



City Council Meeting

Thursday, November 14, 2024 at 6:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on November 14, 2024 at 6:00 P.M. Location: Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
- E. Public may comment through email: dnewton@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

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- 1. ROLL CALL
 - 2. PUBLIC HEARINGS
 - A. Public Hearing on Adoption of Zoning Amendments: to consider Zoning Ordinance and Map amendments to implement the Watertown Square Area Plan, adopted July 2024, and make other complementary changes. A copy of the full text of zoning amendments and a current and revised zoning map is available on the city website <https://portal.laserfiche.com/Portal/Browse.aspx?id=20442&repo=r-5ece5628> and at the offices of the Department of Community Development and Planning during regular business hours.
 - 3. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



CITY OF WATERTOWN
Department of
Community Development and Planning
Planning Board

Administration Building
149 Main Street
Watertown, Massachusetts 02472
Phone: 617-972-6417
www.watertown-ma.gov

Board Members:
Janet Buck, Chair
Jason Cohen
Payson R. Whitney, III
Abigail Hammett
Rachael Sack
Sarah Scott (Associate)

Planning Board Report.

This Report provides the Planning Board's recommendation to the Honorable Council for the Council's public hearing on the Watertown Square Zoning Amendments.

ZONING AMENDMENT:	Zoning Ordinance and Map amendments to implement the Watertown Square Area Plan, adopted July 2024, and make other complementary changes generally summarized in the Public Notice.
DATE OF CITY COUNCIL FIRST READING:	September 24, 2024
STAFF RECOMMENDATION:	Adopt Zoning Amendments
DATE OF PLANNING BOARD HEARING:	Joint Hearing City Council – Opened and heard on October 16 and continued and heard on October 24 and 29 where it was continued for City Council deliberation on November 14, 2024 subsequent to the Planning Board only deliberation on October 30, 2024.
PLANNING BOARD RECOMMENDATION:	Adoption by City Council (5-0) with proposed changes

I. PUBLIC NOTICE

A. Procedural Summary:

As required by the Watertown Zoning Ordinance § 9.22, notice was given as follows:

- Published in the newspaper of record (Boston Globe) on October 2 and 9, 2024; and
- Posted at the Administration Building, on the city website, and mailed, including to property owners within the affected area and those sharing a property line, all on October 2, 2024;

B. Planning Board and City Council Public Notice:

"The Watertown Planning Board and Watertown City Council have opted to hold a joint public hearing, pursuant to G.L. c. 40A S. 5, on Wednesday, October 16, 2024 at 6:30 PM (to be continued as needed) at the Watertown Free Public Library, Watertown Savings Bank Room, 123 Main Street, Watertown, MA in-person, with an option for remote access. Remote access details will be on the agenda to be posted (on-line under meetings tab at www.watertown-ma.gov or at the Office of the City Clerk) at least 48 hours before the meeting.

The purpose of the public hearing is to consider Zoning Ordinance and Map amendments to implement the Watertown Square Area Plan, adopted July 2024, and make other complementary changes generally summarized below. Amendments being considered create new zoning districts in place of the entire Central Business District, the Limited Business District to the west and directly to the east of Watertown Square as well as to the south (across Charles River), and the R.75 zoning district directly to the north. In this area, there are also portions of industrial and residential zones (T, R.75 and 1.2) being replaced or assigned new zones, and deleting the Revitalization Overlay and Watertown Square Design Overlay Districts, all in-keeping with the Watertown Square Area Plan. In addition, the zoning updates create a by right multi-family overlay zoning district for compliance with Chapter 40A, Section 3A, and makes such other changes as needed to integrate the new zoning into the Ordinance.

Amendments being considered also make the following changes that apply city-wide: revise site plan review process and criteria; consolidate and add sustainability requirements and guidelines; allow accessory dwelling units for compliance with Chapter 40A, Section 3; provide special permit criteria for reducing parking requirements below the minimum or increasing parking supply above the maximum; and increase the time period for use of a special permit to three years as allowed by Chapter 40A, Section 9.

The amendments add and amend language as necessary, including to certain definitions in Article II, Article III including Sections 3.01-3.03, certain provisions in Article IV, Article V including Sections 5.00-5.05, 5.08, 5.09, 5.13, 5.15 and 5.17, Article VI including Sections 6.01-6.04 and 6.07, Article VII including Sections 7.03, 7.06, 7.08, 7.10 and 7.11-7.13, Article VIII including Sections 8.0-8.01, and Article IX including Sections 9.01-9.05 and 9.12-9.13. The amendments would also replace the Zoning Map, dated January 30, 1989 (as last amended January 28, 2020) with a new Zoning Map adding and deleting zoning districts as described in the amendment language.

*The approximate geographic area being considered for new zoning includes: 1) **West Main St corridor** (the blocks the length of Main St. from Olney St. to Green St.); 2) **Watertown Square Area** (including from Green St./Whites Av. to the west, Summer St./Spring St./Palfrey St./Patten St./Gilkey Ct. to the northeast, along the north side of Arsenal St. to Beachwood to the east, south side of Arsenal St. along Beacon Park, south to N Beacon St./Royal St./Riverside St./Thurston Rd. on the east/south/westerly, and along the Charles River along the southerly side to Conant Rd./Green St.), and 3) **Southside** (Aldrich Rd. to west, Charles River/Nonantum Rd. to north and east, City Boundary to east and south, and the blocks west of Galen St to Aldrich Rd.)*

A copy of the full text of zoning amendments and a current and revised zoning map is available on the city website (www.watertown-ma.gov/172) and at the offices of the Department of Community Development and Planning during regular business hours."

II. STAFF RECOMMENDATIONS

In September 2024, staff proposed a package of zoning amendments to implement the Watertown Square Area Plan adopted on July 16, 2024. This package also included complementary zoning amendments.

At the October 24, October 29, and 30, 2024 public hearings, staff suggested changes to the amendment package to address comments made by City Council, Planning Board and/or members of the public. These

changes were recommended by the Planning Board at their October 30 meeting and are incorporated in this report.

As a result of extensive public comment and Board deliberation, staff said they would follow up this zoning amendment process with a detailed review and further zoning amendments focused on housing, including:

- Accessory Dwelling Units (ADUs). Staff initially reported that the Watertown Affordable Housing Trust and Watertown Community Conversations have been planning an informal community process in early 2025 to help develop a proposed ADU ordinance. The City Council may wish to refer the issue to one of its committees as well.
- Affordable and family housing incentives. Staff propose to work with the Watertown Affordable Housing Trust and a City Council committee on city-wide amendments to Section 5.07 of the Zoning Ordinance (Affordable Housing).

III. PUBLIC COMMENT

The City Council and Planning Board held joint hearings on October 16, 24 and 29, 2024. The Council, therefore, has already received the written and oral public comments from those hearings. On October 30, 2024, the Planning Board provided the opportunity for further public comment; no one in the Council Chamber or on Zoom did so. There was an additional written comment on October 30 which supported incentives for affordable housing.

IV. PLANNING BOARD DELIBERATION AND RECOMMENDATION

The Planning Board had an opportunity to comment, and to obtain further information from staff, at the joint hearings on October 16, 24 and 29, 2024. Based on these comments and preliminary Board deliberation at the October 29 hearing, staff provided the Board with a summary of proposed changes to the amendment text and map the next day (DCDP Updates to WSQ Zoning Package).

On October 30, 2024, the Board used this summary to structure its continued deliberation. Below are the major points:

1. Definition of Household: Board members agreed that the definition should be changed to state, “any number of people living together as a single housekeeping unit.” One member asked whether the term “housekeeping” was necessary. Staff responded that the term was consistent with other definitions but could provide further details if necessary. There was no recommended action on this question. (p.2, lines 47-52, in Exhibit 1)
2. Nursing Homes: Board members agreed that Nursing Homes should be added to the WSQ/NMU use tables as SP/SR. (p. 8, Table 5.01C)
3. Active use Definition: Board members agreed that “community spaces” should be added. (p. 9, line 739)
4. ADUs: Board members agreed that it should be clarified that as proposed they would only be allowed as an accessory use associated with a single-family dwelling. (p. 12, Table 5.02, lines 312-313)

5. Universal Design: Board members agreed that the WSQ/NMU district goals should add language about “universal design principles” and “access to transit.” One member asked whether “universal design” was focused on accessibility; staff said the term is broader than “accessible” – which is governed by ADA laws – and is intended to promote design that works for all ages. (p. 18, lines 485-486)
6. Clarification (inserting “multi-family” as missing word): Board members agreed. (p. 19, line 534)
7. Ground Floor Max Height: Board members agreed that ground floor maximum height should be deleted. One member asked if there was a downside to eliminating the maximum. Staff said Utile suggested the maximum as a preference and that staff did not foresee any downside and it could enable a more innovative design. (p. 20, line 545).
8. Flat roof setback in NMU district: Board members agreed that the setback requirement should be eliminated for flat roof structures in this district. (p. 21, line 545).
9. Exceptions for 12 Foot Setback: Board members agreed that there should be two exceptions for the 12 foot front setback to provide sidewalk space. The DCDP Update memo suggested language for one exception (existing front façade being maintained). During the Board discussion, there was support for a second exception where practical considerations (e.g., a narrow street) were present. Staff said that it would suggest language for this second exception with the Planning Board Report. (p. 21, line 555).
10. Open Space Payment In Lieu: Board members agreed that there should be an option of allowing a project to contribute money or land elsewhere. As a Board member previously suggested that the Permit Granting Authority rather than staff be authorized to accept an “in lieu” contribution, staff proposed using “City” instead. One member asked staff to clarify when an “in lieu” contribution could be allowed; staff said the provision specifies that there must be a location that “better implements” the City’s Open Space and Recreation Plan. Further discussion centered on improving the suggested language by including making clear that both financial and in-kind contributions could be accepted. (p. 22, line 575).
11. Open Space/Private Balconies and Building Amenities: Board members thought that the suggested change was unnecessary. Rather, they thought that the existing definition was sufficient despite not referencing balconies or rooftops directly. The Board suggested that the WSQ/NMU district language clearly refer to the existing definition of Open Space. (p. 22, line 572).
12. Façade Articulation: Board members noted the wording on ways to vary façade articulation should be stronger and agreed that “may be required” should be “will be required.” (p. 28, line 701).
13. Unbundled Parking: Board members agreed that unbundled parking should be required for the residential portion of new projects and encouraged for all projects requiring a Transportation Demand Management Plan. One member asked if unbundled parking should be required for all projects. Staff said that unbundled parking can be unrealistic for retail/commercial projects. In these instances, shared parking is often a better approach. Another member suggested that staff should continue to conduct further research into the efficacy of unbundled parking as a strategy

for transportation demand management but acknowledged that this is not part of the Zoning Ordinance. (p. 33, line 821).

14. Screening Garages: Board members agreed on adding language requiring that any visible portion of a garage be “sufficiently screened.” There was discussion about whether the language could be more specific about screening methods and staff said the methods are highly dependent on the specific site. Having this additional language in zoning, one member said, would be useful to the Board when it did site plan review. (p. 33, line 849).
15. Transit-Oriented Development Overlay (TODO) Goals: Board members agreed that “good location” be deleted since the factors themselves (near public transit, etc) are already in the language. (p. 36, line 939).
16. Inclusionary Zoning in TODO: Board members agreed to language clarifying that the existing inclusionary zoning requirements would apply in the by right overlay, except if not allowed by the state. If not allowed, the lower inclusionary requirements allowed by the state would apply until local requirements could be substituted. (p. 37, lines 977 and 981-984).
17. LEED: Board members agreed on inserting language strongly encouraging higher LEED levels, but also noted further review regarding LEED requirements as part of future zoning amendments. (p. 51, line 1430).
18. Map Change - Arsenal St: Board members agreed that these 21 parcels north of North Beacon Street and West of Irving Street should be designated WSQ3. One member asked about extending the WSQ3 further south; staff said this area is already built-out at a level that would make them non-conforming if added to the WSQ3.
19. Map Change - Winter St: Board members agreed that five parcels should be designated NMU rather than WSQ1.
20. Map Change - Galen St: Board members agreed that four parcels on the east side of Galen Street should be designated WSQ2 rather than WSQ1. These parcels are appropriate for further density.
21. Map Change - Riverside St: Board members agreed that two parcels should be designated NMU rather than two-family (T) because of common ownership and the intensity of their present use. The owner holds two parcels currently proposed to change from R.75 to NMU, and has requested that two other, contiguous, parcels be changed from T to NMU so that all four have the same zoning. Members discussed several options, including T or R.75 for these parcels and extending NMU zoning to additional parcels.
22. Map Change – Main St Delta: Board members agreed that Delta should be designated Open Space Conservancy (OSC) rather than WSQ3. One member asked for confirmation that this zoning would allow the kind of retail pavilion shown in the Watertown Square Area Plan. Staff said that OSC zoning would not preclude such a use by the City since it is publicly owned.

One member asked that staff reiterate their commitment to studying ways to increase housing affordability and staff summarized its prior commitment (see Section II of this Report).

V. VOTE TO RECOMMEND

1. Zoning: The Planning Board voted unanimously (5-0) to favorably recommend the proposed zoning amendments as discussed and orally approved at this meeting.
2. Map: The Planning Board voted unanimously (5-0) to favorably recommend the proposed zoning map changes), with the changes to the map as discussed and orally approved at this meeting.

VI. TECHNICAL CHANGES PROPOSED BY STAFF:

In addition to the text changes recommended by the Planning Board, staff have proposed technical changes based on City Council, Planning Board, KP Law, and public comments during the hearing process. These technical changes are included in Exhibit 1 and are identified below:

1. Clarification: replacing “Mixed Use Required Streets” with “Parcels with Active Street Frontage” (p. 21, line 545)
2. Clarification: replacing “Unless the EOHLC disapproves...” as described above with “If the EOHLC does not allow...” (p. 37, line 981).
3. Grammatical or other non-substantive text clarification (p. 25, 28-29, 31, 41, 46, 57)

VII. ZONING LANGUAGE AND OTHER EXHIBITS:

Exhibit 1 provides the proposed amendments. The language in red shows amendments to the existing ordinance. The language in blue represents the further changes discussed in the staff addendum.

Exhibit 2 Planning Board Recommended Zoning Map Changes, October 30

Exhibit 3 Proposed citywide zoning map, dated November 7, 2024

Exhibit 4 DCDP Updates to WSQ Zoning Package – Provided for Planning Board October 30, 2024 meeting, identifying the text and map changes previously discussed by the Planning Board.

Exhibit 1

1 WATERTOWN SQUARE ZONING AMENDMENTS, ATTACHMENT 1 (TEXT)

2 Article II Definitions

3 § 2.18 Dwelling.

4 A privately or publicly owned permanent structure, whether owned by one or more persons or in
5 condominium, or any other legal form which is occupied in whole or part as the home residence or
6 sleeping place of one or more persons. The terms "single-family," "two-family," or "multi-family"
7 dwelling shall not include hotel, lodging house, bed and breakfasts, bed and breakfast homes,
8 hospital, membership club, mobile home, or dormitory. Where the following terms appear in this
9 ordinance they shall have the following meanings:

10 DWELLING, SINGLE-FAMILY: A detached residential building designed or intended or used as the
11 home or residence of one family/**household**.

12 DWELLING, TWO-FAMILY: A detached residential building designed or intended or used
13 exclusively as the home or residence of two families/**households**. For purposes of this
14 ordinance, a two-family dwelling includes (1) a building containing two dwelling units joined **side**
15 **by side, sharing a common by a shared wall** for at least 50% of its height and depth, excluding
16 space used for accessory uses; i.e., in which no part of one dwelling unit is over any part of the
17 other dwelling unit, or (2) a house containing two dwelling units, in which all or part of one
18 dwelling unit is over all or part of the other dwelling unit.

19 ~~DWELLING, THREE-FAMILY: A detached residential building designed or intended or used~~
20 ~~exclusively as the home or residence of three families, each in a separate dwelling unit, living~~
21 ~~independently of each other and who may have a common right in halls and stairways:~~

22 ~~DWELLING, MULTI-FAMILY: A building designed or intended or used as the home or residence of~~
23 ~~four or more families, each in a separate dwelling unit, living independently of each other and~~
24 ~~who may have a common right in halls and stairways, whether rental or owner occupied, with the~~
25 ~~number of families in residence not exceeding the number of dwelling units provided: A building~~
26 ~~with three or more residential dwelling units or two or more buildings on the same lot with~~
27 ~~more than one residential dwelling unit in each building, excluding Accessory Dwelling~~
28 ~~Units. Multi-family dwellings may also be referred to as multi-family housing or multi-family~~
29 ~~development.~~

30 DWELLING, ROWHOUSE OR TOWNHOUSE: **A type of multi-family dwelling consisting of a A**
31 row of at least three but not more than eight one-family attached dwelling units whose sidewalls
32 are separated from other dwelling units by a fire wall or walls. Each unit in the row, or townhouse,
33 may be owned by a separate owner and shall have its own at grade access.

34 **DWELLING, ACCESSORY UNIT: a self-contained housing unit, inclusive of sleeping, cooking**
35 **and sanitary facilities on the same lot as a principal dwelling, subject to otherwise**
36 **applicable dimensional and parking requirements, that: (i) maintains a separate entrance,**
37 **either directly from the outside or through an entry hall or corridor shared with the principal**
38 **dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is**
39 **not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900**

square feet, whichever is smaller.

§2.19 Dwelling Unit

Living quarters for a single family/**household** with cooking, living, sanitary and sleeping facilities.

§ 2.23 Family/Household.

~~An individual, or two or more persons occupying a dwelling unit and living together as a single, non-profit housekeeping unit; provided that a group of five or more persons who are not kindred to each other, as defined by civil law, shall not constitute a Family. Residential occupancy of a building or portion of a building in dwelling units by any number of persons related by blood, marriage, adoption, or foster care agreement and up to three (3) additional unrelated persons living together as a single housekeeping unit.~~

Residential occupancy of a building or portion of a building in a dwelling unit by any number of people living together as a single housekeeping unit.

§ 2.63 Open space, publicly usable.

Open Space as defined by § 2.62 that is designed for and open to the public ~~from dawn to dusk.~~

§ 2.79 Special permit and site plan review permit.

A **special** permit is a permit for certain exceptions specified in this Zoning Ordinance to the zoning regulations contained herein which may be allowed at the discretion of the **designated Permit Granting Authority (PGA) when the provisions of Article IX (including site plan review as applicable) have been met. The designated PGA for special permits may be the Planning Board or the Zoning Board of Appeals depending on the zoning district. A site plan review permit is a permit granted for an allowed use when the site plan review criteria set forth in Section 9.03 have been met, or can be met through reasonable conditions imposed by the Planning Board, which shall be the PGA.** , shall review subject to the provisions of Article IX ~~§9.04-9.13.~~

Article III Establishment of Zoning Districts

§ 3.01 Classification of districts.

For the purposes of this Zoning Ordinance, the City is hereby divided into the following use districts:

(a) Residence Districts.

S - Single Family: S-10 and S-6
T - Two Family
SC - Single Family Conversion
R - Residential multi-family: R.75 and R1.2
CR - Cluster Residential

(b) Business Districts.

~~CB - Central Business~~
NB - Neighborhood Business
LB - Limited Business

(c) Industrial Districts.

I-1 - Industrial 1
I-2 - Industrial 2
I-3 - Industrial 3

(d) Special Zoning Districts.

ALOD - Assisted Living Overlay District
AODD - Arsenal Overlay Development District
~~NMU-Neighborhood Mixed Use~~
OSC - Open Space and Conservancy
~~RO - Revitalization Overlay~~
RD - Limited Redevelopment District
R/SOD - Religious/School Building Overlay District
PSCD - Pleasant Street Corridor District
RMUD - Regional Mixed Use District
~~TODO - Transit Oriented Development Overlay District~~
~~WSQ1-Watertown Square 1~~
~~WSQ2-Watertown Square 2~~
~~WSQ3-Watertown Square 3~~

§ 3.02 Boundaries of the districts.

- (a) The location and boundaries of these districts are hereby established as shown on a map entitled "Zoning Map of Watertown, ~~Massachusetts~~" as dated ~~January 30, 1989~~, ~~as amended by the amendments thereto adopted May 23, 1989 (the "Zoning Map"), as further amended July 8, 2008 August 18, 2015 and, March 2, 2016,~~ and on file in the office of the City Clerk, which map, with all explanatory matter thereon, is declared to be a part of this Zoning

105 Ordinance.

106 (c) Where a district boundary is indicated as approximately following, or parallel to, the center
107 line or street line of a street, highway, railroad right of way, or water course, such a district
108 boundary shall be construed as following, or as being parallel to, such center line or street
109 line. Where a district boundary is indicated as approximately following a lot line, such line
110 shall be construed to be said boundary. ~~If no distance is indicated on the Zoning Map for a~~
111 ~~district boundary running parallel to the center line or street line of a street or highway, such~~
112 ~~dimension shall be assumed to be 100 feet from the street or, if as determined by the use of~~
113 ~~the scale shown on said Zoning Map it is at least 20 feet more or less than 100 feet, it shall be~~
114 ~~as so scaled.~~ When any uncertainty exists as to the exact location of a boundary line, the
115 location of such line shall be determined by the Planning Board.

116

Article IV General Use and Dimensional Regulations

§ 4.01 Permitted uses.

(a) A use listed in Article V is permitted as of right in any district under which it is denoted by the letter "Y" subject to the applicable definitions in Article II.

(b) A use listed in Article V is permitted as of right, with and the site plan review special permit requirements of under § 9.03 in any district under which it is denoted by the letters "SR" subject to the applicable definitions in Article II.

(b c) A use listed in Article V is permitted as a special exception in any district under which it is denoted by the letters "SP" only if the Permit Granting Authority PGA so determines and issues a special permit therefore as provided in Article IX subject to the applicable definitions in Article II and to such further restrictions as said Board may establish. Uses denoted by the letters "SP/SR" require a Special Permit with site plan review under Article IX.

(c d) A use listed in Article V which is denoted by the letter "N" is not permitted, except nonconforming uses which may be continued under the provisions of § 4.05.

§ 4.02 Uses subject to other regulations.

Unless provided otherwise, Uses permitted as of right **(with or without site plan review)** or by special permit **(with or without site plan review)** shall be subject, in addition to use regulations, to all other regulations applying to the district or to the use, such as dimensional regulations in Article V, provisions for off-street parking and loading in Article VI, regulation of signs and illumination in Article VII, and **Sustainability, Solar and** other regulations in Article VIII and elsewhere in this Zoning Ordinance.

§ 4.08 Applicability of dimensional regulations.

(a) The regulations for each district pertaining to the size and dimensions of the lot and of the buildings thereon and to the placement of the buildings and of accessory uses on the lot shall be as specified in Article V, subject to further provisions of **Article IV § 4.08, 4.09, 4.10, 4.11, and 4.12.**

§ 4.10 Exceptions to height regulations.

The limitations of height in feet shall not apply to necessary features usually carried above roofs of buildings, but not used for living purposes, such as water tanks, satellite dishes, chimneys, ventilation systems, bulkheads, aerials, church towers or spires, elevator penthouses, solar arrays, and reception antennas for the use of the occupants of the building. If visible, rooftop ventilation systems shall be visually screened in a manner compatible with the architectural language of the building. Screening of rooftop features shall also be excluded from the calculation of building height. Such features exceeding the height permitted in the district by 15 feet or more shall be allowed only by special permit **in keeping with relevant design standards and adopted design guidelines.** Wireless telecommunications facilities are subject to the requirements in § 5.14.

Except in the zoning districts regulated by § 5.08, Additional **building** height consistent with the adopted Design Guidelines may be granted by Special Permit where public amenities are provided in the following four instances, however in no case shall the additional height granted be more than

156 two stories:

1. At important civic intersections and squares.
2. When defining or terminating important view corridors.
3. When the height of adjacent buildings exceeds those allowed as-of-right.
4. When additional approved public amenities have been incorporated.

