

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	—	—	—	—	—	—	—	—	—	—	—

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			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.

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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

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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.