

	DRAFT NEW CITY OF WATERTOWN ZONING STANDARDS																				
Existing Zoning District Category	RESIDENTIAL ZONING DISTRICTS										BUSINESS ZONING DISTRICTS					INDUSTRIAL ZONING DISTRICT		OTHER ZONING DISTRICT			
	Residential CR-10 & ER-1	SF-1 SR-4	SF-2 New	SF-3 New	MR-1 TF-6	MR-2 MR-8	MR-3 MR-10	Residential SNR	MH-1 New	DRMU CB	DRR New	CMU PB & GB	NMU NO & NB	INST PO	IND PI & GI	IID HI	AG RH	AIR New	PR New	IOA New	
Proposed 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	
Existing Zoning District																					
Purpose of the Zoning District																					
Density and Intensity Limits																					
Maximum Gross Density	0.10 du/acre	4 du/acre (none)	None	None	6 du/acre , 8 du/ acres, 5 du/acre (none)	8 du/acre (none)	10 du/acre (none)	40 du/acre	None	Varies (none)	None	Varies (none)	Varies (none)	40 du/acre (none)	None	None	0.03 du/acre (none)	None	None	None	
Minimum Lot Area Per Unit	40,000	8,000 (none)	None	None	9000 single /4,500 twin/ 10 acres mobile (none)	5445 (none)	4350 (none)	40,000	None	9,000/2,000 (none)	None	20,000/7,200 (none)	Varies (none)	40000 (none)	None	None	35 acres/40,000 (none)	None	None	None	
Minimum Zoning District Area	40,000	8,000 (none)	None	None	9000 single /4,500 twin/ 10 acres mobile (none)	16500 (none)	13100 (none)	40,000	None	9,000/2,000 (none)	None	40,000-18,000 (none)	9,000-7,200 (none)	40000 (none)	40,000-9,000 (none)	9000 (none)	35 acres/40,000 (none)	None	None	None	
Minimum Landscape Surface Area Ratio	80%	50% (none)	None	None	50% (none)	50% (none)	50% (none)	50%	None	0% (none)	None	50%/25% (none)	50%-40% (none)	50%/25% (none)	25%-15% (none)	15% (none)	90%/25% (none)	None	None	None	
Maximum Building Coverage Maximum Impervious Surface Area	20%	40% (60%)	70%	80%	40% (70%)	40% (70%)	40% (70%)	40%	70%	None (100%)	100%	None (75%)	None (75%)	None (75%)	None (85%)	None (85%)	5%/10,000 (25%)	75%	25%	75%	
Minimum Dwelling Core Dimensions	24' x 40'	24' x 40' (none)	None	None	24' x 40' (none)	24' x 40' (none)	24' x 40' (none)	24' x 40'	None	None (none)	None	None (none)	None (none)	None (none)	None (none)	None (none)	24' x 40' (none)	None	None	None	
Maximum Number of Floors		None	None	None	None	None	None		None	4 (none)	None	4 (none)	2 (none)	4 (none)	4 (none)	4 (none)	2 or 5 (none)	None	None	None	
Maximum Floor Area Ratio		None	None	None	None	None	None		None	3 (none)	None	0.3-0.4 (none)	0.275 (none)	0.3 (none)	0.6-1 (none)	1 (none)	0.1 (none)	None	None	None	
Maximum Building Size		None	None	None	None	None	None		None	None (none)	None	None (none)	10000 (none)	None (none)	None (none)	None (none)	None (none)	None	None	None	
Minimum Zoning District Separation		None	None	None	None	None	None		None	None (none)	None	None (none)	2000 (none)	None (none)	None (none)	None (none)	None (none)	None	None	None	
Maximum Buildable Area (% of lot)		None	None	None	None	None	None		None	None (none)	None	30%-40% (none)	25%-28% (none)	30% (none)	60%-100% (none)	100% (none)	10% (none)	None	None	None	
Lot Requirements																					
Minimum Lot Area (square feet) (2)	40,000	8000 (7,000)	5,000	3,000	9000 single /4,500 twin/ 10 acres mobile (5,000)	5445/du (10,000 or 3,000)	4,350/du (15,000 or 3,000)	40,000	5,000	2000 (none)	None	40,000/7,200 (7,000)	7200 (5,000)	40,000/20,000 (7,000)	40,000-9,000 (15,000)	9000 (20,000)	35 acres/40,000 (none)	5 acres	1 acre	1 acre	
Minimum Street Frontage (feet) Minimum Lot Frontage at Right-of-Way	50	50 (30)	30	30	50 single/42.5 twin homes (25)	50; 20/30 townhouse (25)	50; 20/30 townhouse (25)	50	30	None (10)	10	50 (30)	50 (30)	50 (30)	50 (50)	50 (50)	50 (50)	100	100	100	
Minimum Lot Width (feet) (2)	150	75 (60)	50	30	85 single /42.5 twin (50 or 25)	100 (60 or 25)	100 (60 or 25)	100	50	10 (10)	10	75-60 (60 or 25)	75-60 (30)	75/100 (60 or 25)	200-75 (75 or 25)	100 (100)	150-200 (100)	100	100	100	
Principal Building Setbacks																					
Minimum Front and Street Yard Setback (feet) (4)	35	25/40 (20)	15	15	25/40 (20)	25/40 (20)	25/40 (20)	25/40	15	Max: 0/block average (Min: 0, Max: 10)	Min: 0, Max: 10	25/40 (20)	25/40 (15)	25/40 (20)	25/40 (25)	25/40 (25)	35/40 (35)	50	20	50	