157 ***§ 4.11 Exceptions to setback requirements.***

158 (c) No use other than landscaping and accessory parking of not more than three cars is permitted
159 within a required side or rear yard in any residence district except as provided in § 4.12 unless
160 screened as provided in Section 4.14 and subject to the provisions of § 6.02(k). In LB, **WSQ,**
161 **NMU** ~~EB~~ and I districts, required side and rear yards may be used for any permitted outdoor
162 accessory use, subject to the provisions of Articles VI and VII.

163 (e) Exceptions to Side Yard Setback Requirements. Developments in the NB, LB, ~~EB~~, **NMU, WSQ,**
164 I-1, I-2, I-3, RMUD, and PSCD Districts may be contiguous on a block: zero lot line and/or
165 shared party wall. Corner lots may be developed with two front yards with yards determined
166 by the Zoning Enforcement Officer.

167 ***§ 4.12 Required corner clearance for visibility.***

168 In any district where a street yard setback is required, no structure, fence, planting or sign shall be
169 maintained between a plane of two and one-half (2-1/2) feet above curb level and a plane seven
170 feet above curb level as to interfere with traffic visibility across the corner within a triangle bounded
171 by the street lot lines and a straight line drawn between points on each such lot line 25 feet from
172 the intersection of said lot lines or extension thereof. In districts where no street yard setback is
173 required, **or where a traffic control signal system is installed, no corner clearance is required.**
174 ~~the City Ordinances, Chapter 8, § 22 shall apply.~~

175 ***§ 4.13 Transition requirements.***

176 (a) Front Yard: In a LB, ~~EB~~, NB, **NMU, WSQ,** or any Industrial district no building shall be erected
177 nearer to the street line or established building line than is permitted in the adjacent
178 Residence **District** within a distance of 50 feet from the Residence **District** boundary line,
179 except where such building is separated by a street from the Residence **District**.

180 (b) Side Yard: In a LB, ~~EB~~, NB, or any Industrial district, no building shall be erected within 10 feet
181 of the side lot line of any abutting lot, all or the majority portion of which is a Residence.

Article V Tables of District Regulations

§ 5.00 Interpretation.

- (a) Use and dimensional regulations listed in the District Tables are in addition subject to the other provisions in this Zoning Ordinance, particularly Articles IV, VI, **and VII, and VIII.**
- (b) **As specified in Article IV § 4.01 and § 4.02, a** ~~A~~ use listed in § 5.01 and § 5.02 is permitted as of right in any district under which it is denoted by the letter "Y" (Yes). If designated in the Table by the letters "SP" (Special Permit), the use may be permitted as a special exception only if the Special Permit Granting Authority (SPGA) so determines and grants a special permit therefore as provided in § 9.04 subject to such restrictions as said SPGA may establish. If designated in the Table by the letters "SR" (Site Plan Review), the use is permitted as of right subject to the procedures and standards of Site Plan Review as provided in § 9.03. If designated in the Table by the letters "SP/SR" (Special Permit with Site Plan Review), the use may be permitted by special exception only if the SPGA so determines and grants a Special Permit in accordance with § 9.04, 9.05, 9.06, 9.07, and 9.08 subject to the procedures and standards of Site Plan Review as provided in § 9.03. If designated in the Table by the letter "N" (No), the use is not permitted in the district.
- (e) In the case of multiple buildings on a lot in single ownership, the distance between any portion of such buildings shall be not less than 10 feet **unless in a zoning district where a reduction is allowed by Special Permit.**

NOTE/NOT PART OF ZONING TEXT: DELETE EXISTING SINGLE TABLE for PRINCIPAL USES (not shown) AND REPLACE WITH THREE TABLES (shown in part). Two of the new tables reorganize the existing table by separating Residence Districts and existing Business/Industrial/Special Districts (Central Business deleted). These contain only technical changes and the full tables have been moved to an Appendix. The third table is titled Mixed use Districts and contains the new WSQ and NMU Districts.

§ 5.01 Table of Use Regulations

A) Residence Districts Use Table:

As a Principal Use	S-6	S-10	CR	SC	T	R.75	R1.2
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B) Business Districts, Industrial Districts, and Special Districts (PSCD, RMUD, and OSC) Use Table:

As a Principal Use	NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
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C) Mixed Use Districts (NMU, WSQ1, WSQ2, WSQ3) Use Table:

(1) The table below identifies uses in the Mixed Use Districts that are allowed (Y), allowed only with special permit (SP) or special permit with site plan review (SP/SR) or not allowed (N). As set forth in note 2 to this table, a project that is Y with 4,000 s.f. of site area or a building gross floor area of 4,000 s.f., whether for a new construction or change to a new use category, triggers site plan under Article IX.

As a Principal Use	WSQ	NMU
1. Residence		
a. Dwelling, Single Family	N	N
b. Dwelling, Two Family	N	Y (2)
c. Dwelling, Multi-Family 3+	SP	SP
d. Work/Live Creative Studios	SR	SR
2. Institutional & Recreational		
a. Public Uses	Y	Y
b. Religious, educational, or licensed day care use as defined by CH.40A, § 3.	SR	SR
c. Private Club, school, clinic	SP	SP
d. Cultural Center	Y (2)	Y (2)
e. Entertainment Center	Y (2)	Y (2)
f. Recreation Facility	SP/SR	SP/SR
g. Nursing home, rest home, or convalescent home	N SP/SR	N SP/SR
h. Assisted Living	SP/SR	SP/SR
3. Commercial		

As a Principal Use		WSQ	NMU
a.	Business offices, bank, medical and/or dental	Y (2)	Y (2)
b.	Retail stores including liquor stores	Y (2)	Y (2)
c.	Retail Services Establishment	Y (2)	Y (2)
d.	Restaurant including counter-only	Y (2)	Y (2)
e.	Bar	SP	SP
f.	Hotel and Motel Use	SP/SR	SP/SR
g.	Gasoline Service Station	N	N
h.	Craft Food or Beverage Production with retail	SR	SR
i.	Arts, Sale and Studio/Exhibition Space	Y (2)	Y (2)
j.	Adult Use Marijuana Establishment	SP/SR	SP/SR
k.	Drive Thru/Accessory Drive Thru	N	N
l.	Home Occupation	SP	SP
4. Manufacturing and Industrial			
a.	Light Industry including R&D	N	N
b.	Heavy Industry	N	N
c.	Laboratories	N	N
d.	Warehouse, parcel or goods distribution	N	N
e.	Motor Vehicle Repair and Body Work	N	N
f.	Wholesale business, warehouse	N	N
g.	Self-Service Storage Facility	N	N
h.	Creative/Maker Space	Y (2)	Y (2)

(2) Use Description: The following provides a list of specific uses and descriptions to supplement Article II definitions and/or state defined uses. In instances where a use or category of uses is not sufficiently defined or described in this ordinance, then common definitions may be considered in determining the use category of a proposed use, if any. Where no use or category of use can be made, then the use is considered to not be allowed. The Zoning Enforcement Officer may determine the category for a proposed use, however, a formal request for a determination by the Zoning Enforcement Officer may be submitted to the Planning Board, to determine a use and its category or determine that a use is not similar and is therefore not allowed. The “active use” description identifies those uses in the table that are required in Active Street Frontages as set forth in §5.08.

Active uses consist of the following:

- 1) Commercial Uses that generate activity along the street, such as retail stores, retail service establishments, restaurants, bars, and craft food and beverage production with retail.
- 2) Institutional and Recreation Uses that generate activity along the street, such as entertainment centers, recreation facilities, and cultural centers, and community spaces.
- 3) Creative Uses that generate activity along the street, such as arts, sale and studio/exhibition spaces, creative/maker spaces and work/live creative studios.
- 4) Residential active areas such as lobbies and common areas up to thirty-five (35%) percent of the required active use gross floor area.

Arts, Sale and Studio/Exhibition Space: Spaces used for any of the following (or combination): sale, display or creation of finished artwork and the performance, rehearsal or production of cultural entertainment or artistic expression such as music, dancing, comedy, film, theater or literary readings.

Business Accessory Uses: includes business activities that occur external to the main structure of a business. Uses include but are not limited to outside display of merchandise, external non-vehicular service windows, and outdoor seating.

Craft Food or Beverage Production with retail: production of small batch food or beverage to be sold on site either through a restaurant or associated retail operation such as bakeries, microbreweries, confectioners, etc. Manufacturing with only offsite sales or distribution is not considered a retail operation and production use.

Creative/Maker Space: a collaborative work space that includes space to create art, crafts and/or engineering projects and a variety of tools and equipment available for public use.

Cultural Center: Defined as a theater, library, museum, gallery, or any combination thereof.

Drive-thru Facility – the portion of a financial, fast food establishment, or pharmacy that provides or dispenses products or services by an attendant or an automated machine to persons remaining in vehicles that are in designated stacking lanes.

Heavy Industry: Any trade, Industry, or other use that is noxious, offensive or hazardous by reason of vibration or noise or the emission of odors, dust, gas, fumes, smoke, cinders, flashing or excessively bright light, refuse matter or any other cause.

Indoor Entertainment Center: An indoor entertainment, amusement or recreation facility, such as a movie theater, bowling alley, billiard room or arcade.

Indoor Recreation Facility: Indoor recreational facilities such as swimming pool, tennis court, or skating rink.

Light Industry: A use engaged in the non-nuisance manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of said products. Light Industry may also include related research and development not associated with a lab.

Laboratories: Facilities that are primarily engaged in research, experimental, and/or testing activities/services within, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, medicine, and physics.

Residential Accessory Uses: Activities that are secondary to the primary use of a dwelling, such as a Home Office, licensed home daycares, and, with site plan review, accessory dwelling units in existing single-family/household buildings within the WSQ and NMU districts.

Retail Services Establishment: An establishment engaged primarily in providing assistance, as opposed to products, to individuals or businesses and other enterprises, including but not limited to a barber or beautician; pickup or self-service laundry or dry cleaning; garment or shoe makers and repairers; florist; printing, publishing or photocopying; photographer's studio; baker, caterer or confectioner; clothes cleaner and presser, decorator, dressmaker, dyer, furrier, hairdresser, hand laundry, manicurist, milliner, newsdealer, optician, photographer, tailor, upholsterer.

Work/Live Creative Studios: Studio space consisting of up to one (1) room, including an area for accessory living that is less than 200 s.f. or 30% of the unit's total floor space, whichever is less, occupied by an artist certified by Public Arts and Culture Committee or successor body and in a building that has either individual or shared kitchen, dining, and/or bathroom facilities.

NOTE/NOT PART OF ZONING TEXT: DELETE EXISTING SINGLE TABLE OF ACCESSORY USES (not shown) AND REPLACE WITH TWO TABLES (shown in part). The new tables reorganize the existing table by separating Residence Districts and existing Business/Industrial/Special Districts (Central Business deleted). These contain one substantive change that is shown below (allowing accessory dwelling units). The remaining parts have been moved to an Appendix. Accessory uses for the new WSQ and NMU Districts have been folded into the principal use table in Section 5.01.

§ 5.02 Table of Accessory Use Regulations

A) Residence Districts Accessory Use Table:

	Accessory Use Only	S-6	S-10	CR	SC	T	R.75	R1.2
t.	Accessory Dwelling Units (accessory to a single family/household dwelling)	SR	SR	SR	SR	SR	SR	SR

B) Business, Industrial, and Special Districts (PSCD, RMUD, and OSC) Accessory Use Table:

	Accessory Use Only	NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
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§ 5.03 Notes to Table of Use Regulations Use Regulation Tables.

- (1) Commercial uses permitted as described in § 5.01 (B.3)(f) and (g) shall be allowed if said uses meet the following criteria; shall not exceed 4,000 square feet in a building or buildings with a Gross Floor Area of less than hundred thousand (100,000) square feet, or exceed five % of the gross floor area for a building or buildings with a Gross Floor Area hundred thousand (100,000) square feet or more, except by special permit.
- (2) ~~Multi-family uses are allowed in the CB district as of right if at least the first floor of the structure in which they are located is used for retail or other business purposes. However, not more than the first two floors may be used for retail or service related purposes in a mixed-use project.~~ **In the WSQ and NMU Districts, a project with 4,000 s.f. of site area or a building gross floor area of 4,000 s.f., whether for a new or change to a new use category, and indicated in the table with a Y (Yes) requires site plan review under Article XI.**
- (12) A Hotel Use, which in the Industrial 1 Zoning District fronts along a collector or arterial shall be subject to the dimensional regulations provided for in § 5.04 **and § 5.08** applicable to the ~~Central Business (CB)~~ **Watertown Square 3 (WSQ3)** District with the exception that the

332 maximum allowable height shall be 79 feet/7 stories, with a minimum 16 foot first story
333 (ground floor to second floor), and the minimum open space requirement shall be 10% and
334 § 5.05 (k) regulating setbacks from Residential Districts shall remain in force. If this Note
335 conflicts with any other provision of this Ordinance the language of this Note shall control.

336 ~~(17) To further the preservation, continuing the adaptive reuse, and modernization of existing,~~
337 ~~meaningful older buildings in Watertown Square, if a structure existed before the adoption of~~
338 ~~the Zoning Ordinance on March 29, 1937, the cumulative conversion of a building or portion of~~
339 ~~a building area of less than 4,000 s.f. is allowed by right and conversion greater of 4,000 s.f. of~~
340 ~~building area is permitted subject to Site Plan Review as provided in § 9.03.~~

341 ~~(178)~~ [Firearms businesses]

342 ~~(189)~~ [Outdoor transfer]

343 ~~(19 20)~~ [Affordable housing linkage fee]

344

345 **§ 5.04 Table of Dimensional Regulations.**

District	Min. Lot Size (s.f.)	Min. Frontage (ft)	Setbacks (ft)(p)			Max. Building Coverage (%) (x)	Max. Impervious Coverage (%) (x)	Max. Height (ft/stories)	Min. Lot Area Per Dwelling Unit (s.f.)	Max. FAR	Min. Open Space (%)
			Front	Side	Rear						
S-6	6,000	65	25	12/10(e)	20	25	85	35/2.5(j)	-	-	15
S-10	10,000	80	25	15/10(e)	20	20	80	35/2.5(j)	-	-	20
SC	6,500	50	15	12/10(e)	20	30	85	35/2.5(j)	-	-	15
T(r)	5,000 (r)	50	15	12/10(e)	20	30	85	35/2.5(j)	-	0.5(r)	15
R.75	5,000	50(f)	15	20	25	35	80	35	1,500	0.75(g)	20
R1.2	5,000	50(f)	15	25	30	50	80	45	1,000	1.2(h)	20
NB	-	50(f)	—	10(d)	15	50	90	35/2.5(j)(n)	-	0.5	10
LB	-	40(f)	—	15(d)	20	80	90	40/4(k)(n)	-	1.0	10
EB	-	(f)	—	—	—	—	100	55/5(k)(n)	-	4.0(o)	(n)
NMU/WSQ	(a) Refer to § 5.08 (a) for dimensional regulations										
I-1	-	50(f)	10 Max. 30(s)	25(d)	30	50	90	55/5 (k)(n)	-	2.0(i)	10
I-2	-	50(f)	10 Max. 30(s)	25(d)	30	50	90	55/5 (k)(n)	-	2.0(i)	10
I-3	-	50(f)	10 Max. 30(s)	25(d)	30	50	90	55/5 (k)(n)	-	1.0	10
I-3 (Residential /Mixed Use)	-	50(f)	10 Max. 30(s)	25	30	50	80	55/5 (k)(n)	800	2.0(i)	20
PSCD	10,000	—	10 Max. 30(s)	0/Shared party wall or 18 ft	18	50(t)	80	Min. 24 Max. 55/5(u)	1000	1.0(v) Mixed Use 2.0	20
RMUD	10,000(w)	50(f)	10 Max 30(s)(p)	15(d)	20(p)	75	85	55/5(n)	N/A	1.0(i)	20
OSC	-	50	50	25	50	15	25	35/2.5(j)	-	0.1	75
CR	40,000	100	50(m)	30(m)	50(m)	15	35	35/2.5(j)	10,000	-	65
RO	10,000	50	-	15	20	65	85	43/4	-	2.0(q)	15
Lots Legally Created after 5/29/96											
S-6	6,000	65	25	12/10(e)	20	25	85	35/2.5(j)	-	-	15
SC	7,500	50	15	12/10(e)	20	30	85	35/2.5(j)	-	-	15
T	7,500	50	15	12/10(e)	20	30	85	35/2.5(j)	-	-	15

346
347 **§ 5.05 Notes to Table of Dimensional Regulations.**

348 (a) ~~Exempt religious and educational institutions may not be more than three stories or 40 feet~~
349 ~~high. Dimensional regulations and development and design standards applicable to the~~
350 ~~WSQ and NMU Districts are set forth in § 5.08.~~

351 (b) A ~~dwelling structure~~ to be erected between ~~two~~ existing ~~dwelling structures~~ adjacent to the
352 lot need not have a front yard greater than the average of the yards in front of the ~~two~~ existing
353 ~~dwelling structures~~.

354 (d) Side yards between ~~the portion of buildings~~ without dwelling units may be omitted by **Site**
355 **Plan Review Permit or** Special Permit provided that the side yard does not adjoin a Residence
356 district, and that the access of emergency equipment to the rear parking is not rendered
357 inaccessible. For new construction of ~~three or four family dwelling structures or~~ rowhouses,

side yards shall be required at the side lot as at the end of each row of attached dwelling. When the row of dwellings is facing the street, no single side yard shall be less than (ten) 10 feet wide. When the row is facing the side yard, no single side yard shall be less than 15 feet wide. No row shall consist of more than eight dwellings, and each dwelling shall be a minimum of 20 feet, measured between the common walls.

- (f) ~~The minimum frontage of the lot shall be 100 feet for new construction of multi-family dwelling structures, townhouses, and rowhouses.~~ For all new construction in the RMUD, NB, LB, ~~GB~~, I-1, I-2, and I-3 Districts the maximum length of a contiguous building facade shall be no more than 150 feet long or up to 250 feet long by Special Permit in keeping with adopted Design Guidelines. Offsets of a minimum of 25 feet in depth and 50 feet in length, shall be incorporated for facades to not be considered contiguous. The maximum linear dimension of a building shall be less than 300 feet long, unless a project of greater length, by Special Permit, is determined to be in keeping with adopted Design Guidelines. Buildings with a substantial, publicly-accessible pass through at the ground floor that is a minimum of 50 feet across and 20 feet in height, or an equivalent area, may be considered as separate buildings, as determined by the Zoning Enforcement Officer.

Exceptions — In the RMUD, both the maximum contiguous wall and the overall length of a building may be increased through the use of a Master Plan Special Permit, but any increase must be in-keeping with adopted Design Guidelines and the local context.

- (k) For all uses allowed by special permit in the ~~GB~~, LB, I-1, I-2 and I-3 districts no part of any structure when abutting a residential zoning district shall be closer than 25 feet as measured perpendicular to the property line of said residential district. At 25 feet from said property line, beginning at a height of 25 feet measured from the grade plane described in § 2.24, a structure shall increase in height no more than a ratio of 1:1 (45 degrees) moving perpendicularly away from the property line, with a maximum height as outlined per § 5.04 and § 5.05. Further, in the required 25 foot setback for all structures at least 15 feet of said area shall be primarily landscaped or screened by fencing to serve as a year-round visual buffer where the proposed project abut a residential zoning district.

- (n) For Mixed-Use development of any type (Residential and Commercial) the minimum open space requirement shall be 20%.

For office buildings or mixed-use developments in the NB, LB, ~~GB~~, RMUD, I-1, I-2, and I-3 Districts greater than or equal to 10,000 gross square feet or containing 10 or more residential units, the minimum building height is 24 feet. For the RMUD see § 5.18 (c)5 for minimum and maximum heights.

- (o) ~~For mixed-use projects of any type (Residential and Commercial) the Maximum Floor Area Ratio shall be 4.0.~~

- (q) ~~Reserved for future use. See § 5.08(d)(1) and § 9.06(b). In the RO district, the projects containing only commercial uses, the maximum FAR is 1.5. For projects that contain any residential units, the maximum FAR is 2.0. Affordable housing requirements under § 5.07 shall apply.~~

~~§ 5.08 Revitalization Overlay special permit (RO):~~

- (a) ~~Intent and Purpose: To assist in accomplishing the purposes of this Zoning Ordinance the City Council~~

- may from time to time apply a Revitalization Overlay District to specific portions of the Zoning Map in order to guide the redevelopment of certain tracts of land in a manner that is beneficial to the City:
- (b) Objectives: The establishment and application of the revitalization overlay special permit is intended to accomplish the following objectives:
- (1) To permit by special permit the orderly redevelopment of a specific area regardless of the various underlying zoning districts;
 - (2) To provide for greater flexibility in planning and design;
 - (3) To provide the opportunity for mixed use developments that will allow for more efficient and sensitive use of land;
 - (4) To promote compatibility between adjoining areas and the proposed development site; and
 - (5) To promote redevelopment of specific portions of the community consistent with adopted land use plans and policies.
- (c) Permitted Uses: The following uses are permitted within a revitalization overlay special permit:
- (1) Any use permitted in the S-10, S-6, T, R.75 and R1.2 districts, given the site plan requirements of subsection (e)2 of this § 5.08;
 - (2) Retail establishments, business offices, consumer services, excluding drive-in retail and service facilities;
 - (3) Any use permitted by right or special permit in any of the underlying zones.
- (d) Dimensional Criteria: The uses noted in subsection (c) above shall be subject to the following criteria:
- (1) Maximum Floor Area Ratio: No commercial project developed by a Revitalization Overlay special permit shall exceed a Floor Area Ratio of 1.5; and no residential project developed by a Revitalization Overlay special permit shall exceed a Floor Area Ratio of 2.0;
 - (2) Maximum Height: No structure built or reconstructed as a result of revitalization overlay special permit shall be more than 43 feet or four stories;
 - (3) Building Coverage: The structure or structures of any development within a revitalization overlay district shall not exceed a total building coverage of 65%, excluding parking areas and parking garages, recreation facilities such as swimming pools and tennis courts, and internal roadways or walkways;
 - (4) Setbacks:
Front No setback required
Side 15 feet
Rear 20 feet
- The Board of Appeals shall require that a landscape plan for screening and buffering purposes be prepared for some or all the required set back areas:
- (5) Minimum Lot Size: Ten thousand square feet.
 - (6) Minimum Frontage: Fifty feet.
 - (7) Minimum Open Space: All projects within the Revitalization Overlay District shall have at least 15% of the total site area devoted to Open Space; required Setbacks shall be considered as part of the total area required for Open Space. The required Open Space shall not be used for parking or loading purposes and shall be open and unobstructed to the sky, items such as benches, walkways, planters, landscaping, swimming pools, kiosks, gazebos, and similar structures shall not be considered as obstructions;
 - (8) Bonus Density: A project developed by a Revitalization Overlay special permit which complies with the requirements of Section 5.07, except that the allowance for a cash contribution in lieu of units shall not apply, may increase its Floor Area Ratio to a maximum of 2.0.
- (e) Minimum Site Plan Requirements:
- (1) Commercial Developments: Developments that are exclusively commercial in character may be permitted by special permit given the conditions of the above subsection (d) of this § 5.08.
 - (2) Residential Projects: No developments that are exclusively residential in character shall be allowed except as provided below. Residential uses shall only be allowed as part of a mixed use project and shall be subject to the following conditions:

- (A) Entrances and exits for residential uses shall be separate and distinct from commercial entrances and exits.
- (B) The Board of Appeals may grant a special permit for entirely residential structures in the instance where the proposed mixed-use development would create both wholly but separate residential and commercial structures on one lot given the following conditions; structures used wholly for residential purposes shall be at least 50 feet from structures (within the same lot) used for wholly commercial purposes and the open space between the residential and commercial structures shall be consistent with the open space requirements of this section; and that the total FAR for all structures on the lot does not exceed 1.5, except as allowed by § 5.08(d)(8) above; and further, that all other dimensional requirements are met in accordance with the standards of this section.
- (3) All Projects:
- (A) The exterior building line of the fourth story shall be setback a minimum of 25 feet from any street line.
- (B) For any building that contains a fourth story, the front exterior building line shall be a minimum distance of 12 feet from the front lot line.
- (f) — Parking Requirements: The parking requirements for development within the Revitalization Overlay District shall conform to the parking requirements for each individual use set forth in § 6.01 of this Zoning Ordinance.
- (g) — Signs: A plan for signs shall be submitted to the Planning Board and the Board of Appeals for approval. The Board of Appeals shall grant approval of the plan for signs only after it is satisfied with said plan for signs will not derogate the quality of a residential environment in the mixed-use projects. For guidance, the Board of Appeals shall use § 7.05 of this Zoning Ordinance for signs in mixed-use projects. For developments that are exclusively commercial, § 7.06 of this Zoning Ordinance shall apply.
- (h) — Procedure: Consistent with the procedural requirements provided in § 9.04 of this Zoning Ordinance, the Board of Appeals may grant a special permit for development within a Revitalization Overlay District if it finds that the conditions for approval for special permits set forth in § 9.05(b) of this Zoning Ordinance have been met.

