Joint Meetings of the City Council and Planning Board of Watertown

Watertown Square Zoning Amendment Report

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JOINT CITY COUNCIL AND
PLANNING BOARD MEETING
WEDNESDAY, OCTOBER 16, 2024, 6:30 P.M.
WATERTOWN LIBRARY
123 MAIN STREET

MINUTES

ACCESS INFORMATION:
A. This meeting will be held on October 16, 2024 at 6:30 PM in the Watertown Library, 123 Main Street, Watertown, MA 02472
B. The meeting will be televised through WCATV (Watertown Cable Access Television): http://vodwcatv.org/CablecastPublicSite/?channel=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: vpiccirilli@watertown-ma.gov
F. Please Visit the City Council Website here: https://www.watertown-ma.gov/350/City-Council

1. ROLL CALL

Council President Sideris called to order a joint meeting of the City Council and Planning Board at 6:30 p.m. in the Watertown Library. Those present were Planning Board Members Jason D. Cohen, Abigail Hammett, Rachael Sack, Sarah Scott, Payson Whitney, Chair Janet Buck, Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G, Gannon, Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis, City Manager, and Brendan T. McCarthy, Council Clerk.

2. PUBLIC HEARING

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.

President Sideris stated that the intention of this meeting is to hear limited questions from the Planning Board and the City Council, as well as hear public comment, but clarified that the Watertown Square Area Plan has been conceptually approved, and comments on the whether an individual supports the plan or not will be discouraged. He then stated that no final action would be taken at this time.

City Manager Proakis stated that this meeting's purpose is to discuss zoning as there will be more discussion on City land use, street scape etc. at future meetings. The majority of the amendment is creating the zoning districts in the Square that will implement the Watertown Square Area Plan's goals voted on in the previous joint meeting. He also stated that the State has recently added an additional mandate of accessory dwelling units (ADUs) zoning that will have to be addressed in the City's plan to stay compliant.

Assistant City Manager Steve Magoon thanked the staff, Lary Field, and Gideon Schreiber for their work putting this together. He reiterated that the purpose is to implement the plan, and not to create a new comprehensive zoning code. He noted that Massachusetts requires ADUs by right by February, so the staff has proposed implementing a minimum standard that will meet requirements within this plan while not creating a situation where they would have to create new amendments in the new year.

Mr. Magoon began the presentation with slides concentrating on active street front presence in the square, which were somewhat limited by the construct of the law previously. These spaces include work/live creative studios, retail spaces, etc. with the intention of creating active pedestrian zones. Dimensional regulations standards of setbacks, building heights, ground floor heights, and open space requirements will be implemented.

He then noted that a pedestrian and bike friendly square is going to be a focus point of the plan. There will be different parking limits for different specific areas and different curb cuts for different buildings that will be established. Advancing climate resiliency will be a core theme and will be implemented in developments.

Mr. Magoon then discussed the new by right zoning, which for Watertown's purposes will be labeled the "Transit Oriented Development Overlay", and will allow the building of multifamily houses to be developed by right. The site plan review process will also be updated within the plan.

Lastly, he discussed housing affordability. In response to the previous series of meetings, a proposed affordable housing bonus for developments that are at least 50% permanently affordable units is to allow the building an additional story where units are at or below 80% AMI or two levels where units average at or below 60% AMI.

Planning Board Chair Janet Buck remarked that she feels positive about the plan overall, but in her opinion, there could be some more fine tuning. She remarked that some property owners have their property spans over different zones, and asked what the process would look like for those owners to appeal how their property is zoned.

Assistant City Manager Magoon encouraged owners to bring forward their questions about how their existing properties are being zoned.

Planning Board member Payson Whitney asked if the process for addressing each zone

could be combed over section by section and not a free for all. He then asked about the "+ story" for building heights, that his interpretation of it was that it is optional, and that it seems fairly confusing.

Mr. Magoon replied that the "+ story" is addressed through the step backs. It is a full story, but because it is a step back, it takes less space than the rest of the building's floors. Also, it will be up to the developers if they want to take advantage of the optional "+ story" or not.

Planning Board member Abigal Hammet asked if there is a mechanism for incentivizing small business within the Square and asked if there are successful examples of this in other communities. She stated that she fears that the rents of the commercial spaces in the new buildings will outprice the small business aspect of the Square.

Mr. Magoon replied that the City has a new Director of Community Design on board who will work in discovering new ways to incentivize local businesses. He believes that the zoning amendment itself will help by including a much broader swath of types of uses.

Director of Community Design Erika Oliver Jerram stated that the new zoning reduces parking for ground floor retail, while requiring more retail spaces in general. She added that small businesses fill small spaces that are being designed, which discourages big box type chains from moving in. She then stated that there will be streamlined by right permitting which will alleviate the cost and time for proprietors to go through a series of different boards to receive a permit.

Planning Board member Jason Cohen asked for clarification on affordable housing and encouraging more affordable units for developers. He asked for clarification on the "NMU" zone vs neighborhood business.

Director of Planning and Zoning Gideon Schreiber replied that NMU acts as an updated version of the neighborhood business model.

Chair Janet Buck asked for the definition of neighborhood use for NMU. She asked if there could be commercial and residential use on the first floor, and how many floors in total are allowed.

Mr. Magoon replied that the first floor could be either, and that the maximum allowed stories would be three.

Councilor Feltner stated she found difficulties in the previous presentation with how it relates to the current one and stated that she would like to have seen an overlay of all the drafts. She asked for clarity on neighborhood mixed and use and height restrictions.

Mr. Schreiber replied that the updated map illustrates certain reduced heights that are the result of remarks made at the last meeting.

Councilor Feltner asked what zones allow ADUs.

Mr. Schreiber remarked that it's for any district that allows single family and any existing single family dwelling.

Councilor Feltner asked for more clarification for parking minimums.

Mr. Shreiber referred to article 6 in the plan for reference, and that the only parking changes are in the new zone and special permit parking reductions.

Councilor Bays stated that the definition of "family" and "household" is dated with regard to dwellers of a building, and asked for an update of that definition.

Mr. Schreiber remarked that that should be discussed between Council and Planning Board.

Councilor Bays asked about differences with step back and pitched roofs.

Mr. Schreiber said the step back is a flat roof that is set back from the edge of the building which pitched is an angled pitched room that meets the edge of the building.

Councilor Gannon asked for clarity on ADUs - whether or not it could be built for single family and multifamily, and asked if the zoning amendment would exceed the State's minimum

Mr. Schreiber replied that there is a zone that only single families are allowed, but a 2-family zone could have an ADU if the existing structure was a single family structure.

Councilor Gannon asked for an extra line and definition on the pop-up stores in the delta that were conceptually proposed in previous meetings, and wanted more information about the restrictions and dimensions for these structures.

Mr. Magoon replied that those items are going to be determined in the future by the City along with anything on Watertown property, and that it's not going to be implemented at the moment with this specific zoning amendment.

Council Airasian yielded his time in favor of public comment.

Councilor Gardner yielded her time in favor of public comment.

Councilor Palomba noticed a change in the site plan review, going from 10 criteria to about 5. He asked for clarification on why that changed?

Mr. Magoon replied that the idea was to revamp in terms of what the state law says as well as the vision for the Square. He added that if standards are too many and nebulas, it becomes challenging to get projects done.

President Sideris remarked that they want to dig deeper into the ADU issue, and that he believes there are more details to be ironed out.

Rus Arico – 51 Fayette Street - Asked if the entrance to Church Street blocked.

Mr. Magoon stated that Church Street is not blocked.

Mr. Arico then asked for a better buffer between residential and commercial areas. He remarked that he believes that Spring Street shouldn't exceed a 35 foot height maximum

restriction. He lastly asked about zoning for the parking lot behind CVS.

Mr. Magoon replied that zoning for or against a parking structure would not be a part of the zoning amendment. It will be discussed if they would be interested in putting a parking structure in the parking lot at a later date.

Clyde Younger – 188 Acton Street – Voiced a complaint that he sent a letter on October 3rd that had not yet been responded to by the Manager and Council. He stated he has lost respect due to this lack of response. He asked "what can't be done" in order to protect neighborhoods and said that the zoning needs to be structured better.

Frank (resident) – Stated that he lives near Watertown Square and claimed that previous 3D renderings didn't align with current maps. He asked for updated 3D renderings.

Chris Mack – 15 Summer Street – Asked if there are any height decreases in the central business zone.

Mr. Schreiber replied that the map that is being used doesn't show all the increases and decreases, but there are a few areas where the height has decreased in the central business zone. There are documents online that reflect this.

Linda Scott - 55 Olcott Street – Asked for clarity on whether private balconies are considered "open space". She also asked about design standards, specifically some that were done by Ben Gamble 2015.

Mr. Magoon noted that design guidelines will always make developments compliant, and that typically Ben Gamble is still used as a third party resource for projects.

Mr. Schreiber added that open space will not be changed in definition, it can be on the ground, and if there is a larger development, open space can be in sky space. There could be possibilities of creating other open spaces for the public working with private developments.

Sam Ghilardi – 22 Springfield Street - Appreciates the update of the code. He said that he likes the simplicity of the current ADU code, he believes the definition of the "family" should be updated for unrelated people that live together. He stated that more work needs to be done for affordable housing incentives, and further considerations must be made for section 8 and other voucher programs.

Elodia Thomas – 67 Marion Road - Asked why the 3,783 unit capacity has now changed to a larger figure of over 4,000 unit capacity. She then asked for more clarification on the terms for affordable bonuses and if they would result in a further increase in the unit capacity. She called for more attention on open green space (not just open space), as she believes trees should not to be considered furnishing, but are vital to the community. Lastly, she asked for a fix to the CVS "black hole" and improvements to lighting, claiming that Watertown is one of the worst offenders for light pollution in residential homes.

