

ZONING

107 Attachment 1

Town of Watertown
Schedule of Regulations

1	2	3	4		5	6	7	8	9
Districts	Permitted Principal Uses	Minimum Lot Size	Lot Coverage		Minimum Floor Area	Maximum Building Height	Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet)	Maximum Percent	Square Feet	Feet	Front from Road Right-of-Way (Feet)	Side (Feet)	Rear (Feet)
R-1 Residential	Agricultural operations	5 Acres	400	—	—	—	80	80	80
	Airport/landing strips	5 Acres	60	20	900	35	200	200	200
	Animal hospitals. See § 107-10E.	40,000	150	20	900	35	30	30	40
	Battery energy storage system, large.	—	—	—	—	—	100	300	200
	Campgrounds. See § 107-8B(4)	5 Acres	60	20	900	35	30	30	40
	Commercial kennels	40,000	150	20	900	35	30	30	40
	Daycare facilities	40,000	150	20	900	35	30	30	40
	Large solar energy system	—	—	40	—	—	100	300	200
	Manufactured home, double-wide	15,000	150	20	720	35	30	30	40
	Membership club houses	40,000	200	20	900	35	80	80	80
	Nursing or convalescent homes	40,000	200	20	900	45	80	80	80
	One-family dwellings	15,000	150	20	900	35	30	30	40
	Outdoor water pools, public. See § 107-17.	40,000	150	20	900	35	30	30	40
	Private kennels	40,000	150	20	900	35	30	30	40
Public and semipublic facilities	40,000	150	20	900	35	30	30	40	
Public utility facilities	40,000	150	20	900	35	30	30	40	
R-2 Residential	Agricultural operations	5 Acres	400	—	—	45	80	80	80
	Commercial kennels	40,000	150	20	1,200	35	25	25	30
	Manufactured home, double-wide	40,000	150	20	1,200	35	25	25	30
	One-family dwellings	15,000	150	20	900	35	25	25	30

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Districts	Permitted Principal Uses	Minimum Lot Size	Lot Coverage		Minimum Floor Area	Maximum Building Height	Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet)	Maximum Percent	Square Feet	Feet	Front from Road Right-of-Way (Feet)	Side (Feet)	Rear (Feet)
R-3 Residential	Public and semipublic facilities	40,000	150	20	1,200	35	25	25	30
	Agricultural operations	5 Acres	400	—	—	35	80	80	80
	Animal hospitals. See § 107-10E.	15,000	100	35	900	35	40	20	20
	Daycare facilities	15,000	100	35	900	35	40	20	20
	Manufactured home, double-wide*	15,000	100	35	720	35	40	20	20
	Outdoor water pools, public. See § 107-17.	15,000	100	35	900	35	40	20	20
	Private kennels	15,000	100	35	900	35	40	20	20
	Public and semipublic facilities	15,000	100	35	900	35	40	20	20
	Public utility facilities	15,000	100	35	900	35	40	20	20
R-4 Residential	One-family dwellings	15,000	100	35	900	35	40	20	20
	Agricultural operations	5 Acres	400	—	—	45	80	80	80
	Animal hospitals. See § 107-10E.	15,000	100	40	900	—	30	15	15
	Daycare facilities	15,000	100	40	900	—	30	15	15
	Manufactured home, double-wide	15,000	100	40	720	—	30	15	15
	Manufactured home, single-wide	15,000	100	40	600	—	30	15	15
	One-family dwellings	15,000	100	40	900	35	30	15	15
	Outdoor water pools, public. See § 107-17.	15,000	100	40	900	—	30	15	15
	Private kennels	15,000	100	40	900	—	30	15	15
	Public and semi-public facilities	15,000	100	40	900	—	30	15	15
R-6 Multifamily	Public utility facilities	15,000	100	40	900	—	30	15	15
	Two-family dwellings	15,000	100	40	1,000	35	30	15	15
	Animal hospitals. See § 107-10E.	15,000	100	40	900	35	30	15	15

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Districts	Permitted Principal Uses	Minimum Lot Size	Lot Coverage		Minimum Floor Area	Maximum Building Height	Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet)	Maximum Percent	Square Feet	Feet	Front from Road Right-of-Way (Feet)	Side (Feet)	Rear (Feet)
	Daycare facilities	15,000	100	40	900	35	30	15	15
R-6 Multifamily	Manufactured home parks. See § 107-8B(2).	5 Acres	100	50	900	35	30	15	15
	Motel	15,000	100	50	900	—	25	25	25
	Outdoor water pools, public. See § 107-17.	15,000	100	40	900	35	30	15	15
	Public utility facilities	15,000	100	40	900	35	30	15	15

(—) Indicates either no minimum or maximum or not applicable.