§ 5.08 Watertown Square/Neighborhood Mixed Use Districts (WSQ1, WSQ2, WSQ3, NMU)

(a) Intent and Purpose

The Watertown Square/Neighborhood Mixed Use Districts were created to fulfill the goals contained in the Watertown Comprehensive Plan and the Watertown Square Area Plan. This zoning is designed to achieve these goals through sound planning and form-based code principles. The goals of these districts include:

- 1) Create lively public spaces
- 2) ~~Create~~ Incorporate Universal Design principles to create street design that promotes safe walking, and biking, and access to transit.
- 3) Ensure that small businesses can thrive
- 4) Promote shared public-private open spaces that are activated and expanded, with more access to the Charles River
- 5) Create expanded housing options
- 6) Explore more opportunities for public art
- 7) Reuse, enhance, or preserve the most significant historic structures
- 8) Make the Square a destination for residents and visitors alike, with attractions for community members to visit and spend time

(b) District Delineations: The following districts as classified, located, and referenced in Article III, shall include the boundaries of the zoning districts as defined on the Zoning Map of Watertown, Massachusetts, as amended. The provisions of this section shall only apply within the boundaries of following zoning districts:

- 1) Watertown Square 1 (WSQ1)
- 2) Watertown Square 2 (WSQ2)
- 3) Watertown Square 3 (WSQ3)
- 4) Neighborhood Mixed Use (NMU)

(c) Definitions

- 1) **AFFORDABLE HOUSING DEVELOPMENT:** A development in which fifty (50) percent or more of its units qualify as an “Affordable Housing Unit” with an “Affordable Housing Restriction” as these terms are defined in Section 5.07. Developments may not be segmented to qualify for an affordable development height bonus and/or reduced parking minimum.
- 2) **FURNISHING ZONE:** The portions of the sidewalk not dedicated to travel and access. These areas are located along the street edge and may be adjacent to buildings and can be used for trees, street furniture, and amenities for active streets including outdoor dining.

- 3) **ACTIVE STREET FRONTAGE:** A portion of a street that requires ground story active uses along the street frontages delineated on the zoning map.
- 4) **PLUS (+) STORY:** The uppermost occupiable story. The plus (+) story can be shaped as a pitched roof or a flat roof with step-backs (see § 5.08 (e)5 b) (iv)).

(d) Authority and Procedure: Development Review shall be as follows:

- 1) **Applicability:** All new construction, or change from one zoning use category to another category as specified in Article V, of 4,000 square feet of gross floor area or more, requires development review before the Planning Board and/or Zoning Board of Appeals before filing for a building permit. Further, this section applies to a project with any new use identified in Article V, or a change to a site that requires relief from other Articles, including, but not limited to, Articles IV, VI, VII, VIII, as applicable.
- 2) **Approval Processes:**
- a) **Site Plan Review:** There are two types of review. A project may only be subject to a Site Plan Review, with approval before the Planning Board (Site Plan Review Permit). Alternatively, a project may be required to combine Site Plan Review with the process of obtaining one or more Special Permits and/or Variances, with the Zoning Board of Appeals as the PGA. The process and criteria for Site Plan Review are set forth in § 9.03.
- b) **Special Permit:** Except for multi-family and mixed-use developments in the Transit Oriented Development Overlay District (TODO) and exempt uses as defined by Ch. 40A, Section 3, all projects subject to development review are required to obtain a Special Permit from the Zoning Board of Appeals. The process and criteria for Special Permits are set forth in § 9.04 and § 9.05.
- c) **Variances:** The process and criteria for Variances from dimensional and other required standards are governed by and set forth in § 9.14 and § 9.15

(e) Dimensional Standards

1) Site Dimensional Standards

	NMU	WSQ1	WSQ2	WSQ3
Open Space (minimum)				
Open Space	15%	15%	10%	5%
Publicly Usable Open Space required on 30,000 SF and greater lots	None	5% minimum, plus % Open Space		
Building Setbacks (minimum)				
Front	5' or average per §5.05 b	0'	0'	0'

Side with Party Wall	0'	0'	0'	0'
Side without Party Wall	10'	10'	10'	10'
Side Abutting Residence District	10'	10'	10'	10'
Rear	10'	10'	10'	10'
Rear Abutting Residence District	15'	15'	20'	20'
Between Buildings on a Lot	20'	25'	25'	25'
Facade Build Out Ratio (minimum)				
Primary Front Lot Line	75% of lot width at frontage or, when less, the width between side setbacks minus 15'			
Secondary Front Lot Line (Corner Lot)	50%			
Surface Parking Setbacks (minimum)				
Facing a right of way	12'			
Not facing a right of way	5'			

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2) Building Dimensional Standards

	NMU	WSQ1	WSQ2	WSQ3
Building Height				
Maximum Total Height	Stories/Feet	Stories/Feet	Stories/Feet	Stories/Feet
Pitched Roof	2+ / 44'	3+ / 59'	4+ / 72'	5+ / 88'
Flat Roof	2+3 / 38'	3+ / 53'	4+ / 66'	5+ / 82'
Ground/First Story Height				
Minimum and Maximum Height	(min/max)	(min/max)	(min/max)	(min/max)
Mixed-Use Required Street	-	-	15' / 18'-	15' / 18'-
All Other Streets Minimum Ground/First Story Height	11' / 15'	13' / 15'	13' / 15'	15' / 18'
Affordable Developments are entitled to a building height bonus as set forth in § 5.08 (e) 3) c).				
Roof Level Height/Step-back for Plus(+) Story				
Pitched Roof Plus(+) Story Height	18' max			
Flat Roof Plus(+) Story Height	12' max			

Flat Roof Step-Back	–	7’ minimum when less than 25’ from property line	
Facade			
Ground Story Fenestration (min)			
Mixed-Use Required Streets Parcels with Active Street Frontage	–	70%	
All other streets, non-residential uses	50%		
All other streets, residential uses	15%		
Active Street Frontage (min)			
Parcels with Active Street Frontage	–	–	100%
Active Use Depth	–	–	40’
Articulation			
Length of continuous facade (max)	100’		
Area of facade recess (min)	50 square feet		Demise Line
Depth of facade offset (min)	5’		Demise Line

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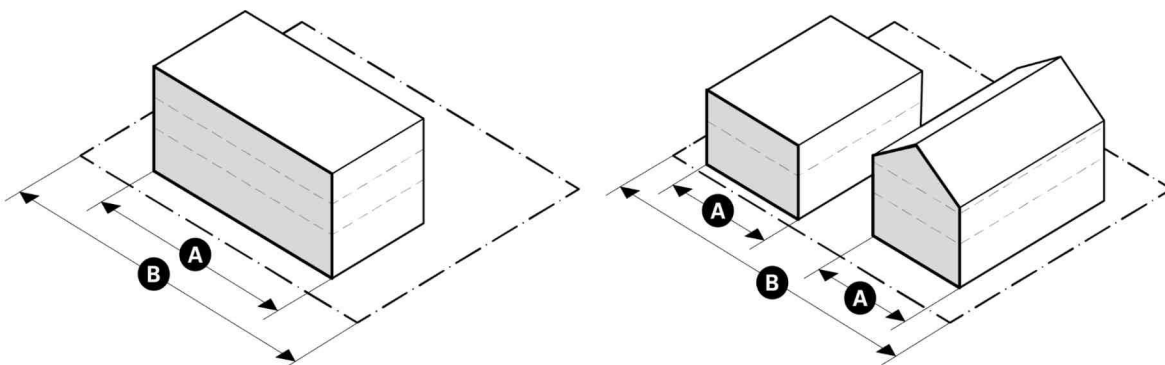
547 **(f) Development and Design Standards**

548 **1) Site Design Standards**

- 549 a) **Setbacks:** Buildings must meet the minimum setback requirements specified in
550 the Site Dimensional Standards for each zone, ~~and all~~. All new buildings in the WSQ
551 Districts must be set back from any lot line abutting a sidewalk an additional
552 distance so that at least twelve (12) feet in width is provided between the back of
553 curb and exterior facade of the building at all points. Excluding portions of the
554 furnishing zone, the area of the lot that is within twelve (12) feet of the curb shall be
555 in compliance with the City's sidewalk standards. These requirements shall be
556 followed, except in instances where the City determines:
557 i) an existing front façade is being maintained; and/or
558 ii) that the 12-foot sidewalk requirement would be inappropriate, where the City
559 may allow the width to be reduced or eliminated.
560 b) **Façade Build Out:** The width of the front elevation must be built out to a percentage
561 of the lot width as specified by the facade build out ratio in the Site Dimensional
562 Standards for each zone.

- i) **Publicly usable open space:** This type of open space located adjacent to the front lot line is considered to be part of the building for the purposes of calculating the facade build out ratio.
- ii) **Building Separation:** The facade build out ratio may be met cumulatively by multiple buildings on a lot, and multiple buildings are allowed by-right. Multiple buildings on a single lot must comply with the building separation distance at all points specified in the Building Dimensional Standards for each zone.

Fig. 5.08-1



Single Building per Lot = $A \div B$

Multiple Buildings per Lot = $(A + A) \div B$

- c) **Open Space:** Lots must provide the minimum Open Space specified in the Site Dimensional Standards for each zone, or ~~lots smaller than thirty thousand (30,000) sf, DCDP may approve a payment in lieu of some or all of the required open space where such payment will the City may approve an in-lieu contribution of some or all open space or an equivalent financial contribution, if appropriate, to facilitate the provision of publicly available open space in a location that better implements the city's open space and recreation plan.~~

- i) **Publicly Usable Open Space:** Development on lots thirty-thousand (30,000) sf and greater in the WSQ1, WSQ2, and WSQ3 zones must also provide publicly usable open space specified in the Site Dimensional Standards for the applicable zone and meet the following standards:
 - (1) Designated areas shall be at least four hundred (400) square feet and at least twenty (20) feet in width and twenty (20) feet in length;
 - (2) Not on rooftops or other elevated portions of buildings;
 - (3) Designed to accommodate public congregation and use, including any necessary amenities or infrastructure. Examples include: parks, plazas, playgrounds, community gardens, etc.;

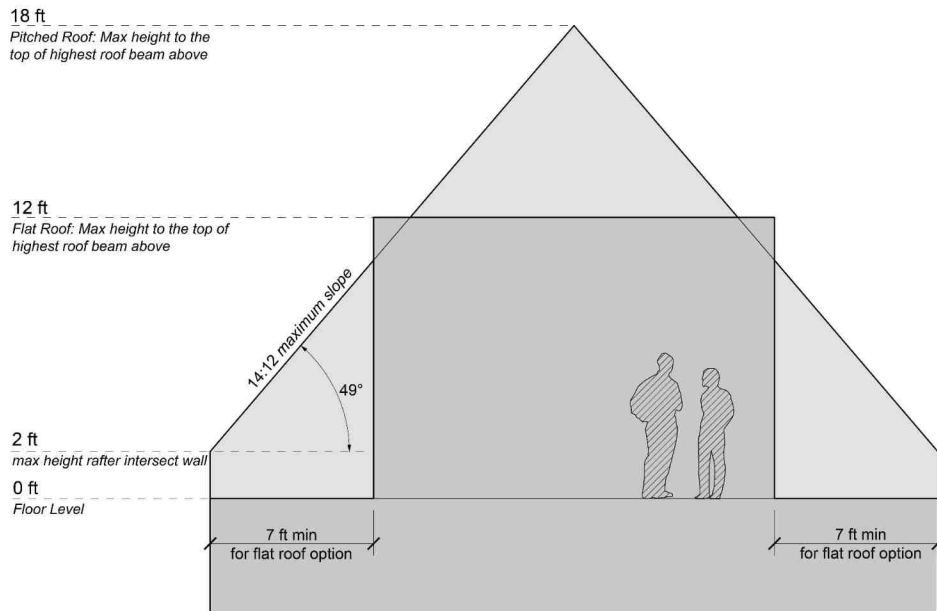
- (4) To the extent possible, locate publicly usable open spaces so it can be shared with publicly usable open spaces on adjacent lots and within the rights of way;
- (5) Open to the public to a similar extent as public parks within the city; and
- (6) Provides approved signage that identifies the area as publicly usable open space.

2) Building Design Standards:

- a) **Building Height:** Buildings may not exceed the maximum building height specified in the Building Dimensional Standards for each zone.
- b) **Number of Stories:** Buildings may not exceed the maximum number of stories as specified in the Building Dimensional Standards for each zone.
- c) **Story Height:**
 - i) The height of the ground story and upper story(ies) of a building is measured at all points vertically from the surface of the finished floor to the surface of the finished floor above, or to the top of the highest roof beam if no finished floor is immediately above.
 - ii) The ground story of a building must comply with the minimum story height requirements specified in the Building Dimensional Standards for each zone.
 - iii) The height of a Plus (+) story is measured vertically from the surface of the finished floor to the top of the highest roof beam above.

d) Roof Form:

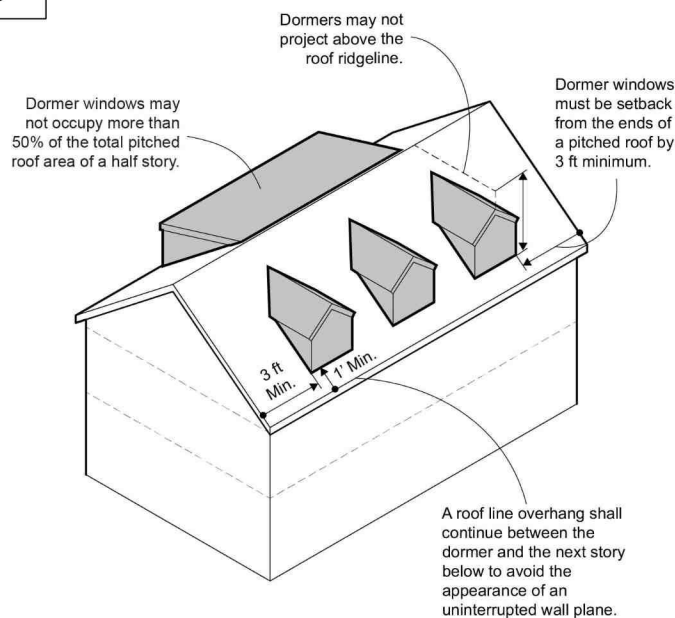
Fig. 5.08-2



i) Pitched Roofs

- (1) Space located directly under a pitched roof is counted as a Plus (+) story, provided the following standards are all met:
- (2) At least two (2) opposite roof planes are pitched toward each other.
- (3) A pitched roof may be composed of roof planes with different slopes.
- (4) The slope of any pitch must be no greater than 14:12 (49.4 degrees); otherwise, this story is counted as a full story.
- (5) The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the plus (+) story; otherwise, this story is counted as a full story.

Fig. 5.08-3



ii) Dormers

- (1) Dormers may not occupy more than 50% of the total pitched roof area and must be setback from the side of the pitched roof by a minimum of three (3) feet. Where more than one dormer is located on the same side of the roof, the width of all dormers combined may not exceed 50 percent of the length of the exterior wall below.
- (2) Dormers must be placed in the main roof and either be stepped back a minimum of one (1) foot from the wall of the story below or continue a minimum of one (1) foot overhang of the main roof line.
- (3) No dormer may project above the main roof ridgeline of the roof in which it is located.

iii) Flat Roofs

- (1) For buildings in the WSQ3 zone, the required step-backs must be provided above the fifth story.
- (2) For buildings in the WSQ2 zone, the required step-backs must be provided above the fourth story.
- (3) For buildings in the WSQ1 zone, the required step-backs must be provided above the third story.
- (4) For buildings in the NMU zone, ~~the required step-backs must be provided above the second story~~ are not required.
- (5) Buildings must meet the upper story step-back requirement along any lot line abutting a residence district.

iv) Exceptions.

- (1) Sections of buildings that are on a portion of a lot where the lot depth is less than seventy (70) feet are exempt from the upper story step-back requirement along the rear lot line, except when the rear lot line abuts a residence district.
- (2) Any portion of the plus (+) story set back more than twenty-five (25) feet from any lot line is exempt from the upper story step-back requirement, except when the lot line abuts a residence district.
- (3) The PGA may allow the required step-back to be located at a story above the second story in any district.

3) Affordable Housing Bonus

- a) Building Height Bonus. To increase the supply of affordable housing, an Affordable Housing Development is entitled to a building height bonus by right in the WSQ and NMU Districts, with the number of additional floors varying by the development's affordability level, as follows:
- i) An Affordable Housing Development in which its Affordable Housing Units are set at or below eighty (80) percent of Area Median Income is entitled to one floor (with a maximum floor height of 11') above the maximum height in floors.
- ii) An Affordable Housing Development in which its Affordable Housing Units are set at or below sixty (60) percent of area median income are entitled to ~~two~~ floors (with a maximum floor height of 11') above the maximum height in floors. When an Affordable Development proposes affordable units that are targeted for a mix of household incomes, the project's eligibility for ~~two~~ floors shall be based on the average target household income of the units (e.g., if a development includes 30 units set at 80% AMI, 35 at 60% AMI, and 35 at 30% AMI, the average target income is 55.5% AMI and is eligible for ~~two additional~~ floor above the base floors allowed).
- iii) The number of floors or height of any portion of the building within fifty (50) feet of a lot line abutting a residence district may not be increased.

679 **b) Reduced Parking Minimum for Affordable Developments. An Affordable Housing**
680 **Development shall have a parking minimum of 0.25 per residential unit and may**
681 **apply for a special permit for a further reduction or elimination of parking.**

- 4) **Active Street Frontage requirements:** Any lot required to provide active street frontage must include ground story active use for the entire width of the front elevation of the building along the primary front lot line.
- a) Ground story active street frontage must provide for active use space at a minimum depth specified in the Building Dimensional standards for each zone.
 - b) The depth of the active use gross floor area of a building is measured as the distance from the front facade towards the interior of the building, for one hundred percent (100%) of the total width of the building along the designated active street frontage.
 - c) Active uses are described in §5.1(c).
 - d) **Architectural Features.** The structural and architectural elements that extend outward from a building facade, including awnings, bays, balconies, and porches, are architectural features. Such features may project into the front setback and/or right of way only based on the following standards:

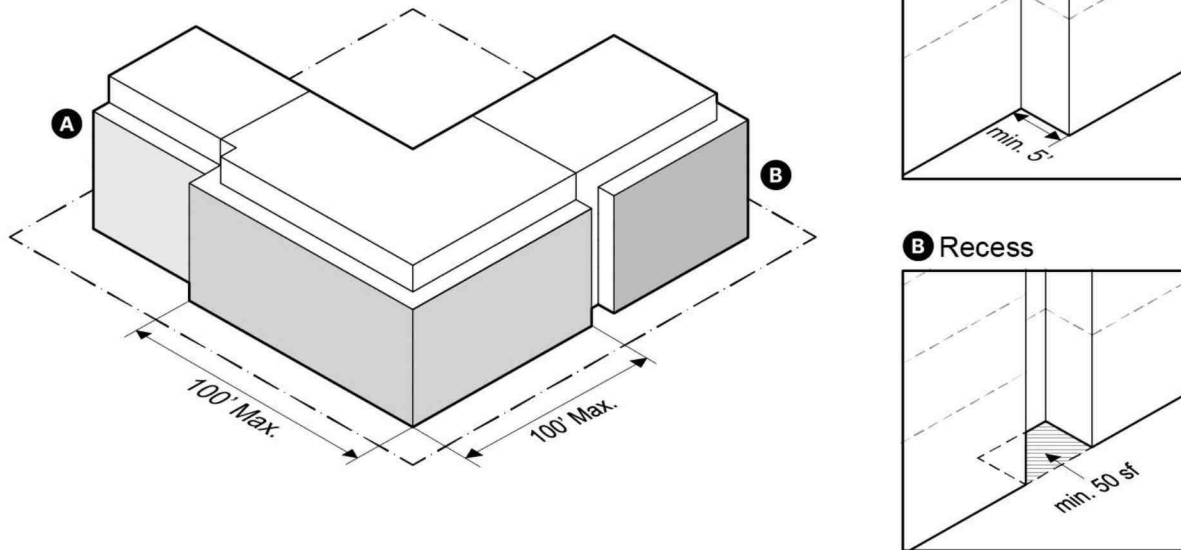
Architectural Features	
Bay	Dimensions
Width of each bay, (max)	Greater of 20% of wall length or 12 ft
Depth, (max)	3 ft
Front setback encroachment at the ground story, (max)	3 ft
Fenestration (min)	60%
Extension into the right of way (max)	3 ft
Clearance above grade within the right of way (min)	Top of the ground story
Balcony	Dimensions
Width of each balcony, (min / max)	5 ft min / Greater of 20% of wall length or 12 ft max
Depth, (min / max)	3 ft min / 8 ft max
Extension into the right of way (max)	3 ft max
Clearance above grade	Top of the ground story
Front setback encroachment (max)	100%
Awning	Dimensions
Width of each awning, (min)	–
Clearance above grade (min)	9 ft

Depth (max)	3 ft
Extension into right of way, principal entrance, (max)	6 ft
Extension into the right of way, other, (max)	3 ft
Front setback encroachment, (max)	100%
Porch	Dimensions
Width, front, (min)	8 ft
Width, side, (min)	4 ft
Depth, front (max)	8 ft
Depth, side (max)	4 ft
Front setback encroachment, (max)	6 ft

5) Facade Articulation: Buildings may will be required to have vertical demise lines or recesses/offsets to ensure larger buildings are visually and/or physically broken up into more than one distinct discreet facade with the use of architectural details and features, including varying roof/cornice lines, fenestration, and changes in materials. For areas that only use demise lines, the design and material details must ensure that the building facades are distinct but architecturally cohesive with an outcome of a vertical appearance of more than one building per demise line. Physical recesses or offsets in a building, as an alternative to the use of a demise line, provides opportunities for additional articulation of a facade with an inset or recessed section of a building where the facade recedes into the lot for a specified distance.