Mr. Magoon remarked that the larger unit capacity number reflects the added acreage that is in between the Elon and Gables properties which was voted to be added to the plan at the end of the last meeting. The unit capacity number increases with the increase of land, but that figure is not a realistic estimate of actual increased units.

Clyde Younger – 188 Acton Street – Remarked that the MBTA Law indicates each city is to address families with children, and he has not seen any language addressing that issue as of yet. He continued by noting that two recently permitted and built buildings are not included in the unit capacity zoning.

Mr. Magoon replied that the current map is consistent with what was voted on at the previous meetings.

Amy Plovnick – 29 Ashland Street - Remarked that affordable housing is clearly a large concern, and that there needs to be stronger incentives for all types of affordable housing. She would like to see a sliding scale. She doesn't believe that there should be any parking minimums with ADUs.

Tiffany York – 114 Riverside Street - Stated that she supports streamlining the process of permits for small businesses. She then called for removing the unrelated persons number within a dwelling stating that the "family" term is outdated and discriminatory.

Brian Hebeisen – 170 Worcester Street – Voiced support for the zoning change, and that he likes the connection to the climate plan, but he is concerned about the design plan - particularly solar possibilities be negated with step backs and dormers. He stated that he wants the staff to take a look at the requirements to maximize solar. He concluded by recommending that the zones be used to maximize the commuter possibilities.

Libby Shaw – 71 Templeton Parkway - Said that we need to respect the ecological properties of the river and not "canyonize" the river with large buildings. She implored the need to do a better job to define green space, and that trees are essential to the community.

Jamie Gordon – 84 Fitchburg Street – Stressed the need for affordability standards and additional bonuses. She supported the idea of eliminating parking minimums for ADUs.

Ann Santoro - 66 Bond Street – Stated that she lives in an affordable unit, but her concern is keeping affordable units affordable. Her rent has gone up each year, and she called for clarity on caps for rent. She wants to see more housing and less biotech labs.

Mr. Magoon spoke to the term "family", and that it is certainly never the intent of the City to discriminate against anyone; as long as sanitary and safety concerns are met, they don't care who is related to who in a dwelling.

Lauren Murphy – 43 Summer Street – Remarked that she was relieved to hear that unrelated persons in a dwelling isn't a concern of the City, and is encouraged with the discussion of changing that language. She finds that it is strange that there is no language on the roads and their poor condition.

Andres Guzman – 141 Waverley Avenue –Addressed zoning on Galen Street, as he believes that it should be set at a higher zoning level as it is more in line with what is occurring on that street. He believes that there should be great levels of affordable housing in perpetuity, that there should be more focus on funding for transit, and believes that there should be a public bathroom somewhere in Watertown Square.

Rita Colafella – 56 Cuba Street – Voiced support for the map but wants the zoning to reflect all the needs of community. She called for streamlined processes in the need to simplify permitted. She doesn't want builders to go through hoops. She also wants to meet the housing and affordability crisis head on.

Mark Pickering – 66 Copeland Street - Remarked that his aunt and uncle were renters and experienced hardships. He was happy that his aunt was allowed subsidized housing on Arsenal and hopes that they can continue to do more. Anything that can be done to address housing should be done.

Shawn Perron – 362 Lexington Street – Asked for clarity on the by right map, and doesn't understand why they can't excise what they know will not be remade. He asked why not create a by right overlay of what can actually be built?

Mr. Magoon replied that the administration wanted to keep some control over historic buildings while also having street frontage presence for more mixed use.

Xin Peng – 179 Edenfield Avenue - Stated they were glad to see the growth of the plan, and spoke against the 4 person unrelated person limit that proves difficult for many people to interested in moving to town.

Josh Rosmarin (resident) - Pushed for more incentives for affordable housing, better formed scale of proportion of units on an affordability sliding scale.

Jesse Porch – 11 Broadway - Supports affordable housing incentives, but also mentioned that limiting parking is taxing and an obstacle for many would be residents.

Ernesta Kraczkiewicz – 77 Riverside Street – Stated that she likes the approach, supports comments of increasing density on Galen Street, and mentioned that the housing doesn't have to be on the river but on the street itself.

Jacky Van Leeuwen - 32 Whites Avenue - Reiterated a hope for more housing by the bus station. She hopes to look at communities who are doing more for affordable housing, and to encourage streamlined permitting for small businesses to create commercial affordable opportunities.

Planning Board Chair Janet Buck clarified that open space in the zoning code states that parking and loading areas are not allowed to be considered open space.

Planning Board member Sarah Scott asked if staff could discuss how they came up with the tiers and thresholds for affordable housing.

Senior Planner Lary Field replied that inclusionary zoning is something that was always intended to be included in the new district. The economic feasibility assessment (EFA) cannot be implemented until the new zoning code is executed. The MBTA Act's minimum of 10% for affordable housing is so the developers cannot do less, but the Watertown Administration fully intends to establish at least 15%. He continued by saying that the bonuses for developers to incentivize more affordable housing is a different model that includes subsidies. In order to get a project that has 50% or more affordable units in a development, there needs to be public subsidies, and typically these developments have a mix of 80% AMI and 60-65% AMI for attainable subsidies and tax credits.

Planning Board member Rachel Sack asked what the process was to reach the conclusion on Galen Street zoning.

Mr. Schreiber replied that Galen Street currently comprises of a lot of 2 family 2 ½ stories buildings and a lot of the buildings are over 100 years old, so they suggested a possibility of mixed use. There are also a lot of commercial properties that are existing nonconforming, so the NMU reflects an effort to address that need as well.

Jason Cohen remarked that he has mixed feelings about the NMU zone on Galen Street because while there is an upside to upzoning and creating more density, it would be a stark difference in height to the immediate abutting neighborhood. He then asked if the AMI thresholds are in perpetuity

Assistant City Manager Magoon replied that the deeds will be at that level in perpetuity, but it will not be able to stop the rise in AMI itself.

Planning Board member Payson Whitney brought attention to the different zones behind the City Hall and the Library and recommended that they take a closer look at that transition. He then asked for the City Attorney to add input on the "family" definition.

President Sideris stated that his major concerns were ADUs, household definitions, and potentially Galen Street.

Councilor Feltner asked to make sure the delta is staying as open space.

Mr. Magoon replied that while it is currently zoned as "WSQ3", it's the City's property and could be maintained as open space if they like.

Councilor Gardner asked that the staff come back with answers or options concerning the topic of parking. She then asked if the City can require developments to have meetings spaces that are open to the public, and inquired if the staff could push for LEED Gold requirements for developments.

3. RECESS OR ADJOURNEMNT

Councilor Piccirilli moved to continue the meeting to October 24th and 6:00 P.M. and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote at 8:55 P.M.

PLANNING BOARD

Janet Buck, Chair	Jason D. Cohen	Abigail Hammet
Rachael Sack	Sarah Scott	Payson Whitney

ELECTED OFFICIALS

Mark S. Sideris, Council President	Vincent J. Piccirilli, Jr., Vice President & District C Councilor	John M. Airasian, Councilor At Large
Caroline Bays, Councilor At Large	John G. Gannon, Councilor At Large	Anthony Palomba, Councilor At Large
Nicole Gardner, District A Councilor	Lisa J. Feltner, District B Councilor	Emily Izzo, District D Councilor

JOINT CITY COUNCIL AND
PLANNING BOARD MEETING
WEDNESDAY, OCTOBER 24, 2024, 6:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBERS
149 MAIN STREET

MINUTES

ACCESS INFORMATION:
A. This meeting will be held on October 24, 2024 at 6:00 PM in the Richard E Mastrangelo Council Chambers, 149 Main Street, Watertown, MA 02472
B. The meeting will be televised through WCATV (Watertown Cable Access Television): http://vodwcatv.org/CablecastPublicSite/?channel=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: vpiccirilli@watertown-ma.gov
F. Please Visit the City Council Website here: https://www.watertown-ma.gov/350/City-Council

1. ROLL CALL

Council President Sideris called to order a joint meeting of the City Council and Planning Board at 6:00 p.m. in the Richard E. Mastrangelo Chamber. Those present were Planning Board Members, Jason D. Cohen (via zoom), Abigail Hammett (via zoom), Rachael Sack, Sarah Scott, Payson Whitney, Chair Janet Buck, Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G, Gannon, Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis, City Manager, and Brendan T. McCarthy, Council Clerk.

2. PUBLIC HEARING

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.

Assistant City Manager for Community Development and Planning Steve Magoon started the discussion responding to several topics brought forward at the previous meeting. He began with updating the ‘‘family’’ or ‘‘household’’ definition. The staff has proposed the definition to be ‘‘a residential occupancy of a building or portion of a building in a dwelling by any number of people living together as a single housekeeping unit’’. This removes any need for the dwellers to be related, while maintaining a focus on safety and sanitary code.

With regard to ADUs, the staff is proposing the bare minimum as opposed to stuffing another amendment into this particular motion. This is with the understanding that there will be more articulation needed in the future, and with the acknowledgement that the Affordable Housing Trust will have input.

Mr. Magoon then discussed affordable housing incentives. He stated that the bonuses that are being discussed aren’t likely to result in a market rate developer adding additional affordable units beyond what is required. The type of projects that these incentives could be enticing are for more public subsidized developers who compete for public dollars. The staff does not believe that creating a new scale makes sense at this time.

