

ZONING

550 Attachment 2

City of Watertown

Appendix B Land Use Regulations (Requirements per Articles II through VI)

How to Use the Land Use Table:

- (1) The land uses listed in this appendix are specifically designated and refer to the detailed listing of land uses contained in Article IV (Detailed Land Use Descriptions and Regulations).

- (2) **Land Uses Permitted by Right:**

Land uses listed as permitted by right (designated as a "P") are permitted per the general land use requirement of this chapter (§ 550-47); per the general requirements of the specific zoning district in which they are located; per any additional requirements imposed by applicable overlay zoning districts as designated on the Official Zoning Map; per the general requirements of this chapter, including § 550-145; and per any and all other applicable City, county, state and federal regulations.

- (3) **Land Uses Permitted as a Conditional Use:**

Land uses listed as permitted as a conditional use (designated as a "C") are permitted subject to all the requirements applicable to uses permitted by right as listed in Subsection (2) above, plus any additional requirements applicable to that particular land use as contained in Article IV (Detailed Land Use Descriptions and Regulations), including any additional requirements imposed as part of the conditional use process. Each application for, and instance of, a conditional use shall be considered a unique situation and shall not be construed as precedence for similar requests. (See also § 550-142 for conditional use procedures.)

- (4) **Land Uses Permitted as an Accessory Use:**

Land uses permitted as an accessory use are permitted subject to all the requirements applicable to uses permitted by right as listed in Subsection (2) above, plus any additional requirements applicable to that particular land use as contained in Article IV (Detailed Land Use Descriptions and Regulations).

- (5) **Land Uses Permitted as a Temporary Use:**

Land uses listed as permitted as a temporary use (designated as a "T") are permitted subject to all the requirements applicable to uses permitted by right as listed in Subsection (2) above, plus any additional requirements applicable to that particular land use as contained in § 550-57 (Detailed Land Use Descriptions and Regulations). (See also Article IV.)

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- (6) Land uses for which a blank space is shown for a specific zoning district are not permitted in such zoning district, except as legal nonconforming uses (per Article V).
- (7) Although a land use may be indicated as permitted by right or permitted as a conditional use in a particular district, it does not follow that such a land use is permitted or permissible on every parcel in such district. No land use is permitted or permissible on a parcel unless it can be located thereon in full compliance with all of the standards and regulations of this chapter which are applicable to the specific land use and parcel in question, or unless an appropriate variance has been granted pursuant to § 550-147.

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Table of Land Uses
[Amended 9-1-2020 by Ord. No. 20-20; 2-2-2021 by Ord. No. 21-10]

KEY:

P = Permitted by right in a conventional development (see § 550-49A)

C = Permitted by a conditional use (see § 550-47)

I = Permitted as a conditional use in an institutional residential development (see § 550-49B)

M = Permitted as a conditional use within a mobile home development or park (see § 550-49C or D)

Type of Land Use		Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Dwelling Unit Types (See § 550-49)																		
Single-family detached	35 acre lot	P	P	P	P	P	P	P	P	P		P						
Single-family detached	10 acre lot	C*	P	P	P	P	P	P	P	P		P						
Single-family detached	1 acre lot	C*	C*	P	P	P	P	P	P	P		P						
Single-family detached	8,000 sf lot				P	P	P	P	P	P		P						
Twin House/Duplex	4,500 sf per du					P	P	P	P	C		C						
Two-flat	9,000 sf lot					C	P	P	P	C		C						
Townhouse	5,445 sf lot						P	P	P	C		C						
Multiplex	5,445 sf per du						P	P	P	C		C						
Apartment 3-4	4,350 sf per du						C	P	P	C		C						
Apartment 5-24	4,350 sf per du							C	C	C		C						
Institutional Residential	8,000 sf lot						I	I	I	I	I	I	I	I	I			
Mobile Home	8,000 sf lot					M												

NOTE:

* These lots may be permitted, but the zoning district maximum density must be adhered to.

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Table of Land Uses

KEY:

P = Permitted by right (§ 550-45A)

C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Nonresidential Land Uses																	
Agricultural Uses (§ 550-50)																	
A. Cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B. Husbandry	C																
C. Intensive Agriculture	C																
D. Agricultural Services	C																C
E. On-Site Agricultural Retail	P																
F. Selective Cutting	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
G. Clear-Cutting	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Institutional Uses (§ 550-51)																	
A. Passive Outdoor Public Recreational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B. Active Outdoor Public Recreational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
C. Indoor Institutional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
D. Outdoor Institutional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
E. Public Services and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
F. Institutional Residential						C	C	C	C	C	C	C	C	C			
G. Community Living Arrangement (1-8 res.)	P	P	P	P	P	P	P	P	C		C						
H. Community Living Arrangement (9-15)			C	C	P	P	P	C	C	C	C						
I. Community Living Arrangement (16+)						C	C	C	C	C	C						