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Fig. 5.08-4



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- a) Facade Articulation Requirements:** Lots in the WSQ1, WSQ2 and NMU Districts are required to have both a Façade Demise Line and a Façade Recess. Lots in the WSQ3 District are only required to have a Façade Demise Line.
- i) Facade Recess/Offset:** The facade of any building greater than one hundred (100) feet in width must be divided vertically by a recess with a minimum area of fifty (50) square feet and minimum depth of five (5) feet, or a facade offset with a minimum depth of five (5) feet for the full height of the building, but excluding:
- (1) Any portion of the plus (+) story
 - (2) Any portion of the ground story designed to be an active street frontage for active uses as identified in this section.
 - (3) Balconies and awnings can be attached to a required recess or offset.
- ii) Facade Demise Line:** The facade of any building greater than one hundred (100) feet in width must be divided vertically and designed as two (2) or more separate and distinct facades of differing architectural treatment so that the building appears to be multiple buildings. The differentiation between facade designs must include at least two (2) of the following:
- (1) A change in cornice, roof eave, or parapet;
 - (2) A change in wall material or color; and
 - (3) A pilaster or column on either side of the division between each façade.

b) Ground Story Fenestration. Fenestration must be provided as specified in the Building Dimensional Standards for each zone and is calculated as a percentage of the area of the front elevation at the ground story or as specified below:

- i) For buildings intended to allow ground story active use frontage, the calculated percentage is based on the area of the façade/store front between two (2) feet and ten (10) feet above the finished floor of the ground story.
- ii) For ground story fenestration, glazing must have a minimum of sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.

Fig. 5.08-5



c) Building Entrances

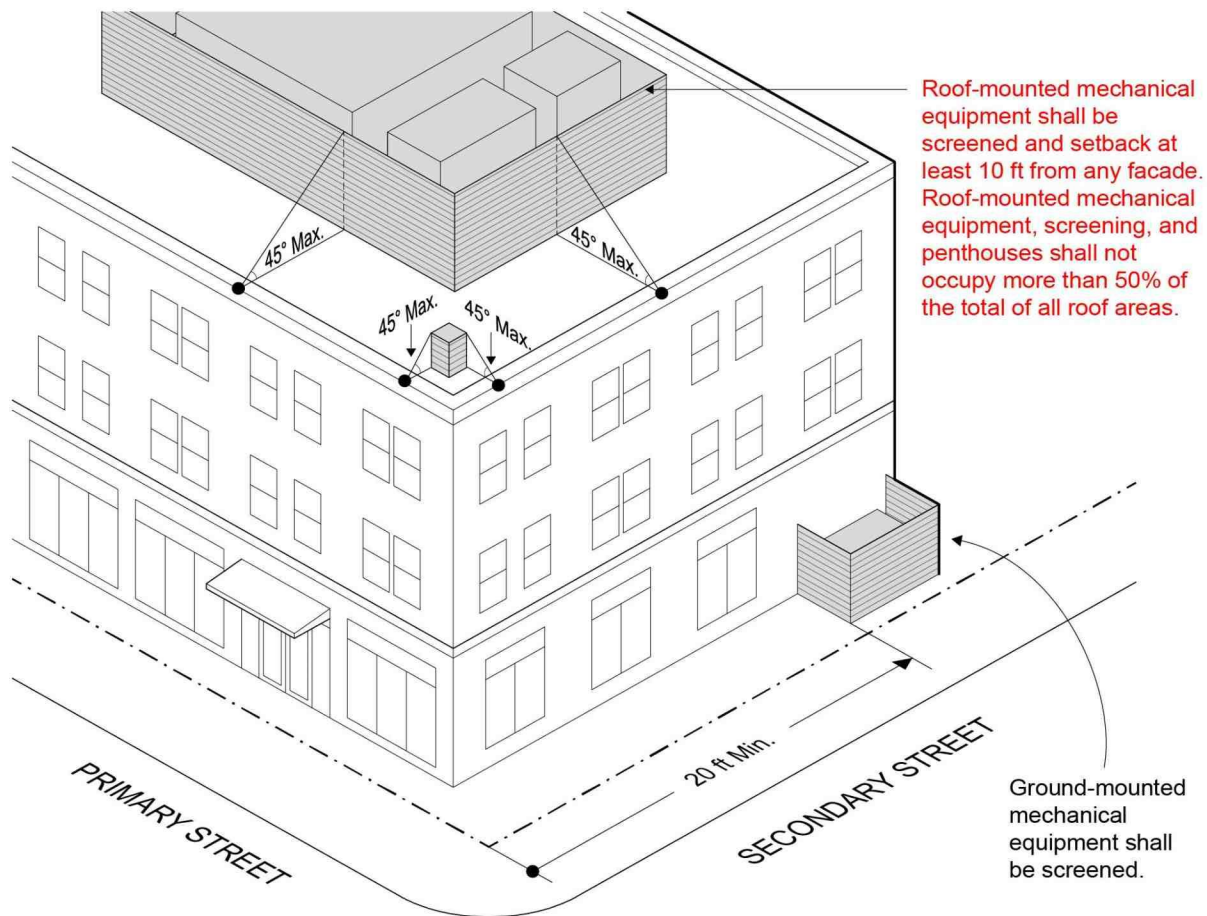
- i) For lots with street frontage(s), buildings must have the principal entrance(s) designed to face/access from the frontage(s).
- ii) For lots without street frontage, buildings must have the main entrance(s) on a facade oriented to allow for safe pedestrian access from a public way or publicly accessible private way or easement, or if none is available, from an accessible parking lot for the building.

iii) Within the WSQ1, WSQ2, and WSQ3 zones, the principal entrance(s) must either be recessed or projected from the plane of the facade, or have a projecting awning, and designed to signal building entry. Entrance features may be integrated into the design for improved protection from the elements.

d) Mechanical Equipment and Utilities

- i) All protrusions, such as wireless antennae, rooftop penetrations, stair towers, shall be limited to a maximum height using a ratio of not more than 1:1 (45 degrees) starting at the intersection of the roof and the wall plane below and is limited to fifteen (15) maximum height except as allowed in Article IV.
- ii) Roof-mounted mechanical penthouse/enclosures must be adequately screened and setback at least ten (10) feet from the intersection of the roof and wall plane below.
- iii) Wall-mounted alarm devices, cable boxes, and utility meters shall not be mounted on a facade facing a right of way.
- iv) Wall-mounted mechanical, plumbing, and/or electrical equipment such as louvers, exhaust equipment and duct vents along the front elevation must be architecturally integrated into the design of the building and located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.
- v) All ground mounted free-standing mechanical and/or electrical equipment are prohibited between any front lot line and front elevation and in all instances shall be appropriately screened. Further, no utility poles are allowed on site and all utilities shall be connected to the site, as approved through a grant of location and requirements of the City.

Fig. 5.08-6



6) Parking Design Standards: Vehicle parking, bicycle parking, loading, services, and site lighting requirements shall be consistent with Article VII and must consider the following:

a) Parking Placement and Use: Efficient, maximized, and shared use of vehicular parking by multiple uses on a site, developments on multiple parcels, and for public/commercialized wider use is preferred where feasible.

i) All vehicular parking spaces must be located at or behind any required parking setback as specified in the Lot Standards for each zone.

(1) The setback shall be considered an open space to follow design standards in-keeping with this section and include landscaped plantings designed to screen the parking, except for any portions dedicated to vehicular and pedestrian access.

(2) An increased setback is allowed for activated open space or a future use such as ground-floor retail that can also serve to screen the parking.

(3) Screening with plantings, shade trees, bikeshare stations, sidewalk furniture, and other elements to make efficient use of space, provide pedestrian and cyclist amenities, and maintain a streetscape that does not focus on the automobile is preferred.

ii) No vehicular parking is allowed between the front façade/elevation and the primary and/or secondary front lot line(s).

iii) Unbundled parking – separating the cost of parking from the associated use – shall be required for the residential portion of new projects and is also encouraged for all projects requiring a Transportation Demand Management plan.

b) Parking Access and Design:

i) Sightlines or other safety techniques shall be incorporated onsite at the access point to ensure pedestrian safety is prioritized.

ii) Pedestrian access via a walkway or sidewalk from the primary entrance(s) and sidewalk to vehicular parking must be provided.

iii) Curb Cuts, driveways, and vehicular access to parking areas from the primary front lot line is prohibited when access from a secondary street, private way, or another lot can be utilized. Lots are limited to a single curb not located on a primary street frontage unless one of the following options is allowed.

(1) On a corner lot, a curb cut along a primary front lot line is only permitted if the PGA or the Zoning Enforcement Officer determines that:

(a) A two-way access point on a secondary frontage is not feasible

(b) A one-way access along the primary front lot line and a one-way vehicular access along the secondary front lot line would improve pedestrian safety and traffic access to a lot is viable.

(c) If no other option is feasible, access along the Primary front lot line is limited to a single curb cut that is the minimum allowed width in Article VI. and is no wider than 40% of the front facade width along the primary front lot line.

(d) Lots with more than 200 feet of frontage or a corner lot may be allowed an additional curb cut for every additional 200 feet if it is determined to be a safer design for pedestrians.

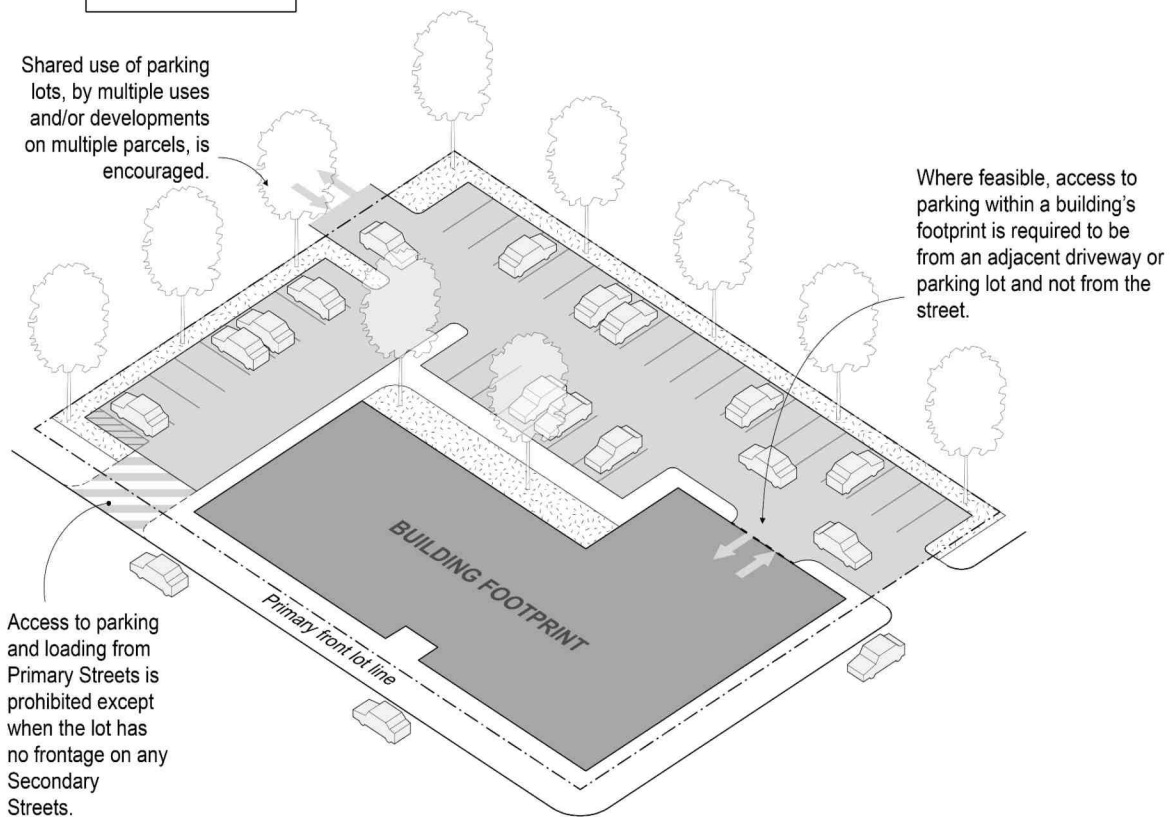
(2) Where an outward facing garage access is required or necessary, the access point must be designed to be secondary to the building facade and be integrated into the design of the building façade. Further, any visible portion of a garage shall be sufficiently screened to minimize visual impacts to public rights-of-way or a Residence District.

(3) The width of a curb cut (between curb stones) shall be the same width as the driveway, vehicular entrance, or loading facility it serves.

(4) The material, grade, cross slope, and minimum clear width of the walkway of a sidewalk must be maintained across the driveway apron.

- (5) Curb cuts for driveways must be at least twenty (20) feet from an intersection that does not have a traffic-control signal, and at least forty (40) feet from an intersection with traffic-control signals. The distance between the curb cut and the intersection shall be measured from the point of the intersection of the tangent lines of the curve.

Fig. 5.08-7



- iv) Loading – Loading requirements shall be consistent with Article VI except in the following instances:
- (1) Ground floor commercial uses of less than 10,000 s.f. do not require additional loading.
 - (2) In NMU, the loading area must be no less than 12' clear height, 10' wide, and 20' in depth.
 - (3) Curb cuts shall be designed to be shared with vehicular access but may be wider than allowed for vehicular access only. The minimum width is 12' for one-way and 20' for two-way access, with a maximum width of 26'.
 - (4) An access/shared drive for access to a loading area shall be a minimum width of 12' for one-way access or 20' for two-way access.

- (5) The loading area shall be no less than 17' in depth for smaller scale delivery trucks. Larger delivery operations may require an increased depth.
- (6) Shared facilities across properties: Shared Access Public or Private Ways (alleys or other types of shared service corridors amongst parcels) are encouraged. Alleys must have a minimum width of 20' to accommodate deliveries and emergency services but may be wider to accommodate multi-modal travel or for flexibility for access to sites. Alleys may be located across the boundary between lots or in other mid lot easements to allow for logical shared facilities for development across sites. An initial easement agreement must be included in any development project that considers permanent passage, access, maintenance, and necessary utilities corridors, and it shall be recorded between all parties prior to construction.

~~§ 5.09 Watertown Square Design Overlay District:~~

- (a) ~~Intent and Purpose: To assist in accomplishing the purposes of the Zoning Ordinance, the City Council hereby applies a Design Overlay District to specific portions of the Zoning Map in order to regulate building signage and facade alterations within certain districts of the City in a manner that is beneficial to the community.~~
- (b) ~~Objectives: The establishment and application of the Design Overlay District is intended to accomplish the following objectives:~~
- ~~(1) To encourage reinvestment in and stimulate increased economic activity in the Watertown Square Area.~~
- ~~(2) To improve the appearance of the Watertown Square area over time and to create a more competitive shopping environment.~~
- ~~(3) To maintain and enhance the scale and quality of Watertown Square's architectural environment including the Square's existing older buildings and any proposed new construction.~~
- (c) ~~Permitted Uses: The following uses are permitted within the Design Overlay District: Any Uses permitted in the Central Business (CB) district.~~
- (d) ~~Dimensional Criteria: The Uses above shall be subject to the following criteria: All dimensional criteria applying to the Central Business District.~~
- (e) ~~Minimum Site Plan Requirements: Site Plan Requirements shall be the same as those required in the Central Business district.~~
- (f) ~~Parking Requirements: Parking requirements for the Design Overlay District shall be the same as those required in the Central Business District.~~
- (g) ~~Regulated Building Facade Alterations:~~
- ~~(1) Regulated facades shall include all buildings within the Watertown Square Design District (see map of area):~~
- ~~(2) A regulated alteration or facade improvement shall be defined as any change in the visual appearance of the facade including any change in signage, lighting, door or window style, unless the change consists of an exact replication in terms of size, color, location, and detail of the replaced element.~~
- ~~(3) All regulated facades shall be subject to the design review process of § 7.02 of the Zoning Ordinance.~~
- ~~(4) In reviewing all proposed facade alterations within the Watertown Square Design Overlay District, the Planning Board Staff's recommendations shall be based on the Watertown~~

- 924 Square Design Handbook and such guidelines as the Planning Board may adopt.
- 925 ~~(h) Signs:~~
- 926 ~~(1) Any and all signage changes shall be subject to the design review process of § 7.02 of the~~
- 927 ~~Zoning Ordinance:~~
- 928 ~~(2) In reviewing all proposed signage changes within the Design Overlay District, the~~
- 929 ~~Planning Staff's recommendations shall be based on the Watertown Square Design~~
- 930 ~~Handbook and such guidelines as the Planning Board may adopt.~~
- 931 ~~(3) All signage within the Design Overlay District shall conform to the provisions of § 7.02~~
- 932 ~~except as otherwise specified in the Watertown Square Design Handbook.~~

933 **§ 5.09 Transit Oriented Development Overlay (TODO)**

- 934 **(a) Intent and Purpose:** To create a zoning overlay district to ensure compliance with MGL c.
- 935 **40A § 3A**, Watertown has applied a Transit Oriented Development Overlay (TODO) district
- 936 **to specific portions of the Zoning Map with review standards for new development and**
- 937 **redevelopment as set forth in this section. The establishment and application of the**
- 938 **Transit Oriented Development Overlay is intended to accomplish the following objectives:**
- 939 **(1) To respond to the local and regional need for multi-family housing by facilitating**
- 940 **development of such housing;**
- 941 **(2) To provide new multi-family housing in good locations, i.e. near public transit, in**
- 942 **walkable areas, and near important amenities such as retail, personal service,**
- 943 **office, and civic uses;**
- 944 **(3) To further the City's climate and sustainability goals by encouraging denser**
- 945 **development in areas near transit and in walkable areas; and**
- 946 **(4) To encourage residential uses to provide a customer base for local businesses.**
- 947 **(b) Applicability:** The overlay shall be considered as overlaying other districts and is not
- 948 **intended to change the allowed uses permitted in the underlying zones. Certain uses shall**
- 949 **be allowed by right within the Overlay District.**
- 950 **(1) The provisions of this Section supersede the permitting requirements of the**
- 951 **underlying zones for multi-family developments when the project meets all**
- 952 **requirements of the Overlay District. A development can opt to comply with the**
- 953 **existing underlying zoning or the zoning requirements for the applicable Overlay**
- 954 **District.**
- 955 **(2) If a proposed development is located on a lot or lots that is within both the Overlay**
- 956 **District and a base zoning district outside the Overlay District, the overlay only**
- 957 **applies to that portion of the lot within the overlay, unless greater than 50% of the lot**
- 958 **is within the overlay, as determined by the Zoning Enforcement Officer.**
- 959 **(3) The parcels within the TODO are not within the Floodplain District as delineated in**
- 960 **Section 5.06 (b). If changes in the special flood hazard maps bring one or more of the**
- 961 **TODO parcels within the Floodplain District, the City shall notify the Massachusetts**
- 962 **Executive Office of Housing and Livable Communities (EOHLC) of the resulting**
- 963 **change in the TODO's unit capacity.**
- 964 **(c) Development Review and Standards:**

(1) Multi-family Development (exclusively residential) and Multi-family Units in a Mixed-Use Development are By Right Development, subject to Site Plan Review as set forth in 9.03 of this Ordinance.

(2) Development under this Section may be mixed-use throughout the Overlay District and shall be mixed-use (multi-family housing with required active street frontage) on those parcels so designated.

(3) Where Mixed-Use Development consists of allowed non-residential uses on the ground floor and Multi-family on upper stories, the ground floor uses are also By Right and only subject to Site Plan Review as set forth in 9.03 of this Ordinance if there is 4,000 sf of either new construction or change of use category.

(4) The Dimensional Requirements that are applicable in the underlying zoning districts are applicable in the Overlay Districts except to the extent they are specifically modified by this Section.

(d) Affordable Housing:

(1) Except as provided in subparagraph (2) below, Section 5.07 (Affordable Housing) shall apply to any development under this Overlay District. The height and reduced parking bonuses in Section 5.08 shall apply to any Affordable Development as defined in that section.

(2) Transitional requirement: ~~Until If the EOHLC approves of does not allow using the requirements of Section 5.07 for housing built under this Overlay District, then affordability requirements are those allowed in the EOHLC Compliance Guidelines for Chapter 40A, Section 3A until such time that local requirements are approved. that ten percent of the dwelling units shall be affordable, and the cap on the income of families or individuals who are eligible to occupy the affordable units is not less than 80 percent of area median income, or such other applicable Guidelines as EOHLC shall issue.~~

§ 5.13 Wireless telecommunications facilities.

(a) No person shall construct a wireless telecommunications facility without a special permit issued by the Board of Appeals under § 9.05. In addition, any facility must:

(1) Be located within these zones (~~CB~~, **WSQ**, **NMU**, LB, I-1, I-2, I-3, and CR). Wireless telecommunications facilities shall not be located within the NB (Neighborhood Business) zone.

(2) Not be located on a structure containing any residences, not within 50 feet of a residential zone or any structure containing a residential use.

(3) In the case of an antenna mounted on a building or structure, not extend more than 15 feet above the height of such structure or building.

(4) In the case of a tower, not exceed the height allowed in the zoning district.

(5) Be fully concealed or camouflaged, i.e. disguised, shielded, hidden, or made to appear as an architectural component of an existing or proposed structure.

(b) Removal of Abandoned Facilities: Any wireless telecommunications facility that is not operated or that is not in compliance with this ordinance for a continuous period of ninety days shall be considered to be abandoned, and the Building Inspector may, by written notice order that such facility be removed within 30 days. At the time of removal, the facility and all associated debris shall be removed from the premises.

§ 5.15 Municipal reuse and development.

- (a) Intent and Purpose: The purpose of this section is to promote and encourage the orderly reuse and redevelopment of land and structures already owned and used for municipal purposes by the City of Watertown for one or more other municipal uses, consistent with the evolving needs of the City, by establishing regulations which will allow for greater flexibility in planning and design consistent with both fiscal responsibility and sound planning and site design principles, and which will maximize compatibility with the neighborhood in which the land is located.
- (b) Applicability: The provisions of this Section shall apply in all zoning districts to the proposed reuse and redevelopment of municipally-owned land and structures and to the change from one municipal use to another municipal use.
- (c) Applicable Regulations: Notwithstanding any provisions of this Ordinance to the contrary, the reuse and redevelopment of municipally-owned and used land and structures for other municipal uses shall be permitted by right in all zoning districts of the City of Watertown, subject ~~only to the following procedures and requirements~~ site plan review if required.
- ~~(d) The Planning Board may in certain circumstances vary dimensional criteria, including parking where warranted due to the proximity and use of structures on abutting properties and may also require greater landscape screening and buffering to be installed within some or all of the required set back areas:~~
- ~~(1) Dimensional Criteria:~~
- ~~(a) Existing Buildings: Alterations shall be subject to paragraph (h).
For New Construction including Additions:~~
- ~~(b) Maximum Floor Area Ratio: No municipal reuse and redevelopment project shall exceed a Floor Area Ratio of 1.5;~~
- ~~(c) Maximum Height: No new structure built or reconstructed as a part of a municipal reuse and redevelopment project shall be more than 48 feet or four stories in height, whichever is less;~~
- ~~(d) Lot Coverage: Lot coverage in a municipal reuse and redevelopment project shall not exceed a total of 65%, excluding parking areas and parking garages, recreation facilities such as parks and tennis courts, and internal roadways or walkways;~~
- ~~(e) Setbacks:~~
- ~~Front: 15 feet Minimum
Side: 25 feet Minimum
Rear: 50 feet Minimum~~
- ~~(f) Minimum Lot Size: None.~~
- ~~(g) Minimum Frontage: Fifty feet.~~
- ~~(h) Minimum Open Space: All municipal reuse and redevelopment projects shall have at least 15% of the total site area devoted to Open Space; required setbacks shall be considered as part of the total area required for Open Space. The required Open Space shall not be used for parking, loading or roadway purposes and shall be open and unobstructed to the sky; items such as benches, walkways, planters, landscaping, swimming pools, kiosks, gazebos, and similar structures shall not be considered as obstructions.~~
- ~~(2) Parking Requirements: Parking for Municipal Reuse and Redevelopment Projects shall conform to the parking requirements for each individual use set forth in § 6.01 of this~~

~~Zoning Ordinance:~~

~~(3) Signs: A plan for signage shall be submitted to the DCDP staff and Planning Board for approval. The Planning Board, with the recommendation of the DCDP staff shall grant approval of the plan for signs only after it is satisfied that said signage will not derogate from the quality of surrounding residential environment. For guidance, the Planning Board shall use § 7.04 of this Zoning Ordinance and may, if found necessary permit additional signage above that which is allowed in § 7.04.~~

~~(4) Accessory Structure(s): Accessory structure(s) shall be permitted and subject to review by the Planning Board.~~

~~(5) Procedures: Consistent with the procedural requirements provided in § 9.03(a) and (b) of this Zoning Ordinance, the Planning Board together with the Administrative Site Plan Review Committee shall hold a public hearing to determine and discuss questions and impacts, potential problems with the development or redevelopment within a Municipal Reuse and Development District. The Planning Board shall prepare a written report on the proposal considering, among other things, the ten criteria listed in § 9.03(c) and if it finds that the conditions for approval set forth in § 9.05(b) of this Zoning Ordinance have been met.~~

§ 5.17 Design guidelines.