The fourth item he discussed was the Galen Street Corridor. From the staff’s perspective, they felt that the NMU zoning is appropriate at this location as it incentivize renovation and expansion of these homes, as opposed encouraging a higher story zone with greater density.

Planning Board Chair Janet Buck suggested going through these items one by one.

Planning Board member Abigail Hammet asked what the need is to require a special permit for the review process of ADUs. She pointed out that typically single and 2 family home projects do not come before the Board and suggested that building a ADUs should be by right.

Mr. Magoon clarified that they are by right, but they need a site plan review which would be minimally intrusive. He then stated that they may want to do more work to simplify it in the administration process in the future.

Chair Buck asked the Board if they agreed with the new language of a household, and the Planning Board unanimously replied that they agreed with the new definition.

Chair Buck then addressed the topic of the Galen Street NMU zone. She voiced dissatisfaction with the proposed zoning, believes that Galen Street is a gateway, and believes they are giving more importance to the age of the buildings there than improving many blocks. She stated that the structures are out of balance, and that allowing taller buildings would balance it out and activate the sidewalks. She noted that buildings that are developed are done so under the guidelines which call for better streetscape, and asked to look more carefully on the street block by block.

Planning Board member Sarah Scott asked why there is no active street frontage required on Galen Street as shown on the proposed map.

Mr. Magoon replied that the perspective that they took is more along the lines of renovation and preservation as a buffer along residential sides along Galen Street.

Planning Board member Jason Cohen acknowledged that there are some historic houses that may not want to be touched, but that we are losing an opportunity for more commercial spaces. He stated that there are a few blocks that could certainly use that change, and would be interested in looking to rezone it as WSQ1. He then pointed out that east side of the street doesn't have the same historic properties, or smaller scale properties that the west side has, and suggested to upzone the east side of the street to WSQ2.

Abigail Hammet agreed with the idea of the east side being zoned up. She then asked how they calculate the area for the active street frontage.

Director of Planning and Zoning Gideon Schreiber replied that the street frontage area compliance calculated requires the square footage of the entire lot.

Planning Board member Payson Whitney also suggested how to delineate between NMU and WSQ1 for Galen Street.

Planning Board member Rachel Sack stated that she would consider upzoning the east side, but would not support increased zoning on the west side, as tall buildings could be next to abutting neighborhoods.

Chair Buck acknowledged the mixed reaction to Galen Steet, and then pivoted the conversation to the affordability issue. She stated she appreciates the explanation from the staff, and believes that there will be more discussion from Council and public

Payson Whitney remarked that affordability is driven by macroeconomics and that zoning may not achieve affordable goals. He asked if there were property tax incentives to developers who would take on additional affordable floors.

Chair Buck asked if they could require section 8 dedicated units for the developments

Senior Planner Larry Field replied that you can either have a project-based development where section 8 vouchers are baked in, or mobile batchers that are given by outside parties. It's illegal to discriminate against section 8 vouchers, but asking a developer to create section 8 housing is not particularly regular.

Abigail Hammet asked that given that these are incentives rather than requirements, is there any harm in providing more varied types of incentives even if they may not be used frequently currently.

Mr. Magoon replied that there is generally no harm, but why make it more complicated if it's not going to provide a result.

Abigail Hammet replied that, as an architect, she likes incentives as they provide options. She is for more complicated incentives as it is another tool in the belt.

Rachel Sack echoed Hammet's point. She stated that they have heard a lot from the public asking for a need of tools to support housing that Watertown needs, and whether it is utilized or not, it is worth entertaining.

Mr. Magoon replied that he is happy to discuss more options.

Jason Cohen stated that he firmly supports the decoupling of parking fees and rent. For incentivizing more affordable units, he is interested in finding the sweet spot of supplying

the most affordable housing while not driving away developers. He then asked if the additional bonus stories would allow developers to go higher than the height restrictions in that particular zone.

Mr. Magoon replied that additional affordable stories would be allowed to supersede height restrictions.

Jason Cohen then asked about the 40B process and how they could relate to Watertown.

Mr. Magoon replied that the City is not subject to the whims of 40B, but would be open to a “friendly” 40B that allows flexibility in terms of regulations.

Chair Buck asked for clarification on the table that has restrictions on the building of certain nursing homes or assisted living.

Mr. Schreiber replied that nursing homes were a carryover from current zoning, that they are different than assisted living facilities as they tend to have a higher demand for street frontage, and they are difficult to fit into many of the lots.

Mr. Magoon echoed that he does not believe it is likely to fit into the fabric of what they have as options in Watertown Square, but it’s not impossible.

Chair Buck noted that no one will build any structure if it isn’t feasible, but she would not want to exclude the possibility of it.

Mr. Schreiber reiterated the difference in assisted living and nursing home. Assisted living could be a residence while a nursing home is closer to a medical facility that needs more capacity on the street level.

Payson Whitney inquired on language of “certain developments” in several sections of the code and remarked that they never seemed to be defined.

Mr. Schreiber replied that certain projects can require an element like a special permit.

Payson Whitney replied that needs to be clearer in the table, and that they are the board who is voting on the code that should stand for a long time – details matter.

Councilor Palomba referred to a memo presented by that Watertown Housing Authority that introduced an incremental tiered system of affordable housing. It doesn’t increase parking reductions, remove public review, or change additional stories. What it does is stretch out the options, and it might be able to increase affordable units even by a market rate developers. He believes that if there is no harm done, and doesn’t lead to any detrimental consequences, then they should go forward with it these suggested incentives.

Mr. Magoon replied that he doesn’t see it as any likely outcome. When considering 40B results in 25% affordable units, 50% isn’t real for at market projects, but could possibly be for subsidized projects.

Councilor Palomba agreed to an extent, but still believes the tiers can allow the possibility of increasing the percentage of affordable units upwards of 25% even if it doesn’t hit 50%.

Councilor Izzo asked for clarification on parking spaces per unit, specifically with the option of having as little as .25 spaces per unit.

Mr. Magoon replied that the logic behind one spot for four units idea is to encourage the use of public transit. With a special permit you can go below or above it.

Larry Field remarked that there have been studies done by the MAPC on parking utilization. Several properties included in the study were located in Watertown, and significant data shows that the number of affordable units in a building correlates with less parking demand.

Councilor Izzo asked if there are more affordable units, would that make the AMI decrease.

Mr. Magoon replied that the two factors that are in play are how many affordable units are available and how low do you want the level to be available for.

Councilor Bays appreciated the change in definition of household and asked about the possibility of adding vouchers into in the affordable requirements or incentives.

Mr. Magoon replied that the concern is that there could be people who could lose out on units because they could qualify for a certain amount of AMI but can't qualify for a particular unit because they don't have a voucher.

Councilor Bays noted that it could be a small percentage that could be released to market rate if it remained vacant, and asked for the issue to gain more attention.

Councilor Gannon asked for further clarification on family/household definitions, and asked for concerns that the staff may have on the issue.

Mr. Magoon replied that his concern is health and safety codes. Never have they been concerned about the relations of the individuals in the dwelling.

Councilor Gannon stated he was glad they were going to put a pin in the ADUs while addressing the minimum requirements. With affordable housing, he expressed interest in looking into property tax exemptions as a possible incentive. He also asked if the staff looked into "smart growth districts". He then pointed out that ADUs would be subject to site plan reviews, that there are a couple court cases that site plan review can be used to deny certain permits, and wondered if there was a different standard for ADUs.

Mr. Magoon replied that he would be happy to consider those types of incentives for affordable housing, but that is not a zoning regulation and something only the City Manager or City Council could decide. With smart growth districts, there is precedent in Watertown that the community didn't want to give up local control to a state process. In terms of using a site plan to deny a project, it's certainly possible, but that doesn't preclude it from being part of a by right process.

Councilor Gardner remarked that she is comfortable with ADUs. She then voiced support for the idea of creating flexibility for developers, whether that be through tax exemptions or scaled incentives etc.

Councilor Airasian asked if 80% AMI is standard for affordable housing, and was curious if there is a way to increasing the affordability of that figure with dove tailing incentives. He

then remarked that dimensional standards could increase the height to 8 stories or 120 feet and asked the question of if there needs to be additional step backs or design standards for the possibility of that increase.

Councilor Feltner voiced some concern with the “family” and “household” terminology, and asked how enforcement would work with boarding house problems that still exist in town.

Mr. Magoon replied that if they received a complaint about a boarding house, they would send zoning enforcement to the property to inspect and go through proper zoning enforcement if there was an issue.

Councilor Feltner remarked that she is happy to hear that, but there is still an existing issue. She then asked if a condo could qualify for adding an ADU

Mr. Magoon replied that it wouldn’t be a single-family structure, so ADU zoning by right wouldn’t apply.

Councilor Piccirilli remarked that some language with ADUs needs to be cleaned up. He agreed with Galen Street zoning and noted that the west side is mostly small and shallow lots. With affordable housing, he understands that the reality is that forcing high percentages may discourage any building, and that what decides what housing development gets built relies on the market feasibility. He remarked that there could always be a 40B housing project, but the reality is there hasn’t been one, and only now is the City starting to develop its first. He then remarked about the lack of parking spaces at a current affordable housing income property (35 parking spots for 164 unit building), and that and there is a high demand for parking there. He concluded by stating he is happy to look at all options, but he wants to stay realistic with what developers are going to build.

