

ZONING

155 Attachment 2

Town of Watertown

APPENDIX I

LEGISLATIVE CHRONOLOGY: Watertown Zoning Bylaw/Ordinance

Action	Date of Town Meeting/Council Approval	Date of Legal Notice
First Enactment of Zoning By-Law	3/29/37	3/22/37
Highland Avenue Down zoning	10/18/37	10/11/37
Langdon Avenue Down zoning	3/21/38	3/14/38
Comprehensive By-Law Revision	11/29/48	11/14/48
Lexington Street-New Apartment Zone	11/29/48	11/14/48
Watertown Street-New Business Zone	11/29/48	11/14/48
Comprehensive By-Law Revision (Current Use Districts Introduced)	6/15/64 (effective date)	7/30/64
Dimensional Changes-to Accessory Uses, Non-conforming Uses, Exceptions, Lot Coverage, Lot Size	3/29/65	2/25/65
Revisions to Table of Uses-Cemetery, Crematory	3/29/65	2/25/65
Revisions to Variance Review Proc.	3/29/65	2/25/65
Soil Removal	3/29/65	2/25/65
Winter Street Rezoning-(to A3)	3/29/65	2/25/65
Main Street Rezoning (LB to I)	3/29/65	2/25/65
Waverly Avenue Rezoning (LB to T)	3/29/65	2/25/65
Spring Street Rezoning (to A3)	3/29/65	2/25/65
Revision of Automotive Requirements for Row House & Apartment Use	4/11/66	2/26/66
New Apartment Zone - A25	4/11/66	2/26/66
Coolidge Avenue Rezoning (I to A25)	4/11/66	2/26/66
Pleasant Street Rezoning (T to I)	4/11/66	2/26/66
New Apartment Zone - A8	12/4/67	11/18/67
Waverly Avenue Rezoning (to A8)	12/4/67	11/18/67
Revision of Automotive Requirements (Elderly Housing)	12/4/67	11/18/67
Dimensional Changes-Minimum Lot Size/Dwelling Unit	4/4-4/25/68	2/24/68
New multiple Use (M) Zone	4/5/71	2/28/71
Coolidge Avenue Rezoning (to M)	4/5/71	2/28/71
New A-20 Zone	4/5/71	2/28/71
Spring, Summer St Rezoning (to A20)	4/5/71	2/28/71
Addition to Table of Use (Cemetery)	5/24/71	2/28/71
New Multi-use Arsenal Zone (MA) (Rezoning	5/5/75	4/17/75

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
of Arsenal)		
Comprehensive By-Law Revisions	11/14/77	10/20/77
Floodplain Ordinance	5/21/79	4/19/79
Revisions to Table of Uses (Auto Body Shops, Condominium Deleted, Exemption of Religious/Educational Uses)	5/21/79	4/19/79
New Definitions - Sign	5/21/79	4/19/79
Dimensional Changes (Row House & T Zone)	5/21/79	4/19/79
Revision of Automotive Requirements (Parking, Row & Apartment House)	5/21/79	4/19/79
Site Plan Review Process	5/21/79	4/19/79
King Street Rezoning (S6 to T)	5/29/79	4/19/79
Ashland Street Rezoning (T to LB)	5/29/79	4/19/79
Charter Reform	7/1/81	
Change of Government to City Form	7/1/81	
Comprehensive Ordinance Revisions - Sec. 7, Signage	8/10/82	6/30/82
New Definitions-Motor Vehicle Establishments, Signs	8/10/82	6/30/82
Floodplain District Amendments	8/10/82	6/30/82
Revisions to Table of Uses (Warehouses, Motor Vehicle Repair)	8/10/82	6/30/82
Dimensional Changes-Height Limits	8/10/82	6/30/82
Exceptions to Dimensional Regulations Non-Conforming Lots	12/14/82	10/20/82
Lot Width Definition	2/12/85	11/29/84
Front Yard Parking	4/9/85	1/31/85
Section 4.31(c)	7/9/85	3/28/85
Section 5.2(j) Typographical Correction	9/18/85	
Section 5.3 Typographical Correction	10/23/85	
Section 5.2(j)(k) Typographical Correction	11/14/85	
Section 5.30 Table of Dimensional Reg	3/11/86	1/17/86
Section 5.0(f)	3/11/86	1/17/86
Section 6.11(e)	3/11/86	1/17/86
Section 9.03	3/11/86	1/17/86
Section 9.03(c)2.	3/11/86	1/17/86
Section 5.31(j)(l)	3/11/86	1/17/86
Section 6.12	4/22/86	2/3/86
Section 6.11(e)	4/22/86	2/3/86
Section 10.3(3)	5/1/86	7/8/86
Section 5.01	10/14/86	8/5/86
Section 5.1.1(h)	12/9/86	10/9/86
Section 5.1.3(a)	12/9/86	10/9/86
Section 5.2(h)	12/9/86	10/9/86