* Minimum 4:12 inch pitched roof and permanent foundation required.

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1	2	3			4	5	6	7	8
Districts	Permitted Principal Uses	Minimum Lot Size			Minimum Floor Area	Maximum Building Height	Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet) State/County Highway	Lot Frontage (Feet) Town/Private Drive	Square Feet	Feet	Front from Road Right-of-Way (Feet)	Side (Feet)	Rear (Feet)
B Business	Administrative, business, professional, or research offices	15,000	100	100	600	35	40	20	20
	Agricultural operations	5 Acres	400	400	—	35	80	80	80
	Airport/landing strips	40,000	200	200	600	35	100	100	100
	Animal hospitals. See § 107-10E.	15,000	100	100	600	35	40	20	20
	Battery energy storage system, large	—	—	—	—	35	100	100	100
	Campgrounds. See § 107-8B.	5 Acres	60	400	600	35	100	100	100
	Commercial kennels	15,000	100	100	600	35	40	20	20
	Daycare facilities	15,000	100	100	600	35	40	20	20
	Fleet vehicle operations	15,000	100	100	600	35	40	20	20
	Hospitals	15,000	100	100	600	35	40	20	20
	Hotel	3 Acres	200	400	600	—	100	100	100
	Large solar energy system	—	—	—	—	35	100	300	200
	Light assembly	15,000	100	100	600	35	40	20	20
	Light manufacturing	40,000	200	200	600	35	50	25	25
	Manufactured home, double-wide**	15,000	100	100	720	35	40	20	20
	Manufactured home, single-wide**	15,000	100	100	600	35	40	20	20
	Mortuary establishment	15,000	100	100	600	35	40	20	20
	Motor vehicle repair shop. See § 107-8B.	15,000	150	150	600	35	40	20	20
	Multifamily dwellings	3 Acres	200	200	600	35	100	100	100
Multi-purpose event center	—	—	—	—	—	100	100	100	
Nursing homes	15,000	100	100	600	35	40	20	20	
One-family dwellings**	15,000	100	100**	900	35	40	20	20	
Outdoor drive-in theaters	15,000	100	100	600	35	40	20	20	

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1	2	3			4	5	6	7	8
Districts	Permitted Principal Uses	Minimum Lot Size			Minimum Floor Area	Maximum Building Height	Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet) State/County Highway	Lot Frontage (Feet) Town/Private Drive	Square Feet	Feet	Front from Road Right-of-Way (Feet)	Side (Feet)	Rear (Feet)
B Business	Outdoor water pools, public. See § 107-17.	15,000	100	100	600	35	40	20	20
	Printing establishment	15,000	100	100	600	35	40	20	20
	Private kennels	15,000	100	100	600	35	40	20	20
	Public and semi-public facilities	15,000	100	100	600	35	40	20	20
	Public parking lots	15,000	100	100	600	35	40	20	20
	Public utility facilities	15,000	100	100	600	35	40	20	20
	Religious institutions	15,000	100	100	600	35	40	20	20
	Residential health facilities	15,000	100	100	600	35	40	20	20
	Retail gasoline outlet. See § 107-8B	15,000	150	150	600	35	40	20	20
	Retail sales and services	15,000	100	100	600	35	40	20	20
	Telecommunication facilities. (see Ch. 104)	15,000	100	100	600	35	40	20	20
	Temporary residences	15,000	100	100	600	35	40	20	20
	Two-family dwellings**	15,000	100	100	1,000	35	40	20	20
Wholesale facilities	15,000	100	100	600	35	40	20	20	

(—) Indicates either no minimum or maximum or not applicable.