President Sideris stated that he believes there is potential for looking into more incentives for affordable housing, and that perhaps there is an opportunity for CPC or the Housing Trust to assist. Affordable housing is at the forefront of everyone’s concern, but if they don’t create a scenario that’s feasible for developers, housing will not be built. He stated that he has a problem with the concept of no parking required. With ADU’s, he believes it to be prudent to pass with minimum requirements for now, but there is a need to go to committee to consider safety regulations etc.. He stated he is happy with Galen as it is right now and is concerned with potential canyonization on the street if the building heights were too large on either side.

Sarah Scott asked about the specific standards for urban design, specifically for the maximum frontage of 100 feet as it seems large to her.

Mr. Magoon responded that designers believe 100 is too restrictive. That said, smaller store fronts are still allowed, but two monolithic buildings create monotony, more space shakes it up and makes the space more interesting.

Sarah Scott remarked that she was curious about the flat roof step back in NMU district. She doesn’t believe that it is necessary.

Mr. Shreiber replied that it was added to be consistent with other zones, but also thinks it might need to be looked at again.

Sarah Scott asked what the maximum ground floor story height is?

Mr. Magoon replied that if there is going to be active use, you need to require additional first story height for functional purposes.

Mr. Shreiber added that there has been some thoughts as to flexibility with heights on the ground floor depending on what kind of business is being run.

Jason Cohen noted that some buildings need the 100 ft frontage façade without a break like the Elon residence. Understanding that zoning is a means to an end, an outcome that he would like to see is the corner of Arsenal and Mt. Auburn be redeveloped. He asked if we have done all we can to encourage that that site gets redeveloped as it should.

Mr. Magoon replied that it isn't in the by right district. That could be changed, but the lack of frontage is a problem there.

Abigail Hammet stated that she would like to see an exception note that would apply for other uses like performing arts, and that that the ground floor height might restrict that. She remarked on a language that indicated the PGA may require step backs be located above the second story in any district, and deemed it strange if there were to be a step back from floor two to five on a five story building. She called for additional incentives for inclusion of family housing, noting that 3+ bedrooms units are typically not built due to feasibility, but if there are ways to encourage that, she would like to see it. She then remarked that she would like to look into cohousing, even though they may not seem super attractive at the moment. She suggested that the MBTA yard parcel be down zoned to WSQ2, and some of the other parcels on Arsenal and North Beacon be upzoned to WSQ3.

Mr. Shreiber remarked that the step back after the second floor is intended to be an option for any building that is at least three floors, but in no way a requirement.

Payson Whitney remarked on some language that could relate to sight distance reductions at corners.

Mr. Magoon replied that the intent was to run with the urban street form with wide sidewalks and sufficient setbacks that would allow proper sight distances at corners.

Chair Buck and Payson Whitney asked if there should be a requirement for larger landscaped areas for larger structures.

Mr. Shreiber replied that more restrictions lead to less flexibility.

Payson Whitney asked for clarification on open space definition, and suggested something to the effect that rooftops and balconies do not count as open space.

Mr. Schreiber said he would pushback for open rooftop space which currently constitutes as open space. There is a difference between a series of covered balconies and an open rooftop deck. There is also a difference between open space and spaces that are open to the public.

Payson Whitney remarked on façade articulation stating he would add varying roof heights and lines to break up monotony. Regarding outward facing garages, he asked if there is a way to prohibit open garages for safety purposes.

Mr. Magoon replied that he believes there is flexibility to do that.

Payson Whitney stated that he wants to promote public art in easement alley ways. There should be proof of consent for art in easements, and there should be an agreement with developers to bring it to fruition. He then asked why parking spaces are being made smaller - 7 feet.

Mr. Schreiber clarified that the 7-foot spots are only for parallel parking, not garage, which is consistent with public ways.

Payson Whitney then remarked that he would like a more thorough, timely, and articulate submission from developers when making their petitions.

Rachel Sack called for a need for more active use community space in developments.

Mr. Magoon replied that it's something that we can encourage, but doesn't make sense to require.

Jason Cohen stated that he would like to insert language that would require putting garages on the side streets when applicable in an effort to create active street fronts.

Mr. Magoon replied that there are already standards that speak to that in terms of corner lots, and on case by case they would only allow entrances on primary streets if there was no other option.

Councilor Gardner voiced the importance of creating a street design for pedestrians and bikes, but there should also be access to transit as that is one of the core objectives. She stated that she would like to have discussions with developers about unbundling parking, encourage meeting and gathering spaces, and wants to have a LEED Gold certification standard as opposed to LEED Silver certification- greener is better.

Councilor Gannon stated that he wants to make sure there is language included to require non-uniformity in buildings, and asked how that can encourage that.

Mr. Magoon pointed out a few instances of design standards that apply to that concern including facades, balconies, architectural breaks, and frontages.

Councilor Gannon remarked that he didn't see any limit to size of items like neon signs on street fronts.

Mr. Schreiber replied that they are not adding any language to existing sign limitations.

Councilor Gannon asked if parking on the ground floor could be allowed in lieu of retail space.

Mr. Magoon replied that that would not be allowed.

Councilor Bays reiterated Councilor Gardner's call for decoupled parking and LEED Gold requirements.

Councilor Izzo agreed that community space for buildings should be a goal, and that she wants to continue to encourage small local business. She also agrees with Jason Cohen's opinion on the building at the corner of Mt. Auburn and Arsenal.

Councilor Feltner asked for clarification on zoning distinction for some three family parcels, and why they have changed.

Mr. Magoon and Mr. Schreiber replied that the three families are multi-families, which is now consistent in a cleaned code.

Councilor Feltner asked for an explanation as to why the delta is no longer labeled as open space.

Mr. Schreiber replied that it is right of way and public space.

Councilor Feltner asked what the goal was with the change in designation, and asked if there is any problem with designating it for open space again.

Mr. Magoon replied that there isn't a problem of changing it, but there are ideas of using the space for kiosks, community events, and other alternative uses. If the Council sees it as a big issue, it can be changed back.

Councilor Feltner asked for more information about unbundling parking and its advantages or disadvantages with minimums or maximums.

Mr. Magoon replied that he believes certain projects utilize different tools, but they can take a deeper look at it

Councilor Feltner asked for clarification on the language regarding shadow parking as 85 Walnut St. has used it.

Mr. Magoon replied that there is existing language, code does allow for shadow parking for projects to be able to add parking if it's needed, but it becomes open space in the meantime. He then said that it hasn't been an issue.

Mr. Schreiber added that 85 Walnut St is the lone example, and that it wasn't required, it was a negotiation which ended in a reduced parking figure.

Councilor Feltner replied that that was her concern, and that she is trying to close a loophole.

Councilor Feltner then remarked on the importance of aesthetics and design in the Square in terms of buffers and heights and raised concerns about setbacks - specifically if they are cutting into private property.

Mr. Magoon replied that he understands that there is a concern with visuals, but there isn't a single best use tool to give a 100% accurate rendering of what every portion of every block will look like if they are built out to the extent of what the ordinance might allow.

Councilor Feltner stated that there should be more 3D modeling.

Mr. Magoon replied that the staff doesn't have it available right now, the process uses a lot of assumptions, and it takes a lot of time and resources.

Councilor Feltner stated that she is pushing back for constituents.

Mr. Magoon replied that he can confer with consultants on the issue.

Councilor Feltner raised concern with the open space definition. She then voiced concern about reducing the possibility of using solar due to step backs, and also asked if solar panels would count for a story.

Mr. Magoon replied that there is a lot to consider, that green roofs are not open spaces, and that any equipment would not be counted in the story allotment for a building.

Councilor Feltner raised concerns with mechanical structures on buildings being screened and asked if the screens are for all four sides of the equipment – could those regulations be better defined.

Mr. Magoon replied that large equipment would have four sided screens outside of certain circumstances.

3. RECESS OR ADJOURNEMNT

President Sideris called for a motion for a continuation of the meeting to October 29th at 6:00 P.M.

Councilor Piccirilli made the motion and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote at 9:25 P.M.

PLANNING BOARD

Janet Buck, Chair	Jason D. Cohen	Abigail Hammet
Rachael Sack	Sarah Scott	Payson Whitney

ELECTED OFFICIALS

Mark S. Sideris, Council President	Vincent J. Piccirilli, Jr., Vice President & District C Councilor	John M. Airasian, Councilor At Large
Caroline Bays, Councilor At Large	John G. Gannon, Councilor At Large	Anthony Palomba, Councilor At Large
Nicole Gardner, District A Councilor	Lisa J. Feltner, District B Councilor	Emily Izzo, District D Councilor

JOINT CITY COUNCIL AND
PLANNING BOARD MEETING
WEDNESDAY, OCTOBER 29, 2024, 6:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBERS
149 MAIN STREET

MINUTES

ACCESS INFORMATION:
A. This meeting will be held on October 29, 2024 at 6:00 PM in the Richard E. Mastrangelo Council Chambers, 149 Main Street, Watertown, MA 02472
B. The meeting will be televised through WCATV (Watertown Cable Access Television): http://vodwcatv.org/CablecastPublicSite/?channel=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: vpiccirilli@watertown-ma.gov
F. Please Visit the City Council Website here: https://www.watertown-ma.gov/350/City-Council

1. ROLL CALL

Council President Sideris called to order a joint meeting of the City Council and Planning Board at 6:00 p.m. in the Richard E. Mastrangelo Chamber. Those present were Planning Board Members, Jason D. Cohen, Abigail Hammett, Rachael Sack, Sarah Scott, Payson Whitney, Chair Janet Buck, Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G, Gannon, Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis, City Manager, and Brendan T. McCarthy, Council Clerk.

2. PUBLIC HEARING

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.

President Sideris stated that the meeting will resume from the previous meeting with remarks from Councilors.