Intent and Purpose. Design Guidelines have been adopted to address the design of new buildings along the major corridors and Watertown and Coolidge Squares. They are intended to enhance building, parking and the public realm interface, focusing on the following four principles **set forth below. The form-based standards established for the WSQ1, WSQ2, WSQ3, and NMU Districts are designed to implement the first three principles in those Districts.**

(1) **ECONOMIC VITALITY:** Watertown's Design Guidelines were created to enhance the economic vitality of selected commercial areas through attractive, consistent design. By following these Guidelines, each project will complement another, resulting in a cohesive development over time. The Guidelines were developed specifically to provide direction for the design of new infill development in commercial areas. The goal is not to limit creativity, but rather to recognize potential for architectural diversity while adhering to the overarching principles contained herein. They intend to define expectations for new development while allowing for flexibility and fostering high quality design.

(2) **HISTORIC PRESERVATION:** Urban regeneration means more than simply building a new; historic preservation is an effective economic development strategy. The reuse and regeneration of existing buildings should be encouraged in addition to new development as they provide a direct connection to Watertown's past. Existing buildings that have retained cultural or architectural significance can form the basis for economic development and growth.

(3) **DESIGN AESTHETIC:** The Design Guidelines cannot depict every possible building configuration on each site. Rather, a prototypical building footprint is shown in a manner that accommodates many conditions that emerge on a project site. The massing is general enough that it can contain a range of uses, but specific enough to highlight the critical areas of concern. Even when closely following these guidelines, each project will take its own form that will differ from the example shown. A singular design aesthetic in Watertown is neither viable nor desirable.

1094 (4) ENVIRONMENTAL PERFORMANCE: New development comes with the obligation to
 1095 implement sustainable design and construction practices that incorporate technological
 1096 innovation and green building practices and ecological site design. Development will strive to
 1097 address the highest sustainable and ecological principles, using advanced green technologies
 1098 and materials, and promoting high-performance buildings. Stormwater management
 1099 practices must prevent flooding and erosion, and protect the health of the Charles River and
 1100 local streams and ponds, using green infrastructure approaches where feasible. New
 1101 buildings should be constructed with local, low-embodied energy materials and constructed
 1102 with the highest standards for environmental sustainability.

1103 **Article VI Automotive and Bicycle Parking Requirements**

1104 **§ 6.01 Required off-street parking spaces.**

- 1105 (a) In order that all structures and land uses eventually be provided with sufficient off-street
 1106 parking to meet the needs of persons employed at or making use (e.g.: customers, visitors,
 1107 patrons, patients, occupants, etc.) of such structures or land, no land shall be used and no
 1108 building shall be erected, enlarged or used unless off-street parking spaces meeting the
 1109 requirements of this Section are provided. Said off street parking space requirements shall
 1110 not apply to the storage and/or display of motor vehicles which shall be provided in
 1111 accordance with § 6.05 hereof.
- 1112 (b) The minimum **and, where applicable, maximum** number of off-street parking spaces
 1113 required for particular uses of land (hereinafter called "required off-street parking spaces") is
 1114 set forth in the following tables, **with exceptions as noted:**

1115 **1. Residence Vehicle Parking:**

PRINCIPAL USE	UNIT	
One- and two-family house	2 / per dwelling unit	
	3 / per dwelling unit if more than 4 bedrooms	
	Minimum	Maximum
Townhouse and Rowhouse	2.0/unit	2.5/Unit
Multi-Family	0.75/studio	1.00/Studio
	1.00/1 bedroom	1.25/1 Bedroom
	1.50/2 bedrooms	1.75/2 Bedroom
	2.00/3+ bedrooms	2.25/3+ Bedroom
Multi-Family in WSQ and NMU	0.5/unit	1/unit
with Affordable Developments	0.25/unit	1/unit
Mixed Use	The sum of commercial and residential requirements consistent with this Ordinance; except in WSQ and NMU Districts the parking for commercial uses is only required for upper floors. in CB district, 1 space per dwelling unit and commercial uses consistent with § 6.01(f) may be reduced by SP.	
Hotels, motels, licensed lodging houses	1 per employee on shift at peak occupancy plus 0.75 per guest room plus 1 per table or 5 seats in a restaurant plus 1 per 250 square feet of space in function rooms not designed	

PRINCIPAL USE	UNIT
	for eating
Accessory home occupations	1 per 2 rooms used for a home occupation
Accessory dwelling unit/lodgings	1 per unit per 2 rooms offered for rent; however, no additional parking space shall be required for an accessory dwelling located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station.

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2. Parking Requirements for Commercial Uses: the following parking shall be provided in all instances, except within the WSQ and NMU Districts where parking for commercial uses is only required for the floor area dedicated to commercial uses on the upper floors only.

PRINCIPAL USE	UNIT
Other places of public assembly such as for meetings, entertainment, recreation, adult education	1 per 5 fixed seats or 10 linear feet of bench floor area open to public assembly where no seats or benches are provided.
Retail with Accessory Food or Beverages	1 per table or 4 seats plus 1 per 250 square feet of function rooms not designed for eating.
Restaurants	1 per 4 seats and 1 per every 4 linear feet of standing table space
Funeral parlor, undertaker	1 per 5 seats or 1 per 50 sq. ft in parlor, whichever is greater
Bowling alleys	2 per bowling alley
Hospitals, and Nursing Home	1 per staff plus 1 per 4 patient beds
Assisted Living	See § 5.11(d)
Veterinary Clinic	1 per 350 square feet
Schools /daycare centers	1 per staff member plus 1 per 3 students driving age (unless car usage is prohibited) or 1 per 8 seats in largest place of assembly, whichever is greatest
Other institutions, such as museum, private, professional or trade school	1 per 600 square feet of Gross Floor Area
Retail Sales/Service and Office	1 per 350 square feet of Gross Floor Area 1 per 400 square feet of Gross Floor Area Above the Ground Floor
Fitness Center	1 per 400 square feet of Gross Floor Area
Bank	1 per 300 square feet of Gross Floor Area
Bank Kiosks (with no staff)	5 spaces per automatic teller
Industrial, including also 1 gasoline service station, printing and publishing	1 per 600 square feet of Gross Floor Area
Warehouse, public utility stations	1 per 1,200 square feet of Gross Floor Area
Research and Development	1 per 600 square feet of Gross Floor Area
Auto repair garage, and similar uses	1 per 200 square feet of Gross Floor Area

Kennels	1 per 300 square feet of Gross Floor Area
Auto sales, leasing and Rentals display (new and used)	1 per 600 square feet of space devoted to showrooms for customer use. For automobile display or storage lots, there shall be 150 square feet of total land area in said lots for each automobile stored or displayed.
Self Storage facility	2 spaces per 10,000 s.f. of Gross Floor Area with a minimum requirement for 6 parking spaces
Drive-ins (exclusive of food)	1 per 350 square feet of Gross Floor Area

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1123 (c) The Planning Board shall be the determining authority in the event of a conflict in
1124 interpretation as to the category of the principal use, or as to the gross floor (or open lot) area
1125 in a given use.

1126 (d) Where the computation of required spaces results in a fractional number, a fraction of one-
1127 half or more shall be counted as one.

1128 (e) **The PGA may reduce the required parking or may allow a development to increase the**
1129 **parking supply above the maximum by Special Permit under § 9.12. The reduction in**
1130 **parking under such special permit may not exceed twenty-five (25) percent of the parking**
1131 **requirement.**

1132 ~~(e)~~ (f) The aggregate number of spaces required for each of several uses separately may be
1133 provided on a common parking lot serving all of these uses. Projects in close proximity to one
1134 another are encouraged to provide shared parking plans that meet the individual
1135 requirements per § 6.01(b) across multiple properties by **special** permit **under § 9.12**.
1136 Developers are also encouraged to "unbundle" parking by separating the cost of parking from
1137 the cost of ownership or rental.

1138 ~~(f) Where it can be demonstrated that the combined peak parking needs of all the uses sharing~~
1139 ~~the lot will, because of differences in peak hours or days, be less than required by § 6.01(b),~~
1140 ~~the number of parking spaces to be provided may be reduced accordingly by Special Permit.~~

1141 ~~Developments that encourage the use of alternate modes of transportation may be eligible to~~
1142 ~~receive a reduction of the required amount of automobile parking spaces by Special Permit.~~
1143 ~~This credit may be achieved by demonstrating a reduced demand for automobile parking by~~
1144 ~~the encouragement of cycling, walking, car sharing, and use of public transit. The reduced~~
1145 ~~parking requirement shall correspond to the reduced automobile parking demand, but in no~~
1146 ~~case shall exceed 25%.~~

1147 (g) Required off-street parking areas shall be provided on the same lot they serve, except that the
1148 **SPGA** may grant a special permit for off-street parking areas to be provided on another lot
1149 **under § 9.12 if they are not adjoining and may allow such common use with a site plan**
1150 **review under § 9.03 if adjoining, and a** Any such parking lot shall not be otherwise used or
1151 diminished in size unless the **SPGA** finds the lot is no longer required by the principal use it
1152 serves.

1153 (h) For projects subject to a **site plan review or** special permit, the **SPGA** may permit the

1154 applicant to indicate on an approved site plan where up to 20% of the required parking can
 1155 legally be built but not be required to be built (shadow parking) to receive an occupancy
 1156 permit. All or portions of said shadow parking may be required to be built out as shown if at
 1157 any time the SPGA by a majority vote, deem it appropriate to do so. All allowed shadow
 1158 parking areas shall be designed and maintained as naturally vegetated open space.

1159 (i) ~~Residential and mixed-use d~~ Developments required to provide 50 or more parking spaces per
 1160 § 6.01(b) are required to provide a minimum of one parking space with an additional one
 1161 parking space per 15 spaces, up to a maximum of three spaces, designated for a car sharing
 1162 program.

1163 ~~In all developments requiring more than 100 parking spaces per § 6.01(b);~~ **Additionally,** two
 1164 electric vehicle charging stations shall be provided, with an additional **one two** charging
 1165 station~~s~~ per 50 additional parking spaces thereafter up to a maximum of **five six** charging
 1166 stations. These parking spaces shall be counted towards the total number required by
 1167 § 6.01(b). These requirements may be met through an approved shared parking plan with an
 1168 adjacent property per Special Permit.

1169 ***§ 6.02 Location and design of off-street parking spaces.***

1170 (a) Areas of required Off-street parking may be open or enclosed in a structure provided that if
 1171 open, such areas shall be graded, drained and surfaced in conformance with currently
 1172 applicable engineering standards as determined and promulgated by the Superintendent of
 1173 the Department of Public Works. Permeable paving or other stormwater techniques should be
 1174 employed to allow for natural groundwater recharging. In no instance shall surface drainage
 1175 be permitted to drain into land of adjacent property owners or the City right of way except in
 1176 the case of single and two-family homes.

1177 (b) Except as provided in § 6.02(n) below, each required off-street parking space shall be marked
 1178 and shall not be less than eight ~~and one-half~~ (8-1/2) feet in width and ~~seventeen (17)~~18 feet in
 1179 length for angle parking or **7 feet in width and** 22 feet in length for parallel parking, exclusive
 1180 of drives, walks and maneuvering space. It shall be the responsibility of the applicant to show
 1181 on the site plan for the proposed development the provision of adequate automobile
 1182 maneuvering space acceptable to the **PGA. Planning Board.** ~~In addition to the above~~
 1183 ~~requirements, the applicant may reduce the width of not more than 10% of the required~~
 1184 ~~parking spaces, and not more than 10% of any parking spaces in excess of the required~~
 1185 ~~amount which he may choose to provide, to eight feet.~~

1186 (c) Except as required in § s 6.02(d), (e), (f) or (n) below, each required off-street parking space
 1187 shall have direct access to an aisle or driveway having ~~a minimum width of 24 feet in the case~~
 1188 ~~of two-way traffic or~~ the following widths ~~in the case of one-way traffic only:~~

Angle of Parking		Minimum Aisle Width
Type	Angle	Width
One Way Parking Lot	Parallel	12 feet
	30 Degrees	11 feet
	45 Degrees	13 feet
	60 Degrees	18 feet
	90 Degrees	20 feet

Angle of Parking		Minimum Aisle Width
Type	Angle	Width
Two Way Driveway	Parallel and/or none	20 feet (1)
Two Way Parking Lot	30 to 60 Degrees	22 feet
	90 Degrees	24 feet

(1) Two-way driveways may be a minimum width of 20 feet in instances where a development site or site(s) has a shared access/service road, private way, or individual driveway intended to serve a similar role as a public way. The design should consider complete streets and universal design guidelines and incorporate measures such as shared-use paths, sidewalks and/or parallel parking with reduced lane width(s) consistent with adopted City specifications for public ways.

- (d) For one and two family houses, the off-street parking requirements of § 6.01 may be satisfied with the use of stacked parking configuration to the extent that all other applicable provisions for parking, driveway and area lay-out are met. For the purpose of this § 6.02(d), stacked parking shall mean a parking layout where spaces are provided one vehicle directly behind another vehicle, including an enclosed garage parking space, with a maximum limit of four in number.
- (e) For three and four family ~~houses~~ **multi-family dwellings**, upon the granting of a **site plan review or** special permit, parking space requirements of § 6.01 may be satisfied with the use of stacked parking configuration to the extent that all other applicable provisions for parking, driveway and area layout are met. For the purpose of this § 6.02(e), stacked parking shall mean the parking of one vehicle directly behind another vehicle, limited to a total of three vehicles in a stack in all instances inclusive of where vehicle space may be provided as an enclosed garage parking space.
- (f) For row houses, the off-street parking requirements of § 6.01 may be satisfied with the use of stacked parking configuration to the extent that all other applicable provisions for parking, driveway and area layout are met. For the purpose of this § 6.02(f), stacked parking shall mean a parking layout where spaces are provided with one vehicle directly behind another vehicle, limited to a total of two vehicles in a stack in all instances inclusive of where vehicle space may be provided as an enclosed garage parking space.
- (g) In no instance may the open space required for each Lot be used for the provision of required off-street parking spaces.
- (h) No driveway or sidewalk opening providing access to an area of required off-street parking spaces, measured at the street lot line may be more than 24 feet, except as **allowed required** in § 6.02(i) below. In addition, no such driveways or sidewalk openings shall have shrubs, walls, signs or fences in excess of 30 inches in height from the entrance of the driveway to a point 15 feet into such driveway or in excess of 36 inches along the front lot line.
- (i) For a site upon which new construction is proposed; to which an increase in the number of existing bedrooms or units is sought; or to which modifications to existing construction of driveways or parking areas are proposed for either one, two, three, or four family dwellings or row houses, the following design standards shall apply: There shall be allowed a maximum of two curb cuts per site at a maximum of 11 foot width, with a minimum distance of 20 feet

1226 between curb cuts. No curb cut, or combination of curb cuts shall exceed a maximum of 40%
1227 of the lot frontage, or 22 feet, whichever is less.

1228 (j) No area of the required Building Front Yard shall be used for parking or driveway area. In cases
1229 where there is a garage attached to a single-family dwelling and is located in the building front
1230 yard area, driveway and parking in front of the garage shall be allowed provided access is via
1231 one 12' curb cut. Driveway must maintain 5' front setback, be at least 18' in depth and then
1232 permitted to flare out to the width of the garage door. A Special Permit is required in cases
1233 where there is a garage attached to a two-family dwelling located in the building front yard
1234 area, provided the driveway maintain 5' front setback and be at least 18' in depth for parking in
1235 front of the garage(s).

1236 For one, two, three, four family and/or row houses, no driveway and/or parking area shall be
1237 closer than four feet from the side lot line, 10 feet from the rear lot line, or five feet from the
1238 front lot line. No setbacks from structures on the lot shall be required. All other stated
1239 dimensional requirements shall prevail.

1240 (k) ~~Except as set forth in § 6.02(j) and 6.02(n), t~~The surfaced area of off-street parking areas shall
1241 be set back a minimum of five feet from all buildings and lot lines except as allowed **under**
1242 **standards required in Article V specific to a zoning district or as required** in § 6.02(e, j, or
1243 **n**). Such setback areas, except for entrance and exit drives, shall be properly landscaped with
1244 grass, trees, shrubs, flowers, or other landscaping materials of adequate height and density
1245 so as to visually obscure parked vehicles from view.

1246 In addition, at least 5% of the interior of any parking area with 20 or more parking spaces shall
1247 be landscaped and continuously maintained. This landscaping shall be distributed in islands
1248 and shall include one or more shade trees of a species as approved by the Watertown Tree
1249 Warden with a 3-inch caliper or greater per island. The location of trees within parking areas
1250 shall maximize shade on vehicles and pavement to reduce the "heat island" effect. In
1251 addition, landscaping shall use non-invasive species and should consider drought-tolerant
1252 and native plantings where appropriate. Where feasible, landscaped islands shall be built
1253 below the grade of the impermeable parking surfaces so that runoff from the site is directed
1254 into them. Planting along the perimeter of a parking area whether for required screening or
1255 general landscaping, shall not be considered as part of this 5% landscaping.

1256 (l) ~~Except as provided in § 6.01(f), n~~ No reduction in the number of off-street parking spaces
1257 which are required by this Article shall be allowed and no existing off-street parking spaces
1258 shall be eliminated by the replacement or enlargement of an existing building or structure;
1259 provided, that this subsection shall not operate to prevent the elimination of existing parking
1260 spaces which are in excess of the number required by this article.

1261 (m) Any outdoor lighting designed for the purpose of illuminating outdoor areas such as walks,
1262 driveways, doorways, outdoor recreational facilities and all accessory uses shall be
1263 continuous non-flashing, indirect and installed and shielded in such a manner that will
1264 prevent direct light from shining upon any other property in a residence district, **and comply**
1265 **with Article VII Signs and Illumination and particularly §7.12 and § 7.13.**

1266 (n) In the Business, ~~Zones and~~ Industrial, **and Special Districts Zones, PSGD and RMUD**, the off-
1267 street parking requirements of § 6.01 may be satisfied with the use of a stacked parking

configuration. For the purposes of this § 6.02(n) stacked parking shall mean a parking space, including enclosed garage parking spaces, where within a parking space vehicles may be parked with one vehicle behind another, with a maximum two vehicles in each stack. Notwithstanding the provisions of § 6.02(b) above, each parking space shall be marked and shall not be less than eight feet in width and 17 feet in length for angle parking or 22 feet in length for parallel parking, exclusive of drives, walks and maneuvering space. One of the two vehicles in each stack shall have direct access to an aisle or drive-way having a minimum width ~~of 24 feet in the case of two-way traffic or in the case of one-way traffic the minimum aisle width~~ provided in § 6.02(c). ~~The surfaced area of off-street parking areas shall be set back a minimum of five feet from all buildings and lot lines. Such setback areas, except for entrance and exit drives, shall be properly landscaped with grass, trees, shrubs, flowers and other landscaping materials.~~

§ 6.03 Required off-street loading spaces.

- (a) Off-street loading facilities shall be provided for new structures and new additions in accordance with the following table:

Type of Use	Number of Loading Bays Required by Gross Floor Area of Structures (in 1000's of sq ft)				
	For each				
	2 -15	15-50	50-100	100-150	add'l 150
Retail trade, wholesale, storage industry, communications and utilities	1	2	3	4	1
Office building, hotel, dormitory, institution, recreation and education	1	1	1	1	1
WSQ and NMU – Retail and Office	1	1	2	2	1
	(at 10,000 sf)				

- (b) The Planning Board shall be the determining authority in the event of a conflict in interpretation as to the category of the principal use, or as to the Gross Floor Area (or open lot) in a given use.
- (c) Where the computation of required off-street loading spaces results in a fractional number, a fraction of one-half or more shall be counted as one.
- (d) The aggregate number of spaces required for each of several uses separately may be provided on a common **parking** lot serving all of these uses.

§ 6.04 Design and layout of off-street loading facilities.

- (a) Each required space shall be no less than **10 feet minimum** or 12 feet **maximum** in width, 14 feet in clear height and **between 20 to** 30 feet in length in a Business **or Special** District and 50 feet in length in an Industrial District (except for entirely residential projects in the I-3 District and Hotels in the I-1 District), exclusive of drives and maneuvering space, and located entirely on the lot being served.
- (b) There shall be appropriate means of access to a street or alley as well as adequate maneuvering space.
- (c) The maximum width of driveways and sidewalk openings measured at the street lot line shall be 30 feet; the minimum width shall be 20 feet, **or 10' in the case of one-way access drive.**
- (d) Loading spaces may be enclosed in a structure and must be so enclosed if located within 50

- feet of a residence district where the use involves regular night operation.
- (e) All accessory driveways and entrance-ways shall be graded, surfaced, drained, to the satisfaction of the Superintendent of the Department of Public Works, to the extent necessary to prevent nuisances of dust, erosion, or excessive water flow across public ways, or onto adjacent properties.
- (f) Such facilities shall be designed and used in such a manner as at no time to constitute a nuisance, or a hazard or unreasonable impediment to traffic.

§ 6.07 Bicycle parking.

- (a) Off street bicycle parking shall be provided as follows, **with the exception of bicycle parking within the WSQ and NMU Zones, which shall follow § 6.07(b):**

- (1) One bicycle parking space for every 15 automobile parking spaces in commercial/office mixed-use developments, and one bicycle parking space for every five automobile parking spaces in residential/mixed use developments, a minimum of six must be provided.
- (2) Each bicycle parking space shall be sufficient to accommodate a bicycle 7 feet in length and 2 feet in width. Inverted U or Ring and Post style frame racks that support the bicycle at two or more points above and on either side of the bicycle's center of gravity are required. An alternative style of rack that, in the opinion of the Zoning Board of Appeals, provides a comparable level of security and convenience may be provided. Racks must be secured to the ground.
- (3) It is recommended that half be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements. The other half shall be provided as short term (customer or visitor) parking, and it is recommended that these spaces be visible and convenient to building entrance.
- (4) Any property owner required to have bicycle parking may elect to establish a shared bicycle parking facility with any other property owner within the same block to meet the combined requirements.
- (5) The following uses are exempt from these requirements: Funeral parlor, undertaker, automobile repair or body shop, gas station, and car wash.
- (6) These requirements may be varied by the **Board of Appeals PGA** by Special Permit, based upon a determination that the proposed bicycle parking facilities will adequately address the purposes of this section.

