

ZONING

550 Attachment 3

City of Watertown

Appendix C

Density and Intensity Standards (Requirements per Articles II and VII)

Key to City of Watertown Residential Density Standards

Zoning District: Regulates the type of uses permitted on the site. Article II describes each zoning district. Section 550-47 and Article IV provide detailed regulations applying to specific land uses. Zoning districts are depicted on the Official Zoning Map (see § 550-18).

Development Option: Describes the maximum level of clustering and the minimum proportion of permanently protected green space area permitted on the site. (Refer to Article IV for a full description of each development type and specific regulations which apply to its use.)

Maximum Gross Density: Is the maximum number of dwelling units permitted on one acre of gross site area in the specific zoning district and development option. Gross site area is calculated in § 550-73C.

Minimum Lot Area: Is the minimum size lot permitted within the specified zoning district. This also limits the type of dwelling unit permitted. Specific dwelling unit regulations are given in § 550-15.

Minimum Landscape Surface Ratio: Is the minimum permitted percentage of the gross site area (GSA) which must be preserved as permanently protected landscaped area. LSR is calculated by dividing the total landscaped area of a site by the GSA. GSA is calculated in § 550-73C. "Landscaped area" is defined in § 550-15.

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City of Watertown Residential Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Rural Holding	Conventional	0.03	35 acres	35 acres	90%
Countryside Residential-10 ac	Conventional	0.10	40,000 sf	40,000 sf	80%
Exurban Residential-1	Conventional	1.00	40,000 sf	40,000 sf	60%
Single-Family Residential-4	Conventional	4.00	8,000 sf	8,000 sf	50%
Two-Family Residential-6 ¹	Conventional	6.00	9,000 sf	9,000 sf	50%
	Mobile Home	5.00	9,000 sf	10 acres	50%
Multifamily Residential-8 ^{1, 2}	Conventional/ Institutional	8.00	5,445 sf per du	16,500 sf	50%
Multifamily Residential-10 ^{1, 2}	Conventional/ Institutional	10.00	4,350 sf per du	13,100 sf	50%
Senior Residential ^{1, 2}	Institutional	40.00	40,000 sf	40,000 sf	50%
Neighborhood Office	Conventional	Varies ^{1, 2, 3}		9,000 sf	50%
	Institutional	Varies ⁵		9,000 sf	50%
Planned Office	Institutional	40.00	40,000 sf ⁶	40,000 sf	50%
Neighborhood Business	Conventional	Varies ⁵		9,000 sf	50%
	Institutional	Varies ⁵		9,000 sf	50%
Planned Business	Institutional	Varies ⁵	20,000 sf	40,000 sf	50%
General Business	Institutional	Varies ⁵	9,000 sf	18,000 sf	50%
Central Business	Institutional	Varies ⁵	9,000 sf	9,000 sf	0%

NOTES:

¹ For single-family, see Single-Family Residential-4 District.

² For two-family, see Two-Family Residential-6 District.

³ For townhouse, multiplex, apartment and institutional residential development, see Multifamily Residential-8 District.

⁴ Up to 10 du/acre per the limits of the conditional use permit.

⁵ Up to 50 du/acre per the limits of the conditional use permit.

⁶ 20,000 square feet per the limits of the conditional use permit.

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Key to City of Watertown Nonresidential Intensity Standards

Zoning District: Regulates the type of uses permitted on the site. Section 550-47 describes a detailed listing of all uses permitted in each zoning district. Section 550-47 and Article IV provide detailed regulations applying to specific land uses. Zoning districts are depicted on the Official Zoning Map (see § 550-18).

Maximum Number of Floors: Is the maximum number of full floors a building is permitted to contain.

Minimum Landscape Surface Ratio: Is the minimum permitted percentage of the gross site area (GSA) which must be preserved as permanently protected landscaped area. LSR is calculated by dividing the total landscaped area of a site by the GSA. GSA is calculated in § 550-73C. "Landscaped area" is defined in § 550-15.

Maximum Floor Area Ratio: Is the maximum permitted ratio calculated by dividing the total gross floor area of all buildings on a site by the gross site area (GSA). Gross floor area is calculated in § 550-73C.

Minimum Lot Area: Is the minimum size lot permitted in the specified zoning district for a building with the listed number of floors.

Maximum Building Size: Is the maximum total gross floor area which a building is permitted to contain. Gross floor area is calculated in § 550-73C.

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City of Watertown Nonresidential Intensity Standards

Zoning District	Maximum Number of Floors (F)	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Rural Holding**	2	90%	0.100	40,000 sf*	na
Countryside Residential**	2	80%	0.100	40,000 sf*	na
Exurban Residential**	2	60%	0.100	40,000 sf*	na
Single-Family Res-4	2	50%	0.150	14,000 sf	na
Two-Family Res-6	2	30%	0.220	14,000 sf	na
Multifamily Res-8	2	25%	0.275	14,000 sf	na
Multifamily Res-10	2	25%	0.275	14,000 sf	na
Senior Residential	2	25%	0.275	14,000 sf	na
Neighborhood Office	2	40%	0.275	7,200 sf	10,000
Planned Office	4	25%	0.300	40,000 sf*	na
Neighborhood Business	2	40%	0.275	7,200 sf	10,000
Planned Business	4	25%	0.300	20,000 sf	na
General Business	4	15%	0.400	7,200 sf	na
Central Business	4	0%	3.00	2,000 sf	na
Planned Industrial	4	25%	0.600	40,000 sf*	na
General Industrial	4	15%	1.000	9,000 sf	na
Heavy Industrial	2+	15%	1.000	9,000 sf	na

NOTES:

* Reduction in lot area from 40,000 square feet to 20,000 square feet is permitted as a conditional use per § 550-142 with site plan for end use of the property demonstrating full compliance with all of the requirements of the City Code.

** For permitted nonresidential uses in residential districts, such as churches and schools.