Councilor Airasian remarked that he is a fan of keeping Galen Street as an NMU zone considering its small lots and adjoining neighborhoods. He supported the idea of changing the Delta back to open green space in zoning. He raised a question with the minimum width of 20 ft in alley ways and asked if they could be wider. He voiced concerns he had with small parking minimum figures. He concluded by saying he wants to see more efforts with affordable housing incentives, but understands that there are a lot of different factors with the market and expressed a need to strike a balance to entice developers to build in Watertown.

Councilor Palomba raised the issue of parking for bikes, specifically public parking for electric bikes outside of developments themselves.

Assistant City Manager for Community Development and Planning Steve Magoon replied that his understanding is that the electric bike owners would probably not want to keep the ebikes outside to charge as they are more vulnerable to having their batteries get stolen, but there is language about accommodating for bike parking.

Councilor Palomba asked to add language to emphasize more access to public transportation in the code.

Councilor Piccirilli believes that it's important to continue to look for incentives for building affordable housing, and wants to look to the staff to continue to bring forward creative ideas that will work in Watertown.

President Sideris discussed the need for first floor retail in all developments, but recognized there is a real concern with how much money it will cost to rent the space and run a business there. There should be a way to promote smaller businesses to be feasible in these spaces. He pivoted to say that no one wants to see a garage door on Main Street, but it's possible to have different types of quick rising and aesthetically pleasing doors if there are no other options. He then asked for clarification on ADUs as he interpreted Massachusetts' new law to have ADUs by right in only single family zones, where at the last meeting there was discussion of having them in any single family structure.

Mr. Magoon replied that their approach was that ADUs are by right in any zone that permits single family detached housing.

President Sideris asked how that could affect short term rentals.

Mr. Magoon said that it wouldn't affect it either way.

President Sideris then asked how could you enforce unbundled parking not affecting rent. He does not want to see a situation where people don't want to pay for parking, so they fill up the neighborhood streets with their cars as an alternative.

Mr. Magoon replied that that is a good point, but noted that it wouldn't be a year round solution for the renter due to the winter parking ban.

President Sideris remarked that he is pessimistic about that situation and would like to see more language and strategies offered.

Councilor Feltner asked for a release of the feasibility study for affordable housing.

Senior Planner Larry Field replied that the Affordable Housing Trust looked at the questions of what bonuses would be helpful in an open meeting, but there was no feasibility study. He asked if the Councilor was referring to the MAPC feasibility assessment that was designed to show the MBTA compliant district.

Mr. Magoon added that it would be beneficial to do a further study to delve into affordable housing incentives in a much more thorough way. He noted that he would hope to tackle that in the next coming months.

Mr. Magoon then took an opportunity to answer several questions and queries that were raised at the previous meeting, and provide the staff's amended proposals for specific items:

- He is happy that everyone agrees with the "household" definitions, and the staff plans to go ahead with that language
- With ADUs, he understands that there is going to be a lot of work that goes into this issue past this zoning submission.
- The staff took out maximum height for the ground floor of mixed-use buildings.
- Access to transit and universal designs are going to be a focus in the language. The language will expand to say, "promote street designs that have access to walking, biking, and access to transit".
- Remove step back requirements in the NMU
- Adding language to encourage variable fenestration patterns and roof lines to increase visual interest and promote better designs.
- In terms producing visual build out models to present at these meetings, it will take a week or so and cost upwards of $8k.
- For Galen Street zoning, there is interest in both directions, but the staff is planning on sticking with the original recommendations.
- Riverside Street split parcels are still an idea in discussions
- With regard to comments on Arsenal Street and North Beacon, the staff recognized some interest in increasing height, and the staff is open for discussions there.
- The staff recognizes height concerns with the MBTA bus barn.
- On LEED Silver vs Gold, staff isn't against gold as the standard, but wants to caution the possibility of creating more roadblocks, so they aren't looking to change that.
- Unbundled parking is going to be an ongoing item that needs more discussion, but the staff is in support of adding that language.
- The topic of adding nursing homes to the tables remains to be interpreted as a contrast of intent with the rest of the plan.

Councilor Gardner asked if the affordability bonuses would only be for Watertown Square Area Plan, and then the administration would address the rest of town later.

Mr. Magoon replied that that is what they intend to do.

Planning Board member Sarah Scott asked where grocery stores fell in terms of allowed uses in Watertown Square and if they would be considered active use.

Mr. Magoon replied that they are active use and permitted anywhere retail is.

Planning Board Chair Janet Buck believes there are questions on control over public transit options and access.

Director of Planning and Zoning Giddeon Schreiber gave the example of how 66 Galen Street granted a permanent easement to give the public access to transit – a bus stop.

Mr. Magoon added the community path as another example of access to transportation.

Councilor Palomba appreciates the position on affordable housing, but offered that we shouldn't generalize everyone building market rate housing as people who aren't interested in adding affordable floors. Market rate developers have a broader perspective than they are given credit.

Mr. Magoon agreed that all developers are not the same. However, if a developer is interested in doing a 10-unit project and wants to add another few affordable units, some of the proposed incentives of adding multiple floors isn't applicable, so it does them no good.

Planning Board member Jason Cohen asked for more consideration on if the east side of Galen St. could be upzoned.

Mr. Magoon replied that the east and west sides are already different zones, and they are proposing not changing anything from that plan, though it's not impossible.

Jason Cohen voiced that he would like more density where they can afford it. He then asked if their fenestration goals could be articulated by a cornice line.

Mr. Magoon replied that more specific language like that could be added in the future.

Councilor Gannon asked what the safeguard is to prevent the Square from being a wall of garage doors.

Mr. Magoon replied that active frontage standards wouldn't allow a wall of garage doors, but there needs to be access in properties that have no other choice but to have a garage door on primary streets.

Mr. Schreiber added that the table clearly states that 75% of façade buildout ratio for frontage on primary roads ensures that there would not be a wall of garages.

Councilor Feltner asked if they are taking out kennels in the parking table because Watertown doesn't allow kennels anymore.

Mr. Schreiber replied kennels are associated with veterinarian operations, but kennels themselves are not allowed on the use table so there will not be an issue.

Councilor Feltner asked for more clarification with “family household” definition raising concern with the “housekeeping” term used in the definition.

Mr. Magoon replied that they will look to see what they can add to be clearer about the intention.

The meeting then welcomed public input

Dave Ferris – 19 Hillcrest Circle - Asked for clarity on increased density to the existing community fabric, particularly the height of potential 7+ story houses. He asked if there will be flexibility in final approval to protect abutting neighborhoods from very large buildings.

Mr. Schreiber responded that there are zones with buffers and protections like set backs etc. to help protect abutters.

Dave Ferris pointed to Winter Street as an example of a potential negative juxtaposition.

Mr. Schreiber replied that it is consistent with what had been there before.

Sam Ghilardi – 22 Springfield Street - Stated that he has been sending the proposed offers of incentives for affordable housing, and thanked the Council and Board for taking them seriously. He believes this is a great opportunity to take advantage of offering more incentives with a continued commitment to help the crisis.

Jacki Van Leeuwen – 32 Whites Avenue – Stated that she is encouraged that there is continued talk on affordable housing. She is a little confused as to why incentives are being looked at as restrictions. She remarked that she believes there is a possibility to consider 100% affordable housing, and thinks that non-profit developers would jump at an opportunity to build in Watertown.

Brian Ho – 31 Elton Avenue – Appreciates the consideration of bonuses, but would like to see the tiered options of incentives for affordability, and is curious as to how it disincentivizes developers. Overall, he wants to see continued effort for more options.

Macy Murninghan – 134 Fayette Street - Stated that the idea that developers won’t be receptive is a much talked about concern, but private equity is now seeing a bubble. She then remarked that an emerging development of a “circular economy” of what is invested comes back to community is gaining momentum, and this is an opportunity to address what kind of Watertown you want to see.

Dennis Duff – 33 Spruce Street – Remarked that two words that are important are density and scale along with open space. He stated that open space should be targeted as “green open space” and urged to not forget about trees.

Sam Ghilardi – 22 Springfield Street – Asked an ADU question about their site plan reviews, as he stated his lot is a little smaller than most, and that“ Tzone” requirements aren’t sited properly.

Mr. Schrieber replied that if you have a single family on an undersized lot that does not currently allow two families (Tzone), you would be able to have an ADU by right provided the other requirements are met.

President Sideris added the reminder that ADUs will continue to receive further consideration after the zoning code is submitted.

There were no further comments from the public at that time, and discussion ensued about how to continue on with the meeting. The decision was made that the Planning Board continue addressing concerns and making suggestions to the staff. The Planning Board would continue this past this meeting and carry the conversation to their next meeting which was scheduled for the following night. The staff would take their suggestions and recommendations, add and amend the proposed code, and present that at a future meeting of the City Council for the Council to discuss and ultimately vote on into ordinance.

Planning Board member Abigail Hammet suggested that the south side of Arsenal Street, and potentially the north side of North Beacon, could but upzoned to allow for higher buildings and more density.

Mr. Schreiber responded that the Elan property owns a good chunk of that area, and there is also substantial grade change surrounding it.

Abigail Hammet inquired as to why current industrial zones (I3) that allow for multifamily housing are staying as such as they would not need to meet form base code of any of the other new zones in Watertown Square.

Magoon replied that those lots are recently developed or redeveloped and are committed to that use for the future.

Sarah Scott asked what the is rational with WSQ1 zoning for the south side of North Beacon and asked why it isn’t WSQ2.

Mr. Schreiber replied that contextually it was just recently zoned for 3 stories and has a new building on it. Matching what was built there and not over developing it was the thought process for that area.