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
Section 6.10(h)	12/9/86	10/9/86
Section 6.10(i)	12/9/86	10/9/86
Section 6.30	12/9/86	10/9/86
Section 2.30	12/9/86	10/9/86
Section 5.31(i)	12/9/86	10/9/86
Section 5.31(p)	12/9/86	10/9/86
Section 9.03(a)	12/9/86	10/9/86
Section 10.3(4)	3/24/87	2/27/87
Section 5.1.3(e)	5/12/87	4/2/87
Section 5.1.5(f)	5/12/87	4/2/87
Section 9.03(a)	6/9/87	4/30/87
Section 9.03(b)	6/9/87	4/30/87
Section 9.00(a)(b)(c)(d)	7/14/87	5/29/87
Section 9.01(a)	7/14/87	5/29/87
Section 9.02(a)	7/14/87	5/29/87
170-174 Main St. Rezoning (to CB)	10/27/87	10/9/87
Section 4.30	12/22/87	11/27/87
Section 4.31	12/22/87	11/27/87
Section 4.32	12/22/87	11/27/87
Section 4.33	12/22/87	11/27/87
Section 10.0(a)	1/26/88	11/27/87
Section 10.0(b)	1/26/88	11/27/87
Section 6.11(e)	2/23/88	1/2/88
Section 6.11(f)	3/10/88	
Section 6.11(g)	3/10/88	
Section 6.11(h)	3/10/88	
Section 6.11(i)	3/10/88	
Comprehensive Zoning Ordinance Revision (Growth Management Plan)	5/23/89	2/16/89
Section 5.09	9/26/89	8/31/89
Section 6.02(j)	9/26/89	8/31/89
Zoning Map - Assessor's Map Section 9 Block 6 Lots 7,8,10,11,12,49,50,51,52,53,54	9/26/89	8/31/89
Zoning Map - Assessor's Map Section 1 Block 6, Lot 7	9/26/89	8/31/89
Section 7.07(e)	9/26/89	8/31/89
Section 2.30	10/11/89	8/31/89
Section 5.02	10/11/89	8/31/89
Section 4.03(d)	8/21/90	7/25/90
Zoning Map - 19&21 Church Hill Lane	5/28/91	3/6/91
Section 5.01(3)(l)	1/28/92	12/4/91
Zoning Map - 7-9 Chester Street	1/28/92	12/4/91
Zoning Map - 8-10 Chester Street	1/28/92	12/4/91
Zoning Map - 7 Parker Street	1/28/92	12/4/91

