

ZONING

107 Attachment I

Town of Watertown  
 Zoning Schedule of Regulations  
 [Amended 4-13-2006 by L.L. No. 2-2006; 9-14-2006 by L.L. No. 4-2006; 12-13-2007 by L.L. No. 4-2007;  
 8-13-2009 by L.L. No. 1-2009; 8-11-2011 by L.L. No. 2-2011; 11-10-2011 by L.L. No. 10-2011]

District	Permitted Principal Uses	Permits Required	Minimum Lot Size		Lot Coverage Maximum Percent	Minimum Floor Area Square Feet	Maximum Building Height Stories	Minimum Yard Dimensions		
			Area (square feet)	Lot Frontage (feet)				Front (feet)	Side (feet)	Rear (feet)
R-1 Residential	One-family dwellings	A	40,000	150	20	900	3	30	30	40
	Mobile home, double-wide	A								
	Animal hospitals. See § 107-10E.	B								
	Outdoor water pools, public. See § 107-17.	B								
	Kennels. See § 107-10E.	B								
	Public utility facilities	B								
	Nursery schools	B								
	Public and semipublic facilities	C								
	Agricultural operations	A	5 acres	400			45	80	80	80
	Campgrounds. See § 107-8B(5).	B						200	200	200
R-2 Residential	Airport/landing strips	C		200				80	80	80
	Membership clubhouses	B								
	Nursing or convalescent homes	B								
	One-family dwellings	A	40,000	150	20	1,200	2 1/2	25	25	30
	Mobile home, double-wide	A								
	Public and semipublic facilities	C								
	Agricultural operations	A	5 acres	400						
	One-family dwellings	A	15,000	100	35	900	2 1/2	35	40	20
	Animal hospitals. See § 107-10E.	B								
	Outdoor water pools, public. See § 107-17.	B								
R-3 Residential	Kennels. See § 107-10E.	B								
	Public utility facilities	B								
	Nursery schools	B								
	Public and semipublic facilities	B								
	Agricultural operations	A	5 acres	400						
	Campgrounds. See § 107-8B(5).	B								
	One-family dwellings	A	15,000	100	40	900	3	45	30	15
	Two-family dwellings	A		acres		1,000				
	Mobile homes, single-wide	A				720				
	Mobile home, double-wide	A								
R-4 Residential	Animal hospitals. See § 107-10E.	B								
	Outdoor water pools, public. See § 107-17.	B								
	Kennels. See § 107-10E.	B								
	Public utility facilities	B								
	Nursery schools	B								
	Public and semipublic facilities	B								
	Public and semipublic facilities	B								
	Agricultural operations	A	5 acres	400						
	Campgrounds. See § 107-8B(5).	B								

WATERTOWN CODE

Town of Watertown  
Zoning Schedule of Regulations  
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1 District	2 Permitted Principal Uses	3 Permits Required	4 Minimum Lot Size		5 Lot Frontage (feet)	6 Lot Coverage Maximum Percent	7 Minimum Floor Area Square Feet	8 Maximum Building Height Feet	9-12 Minimum Yard Dimensions		
			Area (square feet)	Lot Frontage (feet)					Front (feet)	Side (feet)	Rear (feet)
R-6 Multifamily	Multifamily dwellings	C	5 acres	400	400	50	380	6	25	25	25
	Animal hospitals. See § 107-10E.	B	5 acres	400	400	50	380	6	25	25	25
	Campgrounds. See § 107-8B(5).	B									
	Outdoor water pools, public. See § 107-17.	B									
	Kennels. See § 107-10E.	B									
	Public utility facilities	B									
Nursery schools	B										
Mobile home parks. See § 107-8B(3).		C									

NOTE: If no dimension is indicated, then the dimension shall be the same as the last dimension listed above in that column.  
(-) Indicates either no minimum or maximum or not applicable.  
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 the Planning Board required.







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Zoning Schedule of Regulations  
(Cont'd)

1	2	3	4		5	6		7	8	9	10			11	12
			Minimum Area (square feet)	Lot Frontage (feet)		Lot Coverage	Minimum Floor Area				Maximum Building Height	Minimum Yard Dimensions	Front (feet)		
District	Permitted Principal Uses	Permits Required													
NIP	Zone change required if 5 acres or more														
Natural Products	Mining operations. See § 107-8B(1).	C	5 acres												
R-A	Zone change required if 5 acres or more														
Recreation Area	Recreation area. See § 107-8B(7).	C	5 acres												
Outdoor Woodburning Furnaces Overlay District	All uses permitted in the underlying zone. Outdoor woodburning furnaces are prohibited														
Same as permitted in the underlying zone															

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