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Commercial Uses (§ 550-52)																	
A. Office									P	P	P	P	P	P	P	P	P
B. Personal or Professional Service									P	P	P	P	P	P	P		
C. Indoor Sales or Service									C	C	P	P	P	P	C		
D. Outdoor Display												C	C				
E. Indoor Maintenance Service											P	P	P	P	P	P	P
F. Outdoor Maintenance Service																	C
G. Indoor Commercial Entertainment									C	C	C	C	C	C	C		
H. Outdoor Commercial Entertainment	C												C	C			
I. Commercial Animal Boarding	C											C	C				
J. Commercial Indoor Lodging										C		C	C	C			
K. Bed-and-Breakfast Establishments	C	C	C	C	C	C	C	C	C		C	C	C	C			
L. Group Day-Care Center (9+ children)					C	C	C	C	C	C	C	C	C	C	C	C	
M. Campground	C																
N. Boardinghouse						C	C	C	C		C		C	C			
O. Sexually Oriented Land Use	C												C		C	C	C
P. Vehicle Repair and Maintenance												C	C			C	C
Q. Convenient Cash Business												C	C	C			

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Storage/Disposal (§ 550-53)																	
A. Indoor Storage or Wholesaling															P	P	P
B. Outdoor Storage or Wholesaling																C	P
C. Personal Storage Facility													C		C	C	C
D. Junkyard or Salvage Yard	C																C
E. Waste Disposal Facility	C																C
F. Composting Operation	C																C
Transportation Uses (§ 550-54)																	
A. Off-Site Parking Lot													P	P		P	P
B. Airport/Heliport	C									C					C	C	C
C. Freight Terminal																C	C
D. Distribution Center															C	P	P
Industrial Uses (§ 550-55)																	
A. Light Industrial															P	P	P
B. Heavy Industrial																	P
C. Communication Tower	C														C	C	C
D. Extraction Use	C																

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Accessory Uses (§ 550-56)																	
A. Commercial Apartment											C	C	C	P			
B. Farm Residence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C. Private Residential Garage or Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D. Company Cafeteria								P	P	P		P	P	P	P	P	P
E. Company-Provided On-Site Recreation								P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C
F. Outdoor Display Incidental	C											C	C				
G. In-Vehicle Sales and Service										C	C	C	C	C	C	C	C
H. Indoor Sales Incident to Light Industrial Use															P	P	P
I. Light Industrial Incident to Indoor Sales											C	C	C	C			
J. Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
K. Family Day-Care Home (4-8 children)	P	P	P	P	P	P	P	P									
L. Intermediate Day-Care Home (9-15 children)	C	C	C	C	C	C	C	C									
M. Migrant Labor Camp	C																C
N. On-Site Parking Lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
O. Private Residential Recreational Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
P. Private Residential Kennel	C	C	C														
Q. Private Residential Stable	C	C															
R. Drainage Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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S. Filling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
T. Lawn Care of Subject Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
U. Septic Systems	C	C	C														
V. Exterior Communication Devices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
W. Caretaker's Residence		C	C														
X. Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment														P			

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Table of Land Uses

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T = Permitted as a temporary use (§ 550-45D)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Temporary Uses (§ 550-57)																	
A. General Temporary Outdoor Sales											T	T	T	T			
B. Outdoor Assembly	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
C. Contractor's Project Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
D. Contractor's On-Site Equipment Storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
E. Relocatable Building									T	T	T	T	T	T	T	T	T
F. On-Site Real Estate Sales Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
G. Outdoor Sales of Farm Products	T										T	T	T	T	T	T	

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Land Use Permitted in Permanently Protected Green Space Areas

KEY:

C = Permitted as a conditional use per § 550-58.

T = Permitted as a temporary use per § 550-58.

Land Use	Permanently Protected Green Space Areas					
	Natural Resource Protection Overlay Zoning District					Other Permanently Protected Green Space
	Conservancy	Drainageway	Lakeshore	Woodland	Steep Slope	
A. Cultivation						C
B. Passive outdoor recreational	P	P	P	P	P	P
C. Active outdoor recreational						P
D. Outdoor Industrial						P
E. Lawn Care (mow-feed-seed-weed)	C	C	C	C	C	P
F. Golf Course	C	C	C	C	C	P
G. Any Permitted Temporary Use						P,T
H. Drainage Structure	C	C	C	C	C	C
I. Filling	C	C	C	C	C	C
J. Septic System						C
K. Road, Bridge						
L. Utility Lines and Related Facilities	C	C	C	C	C	C
M. Piers and Wharfs	C	C	C	C	C	C