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
Zoning Map - 8 Parker Street	1/28/92	12/4/91
Zoning Map - 6-8 Phillips Street	1/28/92	12/4/91
Section 5.10 Accessory Apartment	6/23/92	4/1/92
Zoning Map - 123 Water Street	2/23/93	1/27/93
Section 9.04(c)	2/23/93	1/27/93
Zoning Map - 700 Pleasant Street	5/25/93	5/5/93
Section 5.10(c)	10/26/93	10/7/93
Section 3.01(d)	11/23/93	11/4/93
Section 5.06(c)(2)(e)	11/23/93	11/4/93
Section 5.11	11/23/93	11/4/93
Zoning Map - 700 Pleasant Street	11/23/93	11/4/93
Section 5.02	3/8/94	2/17/94
Zoning Map - Hillside Road	3/22/94	2/17/94
Section 2.00	9/27/94	9/8/94
Section 5.01	9/27/94	9/8/94
Section 5.03	9/27/94	9/8/94
Zoning Map - 7-9 Irma Ave	2/14/95	1/26/95
Zoning Map - 75 Galen St	2/14/95	1/26/95
Zoning Map - 55-57 Pleasant St	2/14/95	1/26/95
Section 5.11(e)	2/14/95	1/26/95
Section 5.02(q)	11/14/95	8/30/95
Zoning Map - 43 Waltham St	1/9/96	11/29/95
Section 2.33	10/8/96	9/18/96
Section 4.06(b)	10/8/96	9/18/96
Section 5.01(3)(d)	10/8/96	9/18/96
Section 5.02(f)	10/8/96	9/18/96
Section 5.02(I)	10/8/96	9/18/96
Section 5.02(n)	10/8/96	9/18/96
Section 5.01(2)(a)	10/8/96	9/18/96
Section 5.03(1)	10/8/96	9/18/96
Section 5.04	10/8/96	9/18/96
Section 5.05(s)	10/8/96	9/18/96
Section 6.02(j)	10/8/96	9/18/96
Section 7.06(c)	10/8/96	9/18/96
Section 7.09	10/8/96	9/18/96
Zoning Map - 267-269 Boylston St	10/8/96	9/18/96
Zoning Map - 279-283 Mt.Auburn St	10/8/96	9/18/96
Zoning Map - 12-14, 18, 24, 26-28, 34, 38-40 Marshall St	10/8/96	9/18/96
Zoning Map - 16 Dexter Ave	10/8/96	9/18/96
Zoning Map - 11, 13, 16, 17, 19, 21, 22, 23, 38-40, 42-44, 47, 53, 57, 63, 67, 73-75 Waltham St	10/8/96	9/18/96
Zoning Map - 36-38 Brandley Rd	10/8/96	9/18/96

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
Section 2.03	4/29/97	3/20/97
Section 3.01(d)	4/29/97	3/20/97
Section 5.12	4/29/97	3/20/97
Zoning Map-Lots 1,8,9 of Block 11, Section 10 (First Baptist Church & Rectory)	4/29/97	3/20/97
Section 5.13	9/23/97	9/11/97
Section 6.07	3/10/98	1/15/98
Section 9.03	3/10/98	1/15/98
Section 2.33	6/22/99	5/5/99
Section 2.71	6/22/99	5/5/99
Section 5.01(1)(k)	6/22/99	5/5/99
Section 5.01(3)(m)	6/22/99	5/5/99
Zoning Map - 7 French St	6/22/99	5/5/99
Zoning Map - 3-5 Ladd St	6/22/99	5/5/99
Zoning Map - 116 Nichols Ave	6/22/99	5/5/99
Zoning Map - 6-8, 0, 12, 15 Melendy Ave	6/22/99	5/5/99
Zoning Map - 107-109, 111-115 Waverley Ave	6/22/99	5/5/99
Zoning Map - 9-17 Quirk St	6/22/99	5/5/99
Zoning Map - 80-82, 86-88, 112, 114 Forest St	6/22/99	5/5/99
Zoning Map - Change to OSC land known as the Watertown Branch of the B&M Railroad	7/27/99	6/27/99
Section 5.03(6)	12/30/99	11/19/99
Section 5.05	4/11/00	3/23/00
Section 5.07	4/11/00	3/23/00
Section 5.08	4/11/00	3/23/00
Section 9.07	4/11/00	3/23/00
Section 2.78	5/23/00	5/4/00
Section 4.10	5/23/00	5/4/00
Section 5.14	5/23/00	5/4/00
Section 5.04	5/23/00	5/4/00
Section 5.05(p)	5/23/00	5/4/00
Section 5.08(d)(2)	5/23/00	5/4/00
Section 5.08(e)(2)(3)	5/23/00	5/4/00
Section 5.14(1)	8/8/00	7/20/00
Section 5.10(c)	8/8/00	7/20/00
Section 5.10(c)(1)	12/12/00	11/23/00
Zoning Map - Lots 1,8,9 of Block 11 Section 10 (First Baptist Church & Rectory)	12/11/01	11/22/01
Section 5.13 (d)(3)	10/27/02	10/4/02
Zoning Map - Lot 19A (684 Mt. Auburn Street)	4/22/03	4/4/03
Zoning Map - Lot 18B (694 Mt. Auburn St)	4/22/03	4/4/03
Zoning Map - Lots 175 & 166	4/22/03	4/4/03