(b) WSQ and NMU Zoning Districts: Required off street bicycle parking shall be provided and maintained for all development or redevelopment within the specified districts to ensure the mix of uses at a site have the minimum short-term and long-term bicycle facilities as follows:

(1) Bicycle Parking Requirements:

Principal Use	Example Business(s)	Short-Term Minimums	Long-Term Minimums
Residential - 6 or more units	Multi-family building, rowhouses/townhomes, residents in mixed use	1 per 10 units (2 spaces minimum)	1 per unit
Hotel/motel	Long stay hotel, boutique	1 per 20,000 gross	1 per 5,000 gross square

	hotel, motel	square feet (6 spaces minimum)	feet
Commercial/ retail, except office	Cafe, shop, restaurant, clothing store, bank, grocery store, movie theater, exercise/fitness	1 per 2,000 gross square feet (2 spaces minimum)	1 per 5,000 gross square feet
Office	Office building, financial services, law office, professional office	1 per 20,000 gross square feet (2 spaces minimum)	1 per 2,500 gross square feet
Institutions	Museum, trade school, place of worship, library, community center	1 per 2,500 gross square feet (4 spaces minimum)	1 per 5,000 gross square feet
Schools/ daycare centers	Daycare center, K-8/ elementary, middle/high school, private charter school	1 per 10 children of permitted capacity (2 spaces minimum) recommended	1 per 5 staff or employees and 1 per 8 students of the planned school capacity recommended

(2) Bicycle Parking Standards shall be as follows:

Type	Bicycle Parking (except for racks)	Rack Spacing	Spacing Wall	Access Path
Standard Space	6'x 2' and 3.3' high	4' preferred 3' allowed	2.5' to side of rack	5' clear path
Cargo Spacing	10' x 3' and 3.3' high	4' minimum	3' to side of rack	5' clear path

(3) Short-term bicycle parking: is intended to provide opportunities for parking typically lasting up to two hours and prioritizes convenience, access, and visibility over higher security. Spaces should be 25' or less to the primary and/or public entrance(s) and be visible from the right of way, and in all instances, unless allowed by exception, be no more than 50' from those entrance(s). The spaces must be unrestricted when the building (or a business that the parking serves) is open at a minimum. For commercial/retail, at least 50% of the required short-term bicycle parking shall be allocated to public entrances serving the business(s).

(4) Long-term bicycle parking: is intended to be higher security and protected for longer visits, all-day use, and overnight and longer periods of parking and storage. These spaces must be covered (protected from rain/snow) and be enclosed for increased protection, especially in unmonitored locations. When feasible, long-term parking shall be located inside the building(s) it is intended to serve and be immediately adjacent to and at-grade with an exterior access door/route. Long-term bicycle parking can be in designated interior enclosures/rooms or be in exterior enclosures but in all instances shall provide secure and easy access and maneuvering from offsite and onsite bicycle routes and within the building/structure. When located in a vehicular parking facility, long-term bike parking must be near an exterior access point and is preferred to be near primary entrance(s) to the building that the garage serves.

Residential projects with more than 12 units may have a maximum of 50% of the required long-term bicycle parking designated across the residential units and projects of 12 or fewer may allow all spaces to be designated across the units. If long-

1365 term bicycle parking is designated inside dwelling units there must be access at
1366 ground level and/or by elevator for level accessible access for all bicycle types.

1367 (5) Charging: To accommodate charging for bicycles and peripherals, multiple standard
1368 electrical outlets should be provided when possible adjacent to bicycle parking
1369 spaces. Projects can also consider alternatives to allow charging when no options can
1370 be located by bicycle parking.

1371 (4) Onsite Bicycle Parking Exceptions: An exception to required onsite bicycle parking
1372 may be approved by DCDP in instances where an offsite installation or an in-lieu
1373 payment will offset the reasonable accommodation of onsite bicycle parking, but only
1374 in instances where the offsite solution better supports the onsite demand in a more
1375 beneficial and appropriate location that implements the City's adopted plans and
1376 studies in relation to the development.

1377 **Article VII Signs and Illumination**

1378 **§ 7.03 Signs in all districts.**

1379 (d) Calculation of sign area.

1380 (1) For a wall or marquee sign, the calculation of sign area in the NB, LB, ~~CB~~ **WSQ**,
1381 **NMU** and I districts shall be a percentage of the building facade. The dimensions used in
1382 calculating this percentage shall be the horizontal measure of the frontage of the business
1383 and the vertical measure not exceeding the top of the second story of a building.

1384 **§ 7.06 Signs in the NB, LB, WSQ, NMU, ~~CB~~, I, RMUD, and PSCD Districts.**

1385 In any NB, LB, **WSQ, NMU, ~~CB~~**, I, RMUD, and PSCD district, no on premise sign or advertising
1386 device shall be permitted except as follows:

1387 **§ 7.08 Permitted illumination.**

1388 (c) In NB, LB, **WSQ, NMU ~~CB~~**, I, and PSCD districts, the following signs, in addition to the above
1389 are permitted:

1390 (1) Translucent.

1391 (2) Signs of neon or exposed gas-illuminated tube type.

1392

1393 ~~§ 7.10 Watertown Square Design Overlay District.~~

1394 ~~Signs in the Watertown Square Design Overlay District shall conform to all provisions of Article VII~~
1395 ~~except as otherwise specified in § 5.09.~~

1396 **§ 7.101 Hotel and motel signs.**

1397 **§ 7.112 Exterior lighting standards.**

1398 **§ 7.123 Exterior lighting technical submittals.**

NOTE/NOT IN ZONING TEXT: Some of the language in Section 8.00 is existing and has been moved to consolidate sustainability requirements. The existing text is red but not in bold.

Article VIII Sustainability, Solar, and Other Regulations

~~§ 8.00 Regulation of soil removal or ledge.~~ Sustainability and Resiliency.

(a) Intent and Purpose: To maintain Watertown's leadership on sustainable building requirements that ensure development provides for comfortable, safe, and resilient neighborhoods, the purpose of this section is to support the successful implementation of the 2022 Resilient Watertown Climate and Energy Plan and 2023 Comprehensive Plan, as updated. This section is intended to achieve the following goals:

- (1) Accelerating the transition to renewable energy and requiring the highest standards for electrification and energy efficiency for new construction and renovation.**
- (2) Expanding zero-emission mobility options and accelerating electric vehicle adoption.**
- (3) Ensuring Watertown's natural resources are enhanced, equitably distributed, and delivering full ecosystems benefits.**
- (4) Reducing all types of waste streams and upgrading infrastructure to be resilient to climate change impacts.**
- (5) Enhancing overall community health, resilience, and preparedness to major climate threats of extreme storms, flooding, drought, and heat waves.**

(b) Applicability: The following section shall be required for any project identified in Article V as requiring a Site Plan Review Permit with or without Special Permit.

(c) Requirements: For new development and redevelopment projects, the site and buildings shall comply with the following requirements:

- (1) Energy: In accordance with the Specialized Stretch Energy Code, any project that triggers the code shall follow the energy efficiency and electrification requirements as specified, including to the extent feasible techniques such as** employing passive solar techniques, design to maximize southern exposures, building materials; utilizing energy-efficient technology and renewable energy resources; and minimizing water use.
- (2) LEED: All new development requiring Site Plan Review in the NB, LB, WSQ, NMU, I-1, I-2, I-3, RMUD, and PSCD Districts must meet LEED Silver Certifiable requirements as outlined by the United States Green Building Council's Leadership in Energy and Environmental Design (current edition as applicable) as a minimum. Higher levels are strongly encouraged.** Design documentation shall be provided by the Petitioner to the City to verify that the project could achieve the minimum number of LEED points to achieve certification. Such documentation may include but not be limited to a project narrative describing how the project design intends to achieve selected LEED credits, and a LEED checklist with criteria (or points) which shows the project will achieve a minimum of 50 points.

- 1438 (3) **Utilities and Hazards:** Projects shall underground all onsite utility service, equipment
1439 and infrastructure with removal of and no new onsite utility poles allowed, unless it is
1440 determined by the City to be infeasible. Projects shall locate HVAC and other utility
1441 equipment outside of or elevated above potential flood hazards.
- 1442 (4) **Stormwater:** Projects shall effectively manage stormwater onsite as required by the
1443 Watertown Stormwater Ordinance and Regulations. Systems should incorporate best
1444 practices in stormwater management and LID techniques.
- 1445 (5) **Electric Vehicle Charging:** Electric vehicle ready parking shall be provided for 20% of
1446 the total parking provided for business and residential uses, and for 10% of the total
1447 parking provided for all other uses, or more if required by the Massachusetts Stretch
1448 and Specialized Codes. Further, at least the minimum number of electric vehicle
1449 charging stations specified in §6.01(h) shall be installed, and to the extent feasible, the
1450 stations should be made available for public use when not in use by the site users.
- 1451 (6) **Landscape:** Projects shall include a landscape planting and maintenance plan that
1452 shall, to the extent possible, inventory, assess, and retain existing healthy, viable
1453 trees as part of redevelopment and plant additional climate adaptable and species
1454 appropriate trees. Adequate landscaping shall include street trees or street adjacent
1455 trees where appropriate, provision of treed landscape islands and buffers in parking
1456 lots adjacent to abutting properties and along street frontages, in-keeping with Article VI
1457 and specifically with §6.02(k).
- 1458 (7) **Open Space: Publicly usable** open space shall be designed to maximize its visibility for
1459 persons passing the site, encourage social interaction, maximize its utility, and facilitate
1460 its maintenance.
- 1461 (8) **Waste Management and Service:** All new projects shall include recycling, composting,
1462 and trash facilities as necessary, and the locations must be accessible and
1463 consolidated where feasible. Service areas adjacent to lower density residential
1464 should strive to provide access that minimizes impacts.
- 1465
- 1466 (d) **Guidelines:** the following provides general guidelines to consider, and projects should
1467 seek to satisfy the following:
- 1468 (1) **Resiliency Score:** Projects should consider using current or future adopted
1469 department City policies and guidelines including the DCDP Resilient Score to assess
1470 proposed sustainability measures.
- 1471 (2) **Diminish the heat island effect.**
- 1472 (3) **Employ energy conscious design** with regard to orientation, building materials,
1473 shading, landscaping, window glazing, and other elements.
- 1474 (4) **Achieve Leadership in Energy and Environmental Design (LEED) Platinum** certifiability
1475 and be certified.
- 1476 (5) **Incorporate Green roofs** (vegetated roof covers) and/or solar systems.
- 1477 (6) **Use permeable paving systems** and prioritize bioretention systems (such as rain
1478 gardens) in addition to traditional structural conveyance systems.

1479 § **8.015** *Solar energy systems.*

1480 (b) Requirements: Development requiring site plan review approval under section 9.03 in the
1481 NB, LB, ~~CB~~, **WSQ**, **NMU**, I- 1, I-2, I-3, RMUD, and PSCD Districts greater than or equal to 10,000
1482 gross square feet or containing 10 or more residential units shall include a solar energy system that
1483 is equivalent to a minimum of 50% of the roof area of all buildings. In cases where a site includes
1484 an uncovered parking structure the structure shall also have a solar energy system installed to
1485 cover a minimum of 90% of its top level.

1486

Re-number remaining sections of Article VIII (below are new numbers and section titles only)

1487 § **8.020** *Regulation of soil removal or ledge.*

1488 § **8.031** *Overhanging shrubs or evergreens.*

1489 § **8.042** *Sale of products on public rights of way.*

1490 § **8.053** *Yard sales.*

1491 § **8.064** *Medical marijuana treatment centers and adult use marijuana establishments.*

Article IX Enforcement and Application Procedure

§ 9.01 Building permits and Occupancy Permits.

(a) The Inspector of Buildings shall not issue a building permit for the erection or alteration of any building or part thereof unless the plans, specifications and intended uses of such building, lot and open spaces on the lot are in all respects in conformity with this Zoning Ordinance and have been approved by the Zoning Enforcement Officer. Where special permits or variances are required under this Zoning Ordinance, the Inspector of Buildings shall not issue a building permit until so directed in writing by the Board of Appeals.

(b) Applications for building permits shall be accompanied by a plan of the lot in duplicate, and certified by a registered land surveyor showing the actual dimensions of the lot and the exact location and size of the buildings already upon the lot, of any structures within eight feet of the line on the adjoining lot, and of the building or structure to be erected, altered or moved, together with the streets, and alleys and easements on and adjacent to the lot and such other information as the location and dimensions of required parking as may be required for the enforcement of this Zoning Ordinance. The lot corners and bounds shall be indicated by such stakes and bounds as shall be required by the Inspector of Buildings.

~~§ 9.02 Occupancy permit.~~

~~(a)~~(c) No premises, building or structure, altered or in any way changed as to construction, use, or number of dwelling units under a building permit or otherwise, shall be occupied or used without an occupancy permit signed by the Inspector of Buildings, which permit shall not be issued until the buildings, structure, or premises and its uses comply in all respects with this Zoning Ordinance and have been approved by the Zoning Enforcement Officer.

~~(b)~~(d) A temporary occupancy permit may be issued in appropriate cases.

§ 9.02 Noticing and Preliminary Review Requirements.

(a) **Community Meeting(s).** For projects with four or greater residential units, or for non-residential projects with 10,000 square feet of new development or greater, the Petitioner will conduct a ~~public information~~ **Developer's Community m** Meeting no less than 10 days prior to submission for Planning Board or Zoning Board of Appeals approval. The meeting will provide an opportunity for the public to understand and comment on the specifics of the project, the details of such project shall be made available to the public, through submission to ~~DCDP the Department of Community Development & Planning~~, no less than 14 days prior to the ~~public information~~ meeting. The Petitioner shall coordinate planning this meeting with ~~DCDP the Department of Community Development & Planning~~ and the City Councilor who represents the district where the project would be built. The meeting shall be announced by the Petitioner no less than two weeks prior to the meeting. The required advertising by the Petitioner shall include a notice distributed to abutters and abutters to abutters **pursuant to DCDP's Enhanced Noticing Requirements within 300' of the site.** Upon confirmation of the meeting time and place with ~~DCDP the Department of Community Development and Planning~~, said Department will also announce the meeting by posting an announcement on the City website, with the City Council and using the City **Email web-based** notification system. Within one week of the meeting, the Petitioner shall submit a summary of what was discussed at the meeting to ~~DCDP the Department of Community Development & Planning~~.

1534 At the discretion of ~~DCDP the Director of Community Development & Planning~~, a second
1535 ~~public information~~ meeting may be required in instances of large projects with a community
1536 impact, or a project with circumstances that would necessitate a second meeting.

1537 (b) Design **Standards and** Guidelines. **The following requirements must be satisfied for design**
1538 **review as indicated, for any development with four or more multi-family residential units**
1539 **and/or 4,000 square feet and more of non-residential development that requires Site Plan**
1540 **Review and/or Special Permit under this ordinance:**

1541 1. For projects with between four and nine residential units, and for any non-residential or
1542 Mixed-Use project between 4,000 square feet and up and up to 10,000 square feet,
1543 Watertown's ~~adopted applicable~~ Design Guidelines will be considered as part of the Site
1544 Plan Review ~~and/or~~ Special Permit review.

1545 2. For projects with 10 or greater residential units, or for non-residential projects with
1546 10,000 square feet of new development or greater, or any Mixed-Use project, the
1547 Petitioner's/Developer's proposed project shall be subject to a formal consultant design
1548 review ~~according to Watertown's adopted Design Guidelines.~~

1549 **3. Process and Timing:** Prior to submittal for Board review, any project as defined in (db)(2)
1550 shall undergo a formal design review ~~subject to Watertown's most current adopted~~
1551 ~~Design Guidelines.~~ The review will be conducted with representatives of the
1552 Petitioner/Developer, the DCDP staff, and Watertown's Design Consultant to determine
1553 and discuss the proposed project's conformance ~~to with~~ the ~~most current adopted~~
1554 **applicable** Design **Standards and** Guidelines.

1555 Within 14 calendar days of the design review, Watertown's Design Consultant will submit
1556 to the ~~Director of~~ DCDP ~~or his/her designee~~ a written report analyzing the proposed
1557 project's conformance with ~~Watertown's most current adopted applicable~~ Design
1558 **Standards and** Guidelines.

1559 The Petitioner/Developer may, in consultation with ~~the Director of~~ DCDP, have his/her
1560 proposed project undergo ~~a second additional~~ design review with the City of Watertown's
1561 Design Consultant after completion of the required **Community Meeting public**
1562 ~~information session~~ noted above.

1563 **4. Peer Review Funds:** Petitioners/developers for projects subject to review under
1564 Watertown's most current adopted Design Guidelines shall, in accordance with Chapter
1565 44 of the Massachusetts General Laws, Section 53(G) and in accordance with § 5.2 of the
1566 Zoning Board of Appeals Rules of Practice, be required to make payment to Watertown's
1567 Design Review Fund to compensate the Design Consultant. The base payment into the
1568 Design Review Fund shall be a not to exceed amount of \$10,000 as determined by the
1569 Director of ~~DCDP Planning and Zoning~~. Funds collected in the Design Review Fund shall
1570 be used to pay for the services of Watertown's Design Consultant for the
1571 Petitioner's/developer's proposed project. Any funds not expended for this purpose at the
1572 conclusion of Watertown's review of the proposed project shall be returned to the
1573 Petitioner/Developer.

§ 9.03 Site plan review of certain residential and non-residential developments.

No Special Permit, Variance or Building Permit for construction, exterior alteration, relocation, or change in use, except where noted, shall be granted for any **use proposed development project** requiring Site Plan Review ~~under § 5.01~~ until the provisions of this section have been fulfilled and an application is approved by the **PGA Special Permit Granting Authority**. ~~Uses for which Site Plan Review is required are designated by an SR ("Site Plan Review") or SP/SR ("Special Permit with Site Plan Review" in § 5.01, Table of Use Regulations.~~ Site Plan Review shall be used to **judge the appropriateness and assess the impacts of the site development characteristics of** a proposed development **and determine whether this section's Site Plan Review criteria have been met, or can be met through reasonable conditions imposed by the PGA**. All proposed developments subject to § 9.03 shall conform with all appropriate provisions of this Zoning Ordinance.

- (a) A Petitioner using the Site Plan Review checklist available in the Department of Community Development & Planning (DCDP), shall complete packets, to be included as part of the preliminary and formal application, which include all necessary plans and a statement responding to the Site Plan Review ~~standards- criteria~~ set forth in subsection (c) below. Complete packets for the preliminary meeting ~~will be hand delivered~~ **must be submitted** prior to the submission deadline, with **three all** copies of the preliminary site plan packet for the proposed development submitted to ~~the DCDP~~ **or distributed as determined by DCDP to a list of designated representatives of city departments and committees. † and, one copy each submitted to Conservation and Preservation Agent, Inspector of Buildings, Zoning Enforcement Officer, Superintendent of Public Works, Chief Fire Inspector, Chief of Police, Health Department, Commission on Disabilities, Bicycle and Pedestrian Committee, Watertown Housing Partnership, Assessor's Department, and, when appropriate, other entities as identified by the Director of DCDP.**

Unless waived by ~~DCDP the Director of Community Development & Planning~~ because of development scale, said site plan ~~s~~ shall be at a scale of 1"=10' or 1"=20'. Vertical scale shall be at 1/8"=1' or 1/4"=1'. Said site plan shall show, among other things, all existing and proposed building structures, existing and proposed grades, automobile and bicycle parking spaces, driveway openings, service areas, open space and other uses, site engineering and all facilities for water, drainage, sewage, refuse, and landscape features (such as fences, walls, planting areas, type, size and location of planting materials, methods to be employed for screening, and walks), fire suppression and access detail, **preliminary initial transportation assessment including** traffic counts and assessment, schematic elevations at the above scales, the location of any wetlands within 150 feet, **and all** other information as required in § 9.01(b) **or as determined by DCDP**.

~~Development in the NB, LB, CB, WSQ, NMU, I-1, I-2, I-3, RMUD, and PSCD Districts greater than or equal to 10,000 gross square feet or containing 10 or more residential units shall complete a Solar Energy System Assessment, as required under Section 8.05. The Petitioner shall indicate, in writing, what actions/outcomes will be taken with a copy of the assessment, to DCDP.~~

- (b) The Planning Board shall hold a hearing on the proposal to ~~examine the standards~~ **apply the criteria** set forth in subsection (c) below as part of the formal application process. Prior to said hearing, a Preliminary Developer's Conference shall be held with representatives of the developer and City Departments and Committees ~~listed in subsection (a) above;~~ **relevant to the application** to determine and discuss questions, impacts, potential problems, etc., with

said site plan, and to provide guidance to the developers in completing the formal application and site plan submission. **Each department Participating city representatives may provide verbal and/or written comments shall submit an analysis of on the formal application and site plan to the Director of DCDP within 30 15 days.**

~~For projects with four or greater residential units, or for non-residential projects with 10,000 square feet of new development or greater, the Petitioner will conduct a public information meeting no less than 10 days prior to submission for Planning Board or Zoning Board of Appeals approval. The meeting will provide an opportunity for the public to understand and comment on the specifics of the project, the details of such project shall be made available to the public, through submission to the Department of Community Development & Planning, no less than 14 days prior to the public information meeting. The Petitioner shall coordinate planning this meeting with the Department of Community Development & Planning and the City Councilor who represents the district where the project would be built. The meeting shall be announced by the Petitioner no less than two weeks prior to the meeting. The required advertising by the Petitioner shall include a notice distributed to abutters and abutters to abutters within 300' of the site. Upon confirmation of the meeting time and place with DCDP the Department of Community Development and Planning, said Department will also announce the meeting by posting an announcement on the City website, with the City Council and using the City Email notification system. Within one week of the meeting, the Petitioner shall submit a summary of what was discussed at the meeting to the Department of Community Development & Planning. At the discretion of the Director of Community Development & Planning, a second public information meeting may be required in instances of large projects with a community impact, or a project with circumstances that would necessitate a second meeting.~~

No application shall be complete, shall be accepted by ~~the Director of~~ DCDP, nor be submitted to the Planning Board for consideration unless and until all information specified in § 9.03(a) is submitted in a form deemed to be sufficient and complete by ~~the Director of~~ DCDP, and until **reports comments** on the application are received from all relevant City Departments and Committees ~~as defined in subsection (a) above~~; provided, however, that if a department fails to provide such analysis within said 15 day period, the DCDP's review shall proceed without the ~~report comments~~ of such department, and ~~the Director of~~ DCDP may determine such application to be complete. ~~notwithstanding the failure of such department to submit its report comments~~. Said **reports comments** shall be incorporated into the submission to the Planning Board.

- (c) The Planning Board shall review the formal application and site plan and then prepare a written report on the proposal considering, among other things, the ~~ten~~ criteria listed below. When a proposal requires a Variance or Special Permit with Site Plan Review ~~in accordance with § 5.01~~ and the Board of Appeals is the ~~SPGA~~, this report of the Planning Board shall be submitted to the Board of Appeals in accordance with the provisions set forth below. The Board of Appeals shall not grant the Special Permit or Variance until this report has been submitted. When a proposal requires a Special Permit with Site Plan Review and the Planning Board is the ~~SPGA~~ or when a proposal only requires Site Plan Review **to obtain a Site Plan Review Permit in accordance with § 5.01**, the Planning Board shall make a final determination as to whether that proposal ~~sufficiently~~ meets the criteria listed below, or can be met through reasonable conditions imposed by the Board. ~~and whether the proposal shall be approved~~. Revisions to any site plan must be approved in the same manner as the original plan.

