

ZONING

550 Attachment 4

City of Watertown

Appendix D
Bulk Regulations
(Requirements per Articles II and VIII)

Residential Bulk Standards

Zoning District	Minimum ¹ Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Setbacks (feet)						Minimum Dwelling Separation (feet)	Maximum Building Height (feet)	
			Front/ Street ²	Side to Home ³		Rear to Home ³	Rear/Side to Accessory Building ⁴	Pavement ⁵		Home	Accessory Building
				Least Side	Sum of Sides						
Rural Holding	35 acres	150	35/40	50	100	100	50	5/10	100	35	15
Countryside Res-10	40,000	150	35/40	50	100	50	5/10	100	35	15	
Exurban Res-1	40,000	150	25/40	30	60	25	3/5	5/10	60	35	15
Single-Family Res-4	8,000	75	25/40	8	16	25	3/5	5/10	12	35	15
Two-Family Res-6 ¹⁰	9,000	85	25/40	0/9 ⁸	0/18 ⁸	25	3/5	5/10	0/12 ⁸	35	15
Multifamily Res-8 ¹¹	5,335/du	100 ⁹	25/40	0/10 ⁸	0/20 ⁸	30	3/5	5/10	0/20 ⁸	35 ⁹	18
Multifamily Res-10 ¹²	4,350/du	100 ⁹	25/40	0/25 ⁸	0/50 ⁸	25	3/5	5/10	0/20 ⁸	35 ⁹	18
Institutional Residential ¹³	40,000 ⁶	100 ⁹	25/40	0/20 ⁸	0/40 ⁸	25	3/5	5/10	0/20 ⁸	25 ⁹	18
Neighborhood Office ¹³	—	—	—	—	—	—	—	—	—	—	—
Planned Office ¹⁴	—	—	—	—	—	—	—	—	—	—	—

WATERTOWN CODE

Zoning District	Minimum Lot Area (square feet) ¹	Minimum Lot Width (feet)	Maximum Setbacks (feet)						Minimum Dwelling Separation (feet)	Maximum Building Height (feet)	
			Front/Street ²	Side to Home ³		Rear to Home ³	Rear/Side to Accessory Building ⁴	Pavement ⁵		Home	Accessory Building
				Least Side	Sum of Sides						
Neighborhood Business ¹³	—	—	—	—	—	—	—	—	—	—	
Planned Business ¹⁴	—	—	—	—	—	—	—	—	—	—	
General Business ¹⁴	—	—	—	—	—	—	—	—	—	—	
Central Business ¹⁴	—	—	—	—	—	—	—	—	—	—	

NOTES:

- ¹ Measured from existing or officially mapped right-of-way line, whichever is farthest from the center line of the street.
- ² For street with said right-of-way equal to or greater than 100 feet, 40 feet of setback is required.
- ³ Additional setbacks may be required along zoning district boundaries. See § 550-99.
- ⁴ Accessory buildings shall be three feet from the property line, five feet from an alley.
- ⁵ Minimum of five feet from a side or rear yard (or additional per § 550-99), minimum of 10 feet from a public street.
- ⁶ May be reduced to 20,000 square feet with a conditional use permit.
- ⁷ Institutional residential buildings in excess of two stories are allowed with a conditional use permit.
- ⁸ Zero feet where property line divides attached buildings.
- ⁹ Twenty feet for townhouse on interior of row; 30 feet for townhouse on end of row.
- ¹⁰ For single-family homes, see the Single-Family-4 District.
- ¹¹ For single-family and two-family homes, see the Two-Family-6 District.
- ¹² For single-family homes, two-family homes, and three to four dwelling unit buildings, see the Multifamily-8 District.
- ¹³ For single-family homes, two-family homes, and three or more dwelling unit buildings, see the Multifamily-10 District.
- ¹⁴ For institutional residential development, see the IR District.

ZONING

Nonresidential Bulk Standards

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Setbacks (feet)						Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front/Street	Side From		Rear	Side/Rear from Accessory	Pavement		
				Res	Non-Res					
Rural Holding ¹	40,000 ²	200	35/40	50	50	50	50	5/10 ⁶	30	35
Countryside Res-10ac ¹	40,000 ²	100	25/40	30	30	30	3/5 ⁵	5/10 ⁶	60	35
Exurban Res-1 ¹	40,000 ²	100	25/40	30	30	30	3/5 ⁵	5/10 ⁶	60	35
Single-Family Res-4 ¹	14,000	100	25/40	12	12	40	3/5 ⁵	5/10 ⁶	12	35
Two-Family Res-6 ¹	14,000	100	25/40	12	12	40	3/5 ⁵	5/10 ⁶	12	35
Multifamily Res-8 ¹	14,000	100	25/40	12	12	40	3/5 ⁵	5/10 ⁶	20	35
Multifamily Res-10 ¹	14,000	100	25/40	12	12	40	3/5 ⁵	5/10 ⁶	20	35
Institutional Residential ¹	14,000	100	25/40	12	12	40	3/5 ⁵	5/10 ⁶	20	25
Neighborhood Office	7,200	75	25/40	8	8	25	3/5 ⁵	5/10 ⁶	12	35
Planned Office	40,000 ²	75	25/40	8	0/8 ⁴	25	3/5 ⁵	5/10 ⁶	0/20 ⁴	45
Neighborhood Business	7,200	60	25/40	12	12	25	3/5 ⁵	5/10 ⁶	12	35
Planned Business	40,000 ²	75	25/40	10	0/10 ⁴	30	3/5 ⁵	5/10 ⁶	0/20 ⁴	45
General Business	7,200	60	25/40	12	0/12 ⁴	25	3/5 ⁵	5/10 ⁶	0/24 ⁴	40
Central Business	2,000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential			0/10 ⁷	3/5 ⁵	0 ⁶	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Planned Industrial	40,000 ²	200 ³	25/40	30	15	30	3/5 ⁵	5/10 ⁶	30	35
General Industrial	9,000	75	25/40	50	20	30	3/5 ⁵	5/10 ⁶	40	35
Heavy Industrial	9,000	100	25/40	50	20	40	3/5 ⁵	5/10 ⁶	40	45

WATERTOWN CODE

NOTES:

- ¹ Bulk requirements for institutional uses, such as churches and schools, in agricultural and residential districts.
- ² May be reduced to 20,000 square feet with a conditional use permit.
- ³ May be reduced to 100 feet with a conditional use permit.
- ⁴ Zero feet where property line divides attached buildings.
- ⁵ Accessory buildings shall be three feet from the property line, five feet from an alley.
- ⁶ Five feet from side and rear lot lines, except where modified along district boundary by required bufferyard; see § 550-99; 10 feet from front or street line.
- ⁷ Ten feet from residential districts.