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
(16 & 18 & 22 Prentiss Street)		
Section 5.15	8/10/04	7/23/04
Zoning Map Section 11, Block 26 (St. Theresa Church/248 School St)	8/10/04	7/23/04
Section 1.00	12/13/05	10/7/05
Section 2.00		
Section 2.01.1		
Section 2.09.1		
Section 2.14		
Section 2.16		
Section 2.17		
Section 2.20		
Section 2.22		
Section 2.24		
Section 2.29		
Section 2.36		
Section 2.37		
Section 2.40		
Section 2.44.1		
Section 2.45		
Section 2.46		
Section 2.48		
Section 2.49		
Section 2.54		
Section 2.60		
Section 2.71		
Section 2.72		
Section 2.74		
Section 2.81		
Section 5.01		
Section 5.03		
Section 5.04		
Section 5.05		
Section 2.04	3/28/06	3/10/06
Section 2.16		
Section 2.35.1		
Section 2.49.1		
Section 2.64		
Section 2.65.2		
Section 2.69		
Section 2.74		
Section 2.79		
Section 2.80		

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
Section 4.01		
Section 4.03		
Section 4.06		
Section 4.11		
Section 5.00		
Section 5.01		
Section 5.03		
Section 5.04		
Section 5.05		
Section 9.07		
Section 9.08		
Section 2.62	5/8/07	4/24/07
Section 2.71		
Section 4.01		
Section 4.03		
Section 4.11		
Section 4.13		
Section 5.03		
Section 5.04		
Section 5.05		
Section 5.08		
Section 5.10		
Section 5.13		
Section 6.01		
Section 6.02		
Section 7.00		
Section 7.01		
Section 7.02		
Section 7.03		
Section 7.04		
Section 7.05		
Section 7.06		
Section 9.06		
Section 5.01.1(j)	11/13/07	10/19/07
Section 5.07		
Section 9.06(d)		
Section 5.16 PSCD	7/8/08	6/20/08
Section 5.01.3(c)	4/13/10	3/26/10
Section 5.03		
Section 5.06	6/1/10	5/13/10
Section 2.00	10/26/10	10/8/10
Section 2.18		
Section 5.00		

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
Section 5.01		
Section 5.03		
Section 5.07		
Section 7.03(d)(1)		
Section 7.06		
Section 9.03		
Section 2.50	12/06/11	11/18/11
Section 5.01.2.h		
Section 5.03(7)		
Section 5.07.c.1		
Section 6.02		
Section 5.01.1.i	2/11/14	01/24/14
Section 5.03(12)		
Section 6.01(b); Section 6.02(n); Section 6.03; Section 6.04		
Section 8.04 & Section 5.01.5.k	7/15/14	06/27/14
Section 9.03		
Section 5.07	10/14/14	9/26/14
Section 7.11 (Hotel/Motel Signage)	4/7/15	3/20/15
Section 5.12 (AODD)	6/08/15	5/22/15
Design Standards	6/30/15	6/12/15
Article II, Definitions; New Sections 2.34; 2.42; 2.55		
Article IV, General Use and Dimensional Regulations; Sections 4.10; 4.11(a) and 4.11(b)		
Article V, Tables of District Regulations; Sections 5.03(2); 5.03(7); 5.04; 5.05(f); 5.05(k); 5.04(s) & 5.05(n)		
Article VI, Automotive and Bicycle Parking Requirements; Sections 6.01(b); 6.01(e); 6.01(f); 6.01(g); 6.02(a); 6.02(k) and 6.07(a.1)		
Article VII, Signs and Illumination; Sections 7.01(h); 7.01(j); 7.01(k); 7.03(a.1); 7.03(a.5); 7.03(b.1); 7.03(b.2); 7.03(b.4); 7.03(d.2); 7.03(g.3); 7.06(b) and 7.06(e)		
Article IX, Enforcement and Application Procedures; Sections 9.03(c.7) and 9.08(e)		
New Sections:		
Article IV, General Use and Dimensional Regulations; 4.11(d); 4.11(e) and 4.15		
Article V, Tables of District Regulations; Sections 5.03(12); 5.05(w) and 5.17		
Article VI, Automotive and Bicycle Parking Requirements; 6.01(i) and 6.01(j)		
Article VII, Signs and Illumination; Sections 7.01(e); 7.01(p); 7.01(q); 7.06(h); 7.12 and 7.13		
Article IX, Enforcement and Application Procedures; Sections 9.03(a) and 9.03(d)		
PSCD Amendments:	8/18/2015	7/31/2015
Zoning Map - PSCD-1, 2, & 3, OSC, T		
Section 5.16 PSCD		
Section 5.01		
Section 5.03 note (14)		
Section 5.04		