- ~~1. — Landscape: The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas. Adequate landscaping shall also be provided, including screening of~~

- adjacent residential uses, provision of street trees, landscape islands in the parking lot and a landscape buffer along the street frontage.
2. Relation of Buildings to Environment: Proposed development shall be integrated into the terrain and the use, scale and architecture of existing buildings in the vicinity and shall be in accordance with the Comprehensive Plan or other plans adopted by the City guiding future development. The Planning Board may require a modification in massing so as to reduce the effect of shadows on abutting property in all districts or on public open space.
 3. Open Space: All open space required by this Zoning Ordinance shall be so designed as to maximize its visibility for persons passing the site, encourage social interaction, maximize its utility, and facilitate its maintenance.
 4. Circulation: Special attention shall be given to traffic circulation, parking areas and access points to public streets and community facilities in order to maximize convenience and safety of vehicular, bicycle and pedestrian movement within the site and in relation to adjacent streets. Special consideration shall be given to infrastructure and design that will enhance public transit, such as bus shelters, on-site transportation demand management measures, and participation in a Transit Management Association.
 5. Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Proposed developments shall seek to retain storm water runoff on site to the maximum extent possible, incorporating best practices in storm water management and Low Impact Design techniques. In cases where storm water cannot be retained on site, storm water shall be removed from all roofs, canopies and paved areas and carried away in an underground drainage system.
 6. Utility Service: Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
 7. Environmental Sustainability: Proposed developments shall seek to diminish the heat island effect; employ passive solar techniques and design to maximize southern exposures, building materials, and shading; utilize energy-efficient technology and renewable energy resources; and minimize water use. All new developments requiring Site Plan Review in the NB, LB, CB, I-1, I-2, I-3, RMUD, and PSCD Districts must meet LEED Silver Certifiable requirements as outlined by the United States Green Building Council's Leadership in Energy and Environmental Design (current edition as applicable) as a minimum. Design documentation shall be provided by the Petitioner to the City to verify that the project could achieve the minimum number of LEED points to achieve certification. Such documentation may include but not be limited to a project narrative describing how the project design intends to achieve selected LEED credits, and a LEED checklist with criteria (or points) which shows the project will achieve a minimum of 50 points.
 8. Screening: Screening, such as screen plantings, shall be provided for exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures in order to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
 9. Safety: With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment.
 10. Design: Proposed developments shall seek to protect abutting properties from detrimental site characteristics resulting from the proposed use, including but not limited to air and water pollution; noise, odor, heat, flood, dust vibration, lights or visually offensive structures or site features.
- (1) The application is complete and any additional information related to the application and requested by the Board has been provided.
 - (2) The proposed project demonstrates compliance with the City's standards and/or requirements in the following areas:
 - a. Design Standards for the applicable zoning district;

- b. Sustainability, Climate, and Resiliency Standards;
 - c. Signs and Illumination Standards;
 - d. Stormwater Management and Erosion Control (including stormwater regulations)
 - e. Automobile, Bicycle, and Loading Standards.
- (3) The proposed project maximizes the convenient access and safety of vehicular, bicycle and pedestrian circulation and movement within the site and in relation to adjacent streets.
- (4) The proposed project (including open and enclosed spaces) is designed to facilitate building evacuation and ensure accessibility by fire, police, and other emergency personnel and equipment.
- (5) The proposed project minimizes its impact on abutting properties, including but not limited to air and water pollution, noise, odor, heat, flood, dust vibration, lights or visually offensive structures or site features. Applicant must:
- a. Provide an initial sound assessment; a sound report identifying the measures necessary to comply with state and local sound requirements; and a post-installation report demonstrating such compliance.
 - b. Provide screening, such as screen plantings, for exposed storage areas, exposed rooftop, building, and ground mounted machinery and equipment installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures.
- (d) — Design Guidelines:
1. — For projects with between four and nine residential units, and for any non-residential or Mixed-Use project between 4,000 square feet and up to 10,000 square feet, Watertown's adopted Design Guidelines will be considered as part of the Site Plan Review /Special Permit review:
 2. — For projects with 10 or greater residential units, or for non-residential projects with 10,000 square feet of new development or greater, or any Mixed-Use project, the Petitioner's/Developer's proposed project shall be subject to a formal consultant design review according to Watertown's adopted Design Guidelines:
- Prior to submittal for Board review, any project as defined in (d)(2) shall undergo a formal design review subject to Watertown's most current adopted Design Guidelines. The review will be conducted with representatives of the Petitioner/Developer, the DCDP staff, and Watertown's Design Consultant to determine and discuss the proposed project's conformance to the most current adopted Design Guidelines.
- Within 14 calendar days of the design review, Watertown's Design Consultant will submit to the Director of DCDP or his/her designee a written report analyzing the proposed project's conformance with Watertown's most current adopted Design Guidelines.
- The Petitioner/Developer may, in consultation with the Director of DCDP, have his/her proposed project undergo a second design review with the City of Watertown's Design Consultant after completion of the required public information session noted above.
- Petitioners/developers for projects subject to review under Watertown's most current adopted Design Guidelines shall, in accordance with Chapter 44 of the Massachusetts General Laws, Section 53(G) and in accordance with § 5.2 of the Zoning Board of Appeals Rules of Practice, be required to make payment to Watertown's Design Review Fund to compensate the Design Consultant. The base payment into the Design Review Fund shall be a not to exceed amount of \$10,000 as determined by the Director of DCDP. Funds collected in the Design Review Fund shall be used to pay for the services of Watertown's Design Consultant for the Petitioner's/developer's proposed project. Any funds not expended for this purpose at the conclusion

of Watertown's review of the proposed project shall be returned to the Petitioner/Developer.

§ 9.04 Application and hearing procedures for special permits, site plan review permits and variances.

- (a) Each application for a special permit, **site plan review permit**, or variance shall be on forms supplied by the ~~Board of Appeals City for transmittal and shall be filed in triplicate with the City Clerk who shall transmit one copy~~ to the Zoning Enforcement Officer, the Planning Board, and the Board of Appeals respectively within three days of receipt of them (Saturdays, Sundays and legal holidays excluded). Each application for a variance shall also include the written statement required by § 9.14(b) demonstrating that the conditions of a grant of a variance under Chapter 40A, Section 10 of the General Laws of Massachusetts are met. Where any application for a special permit or variance requires site plan review under § 9.03, the restrictions on filing and hearing provided in subsection (b) below shall govern the time when the application may be accepted for filing by the City Clerk or scheduled for public hearing by the Board of Appeals.
- (b) Where an application for a special permit or variance requires site plan review under § 9.03, the application may be filed any time after a complete set of site plan materials under § 9.03(a) has been submitted to the Planning Board.
- (c) Prior to the public hearing of the ~~Zoning Board of Appeals~~ **PGA** as provided in § 9.04(d), the Planning Board, **unless it is the PGA**, shall hold a public hearing and transmit to the Board of Appeals a report based, among other things, on the conditions set forth in § 9.05 in the case of an application for a special permit, or in § 9.14(b) in the case of an application for a variance, and, in the case of an application requiring site plan review, based also on the conditions set forth in § 9.03(c), accompanied by such materials, maps or plans as will aid the Board of Appeals in judging the application and in determining special conditions and safeguards. The Board of Appeals shall not render any decision on an application for a special permit or variance before one of the following has taken place:
- (1) The Planning Board submits written notification that it does not intend to submit a report; or
 - (2) The report of the Planning Board has been received by the date of the public hearing.
- (d) The ~~Board of Appeals~~ **PGA** shall, at the expense of the applicant, give public notice of the application in the manner provided in Chapter 40A, Section 9 and Section 11 of the General Laws, which requires, among other things, publication of a notice of a hearing not less than 14 days prior to the date of the hearing in a newspaper of general circulation in Watertown, and by posting such notices in a conspicuous place in the City for a period of not less than fourteen days before the day of such hearing, and by mail to all interested parties, according to Chapter 40A, Section 9. Public hearings shall be held within 65 days after the filing of an application.
- (e) In the case of an application for a special permit **or site plan review permit**, the decision of the ~~Board of Appeals~~ **PGA** must be made within the deadline described in § 9.05(c). In the case of an application for a variance, the Board of Appeals decision must be made within the deadline described in § 9.15(e). Failure to take final action within the appropriate time limit shall be deemed to be a grant of the application. The ~~Board of Appeals~~ **PGA** shall cause to be made a detailed record of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and setting forth clearly the

reason or reasons for its decisions, and of its other official actions, copies of all which shall be filed within 14 days in the office of the City Clerk and in the office of the Planning Board and shall be mailed forthwith to parties of interest, as designated in Section 11 of Chapter 40A, and to each person present at the hearing who requests that notice be sent to him and states the address to which notice is to be sent.

- (f) The period within which final action shall be taken may be extended in writing for a definite period by mutual consent of the ~~Board of Appeals~~ **PGA** and the applicant, provided that such written agreement is recorded with the City Clerk. In the event the ~~Board of Appeals~~ **PGA** determines that the evidence presented to it at the public hearing is inadequate to permit the Board to make a necessary finding or determination, or to permit the Planning Board the proper amount of time to conduct site plan review or file its report, instead of denying the application the Board may, in its discretion, adjourn the hearing to a later date to permit the applicant to submit additional evidence or the Planning Board additional time to file its report, provided however, that such adjournment shall not extend the applicable deadlines for final action by the Board unless the deadline is extended to a day certain by mutual consent of the Board and the applicant.

§ 9.05 Special permit: conditions for approval.

- (a) A special permit shall be required for all uses and for all exceptions to dimensional regulations which are designated in this Zoning Ordinance as requiring a special permit before the Inspector of Buildings may issue a building permit or occupancy permit.
- (b) The ~~Board of Appeals~~ **PGA** shall not approve any such application unless it finds that in its judgment all of the following conditions are met:
- (1) The specific site is an appropriate location for such a use, structure or condition;
 - (2) The use as developed will not adversely affect the neighborhood;
 - (3) There will be no nuisance or serious hazard to vehicles or pedestrians;
 - (4) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
- (c) The decision of the ~~Board of Appeals~~ **PGA** must be made within 90 days following the public hearing. Failure to take final action within said 90 days shall be deemed to be a grant of the special permit unless the deadline is extended in accordance with § 9.04(f).

§ 9.12 Special permit approval of reduced or increased parking supply ~~certain site plans.~~

~~In the case of two or more buildings on one site designed and intended to remain under the same ownership and management, the Board of Appeals may, after examination of the standards listed in § 9.03(c), grant a special permit as provided in § 9.04 approving the site plan so long as it is demonstrated that the design will result in standards of light, air, safety or circulation and amenity, both on the site and in the neighborhood, which are no lower than would result from the application of required dimensional and parking standards to each building separately.~~

The PGA may reduce the required parking if it determines that the public good would be served and that the area in which the development is located would not suffer a substantial adverse

effect from such diminution in parking. In making this determination as to the appropriate amount of parking to be required, one or more of the following criteria shall be considered:

- (1) Reduced parking demand: where measures and/or facilities are provided to support bicycling, bikeshare, walking, carshare, and the use of public transit. The Petitioner shall have a Transportation Demand Management Plan (TDM) approved by the City.
- (2) Shared on- or offsite parking: where it is demonstrated that a site has access to available off-site shared parking, or, combined peak needs of all the uses sharing the parking facility will, because of differences in peak hours or days, be less than required. The Petitioner shall have a TDM Plan with Parking Management approved by the City.
- (3) Increased number of housing units: where it is demonstrated that the reduced parking will result in additional housing units.
- (4) Minimize offsite parking: where the reduced parking requirements can be managed to minimize additional off-site parking by building occupants and visitors in the neighborhood. The Petitioner shall include monitoring within a TDM Plan approved by the City.

The PGA may allow a development to supply more parking than the maximum if it determines that the public good would be served by allowing the additional parking. In making this determination, the following criteria shall be considered:

- (1) Shared parking: The extent to which the additional parking will be shared by other uses so that the overall parking needs within the area can be met with fewer spaces and in fewer facilities.
- (2) Public parking: The extent to which the additional parking will be available to members of the public, thereby supporting other uses that do not provide off-street parking to their customers and/or occupants/visitors.
- (3) Potential to convert to another use: The extent to which the additional parking aids in the facility's design to make it easily convertible to a different use.

§ 9.13 Lapse of special permit.

A special permit granted under § 9.04 shall lapse ~~one year~~ **three years** from the grant thereof if substantial use thereof has not sooner commenced except for good cause, or, in the case of a permit for construction, if the construction has not begun by such date except for good cause.

1875 **APPENDIX—full versions of §5.01 A) and B) and §5.02 A) and B)**

1876 *§ 5.01 Table of Use Regulations*

1877 **A) Residence Districts Use Table:**

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1.2
1. Residence								
a.	Dwelling, Single Family	Y	Y	Y	Y	Y	Y	Y
b.	Dwelling, existing one-family converted for two-families	N	N	Y	SP	Y (6)	Y	Y
c.	Dwelling, two family	N	N	Y	SP	Y (6)	Y	Y
d.	Existing dwelling converted for three families	N	N	Y	N	N	SP	SP
e.	New construction of three family dwelling structures.	N	N	Y	N	N	SP	SP
e.f.	Multi-family 4 3+	N	N	SP/SR	N	N	SP/SR	SP/SR
Row houses and townhouses								
f.g.	1. Three units	N	N	SP	N	N	SP	SP
	2. Four to eight units	N	N	SP/SR	N	N	SP/SR	SP/SR
g.h.	Licensed lodging house	N	N	N	N	N	N	N
h.i.	Hotel and Motel Use	N	N	N	N	N	N	N
g.j.	Trailer park or mobile home park	N	N	N	N	N	N	N
Mixed-use Development								
i.k.	1. Up to three residential units	N	N	N	N	N	N	N
	2. Greater than three residential units	N	N	N	N	N	N	N
2. Institutional, Transportation, Utility, and Agricultural Uses								
Any religious, educational, or licensed day care use as defined by CH.40A, § 3.								
a.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y
	2. New construction or conversion greater than 4,000 s.f. of building area	SR	SR	SR	SR	SR	SR	SR
b.	Country club, tennis club, swimming club, nonprofit club.	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR
Commercial agricultural, nursery garden, greenhouse, garden supply.								
	1. On up to 5 acres	N	N	N	N	N	N	N
	2. On more than 5 acres	Y	Y	Y	Y	Y	Y	Y
Existing dwellings converted for nonprofit club, school, clinic (11)								
d.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of	N	N	N	SP	SP	SP	SP

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1.2
	building area							
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR
e.	Cemeteries	N	N	N	N	N	N	N
f.	Recreational facility owned or operated by a City agency or other governmental agencies or public open space.	Y	Y	Y	Y	Y	Y	Y
g.	Nursing home, rest home, or convalescent home provided the lot fronts on a street at least 65 feet wide.	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR
h.	Assisted Living	N	N	N	N	N	SP/SR	SP/SR
i.	Undertaker, funeral parlor.	N	N	N	N	N	SP/SR	SP/SR

1878

1879 **B) Business Districts, Industrial Districts, and Special Districts (PSCD, RMUD, and OSC)**
1880 **Use Table:**

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
1. Residence									
a.	Dwelling, Single Family	N	N	N	N	N	N	N	N
b.	Dwelling, existing one-family converted for two-families	N	N	N	N	N	N	N	N
c.	Dwelling, two family	N	N	N	N	N	N	N	N
d.	Existing dwelling converted for three families	SP	SP	N	N	N	N	N	N
e.	New construction of three family dwelling structures.	SP	SP	N	N	N	N	N	N
f.	Multi-family 4 3+	SP/SR	SP/SR	N	N	SP/SR	SP/SR	N	N
	Row houses and townhouses								
g.	1. Three units	SP	SP	N	N	SP	Y	N	N
	2. Four to eight units	SP/SR	SP/SR	N	N	SP/SR	SP/SR	N	N
h.	Licensed lodging house	N	N	N	N	N	N	N	N
i.	Hotel and Motel Use	SP/SR	SP/SR	SP/SR (12)	SP/SR	SP/SR	SP/SR	SP/SR	N
j.	Trailer park or mobile home park	N	N	N	N	N	N	N	N
	Mixed-use Development								
k.	1. Up to three residential units	SR (7)	SR (7)	N	N	SP/SR (8) (13)	Y (8)	N	N
	2. Greater than three residential units	SP/SR (7)	SP/SR (7)	N	N	SP/SR (8) (13)	SP/SR (8)	SP/SR (7) (8)	N
2. Institutional, Transportation, Utility, and Agricultural Uses									
a.	Any religious, educational, or licensed day care use as defined by CH.40A, § 3.								
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	Y

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
	2. New construction or conversion greater than 4,000 s.f. of building area	SR	SR	SR	SR	SR	SR	SR	SR
b.	Country club, tennis club, swimming club, nonprofit club.	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR
	Commercial agricultural, nursery garden, greenhouse, garden supply.								
c.	1. On up to 5 acres	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
	2. On more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y
	Existing dwellings converted for nonprofit club, school, clinic (11)								
d.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	SP	SP	N	N	N	SP	N	N
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	N	N	N	SP/SR	N	N
e.	Cemeteries	N	N	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
f.	Recreational facility owned or operated by a City agency or other governmental agencies or public open space.	Y	Y	Y	Y	Y	Y	Y	Y
g.	Nursing home, rest home, or convalescent home provided the lot fronts on a street at least 65 feet wide.	SP/SR	SP/SR	N	N	N	N	N	N
h.	Assisted Living	SP/SR (7)	SP/SR (7)	N	N	SP/SR (7)	N	SP/SR (7)	N
3. Business, Office, and Consumer Service Uses									
	Business offices, bank, medical and dental buildings, schools operated for gain.								
a.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
	Commercial, recreation, including bowling alley or skating rink completely enclosed.								
b.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	Y	Y	Y	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
c.	Commercial parking, parking lot	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	N

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
	for gain.								
d.	New and used vehicles for sale or lease and display and storage of operable vehicles only.	N	N	SP/SR	SP/SR	SP/SR	N	N (15)	N
	Printer, publisher								
e.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
	Retail stores including liquor stores.								
f.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y (1)	Y (1)	Y	Y (1)	N
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
	Personal services, such as barber shop, beauty parlor, etc.								
g.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y (1)	Y (1)	Y	Y (1)	N
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
	Repair and alteration of clothes and domestic furnishings.								
h.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
	Eating place with or without liquor.								
i.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
j.	Bar or other establishment where the primary purpose is the sale and consumption of alcoholic beverages.	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
k.	Laundry and cleaning, automatic, but not steam laundry.	SP	SP	SP	SP	SP	SP	SP	N
l.	Gasoline Service Station	SP/SR	SP/SR	N	N	N	N	N	N

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
m.	Undertaker, funeral parlor.	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	N	N
n.	Adult Stores	N	N	SP (5)	SP (5)	N	N	SP (5)	N
o.	Adult Theaters	N	N	SP (5)	SP (5)	N	N	SP (5)	N
p.	Firearms Business	N	SP (18)	SP (18)	SP(18)	SP (18)	SP (18)	SP (18)	N
4. Open-Air Drive-in Retail and Service									
	Drive-in Bank								
a.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	N	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR	N
b.	Outdoor amusement park, outdoor sports facility conducted for profit.	N	N	N	N	N	N	N	N
c.	Open-air drive-in theater or other open-air place of entertainment.	N	N	N	N	N	N	N	N
d.	Car washing establishment using mechanical equipment for cleaning automobiles and other equipment.	N	N	SP/SR	N	N	N	N	N
e.	Drive-in restaurant. Drive-in refreshment stand, drive-through eating establishment.	N	N	N	N	N	N	N	N
f.	Fast food establishment	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
g.	Outdoor Storage of Merchandise.	N	N	N	N	N	N	N	N
5. Light Industry, Wholesale, Laboratory									
	Light Industry								
a.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	Y	Y	SP	SP	N
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
	Non-nuisance manufacturing								
b.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	Y	Y	SP	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
c.	Office, including but not limited to administrative, executive, professional, and similar offices.								
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	Y	Y	Y	Y	N

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
d.	Public or bonded warehouse, parcel or goods distribution.	N	N	N	N	N	N	N	N
e.	Laboratories engaged in research, experimental and testing activities, including but not limited to the fields of biology, chemistry, electronics, engineering, geology, medicine, and physics.								
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	Y	Y	Y	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
f.	Motor Vehicle Repair	N	N	SP	SP	SP	N	N	N
g.	Motor Vehicle Body Work	N	N	SP (4)	SP (4)	SP (4)	N	N	N
h.	Wholesale business, warehouse.	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N
i.	Self-Service Storage Facility.	N	N	SP (9)	SP (9)	N	N	N	N
	Renewable or alternative energy research, development or manufacturing facility								
j.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	Y	Y	Y	Y	N
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SR	SR	SR	SR	SR	N
k.	Medical Marijuana Treatment Center (16)	N	SP	SP	SP	SP	SP	SP	N
l.	Adult Use Marijuana Establishment (16)	N	SP	SP	SP	SP	SP	SP	N
m.	Marijuana Testing Laboratories	N	N	SP	SP	SP	SP	SP	N
6. Heavy Industry									
a.	Open-lot storage of junk, scrap, paper, rags, containers or other salvage waste articles.	N	N	N	N	N	N	N	N
b.	Truck or bus terminals, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks.	N	N	N	N	N	N	N	N
c.	Place for exhibition, lettering or sale of gravestones or monuments.								
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	N	N	N	N	N

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	N	N	N	N	N
	Heavy Industry								
d.	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	N	N	N	N	N
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	N	N	N	N	N
e.	Storage of flammable gas, liquids, or explosives (non-accessory)	N	N	N	N	N	N	N	N
f.	Any trade, Industry, or other use that is noxious, offensive or hazardous by reason of vibration or noise or the emission of odors, dust, gas, fumes, smoke, cinders, flashing or excessively bright light, refuse matter or any other cause.	N	N	N	N	N	N	N	N

1881

1882

	Accessory Use Only	S-6	S-10	CR	SC	T	R.75	R1.2
a.	Within a dwelling unit that is owner occupied, renting of not more than two rooms as a lodging without separate cooking facilities and for not more than two lodgers	SP	SP	SP	SP	SP	SP	SP
b.	Private greenhouse, tool shed, Swimming pool and kennel not used as a part of a business, and not offensive to the neighborhood by reason of noise, odor or other cause.	Y	Y	Y	Y	Y	Y	Y
c.	Accessory parking and garage as permitted in Article IV	Y	Y	Y	Y	Y	Y	Y
d.	Home Occupation	SP	SP	SP	SP	SP	SP	SP
e.	Home Office	Y	Y	Y	Y	Y	Y	Y
f.	Parking for Occupant's business truck, exceeding 3/4 ton capacity.	SP	SP	SP	SP	SP	SP	SP
g.	Administrative offices, clubrooms, and common laundry room reserved for occupant's use. Accessory to multi-family dwellings	N	N	N	N	N	Y	Y
h.	Business accessory uses, usual, not to include outside service window or outdoor storage of merchandise.	N	N	N	N	N	N	N
i.	Outside Service Window as a Business accessory use, usual, except for outdoor storage of merchandise.	N	N	N	N	N	N	N
j.	Outdoor display and storage of new merchandise subject to screening provisions.	N	N	N	N	N	N	N
k.	Residence for caretaker or janitor.	N	N	N	N	N	Y	Y
l.	New and used vehicles for sale or lease and display and storage of operable vehicles only	N	N	N	N	N	N	N
m.	Business and professional offices, schools operated for gain, commercial recreation (if completely enclosed), private clubs, personal services (such as barber, etc.), retail stores, eating places (with or without liquor) and banks, insofar as they do not exceed 5% of the gross floor area of the apartment development on the lot.	N	N	N	N	N	N	SP
n.	Licensed Day Care	Y	Y	Y	Y	Y	Y	Y

	Accessory Use Only	S-6	S-10	CR	SC	T	R.75	R1.2
o.	Family Day Care	Y	Y	Y	Y	Y	Y	Y
p.	To allow residents to garage in a permanent enclosed structure on their property Antique Motor Cars as recognized by the Commonwealth of Massachusetts Registry of Motor Vehicles	Y	Y	Y	Y	Y	Y	Y
q.	Activities accessory to a principal use permitted as a right that are necessary in connection with scientific research of scientific development or related production.	N	N	N	N	N	N	N
r.	Games of chance or similar entertainment or amusement, operated either live or through audio or video broadcast or close circuit transmission, except at an establishment that possesses an All Alcoholic or Wine and Malt License	N	N	N	N	N	N	N
s.	Outdoor transfer of retail goods to customers	N	N	N	N	N	N	N
t.	Accessory Dwelling Units	SR	SR	SR	SR	SR	SR	SR