** One and two-family dwellings and manufactured homes shall not be allowed on private drives.

WATERTOWN CODE

1 Districts	2 Permitted Principal Uses	3 Minimum Lot Size			4 Minimum Floor Area	6 Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet)	Lot Frontage (Feet)	Square Feet	Front from Road Right- of-Way (Feet)	Side (Feet)	Rear (Feet)
			State/County Highway	Town/ Private Drive				
NC Neighborhood Commercial	Administrative, business, professional, or research offices	30,000	250	150	1,200	40	30	30
	Agricultural operations	5 Acres	400	—	1,200	80	80	80
	Animal hospitals. See § 107-10E.	30,000	250	150	1,200	40	30	30
	Daycare facilities	30,000	250	150	1,200	40	30	30
	Fleet vehicle operations	30,000	250	150	1,200	40	30	30
	Gas stations	30,000	250	150	1,200	40	30	30
	Health clubs	40,000	200	150	1,200	50	30	30
	Hospitals	40,000	200	150	1,200	50	30	30
	Hotel	40,000	400	400	1,200	50	30	30
	Laboratories: research, experimental, and testing	40,000	200	150	1,200	50	30	30
	Light assembly	30,000	250	150	1,200	40	30	30
	Light manufacturing	40,000	200	150	1,200	50	30	30
	Mortuary establishments	30,000	250	150	1,200	40	30	30
	Multifamily dwelling	3 Acres	400	400	1,200	80	80	80
	Multi-purpose event center	5 Acres	400	—	1,200	80	80	80
	Nursing homes	40,000	200	150	1,200	50	30	30
	One-family dwellings**	15,000	—	150**	900	40	30	30
	Outdoor water pools, public. See § 107-17.	30,000	250	150	1,200	40	30	30
	Planned development district	5 Acres	400	400	1,200	50	50	50
	Printing establishments	30,000	250	150	1,200	40	30	30
	Private kennels	30,000	250	150	1,200	40	30	30
	Public and semi-public facilities	30,000	250	150	1,200	40	30	30
	Public parking lots	30,000	250	150	1,200	40	30	30
Public utility facilities	30,000	250	150	1,200	40	30	30	
Religious institutions	40,000	200	150	1,200	50	30	30	
Residential health care facilities	40,000	200	150	1,200	50	30	30	
Retail sales and services	30,000	250	150	1,200	40	30	30	
Stone or monument works	40,000	200	150	1,200	50	30	30	

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Districts	Permitted Principal Uses	Minimum Lot Size			Minimum Floor Area	Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet) State/County Highway	Lot Frontage (Feet) Town/ Private Drive	Square Feet	Front from Road Right- of-Way (Feet)	Side (Feet)	Rear (Feet)
	Storage, manufacturing, warehousing, and freight terminals	40,000	200	150	1,200	50	30	30
	Telecommunication facilities. See Ch. 104	30,000	250	150	1,200	40	30	30
	Temporary residences	30,000	250	150	1,200	40	30	30
	Two-family dwellings**	15,000	—	150**	1,000	40	30	30
	Wholesale facilities	30,000	250	150	1,200	40	30	30

(—) Indicates either no minimum or maximum or not applicable.