Abigail Hammet responded that she lives in that area and is comfortable with the WSQ1 as the new development blends well as a transitional zone. She would be happy with the south side of Arsenal St where Dominos and the Hotel are located to be upzoned to WSQ3.

There was discussion on where to distinguish how far east the suggested WSQ3 upzoned areas of North Beacon and Arsenal streets would extend to, and the consensus landed at the Toyota Dealership at Irving Street.

Jason Cohen asked to consider the east side of Galen south to Williams Street to be upzoned to WSQ2.

Mr. Schreiber responded that most of those lots have single family lots behind them.

Jason Cohen then suggested WSQ2 as south as Hunt Street.

Sarah Scott asked if the southern terminus of Galen could be zoned for active use.

Mr. Schreiber responded that it's on an overlay and to require active use might create a barrier for future residential projects.

Payson Whitney raised concern about the MBTA yards being zoned at WSQ3 with the fear of it being too tall, and questioned what implication it has with the Wetlands Protection Act.

Mr. Magoon responded that the Wetlands Protection Act would provide a regulatory role for the Conservation Commission for projects within 200 feet from the riverfront.

City Manager Proakis remarked that his goal for the MBTA bus yard is for it not to be a bus yard forever. The strategy that they took was that it is removed from the by right area so that there would be extensive review of the ecosystem of the river at the time any project would be proposed there.

Abigail Hammet discussed positive work that is being done in Providence, RI that has some similarities. The quality of those proposals has improved, and she now believes that the amount of oversight for whatever happens on the parcel will be immense, so she is comfortable with the idea of building it up.

Payson Whitney stated it would be incumbent on staff to express those concerns ahead of time with MBTA and possible developers.

Sarah Scott wanted to consider zoning on Winter Street and Church Place. She asked if they should be zoned NMU as members of the public have raised concern about the structures around there being a little more modest and often times have pitched roofs

Mr. Schreiber responded that there are a variety of structures there, and if they wanted to downsize it, it would create existing noncompliant issues for several of them.

Mr. Magoon pointed out that there are a handful of smaller structures on Winter Street, and suggested 5 specific parcels to be zoned NMU.

The Planning Board agreed.

Abigail Hammet asked how a mansard roof would be interpreted by the roof guidelines.

Mr. Magoon replied that the qualifications for a step back roof are greater than what a mansard roof would be, so they would not be allowed.

Mr. Schreiber added that you could do a mansard roof, but not for a + story.

Abigail Hammet asked for more flexibility in roof options outside of form base code to make an aesthetically less uniform district.

Mr. Magoon agreed that there should be diversity, but a mansard roof with step back restrictions in 4 and up story buildings doesn't work.

Abigail Hammet stated that they could work in the NMU zone.

Abigail Hammet asked if it would be possible to add a requirement that a certain percentage of active ground floor uses be open to the public.

Mr. Magoon responded that that is the intent of active ground floor uses particularly with retail spaces.

Mr. Schreiber added that certain private property spaces would be precluded from that public access.

Planning Board member Rachel Sack remarked on the importance of encouraging community space.

Abigail Hammet asked if they are familiar with parklet programs which is where businesses can take over one or two street parking spaces to turn them into outdoor seating. She believes it would be good for street activation and wanted to see Watertown do it, but doesn't know if that changes anything with zoning.

Mr. Magoon replied that it generally wouldn't change anything, and you could potentially do it without changing zoning.

Abigail Hammet asked if there are requirements for screening parking garages of constructed garages

Mr. Schreiber replied that he thinks the current language is a little vague and he would welcome suggestions.

Abigail Hammet asked if there was anything in the code that would prohibit co-housing.

Mr. Schreiber remarked on what he is familiar with concerning co-housing, which is there is a defined unit that is often times a smaller space, but as long as it meets code, it shouldn't be an issue. The way you use the common area is different but is very similar to the condo model.

Abigail Hammet supported more research being devoted to affordable housing incentives, and is curious if ADUs and co-housing could join that research in a fully comprehensive plan.

Mr. Field agreed with combining affordable and family housing, but remarked that ADUs are different with regard to deed and state restrictions, and so it requires an independent plan.

Angie Kounelis – 55 Keenan Street - Asked for clarification of the interpretation of household, and wants to know what the average call to the zoning enforcement would look like.

Mr. Magoon replied that the priority is making sure safety and sanitary code is upheld, they would never go to check the relation of the individuals in the house, and would be concerned with it being over crowded as well.

Angie Kounelis – 55 Keenan Street – Stated that people possibly get by with just using a microwave in their bedroom, and that that could lead to sanitary problems. She added that there could be issues with overcrowding and transient people problem.

3. RECESS OR ADJOURNEMNT

Payson Whitney made a motion to continue the zoning amendment matter to the next Planning Board Meeting, October 30th, and Jason Cohen seconded

The motion carried unanimously in a Voice Vote.

President Sideris called for a motion for a continuation of the City Council portion of the meeting to November 14th at 6:00 P.M.

Councilor Piccirilli made the motion and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

Councilor Piccirilli made a motion to adjourn and Councilor Felter seconded.

The motion carried unanimously in a Voice Vote at 8:46 P.M.

PLANNING BOARD

Janet Buck, Chair	Jason D. Cohen	Abigail Hammet
Rachael Sack	Sarah Scott	Payson Whitney

ELECTED OFFICIALS

Mark S. Sideris, Council President	Vincent J. Piccirilli, Jr., Vice President & District C Councilor	John M. Airasian, Councilor At Large
Caroline Bays, Councilor At Large	John G. Gannon, Councilor At Large	Anthony Palomba, Councilor At Large
Nicole Gardner, District A Councilor	Lisa J. Feltner, District B Councilor	Emily Izzo, District D Councilor

WATERTOWN PLANNING BOARD

DATE: October 30, 2024 | PLACE: City Council Chamber | TIME: 6:00 PM | COMMENCED: 6:00 PM
PURPOSE OF MEETING: Public Hearing
PRESENT: Janet Buck, Chair; Abigail Hammett; Rachael Sack; Payson Whitney; Sarah Scott; Jason Cohen; Steven Magoon, Assistant City Manager for Community Development and Planning; Gideon Schreiber, Director of Planning & Zoning; Erika Jerram, Director of Community Design; Larry Field, Senior Planner; Matthew Neubacher, Planner

CONTINUATION OF PUBLIC HEARING

Chair Buck begins the continuation of the public hearing to review the proposed Watertown Square amendments to the zoning ordinance.

Continuation of Discussion of Zoning Text
Steven Magoon presents the *DCDP UPDATES TO WSQ ZONING PACKAGE* document, reviewing each item in the document in order.

Regarding the first item, on the definition of Household, Member Sack reiterates the point made by Councilor Feltner at the joint meeting on 10/29/2024 concerning the scope of the term "housekeeping" in the proposed definition. She asks if more specific terminology should be used.

Regarding the fifth item, on including language regarding Universal Design, Member Whitney asks for clarification on what Universal Design means. Mr. Magoon explains it is a broad term used to describe good design.

Regarding the seventh item, on ground floor height, Member Cohen asks why there was a height limit to begin with. Mr. Magoon explains that the original height limit was a suggestion by a consultant.

Regarding the eighth and ninth items, on Flat Roof Stories and Step Backs, Mr. Schreiber acknowledged that the intent of these changes is to preserve historic facades and work with narrow streets where there are currently no sidewalks. Member Whitney asks if this text could define the types of lots or facades this applies to. Member Hammett follows and asks if these concerns can be addressed in site plan review.

Regarding the tenth item, on open space contributions in-lieu, Chair Buck asks whether the language should include language to the effect of, "…where it's not possible to add open space." Member Hammett confirmed with staff that a developer cannot give a piece of land as a contribution in-lieu that is not good for open space. Member Whitney asks who "The City" refers to in the proposed text. Mr. Magoon clarifies that the term is intentionally ambiguous to allow both Staff and the Planning Board to weigh in during Site Plan Review and Special Permits. Member Cohen asks if the proposed text removes financial contributions as valid contributions in-lieu. Mr. Magoon clarifies that a payment can be a contribution as intended in the text. Members Cohen, Sack, Whitney, and Chair Buck agree that the proposed text should specify "financial contributions" as an option for contributions in-lieu.

Regarding the eleventh item, on the definition of Open Space, member Hammett suggests adding balconies to the definition of Open Space. Member Whitney says that the Open Space requirements should reference both the definition of open space and the proposed text, to make sure they tie together properly. Chair Buck concurs. Member Hammett confirms with staff that the proposed text is a clarification of requirements and is not changing what is allowed, and Member Cohen confirms with staff that the Open Space requirements are set up such that a property may have (for example) 100% building coverage and 50% open space.

Regarding the twelfth item, on façade articulation, Chair Buck suggests replacing the word "may" with the word "shall" to read: "Buildings shall be required to…". Mr. Magoon notes that the proposed text adds specificity to requirements expressed elsewhere regarding facades and fenestrations. Member Cohen asks if the proposed text is overly subjective and impossible to enforce. Mr. Magoon states the ambiguity is intentional, and Mr. Schreiber says the text allows room for incorporating the Watertown Design Guidelines. Chair Buck revises her point and suggests that stronger language should be used to articulate façade requirements. Mr. Schreiber suggests using the word "Will" to strengthen the language.