1885

1886

1887

B) Business, Industrial, and Special Districts (PSCD, RMUD, and OSC) Accessory Use Table:

	Accessory Use Only	NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
a.	Within a dwelling unit that is owner occupied, renting of not more than two rooms as a lodging without separate cooking facilities and for not more than two lodgers	SP	SP	N	SP	SP	N	N	N
b.	Private greenhouse, tool shed, Swimming pool and kennel not used as a part of a business, and not offensive to the neighborhood by reason of noise, odor or other cause.	Y	Y	Y	Y	Y	SP	SP	N
c.	Accessory parking and garage as permitted in Article IV	Y	Y	Y	Y	Y	Y	Y	N
d.	Home Occupation	SP	SP	SP	SP	SP	SP	SP	N
e.	Home Office	Y	Y	Y	Y	Y	Y	Y	N
f.	Parking for Occupant's business truck, exceeding 3/4 ton capacity.	SP	Y	Y	Y	Y	SP	SP	N

	Accessory Use Only	NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
g.	Administrative offices, clubrooms, and common laundry room reserved for occupant's use. Accessory to multi-family dwellings	N	N	N	N	N	N	Y	N
h.	Business accessory uses, usual, not to include outside service window or outdoor storage of merchandise.	Y	Y	Y	Y	N	Y		
i.	Outside Service Window as a Business accessory use, usual, except for outdoor storage of merchandise.	SP	SP	SP	SP	SP	SP	SP	N
j.	Outdoor display and storage of new merchandise subject to screening provisions.	SP	SP	SP	SP	SP	SP	SP	N
k.	Residence for caretaker or janitor.	N	N	Y	Y	Y	Y	Y	N
l.	New and used vehicles for sale or lease and display and storage of operable vehicles only	N	SP	SP	SP	SP	N	N(15)	N
m.	Business and professional offices, schools operated for gain, commercial recreation (if completely enclosed), private clubs, personal services (such as barber, etc.), retail stores, eating places (with or without liquor) and banks, insofar as they do not exceed 5% of the gross floor area of the apartment development on the lot.	N	SP	N	N	SP	SP	SP	N
n.	Licensed Day Care	Y	Y	Y	Y	Y	Y	Y	N
o.	Family Day Care	Y	Y	Y	Y	Y	Y	Y	N
p.	To allow residents to garage in a permanent enclosed structure on their property Antique Motor Cars as recognized by the Commonwealth of Massachusetts Registry of Motor Vehicles	Y	Y	Y	Y	Y	Y	Y	N

	Accessory Use Only	NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
q.	Activities accessory to a principal use permitted as a right that are necessary in connection with scientific research of scientific development or related production.	SP	SP	SP	SP	SP	SP	SP	N
r.	Games of chance or similar entertainment or amusement, operated either live or through audio or video broadcast or close circuit transmission, except at an establishment that possesses an All Alcoholic or Wine and Malt License	N	N	N	N	N	N	N	N
s.	Outdoor transfer of retail goods to customers	N	SP (19)	SP (19)	SP (19)	SP (19)	SP (19)	SP (19)	N

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Exhibit 2

Watertown Square Area Planning Board

Updated October 30, 2024

PROPOSED UPDATED ZONING ONLY

-  TODO - Transit Oriented Development Overlay
-  NMU - Neighborhood Mixed Use
-  WSQ1 - Watertown Square 1
-  WSQ2 - Watertown Square 2
-  WSQ3 - Watertown Square 3
-  Religious/School Overlay
-  T - Two Family
-  I-3 - Industrial 3
-  OSC - Open Space/Conservancy
-  R.75 - Residential Multi-Family

Map Key

-  City Boundary
-  Mt. Auburn St. Historic District
-  Active Street Frontage
-  Parcels

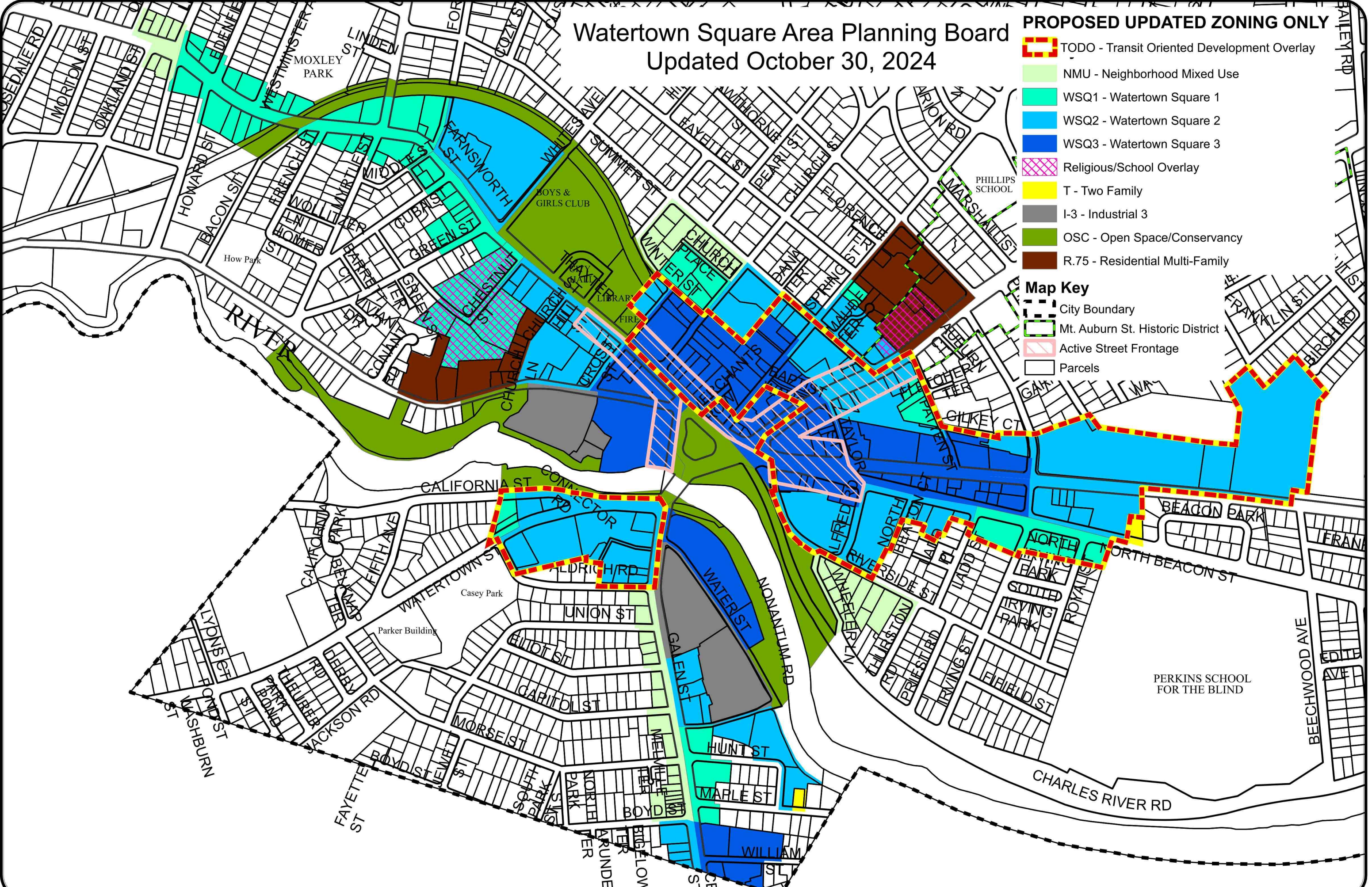


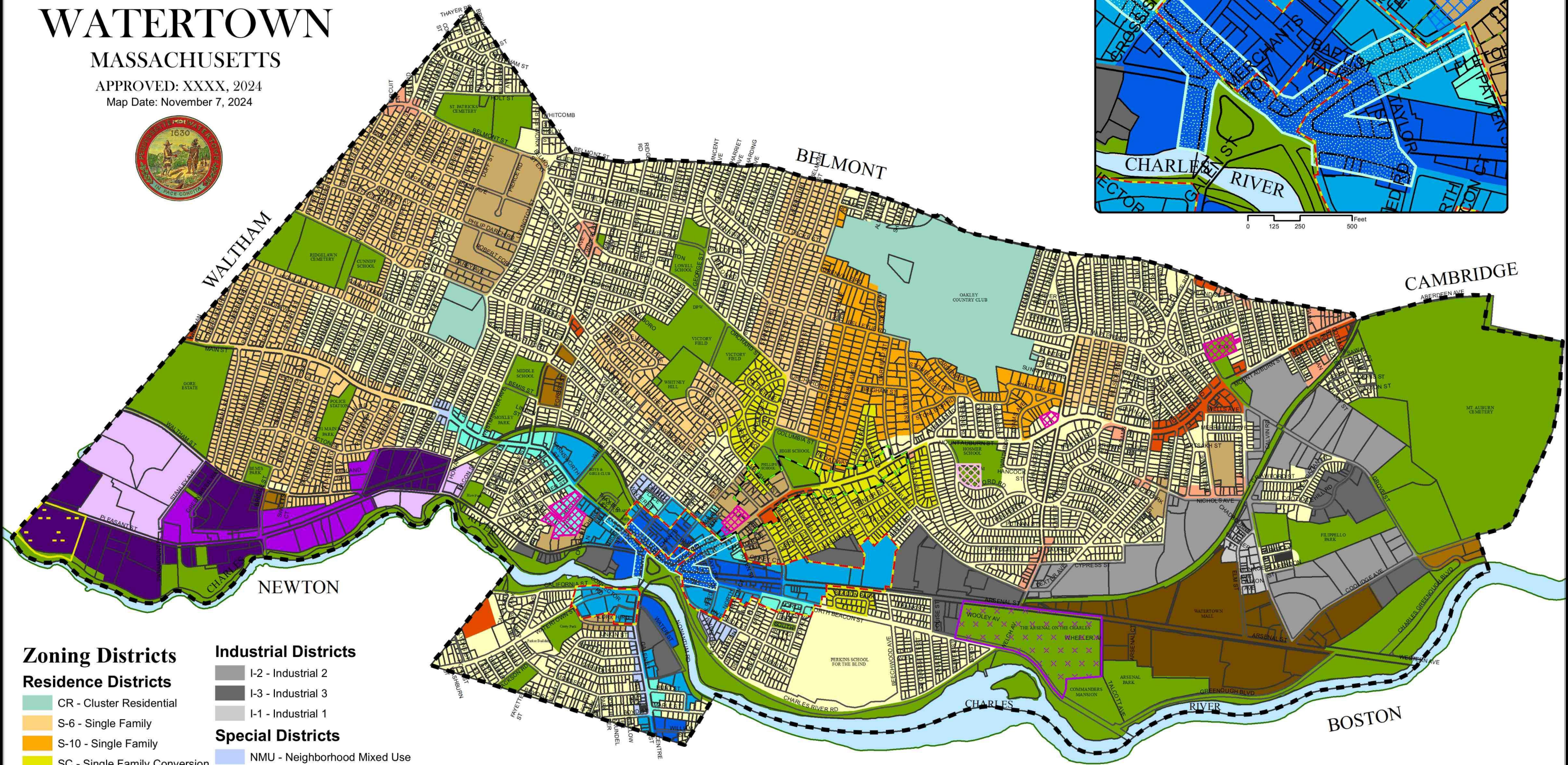
Exhibit 3

DRAFT ZONING MAP OF WATERTOWN

MASSACHUSETTS

APPROVED: XXXX, 2024

Map Date: November 7, 2024



WSQ Active Street Frontage



Zoning Districts

Residence Districts

- CR - Cluster Residential
- S-6 - Single Family
- S-10 - Single Family
- SC - Single Family Conversion
- T - Two Family
- R.75 - Residential Multi-Family
- R1.2 - Residential Multi-Family

Business Districts

- NB - Neighborhood Business
- LB - Limited Business

Industrial Districts

- I-2 - Industrial 2
- I-3 - Industrial 3
- I-1 - Industrial 1

Special Districts

- NMU - Neighborhood Mixed Use
- WSQ3 - Watertown Square 3
- WSQ2 - Watertown Square 2
- WSQ1 - Watertown Square 1
- RMUD - Regional Mixed Use
- PSCD-3 - Pleasant Street Corridor
- PSCD-2 - Pleasant Street Corridor
- PSCD-1 - Pleasant Street Corridor
- OSC - Open Space/Conservancy

Overlay Districts

- ALOD - Assisted Living Overlay
- AODD - Arsenal Overlay Development
- R/SOD - Religious/School Building Overlay
- RD - Limited Redevelopment District
- TODD - Transit Oriented Development Overlay

Map Key

- Active Street Frontage
- Mt. Auburn St. Historic District
- City Boundary
- Water
- Parcels

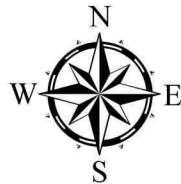
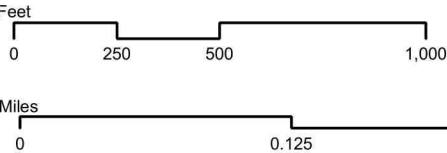


Exhibit 4

DCDP UPDATES TO WSQ ZONING PACKAGE

Planning Board Hearing - October 30, 2024

The text and map tables below set forth proposed changes in the Watertown Square Zoning Amendments, as discussed at the October 29, 2024, and earlier public hearings. The “Existing” column describes what is currently in the zoning amendments and the “Proposed” column describes what is now proposed. The map table identifies the parcels proposed for change and the existing (in the zoning amendments) and proposed districts. There is an accompanying new map.

Proposed Text Changes

Issue	Existing	Proposed	Reference
Household Definition	Related individuals “and up to three additional unrelated persons.”	“Residential occupancy of a building or portion of a building in a dwelling unit by any number of people living together as a single housekeeping unit.”	§2.23, line 47
Nursing Homes		Add “Nursing Homes” to the Table in both NMU and WSQ Zone allowed by “SP/SR”	§5.01 (C)(1), line 220
Active Use Definition	“Active Uses consist of the following...	2) Institutional or Recreational Uses that...recreation facilities, and cultural centers, and community spaces.	§5.01 (C)(2)(2), line 237
ADUs	§5.02(A)t. “Accessory Dwelling Units”	§5.02(A)t. “Accessory Dwelling Units (accessory to a single family/household dwelling)”	§5.02 (A)t., line 310
Universal Design	“2) Create street design that promotes safe walking and biking”	“2) Incorporate Universal Design principles to create street design that promotes safe walking, biking, and access to transit. ”	§5.08 (a)(2), line 483
Clarification*	5.08(d) 2) b) “Except for - and mixed-use...”	“Except for multi-family and mixed-use...”	§5.08 (d)(2)(b), line 531
Ground Floor Max Height	Ground Floor Max height is identified for WSQ2 & WSQ3	Delete Ground Floor Maximum and keep minimums	§5.08 (e)(2) line 542
Flat Roof Stories and Step Back	In NMU Flat Roof Story/Feet: 2+/38’ and Step-Back: 7’	In NMU Change table for Flat Roof Stories to 3/38’	§5.08 (e)(2), line 542

	minimum when less than 25' from property line. The required step-backs must be provided above the second story.	and for Step-back to not required (“-“); and in text change to required step-backs are not required in NMU.	\$5.08 (e)(3)(b)(v)(3), line 629
	i) “Setbacks: Buildings must meet...at least twelve (12) feet in width is provided between the between the back of curb and exterior façade of the building at all points.”	Add exception: “Setbacks: Buildings must meet...at least twelve (12) feet in width is provided between the between the back of curb and exterior façade of the building at all points, except in cases where an existing front façade is being maintained. ”	\$5.08 (e)(3)(a)(i), line 550
Open Space	“iii) Open Space: Lots must provide...DCDP may approve a payment in lieu...”	“iii) Open Space: Lots must provide... DCDP may approve a payment in lieu... the City may allow an in-lieu contribution of some or all open space. ”	\$5.08 (e)(3)(a)(iii), line 567
	iii) Open Space: Lots must provide....”	Add this sentence at the end to clarify: “Open space may include private balconies and building amenities provided that are directly open to the sky.”	\$5.08 (e)(3)(a)(iii), line 570
Dimensional/ Design	“Facade Articulation: Buildings may be required to...into more than one distinct discreet façade with the use of architectural features.”	“Facade Articulation: Buildings may be required to...into more than one distinct discreet façade with the use of architectural details and features, including roof/cornice lines, varying fenestration and changes in materials. ”	\$5.08 (e)(3)(f), line 692
Unbundled Parking	Article VI Section 6.01 (f) - Line 1115 “Developers are also encouraged to “unbundle” parking by separating the cost of parking from the cost of ownership or rental.”	Add a new section: \$5.08(j)(i)(3) “Unbundled Parking - separating the cost of parking from the associated use - shall be required for the residential portion of new projects and is also encouraged for all projects requiring a	\$5.08 (e)(3)(j)(i), line 810

		Transportation Demand Management plan.”	
Screening Garages	§5.08 (e)(3)(j)(ii)(4), “Where an outward facing garage access is required or necessary, the access point must be designed to be secondary to the building facade and be integrate into the design of the building façade.”	Add an additional sentence: “Further, any visible portion of a garage shall be sufficiently screened to minimize visual impacts to public rights-of-way or a Residence District.”	§5.08 (e)(3)(j)(ii)(4), line 835
Transit-Oriented Development Overlay (TODO) Goals	(a)(2)...”To provide new multi-family housing in good locations..”	Replace with: “To provide new multi-family housing near public transit, in walkable areas, and near important amenities such as retail, personal service office, and civic uses.”	§5.09 (a)(2), line 922
Inclusionary Zoning in TODO Overlay	(d)(1) Section 5.07 (Affordable Housing) shall apply to any development...”	Add “Except as provided in subparagraph (2) below,” Section 5.07 (Affordable Housing) shall apply to any development...”	§5.09 (d)(1), line 960
Inclusionary Zoning in TODO Overlay	(d)(2) “Until the EOHLC approves...”	Substitute “Unless the EOHLC disapproves...”	§5.09 (d)(2), line 963
LEED	(c)2 “LEED: All new development requiring...Leadership in Energy and Environmental Design (current edition as applicable) as a minimum...”	(c)2 “LEED: All new development requiring...Leadership in Energy and Environmental Design (current edition as applicable) as a minimum. Higher levels are strongly encouraged. Design documentation...”	§8.00 (c)(2), line 1411

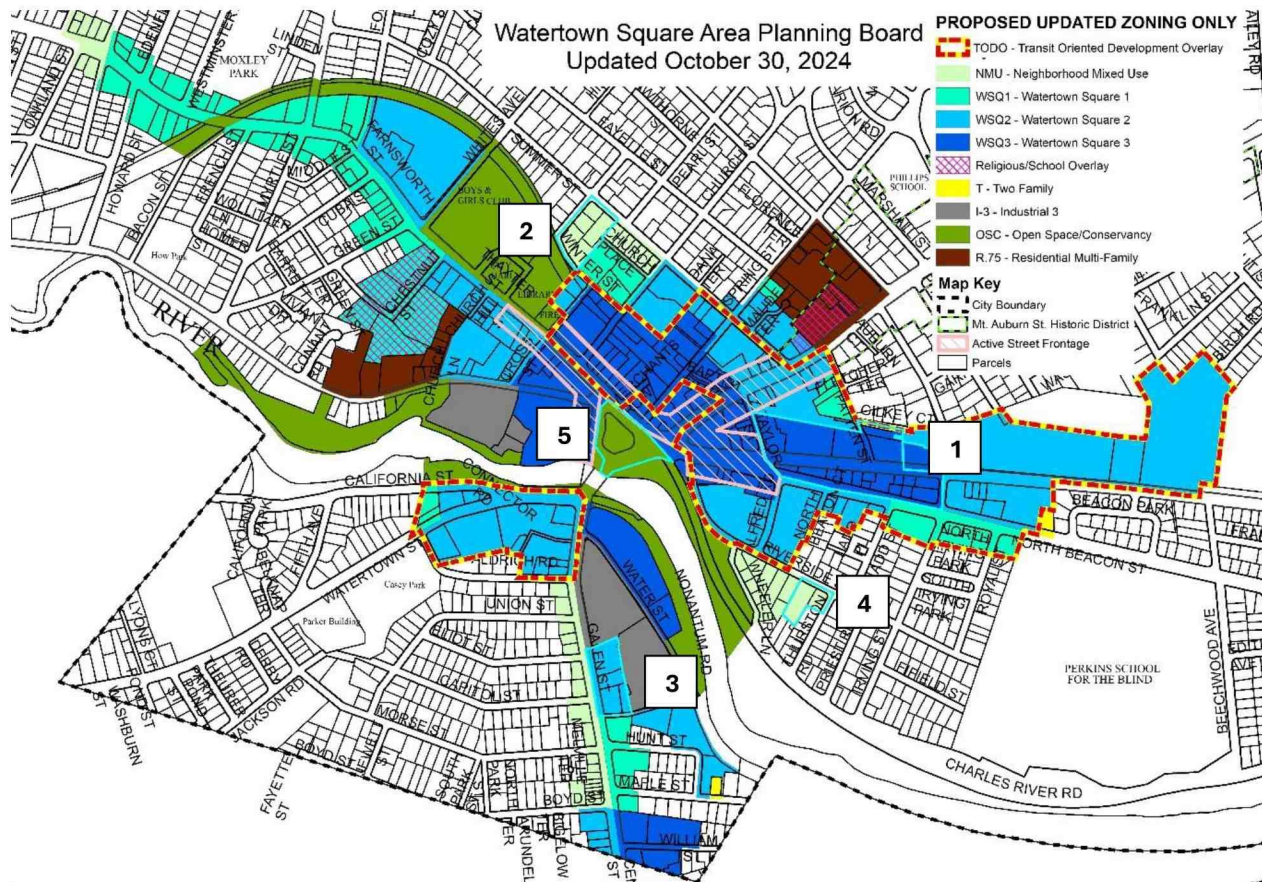
***Note:** there may be additional clarifications and/or corrections in the final version that goes to the City Council.

Proposed Map Changes

On 10/29/2024, the Planning Board discussed rezoning lots in the following areas:

Area	Number of Parcels	Existing District	Proposed District
1) Arsenal St: north of N Beacon, west of Irving St	21	WSQ2	WSQ3
2) Winter St: east side and west end of Church Pl	5	WSQ1	NMU
3) Galen St: east side, north of Water St	4	WSQ1	WSQ2
4) Riverside St: south side, west of Thurston St	2	T	NMU
5) Delta: on Main St and Mt. Auburn St	1	WSQ3	OSC

Revised Zoning Map



The updated zoning map reflects the proposed changes. A teal highlight borders the rezoned parcels, with additional detail provided below.

Arsenal St Detail

For the properties at 40 Arsenal St, 46 Arsenal St, 76 Arsenal St, 83-84 Arsenal St, 99 Arsenal St, 103 Arsenal St, 111 Arsenal St, 118 Arsenal St, Gilkey Ct, Patten St, 22 N. Beacon St, 32 N. Beacon St, 34 N. Beacon St, 42 N. Beacon St, 48 N. Beacon St, 56 N. Beacon St, 60 N. Beacon St, and 70 N. Beacon St.

Existing: WSQ2

Proposed: WSQ3



Winter St Detail

For the properties at 27 Winter St, 35 Winter St, 57 Winter St, 100 Summer St, and 106 Summer St.

Existing: WSQ1

Proposed: NMU



Galen St Detail

For the properties at 98 Galen St, 100 Galen St, 110 Galen St, and 123 Water St.

Existing: WSQ1

Proposed: WSQ2



Riverside St Detail

For the properties at 59 Riverside and 63 Riverside.

Existing: T

Proposed: NMU



Delta Detail

For the green space delta at Main St and Mt Auburn St.

Existing: WSQ3

Proposed: OSC