Minimum Side Yard Least and Total Minimum Side Yard Setback - Interior (feet) (2)	40	8/16 (8)	5	5	0/9 or 0/18 (5 or 0)	0/10 or 0/20 (8 or 0)	0/25 or 0/50 (8 or 0)	0/25 or 0/40	5	0 (Min: 0, Max: 10)	Min: 0, Max: 10	0/10 or 10/12 (10 or 0)	8-12 (5)	0/20 or 0/40 (8 or 0)	30/15 or 50/20 (20 or 0)	50/20 (20)	50/100 or 15/30 (30)	50	20	50	
Minimum Rear Yard Setback (feet)	50/100	25 (Front: 20, Alley: 3)	Front: 20, Alley: 3	Front: 15, Alley: 3	25 (Front: 20, Alley: 3)	30 (Front: 20, Alley: 3)	25 (Front: 20, Alley: 3)	0/20	Front: 20, Alley: 3	0/10 (Min: 0, Max: 10)	Min: 0, Max: 10	30-25 (20)	25 (Front: 20, Alley: 3)	25/40 (Front: 20, Alley: 3)	30 (30)	40 (40)	50-100 (50)	50	20	50	
Maximum Building Height (feet)	35	35 (35 and 2.5 stories)	35 and 2.5 stories	35 and 2.5 stories	35 (35 and 2.5 stories)	35 (45 and 3 stories)	35 (60 and 4 stories)	25	35 and 2.5 stories	Max: 50 Min: 20 (Max: 60 and 4 stories Min: 20)	Max: 60 and 4 stories Min: 20	45/40 (60 and 4 stories)	35 (45 and 3 stories)	45/25 (60 and 4 stories)	35 (60 and 4 stories)	45 (60 and 4 stories)	35 (35 and 2.5 stories)	60 and 4 stories	45 and 3 stories	60 and 4 stories	
Minimum Dwelling Unit Separation Minimum Building Separation (5)	15	12 (10 or Building Code)	10 or Building Code	10 or Building Code	12 (10 or Building Code)	20 (10 or Building Code)	20/0 (10 or Building Code)	None	10 or Building Code	None (See Building Code)	See Building Code	None (See Building Code)	None (See Building Code)	None (See Building Code)	None (See Building Code)	None (See Building Code)	100 (See Building Code)	See Building Code	See Building Code	See Building Code	
Accessory Building Requirements																					
Minimum Building Separation (accessory to principal structure)	35	12 (see Building Code)	See Building Code	See Building Code	12 (see Building Code)	0/20 (see Building Code)	0/20 (see Building Code)	0/20	See Building Code	0 (See Building Code)	See Building Code	0/20 (See Building Code)	12/16 (See Building Code)	0/20 (See Building Code)	30-40 (See Building Code)	40 (See Building Code)	50-20 (see Building Code)	See Building Code	See Building Code	See Building Code	
Minimum Front Yard and Street Yard Setback (for accessory structure)		Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building		Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	5	Even with or behind principal building	
Minimum Side Yard Setback (for accessory structure)	10	5/3/10 (3)	3	3	5/3/10 (3)	5/3/10 (3)	5/3/10 (3)	5/3/10	3	3/10 (0)	0	3/10 (3)	3/10 (3)	3/10 (3)	3/10 (3)	3/10 (3)	50/3/10 (3)	5	5	5	
Minimum Rear Yard Setback (for accessory structure)	5	3/10 (3)	3	3	3/10 (3)	3/10 (3)	3/10 (3)	3/10	3	3/10 (0)	0	3/10 (3)	3/10 (3)	3/10 (3)	3/10 (3)	3/10 (3)	50/3/10 (3)	5	5	5	
Maximum Building Height (for accessory structure) (1)	15	15 (15 or 24)	15 or 24	15 or 24	15 (15 or 24)	18 (15 or 24)	18 (15 or 24)	18	15 or 24	50 (50)	50	45/40 (50)	35 (15 or 24)	18/40 (50)	35 (55)	45 (55)	15-35 (55)	60	40	55	
Maximum Accessory Building Coverage	8%	10% (none)	None	None	10% (none)	10% (none)	10% (none)	10%	None	None (none)	None	None (none)	None (none)	None (none)	None (none)	None (none)	10% (none)	None	None	None	
Pavement Requirements																					
Minimum Pavement Setback - Side or Rear	3	3 (3)	3	3	3 (3)	3 (3)	3 (3)	3	3	5 (0)	0	5 (3)	5 (3)	5 (3)	5 (3)	5 (3)	5 (3)	3	3	3	
Minimum Pavement Setback - Right of Way	10	10 (10)	10	10	10 (10)	10 (10)	10 (10)	10	10	10 (0)	0	10 (10)	10 (10)	10 (10)	10 (10)	10 (10)	10 (10)	10	10	10	

Footnotes

(1) 15' if the building adheres to accessory setbacks or 24' if the building adheres to principal setbacks. No accessory structure shall be taller than the principal structure on-site.

(2) First Number = single lot, Second Number = shared lot line situations

(3) Front = front yard driveway access, Alley = rear yard driveway access

(4) For infill development, front yard setback averaging shall occur based on neighboring property setback and could increase or decrease the minimum

(5) 10' minimum building separation or the Building Code's minimum building separation, whichever is less

Key

Black = Existing

Red = Proposed New

Black Italics = Proposed to Remove