** One and two-family dwellings and manufactured homes shall not be allowed on private drives.

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Districts	Permitted Principal Uses	Minimum Lot Size		Lot Coverage	Minimum Floor Area	Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet)	Maximum Percent	Square Feet	Front from Road Right-of-Way (Feet)	Side (Feet)	Rear (Feet)
M Manufacturing	Administrative, business, professional, or research offices	15,000	100	—	720	40	20	20
	Adult entertainment uses. See § 107-8(B).	40,000	400	—	720	30	15	30
	Agricultural operations	5 Acres	400	—	720	80	80	80
	Airport/landing strips	40,000	200	—	720	100	100	100
	Animal hospitals. See § 107-10E.	15,000	100	—	720	40	20	20
	Battery energy storage system, large	—	—	—	—	100	100	100
	Campgrounds. See § 107-8B.	5 Acres	60	—	720	30	15	30
	Commercial kennels	15,000	100	—	720	40	20	20
	Daycare facilities	15,000	100	—	720	40	20	20
	Fleet vehicle operations	15,000	100	—	720	40	20	20
	Laboratories: research, experimental, and testing	40,000	200	—	720	100	100	100
	Large solar energy system	—	—	40	—	100	300	200
	Light assembly	15,000	100	—	720	40	20	20
	Light manufacturing	40,000	200	—	720	50	25	25
	Manufactured home, double-wide	15,000	100	—	720	40	20	20
	Manufactured home, single-wide	15,000	100	—	600	40	20	20
	Mortuary establishments	15,000	100	—	720	40	20	20
	Motor vehicle repair shops	20,000	150	—	720	40	20	20
	Multi-purpose event center	40,000	400	40	—	100	100	100
	One-family dwellings	15,000	100	—	900	40	20	20
	Outdoor drive-in theaters	15,000	100	—	720	40	20	20
Outdoor water pools, public. See § 107-17.	15,000	100	—	720	40	20	20	
Printing establishments	15,000	100	—	720	40	20	20	
Private kennels	15,000	100	—	720	40	20	20	
Public and semi-public facilities	15,000	100	—	720	40	20	20	
Public parking lots	15,000	100	—	720	40	20	20	

ZONING

1	2	3	4	5	6	7	8	9
Districts	Permitted Principal Uses	Minimum Lot Size		Lot Coverage	Minimum Floor Area	Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet)	Maximum Percent	Square Feet	Front from Road Right-of-Way (Feet)	Side (Feet)	Rear (Feet)
M Manufacturing	Public utility facilities	15,000	100	—	720	40	20	20
	Retail gasoline outlet	20,000	150	—	720	40	20	20
	Retail sales and services	15,000	100	—	720	40	20	20
	Salvage yards	40,000	400	—	720	30	15	30
	Sanitary landfills. See § 107-8B.	40,000	400	—	720	30	15	30
	Stone or monument works	40,000	200	—	720	100	100	100
	Storage, manufacturing, warehouses, and freight terminals.	40,000	400	—	720	30	15	30
	Tattoo parlors/body piercing studios	40,000	400	—	720	30	15	30
	Telecommunication facilities. See Chap. 104	15,000	100	—	720	40	20	20
	Temporary residences	15,000	100	—	720	40	20	20
	Two-family dwellings	15,000	100	—	1,000	40	20	20
Wholesale facilities	15,000	100	—	720	40	20	20	
NP Natural Products Zoning Change Required	Mining operations	5 Acres	—	—	—	—	—	—
R-A Recreation Area Zoning Change Required	Recreation area	5 Acres	—	—	—	—	—	—
CR Community Recreation Zoning Change Required	Community Recreation.	5 Acres	400	—	—	—	—	—
	Multi-purpose event center							
	Skating rink							
	Indoor and outdoor sporting facility							
	Conference center							
Concert hall or music venue								

(—) Indicates either no minimum or maximum or not applicable.

