						P	P			P	P	P	P	P	P	P		P		P
Transit Center										P	P	P		P	P	P		P		P
Telecommunications Land Uses																				
Communication Tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C (C)	C (C)	C (C)	C	C	C
Extraction and Disposal Land Uses																				
Composting															P	C (P)	C (P)			P
Extraction																P	C			P
Indoor Recycling Facility																P				P
Salvage or Junkyard																C				P
Sand and Mineral Processing																				P
Waste Disposal/Landfill																C	C			P
Energy Production Land Uses																				
Large Solar Energy System																P	P			P
Large Wind Energy System																P	P			P
Agricultural Land Uses																				
Agricultural Services																C	C (P)			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cultivation	P (P)	P (P)	P	P	P (P)	P (P)	P (P)	P (P)	P	P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
Husbandry															P		C (P)			
Intensive Agriculture																	C (P)			
On-Site Agricultural Retail																	P (P)			
Selective Cutting		P			P	P	P	P		P		P	P	P	P	P	P			
Clear-Cutting		C			C	C	C	C		C		C	C	C	C	C	C			

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Proposed Zoning District:	Residence	SF-1	SF-2	SF-3	MR-1	MR-2	MR-3	Residence	MH-1	DRMU	DRR	CMU	NMU	INST	IND	IID	AG	AIR	PR	IOA
Existing Zoning District:	CR-10 & ER-1	SR-4	New	New	TF-6	MR-8	MR-10	SNR	New	CB	New	PB & GB	NO & NB	PO	PI & GI	HI	RH	New	New	New
Purpose of the Zoning District:	Single Family Residential (large lot)	Single Family Residential	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential Medium Density	Mixed Residential High Density	Senior Residential	Mobile Home District	Downtown and Riverfront Mixed Use	Downtown and Riverfront Residential	Corridor Mixed Use	Neighborhood Mixed Use	Institutional	Mixed Industrial	Intensive Industrial	Agriculture	Airport	Parks and Recreation	Intensive Outdoor Activity
Accessory Land Uses																				
Accessory Dwelling Unit		C (P)	P	P	C (P)	P	P						P				P			
Caretaker's Residence	C																			
Commercial Apartment										P		C	C							
Communication Antenna	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
Company Cafeteria								P		P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P			P
Company - Provided On-Site Recreation								P/C		P/C		P/C	P/C	P/C	P/C	P/C				
Detached Residential Accessory Structure	P	P (P)			P (P)	P (P)	P (P)	P	P	P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
Drainage Structure	P	P			P	P	P	P		P		P	P	P	P	P	P			
Electric Vehicle Charging		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Farm Residence	P	P			P	P	P	P		P		P	P	P	P	P	P (P)			
Filling	P	P			P	P	P	P		P		P	P	P	P	P	P			
Home Occupation	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)			
Incidental Indoor Sales										P	P	P	P	P	P (P)	P (P)				
Incidental Light Industrial										C (P)	P	C (P)	C (P)	P	P	P	P			P
Incidental Outdoor Commercial Entertainment										P (P)	P	P	P		P	P				P
Incidental Outdoor Display and Sales										P	P	C (P)	P	P	P	P	C			
Incidental Outdoor Storage												P			P	P	P	P		P
In-Family Suite		P	P	P	P	P	P		P				P				P	P		
In-Home Daycare	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P	P	P	P	P			P			
In-Vehicle Sales and Services										C		C	C	C	C	C				
Intermediate Day-Care Home (9-15 Children)	C	C			C	C	C	C												
Lawn Care of Subject Property	P	P			P	P	P	P		P		P	P	P	P	P	P			
Migrant Employee Housing																C (P)	C (P)			
Nonresidential Accessory Structure										P	P	P	P	P	P	P	P	P	P	P
On-Site Parking Lot	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
On-Site Structured Parking						P	P			P	P	P	P	P	P	P	P	P		P
Other Minor Accessory Structures		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Personal Antenna and Towers	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P	P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
Private Residential Recreational Facility	P	P			P	P	P	P		P		P	P	P	P	P	P			
Residential Apiary		P	P	P	P	P	P		P				P	P			P			
Residential Chickens		P (P)	P	P	P (P)	(P)	(P)		P				P	P			P			
Residential Kennel	C	C (P)	P	P	P				P								C (P)			
Residential Stable	C																C (P)			
Satellite Dish		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P		P
Septic Systems	C																C			
Short-Term Residential Rental		P (P)	P	P	P (P)	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Small Solar Energy System		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Small Wind Energy System		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P

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Proposed Zoning District:	Remove	SF-1	SF-2	SF-3	MR-1	MR-2	MR-3	Remove	MH-1		DRMU	DRR	CMU	NMU	INST	IND	IID	AG	AIR	PR	IOA
Existing Zoning District:	CR-10 & ER-1	SR-4	New	New	TF-6	MR-8	MR-10	SNR	New		CB	New	PB & GB	NO & NB	PO	PI & GI	HI	RH	New	New	New
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Temporary Land Uses																					
Farmer's Market											P	P	P	P	P					P	
Garage or Estate Sale		P	P	P	P	P	P		P		P	P	P	P	P			P			
Temporary Farm Product Sales/Roadside Stand											P	P	P (P)	P (P)	P	P (P)		P (P)			
Temporary Moving Container (Residential)		P	P	P	P	P	P		P		P	P	P	P	P	P	P	P	P	P	P
Temporary On-Site Construction Storage, Project Office, and Real Estate Sales Office	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P (P)		P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
Temporary Outdoor Assembly	P	P (P)	P	P	P (P)	P (P)	P (P)	P	P (P)		P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
Temporary Outdoor Sales											P (P)	P	P (P)	P (P)	P	P	P	P			
Temporary Outdoor Storage Container (Non-res.)	P	P			P	P	P	P	P		P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P
Temporary Refuse Container		P	P	P	P	P	P		P		P		P	P	P	P	P	P	P	P	P
Temporary Relocatable Building											P	P	P (P)	P (P)	P (P)	P (P)	P (P)	P	P	P	P
Temporary Shelter Structure																					
Temporary Vehicle Sales		P	P	P	P	P	P		P		P	P	P	P	P	P	P	P	P	P	P

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