Regarding the thirteenth item, on unbundled parking, Member Cohen asks about the use of the word "encouraged" in the proposed text and comments that "'encouraged' has no teeth" for enforcement. Mr. Magoon notes that parking requirements will be different for commercial and residential projects. Member Whitney notes that the Board can use unbundling as a condition of approval for projects, and Mr. Schreiber confirms there is precedent for this. Member Scott requests adding unbundled parking to the list of subjects for further study, to review how it strategically ties into Transportation Demand Management (TDM) policies and TDM review, as well as impacts of removing overnight parking bans in the winter and how the city manages its public spaces overall.

Regarding the fourteenth item, on screening garages, member Cohen asks how screening is enforceable. Mr. Schreiber responds that the Planning Board can require this during review, and Mr. Magoon states it is important not to be overly prescriptive in writing code. Member Hammett notes that this provision gives the Planning Board a reason to bring up screening of garages and related façade considerations. Member Whitney clarifies with staff that the term "residence districts" refers to residential zoning districts.

Regarding the eighteenth item, on LEED requirements, member Scott notes that recent litigation contends that imposing LEED requirements preempts the Building Code and is not allowed per the Massachusetts Attorney General. She suggests that sites can be required to be LEED "certifiable" but not "certified".

Regarding the zoning map changes to Arsenal St, member Scott questions whether to increase the density of the brick apartments on the south side of Arsenal St to WSQ3 zoning. Mr. Magoon notes that these properties would not meet the WSQ3 requirements.

Regarding the zoning map changes to Winter St, Mr. Magoon notes that the proposed changes will make one apartment building nonconforming.

Regarding the zoning map changes to Galen St, member Sack questions if there will be impacts on the west side of Galen from upzoning the east side properties. Members Whitney and Hammett

comment that the proposed upzoning will create a good transition from the residential lots on the south to the density of Watertown Square. Member Cohen says that it is good these lots are being upzoned because it gives incentive for them to be redeveloped.

Regarding the zoning map changes to Riverside St, member Scott notes that there exists an "inventoried historic district" – a concentration of historic buildings, as recognized by the Commonwealth – and suggests that the NMU zoning should be consistent across this neighborhood. Member Hammett notes that what is allowed in the NMU is nearly the same as what is allowed in the T zone. Chair Buck and Member Cohen ask if this is an example of spot zoning at someone's request. Member Whitney asks if zoning these lots as NMU is meant to attract people and businesses, that rezoning gives incentive for redevelopment; Mr. Schreiber notes that the NMU allows residential-only properties. Member Hammett asks if these lots will be impacted by the changing street configuration of the Watertown Square Area plan, staff confirm it will not. Member Whitney says it makes sense for the proposed lots to be included in the NMU district, but also asks if the entire NMU area should actually be T 2-family. Mr. Schreiber notes that the existing structures all resemble NMU. Member Cohen asks if the Board should consider the motivations of the requestor. Member Whitney confirms with staff that the proposed lots are in common ownership. Chair Buck states that the Board can assume the owner has potential development plans or aspirations, and supports rezoning the two parcels as proposed.

Regarding the zoning map change to the Main St Delta, member Hammett asks if this use precludes any commercial uses on the delta, e.g., kiosks or activating retail. Mr. Magoon says it will not prohibit such uses.

Public Comment

Discussion concluded and the floor was opened to public comment. No members of the public presented comments. Member Sack stated she received letters regarding affordable housing and asked Mr. Magoon to reiterate the staff's plan to move forward. Mr. Magoon reiterates the staff's commitment to investigate the efficacy of various affordable housing incentives. As an issue that has received high levels of attention from several members of the Planning Board, City Council, and members of the public, staff will ensure that affordable housing receives constant attention moving forward.

Mr. Magoon asks the Chair to move forward with discussion and voting on the proposed zoning text and its amendments as presented during the hearing.

Discussion Summary

Chair Buck summarizes the previous discussion for consideration by the Board, as follows:

- Items 1-8 and 13-17 were all supported as presented.
- Regarding item 9, the Board recommended adding exceptions to the 12' sidewalk width requirement. Member Whitney suggested language for this provision: "except where detrimental or not feasible".
- Regarding item 10, the Board recommended adding "financial contributions" as valid contributions in-lieu for open space.

- Regarding item 11, the Board recommended tying in the Open Space requirements to the definition of open space.
- Regarding item 12, the Board recommended including the word “will” rather than “may” to strengthen the language on façade articulation requirements.
- Items 13-18 were all supported as presented.

Board Vote on Proposed Text
Payson Whitney motions that the Planning Board recommend the proposed zoning code with DCDP updates and changes as discussed during the public hearing to the City Council for consideration.

The motion was seconded by Jason Cohen and passed unanimously (6-0), with Janet Buck, Payson Whitney, Abigail Hammett, Sarah Scott, Jason Cohen, and Rachael Sack voting in favor.

Board Vote on Proposed Map
Payson Whitney motions that the Planning Board recommend the proposed zoning map with DCDP updates and changes as discussed during the public hearing to the City Council for consideration.

The motion was seconded by Abigail Hammett and passed unanimously (6-0), with Janet Buck, Payson Whitney, Abigail Hammett, Sarah Scott and Rachael Sack voting in favor.

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The motion to adjourn was made by Janet Buck seconded by Jason Cohen (6-0).
Janet Buck adjourned the meeting at 7:51 pm.

SPECIAL CITY COUNCIL MEETING
THURSDAY, NOVEMBER 14, 2024, 6:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBERS
149 MAIN STREET

MINUTES

ACCESS INFORMATION:
A. This meeting will be held on November 14, 2024 at 6:00 PM in the Richard E. Mastrangelo Council Chambers, 149 Main Street, Watertown, MA 02472
B. The meeting will be televised through WCATV (Watertown Cable Access Television): http://vodwcatv.org/CablecastPublicSite/?channel=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: vpiccirilli@watertown-ma.gov
F. Please Visit the City Council Website here: https://www.watertown-ma.gov/350/City-Council

1. ROLL CALL

Council President Sideris called to order a special meeting of the City Council at 6:00 p.m. in the Richard E. Mastrangelo Chamber. Those present were Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G, Gannon, Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis, City Manager, and Brendan T. McCarthy, Council Clerk.

2. PUBLIC HEARING

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.

Assistant City Manager for Community Development and Planning Steve Magoon summarized some of the large document attached to the agenda which is a compilation of the Planning Board Report, original proposal from staff, and suggested changes made by KP Law.

Significant edits and points of interest included the following:

- Definition of a household represents the actual operations of a household today as a dwelling unit and not focused on relationships of the individuals in the dwelling
- Nursing homes - the Planning Board asked that they be added to the use table by special permit in several zones
- Acts of use definition: language was added to encourage community spaces
- ADU: Massachusetts' legislature mandates that they are allowed, this proposal stressed they are accessory to the primary structure
- Universal Design: incorporating and enforcing universal design elements, keeping in mind accessibility
- Multifamily definition was clarified and updated
- Ground floor max height was deemed to not have any benefits due to limitation to floors and usage, so that was removed
- NMU flat roof step back requirement was removed
- Exceptions to 12-foot setback were made to frontages. There is a want for the sidewalks to be wide, but there is a mechanism for the City to decide on specific reasons where that might not be applicable at specific locations
- Open space private balconies – the Planning Board referred to the existing definition of open space (can mean a lot of things, open and green space aren't necessarily the same thing)
- Façade articulation – required differentiation in building façades
- Unbundled parking – the Planning Board felt it was appropriate to require unbundled parking, though it does not make sense for retail or commercial projects
- Screened garages – language added to force visible portion of the garage to be screened when possible
- Transit oriented overlay goals – language around that was found to be redundant, so it was removed.
- Inclusionary zoning – requirement is above what the state law mandates, language was put in to be clear that we are going above the minimum level, but not going to restrict developments

- LEED standard – there was fear that the state may think that it would restrict housing developments, language was put in to encourage higher standard, but it is currently set to silver
- Map changes - Arsenal Street: to include more density on the north side. Winter Street: the thought being that a couple parcels were lower density, zoning was changed to NMU for those parcels. Galen Street: 4 parcels on the east side of Galen to be zoned up for more density. Riverside Street: two parcels were changed to NMU. The Delta: decision was made to zone it back to open space.

Mr. Magoon said that there were two specific common comments the public remarked about. One being the change in the newly named zoning on Watertown Street would create higher density, but the proposal doesn't change what is already currently established. The second was a question on the timeline in terms of making additional edits. The staff will begin working diligently on this come the new year.

Councilor Gardner asked for clarification on who would be the granting authority regarding judgment of open spaces in developments and accepting payment in lieu of spaces being created.

Mr. Magoon responded that most of the determinations will be incumbent upon the boards deciding and not the staff.

Councilor Gardner agreed on the concept of having developers pay or purchase other land for Watertown in lieu of creating space for their project, and she asked how close those areas would have to be to the project itself.

Mr. Magoon replied that there is a requirement that there will be a nexus, and that there would need to be some sort of relationship.

Councilor Palomba asked for clarification on who makes decision of "how much" and "in lieu" with regard to open space requirements.

Mr. Magoon replied that it would begin in the negotiation process as a development evolves with staff, and then ultimately up to the appropriate granting authority/board.

President Sideris remarked that Watertown doesn't have open spaces that you can buy in lieu of, and asked how do you determine where someone is going to find an open space that is for sale.

Mr. Magoon gave two examples. One is potential for a public private process could lead to open space amenity. The second scenario is that a developer bought a space which has extra parcel that is extraneous space, and they could potentially give that back to the City.

Councilor Palomba asked why unbundled parking is only required just for residential buildings.

Mr. Magoon replied that it wouldn't make sense for a retail space to have unbundled parking as it would incur an additional charge for customers to enter a store.