WATERTOWN CODE

PERMITTED USES

Permitted Principal Uses	R-1	R-2	R-3	R-4	R-6	B	NC	M	NP	RA	CR
Administrative, business, professional, or research offices	---	---	---	---	---	B	B	B	---	---	---
Adult entertainment uses	---	---	---	---	---	---	---	C	---	---	---
Agricultural operations	A	A	B	A	---	A	A	A	---	---	---
Airport/landing strips	C	---	---	---	---	C	---	B	---	---	---
Animal hospitals	B	---	B	B	B	B	B	B	---	---	---
Battery energy storage system	C	---	---	---	---	C	---	C	---	---	---
Campgrounds	B	---	---	---	---	B	---	B	---	---	---
Commercial kennels	B	B	---	---	---	B	---	B	---	---	---
Concert hall (music venue)	---	---	---	---	---	---	---	---	---	---	B
Conference center	---	---	---	---	---	---	---	---	---	---	B
Daycare facilities	B	---	B	B	B	B	B	B	---	---	B
Fleet vehicle operations	---	---	---	---	---	B	B	B	---	---	---
Gas stations	---	---	---	---	---	---	B	---	---	---	---
Health clubs	---	---	---	---	---	---	B	---	---	---	---
Hospitals	---	---	---	---	---	B	B	---	---	---	---
Hotel	---	---	---	---	---	B	B	---	---	---	B
Laboratories: research, experimental, and testing	---	---	---	---	---	---	B	B	---	---	---
Large solar energy system	C	---	---	---	---	C	---	C	---	---	---
Light assembly	---	---	---	---	---	B	B	B	---	---	---
Light manufacturing	---	---	---	---	---	C	B	B	---	---	---
Manufactured home parks	---	---	---	---	C	---	---	---	---	---	---
Manufactured home, double-wide	A	A	B	A	---	A	---	A	---	---	---
Manufactured home, single wide	---	---	---	A	---	A	---	A	---	---	---
Membership club houses	B	---	---	---	---	---	---	---	---	---	---
Mining operations	---	---	---	---	---	---	---	---	C	---	---
Mortuary establishments	---	---	---	---	---	B	B	B	---	---	---
Motel	---	---	---	---	C	---	---	---	---	---	---
Motor vehicle repair shop	---	---	---	---	---	B	---	B	---	---	---
Multipurpose event center	---	---	---	---	---	B	B	B	---	---	B
Multifamily dwellings	---	---	---	---	---	C	C	---	---	---	---
Nursing homes	---	---	---	---	---	B	B	---	---	---	---
Nursing or convalescent homes	B	---	---	---	---	---	---	---	---	---	---

ZONING

Permitted Principal Uses	R-1	R-2	R-3	R-4	R-6	B	NC	M	NP	RA	CR
One-family dwellings	A	A	A	A	—	A	A	A	—	—	—
Outdoor water pools, public	B	—	B	B	B	B	B	B	—	—	—
Outdoor drive-in theaters	—	—	—	—	—	B	—	B	—	—	—
Planned development district	—	—	—	—	—	—	C	—	—	—	—
Printing establishments	—	—	—	—	—	B	B	B	—	—	—
Private kennels	A	—	A	A	—	A	A	A	—	—	—
Public utility facilities	B	—	B	B	B	B	B	B	—	—	—
Public and semipublic facilities	C	C	B	B	—	B	B	B	—	—	—
Public parking lots	—	—	—	—	—	B	B	B	—	—	—
Recreation area	—	—	—	—	—	—	—	—	—	C	—
Religious institutions	—	—	—	—	—	B	B	—	—	—	—
Residential health care facilities	—	—	—	—	—	—	B	—	—	—	—
Residential health facilities	—	—	—	—	—	B	—	—	—	—	—
Restaurant/cafe	—	—	—	—	—	—	—	—	—	—	B
Retail gasoline outlet	—	—	—	—	—	B	—	B	—	—	—
Retail sales and services	—	—	—	—	—	B	B	B	—	—	—
Retail stores	—	—	—	—	—	—	—	—	—	—	—
Salvage yards	—	—	—	—	—	—	—	C	—	—	—
Sanitary landfills	—	—	—	—	—	—	—	C	—	—	—
Skating rink	—	—	—	—	—	—	—	—	—	—	B
Sporting facility (indoor/outdoor)	—	—	—	—	—	—	—	—	—	—	B
Sports bar	—	—	—	—	—	—	—	—	—	—	B
Stone or monument works	—	—	—	—	—	—	B	B	—	—	—
Storage, manufacturing, warehousing, and freight terminals	—	—	—	—	—	—	B	B	—	—	—
Tattoo parlors/body piercing studios	—	—	—	—	—	—	—	C	—	—	—
Telecommunication facilities	—	—	—	—	—	C	C	C	—	—	—
Temporary residences	—	—	—	—	—	B	B	B	—	—	—
Two-family dwellings	—	—	—	A	—	A	A	A	—	—	—
Wholesale facilities	—	—	—	—	—	B	B	B	—	—	—

Not listed (-) = Use not permitted in district

A = Zoning permit required.

B = Zoning permit and site plan review by the Planning Board required.

C = Zoning permit, special use permit review and site plan review by Planning Board required.