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
Section 5.05 note (u) & (v)		
RMUD Amendments:	3/2/16	2/12/2016
Zoning Map - Add RMUD Zoning District		
Article II, Definitions; Sections 2.61 (Open Space) & add Section 2.82 (TDM)		
Article III, Establishment of Zoning Districts, Section 3.01(d)		
Article IV, General Use and Dimensional Regulations; Sections 4.11(e)		
Article V, Tables of District Regulations; Sections 5.01; 5.02; 5.03(8); 5.04; 5.05(f); 5.05(i); 5.05(n); & 5.05(p); add Sections 5.03 (15); 5.05(w); & Sections 5.18 Regional Mixed Use District		
Article VI; Automotive and Bicycle Parking Requirements; Sections 6.02(n)		
Article VII; Signs and Illumination; Sections 7.03(a.1); 7.03(b.2); 7.03(b.3); 7.03(b.4); 7.03(c.3); 7.05; 7.05(b); 7.06(b); 7.06(c); 7.06(e); 7.06(g); 7.06(h) & add: Section 7.07 Sign Special Permit		
Article IX, Enforcement and Application Procedures; Sections 9.03 (a) & 9.03(c.7)		
Article IX, Section 9.03 (Site Plan Review)	6/14/2016	5/27/2016
Article V Section 5.03(6) & 5.05(r)		
Article IX, Section 9.21(c) (Public Hearings)		
Affordable Housing		
Article V, § 5.07, & § 5.08 & Article IX § 9.07	12/13/2016	11/25/2016
Article V, § 5.01 Table of Use - Assisted Living	7/11/2017	6/23/2017
Article VI § 6.01 Required Off-Street Parking	1/9/2018	12/22/2017
Marijuana - Article V & VIII - § 8.04 Marijuana	11/27/2018	9/21/2018
LEED - § 9.03 Site Plan Review	11/27/2018	9/21/2018
Solar Energy Systems - § 9.03 & new § 8.05	11/27/2018	9/21/2018
Affordable Assisted Living § 2.05 & § 5.07	12/11/2018	9/21/2018
Amend the Zoning Map by removing the parcels of land located at 70, 78, 84-84, and 88 Galen Street from the Limited Business District to the I-2 (Industrial-2) Zoning District	2/11/2020 (Ord. No. 2020-O-11)	11/1/2019
Assisted Living Overlay District, § 5.11	2/11/2020	1/17/2020
Clarification of language to better regulate removal of ledge, § 8.00	2/11/2020	1/17/2020
Clarification of language to better define residential accessory structure requirements	2/11/2020	1/17/2020
Assisted Living Overlay District amendment, § 5.11	2/11/2020 (Ord. No. 2020-O-13)	
Regulation of soil removal or ledge amendment, § 8.00	2/11/2020 (Ord. No. 2020-O-14)	
Accessory uses amendment, § 4.03	2/11/2020 (Ord. No. 2020-O-15)	
Amend Table of Use Regulations re: adaptive reuse and modernization of buildings in Watertown Square, §§ 5.01 and 5.03	4/13/2021 (Ord. No. 2021-O-19)	
Amend definitions and Table of Use	1/25/2022	

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Action	Date of Town Meeting/Council Approval	Date of Legal Notice
Regulations re: firearms businesses, §§ 2.27, 5.01 and 5.05	(Ord. No. 2022-O-04)	
Amend Table of Accessory Uses re: outdoor transfer of retail goods to customers, §§ 5.02 and 5.03	4/26/2022 (Ord. No. 2022-O-34)	
Amend definitions and Table of Use Regulations re: affordable housing, §§ 5.03nad 5.07	4/11/2023 (Ord. No. 2023-O-20A)	
Amendments to implement and complement Watertown Square Area Plan, including changes to definitions and a new Zoning Map	11/14/2024 (Ord. No. 2024-O-130)	
Repeal of § 2.29; replacement of § 5.06 (Floodplain District)	5/27/2025 (Ord. No. 2025-O-34)	