Councilor Gannon mentioned that it's good to have more language and definitions as opposed to creating ad hoc approach as they go along. He asked for clarification on how

setbacks would apply, as sometimes there is difficulty in seeing or knowing what retail space may be present if set too far back.

M. Magoon replied that the idea of the setback was to create a meaningful pedestrian sidewalk with opportunities for outdoor dining, city furniture, retail racks etc. The streets that they are trying to create are more welcoming

Councilor Izzo asked if there will be unbundled parking be for affordable units as well?

Mr. Magoon replied yes.

Councilor Izzo asked if he could point to any examples of it being in used successfully.

Mr. Magoon responded, yes, there are some, but the importance must be put in enforcement mechanisms.

Director of Planning and Zoning Gideon Schreiber added that all larger scale rental property in town have been practicing unbundled parking since they opened. They have not been an issue, but ownership properties have had some more difficulty. A resolution that a recently built owner occupied property has is that the condo association owns the parking spaces and they can lease them.

Councilor Feltner asked for examples of enforcement.

Mr. Magoon replied that the winter parking ban is one, and that building monitoring is another. He then said that it does concern him that if that was not successful, the following steps can be a little murky and limited, but there is added language and precautions in TDM that could be implemented for better use.

Councilor Feltner asked if the building can look up the plates and call to report illegal parking.

Mr. Magoon replied that that is possible, and there is a potential to get the police involved.

Councilor Feltner stated that she would like to see more strategy on enforcement. She questioned unbundled for retail, and asked if the staff believes it only works for large mall type complexes and not on street shops.

Mr. Magoon replied that conducting retail is tough enough as it is, and the staff doesn't want to force the hand of a retailer on how they should charge for parking.

Councilor Feltner asked for an example of how there may be discrepancies in setbacks on narrow streets.

Mr. Magoon used the example of Spring Street where there are existing shops with a smaller setback than the proposed code, and if one of those parcels were bought and redeveloped, it wouldn't make sense to enforce the new setback for that parcel while ones on either side are still grandfathered in. It doesn't make sense for a large discrepancy in the range of sidewalk lengths

Councilor Feltner asked if this would come up in site reviews, and how that relates to form based code.

Mr. Magoon replied that by right zone and form base code give you parameters, and assuming you are following them, you can take some liberties.

Councilor Feltner stated that she is unclear if balconies will or won't be counted as open space.

Mr. Magoon responded that requirements for public & private open space could include patios and roof top decks that are open to the sky. They are spaces that are preforming the function of open spaces like plazas or artscapes that aren't necessarily green.

Councilor Feltner asked if he believes that this may lead to open space that really isn't usable like green areas on retaining walls.

Mr. Magoon replied that it is important to keep in mind that this specific plan is for Watertown Square, believes that this plan allows them to aggregate open space between all new developments.

Councilor Feltner expressed a lack of confidence in the definition of household, specifically concerning "housekeeping unit" term and the wide array of possibilities of how kitchens can serve an overcrowded group of people. She asked if there should be language that encourages safety.

Mr. Magoon replied that there are aspects like unsafe or overcrowded conditions that can be addressed as is. There are already mechanisms to deal with boarding houses and 40b etc. This language pertains to the functionality of a single dwelling unit. The overall focus is health and safety, while updating antiquated language about family relationships.

Councilor Feltner asked for clarification on ADUs and how they relate to structures.

Mr. Magoon replied that two condos in one building are not a single family dwelling and therefore wouldn't pertain to by right ADUs as they are for single family dwellings.

Councilor Feltner remarked that there is upcoming regulation on ADUs, and asked if there is concern about what that might bring.

Mr. Magoon replied that the goal is to meet minimum state requirements.

Councilor Feltner asked why there is a concern about higher LEED standards.

Mr. Magoon replied that the fear is that cities could use non feasible requirements to avoid actually getting any developments done.

Councilor Airasian stated that he has concerns with unbundled parking as well as open space payments. He supported a requirement for higher LEED levels as they are in line with current buildings and consistent with climate goals in town.

Councilor Gannon raised issue with garages and asked for clarification if screened garages would require a buffer between the cars using the garage and people walking on the street.

Mr. Magoon replied that that is not necessarily a universal goal, but the screening idea is for larger developments. Doors aren't always visibly pleasing and could potentially dissuade people from going into a retail space.

Councilor Gannon then suggested that open space in front of a garage could present a potential safety hazard.

Mr. Magoon stated the language could address those concerns.

Councilor Gannon remarked on unintended consequences, and that landlords could potentially rent out extra spaces in commercial businesses to make extra revenue which could be problematic. He asked how the issue would be addressed with the impact of spaces drying up.

Mr. Magoon replied that there has been a lot of effort to study and analyze what parking is needed. They don't want to create a situation to force developers to build parking that isn't used. The focus is on right sized parking.

Councilor Gannon asked if any business owner has expressed that concern. He also noted that people coming into use the Square will be using residential roads to park.

Mr. Magoon expressed optimism on encouraging right size parking so that they wouldn't have the problem.

Councilor Gannon believes that a lot of the parking intended for residential buildings isn't used, but commercial spots are filled to capacity, and that that is something to consider.

President Sideris touched on LEED certification and solar ordinances that exist in Watertown. It concerns him that more sustainability isn't being implemented into this plan. If the state believes we would be using it to stop development, that is a completely unfounded worry or potential claim. He also expressed concern with the in lieu concept for open spaces as well as unbundled parking.

The meeting then welcomed public input.

Linda Scott – 55 Olcott Street – Referred to the Watertown Open Spaces and Recreation Plan 2023 – 2030, noting that the goal is to create a network of high quality parks and open spaces that are accessible to all Watertown residents. Also, to ensure that private investments add into the open space goals. She then noted that developers have used open spaces as balconies that are open to the skies to fulfill requirements, and that that goes against the goals of the City's plan. Her concern is that instead of forcing developers to give a monetary contribution in lieu of open space, they would use loopholes to only add open air spaces to their own development. She implored the need to be consistent with goals.

Libby Shaw – 71 Templeton Parkway - Raised concerns about open space, and while she understands that the planning department is wrestling with a four dimensional struggle, she is very concerned with the lack of the tremendous importance of green space in the language of the plan. She said that trees are not street furniture. She offered that a possible "in lieu" option could be permeable soil with trees on frontages. She expressed the need to make sure that we are including living green space in the plan.

Joan Gumbleton - 32 Falmouth Road – Remarked that when she has asked developers for reasons as to why they would not put up garage doors, the answer is always a financial cost. She then said that warning systems should be put up with the opening of doors. She concluded by saying that it's hard to plan what kind of business is going to succeed in the area, so it's hard to predict right size parking, and that could potentially limit what kind of business could be attracted to the space.

Elodia Thomas – 67 Marion Road – Remarked that she is in concert with Councilors with the big issues of zoning, but believes there needs to be more articulation in terms of limits for dwellers overcrowding households. She called for protection for the neighborhoods as well as small landlords in this regard. In terms of open space, Somerville has a law for in lieu payments, and they have green scores for each property which forces developers to reach those standards. She believes that Watertown should follow these tactics to ensure that all developments have green space.

Sam Ghilardi – 22 Springfield Street – Appreciates the plan to expand affordable housing and would like to see timelines to help parameters. He pointed out town favorite retail spaces do not have required parking, Deluxe Diner and the majority of the Mt. Auburn corridor to name a few, and stated there is a danger in forcing parking which will take up more space that is going to be unused.

Ryan Wittig – 35 Fayette Street - Owns property on Spring Street, which is in the WSQ1 zone, and raised concerns with side yard setbacks, their relationship with party walls, and how certain setbacks could make the lot unviable to build anything. He hopes that that can be reconsidered for smaller lots.

Angie Kounelis – 55 Keenan Street - Echoed comments by Elodia Thomas, as there is a need for a stronger definition on household. She claims the criteria is too open ended and too reliant on mitigating tools. She expressed a concern about who is related to who in a unit, and who uses the kitchen vs a microwave in their bedroom. She believes it's too open for interpretation

Elodia Thomas – 67 Marion Road – Stated that she interprets ADUs as by right in single family zoning districts, and thinks the state's language is murky. She wants to see a poll on staff parking, where they live, and how they are coming into work. She has problems with how people park on her street and called for more control on parking in residential streets. She noted that she hasn't seen any improvements in STRs, and asked if there should be some form of registry filled out by landlords of who their tenants are and what cars belong to what properties.

City Manager Proakis commented on open and public spaces in the square and how they pertain to zoning . There are two types of outside space that are available to people; one that is private space that is available to building dwellers themselves, the other is open to the public on the whole. In the suburbs, private open spaces can be decks pools etc., but when the location becomes more urban, those spaces become roof decks and balconies or courtyards. When it comes to the space that is open it the public, it becomes tricky. It's a balance of nexus for developers to contribute to public space once they reach a certain level. His concern is that if you ask every development to create a small portion of public

space, it leads to a spotty and unrelated series of pockets of space. The idea of the in lieu of payment is that it could create opportunities to make better connected and better sized public access space. He remarked that perhaps it makes sense for private development to contribute to big treescapes that are long lasting. He remarked that the green score in Somerville is probably more than Watertown planning can tackle in terms of personnel, though the administration is committed to continued betterment in those regards.

Mr. Magoon suggested that language be added to the “open space in lieu fee” along the lines of “either commensurate or proportionate in size and value to what would otherwise be required for the project”. He then agreed that Watertown has led the way with sustainability, and they are setting out on language for resiliency that will be a part of the ordinance. He is not unwilling to increase the LEED standard, though he stands by his initial reasoning of not doing so.

President Sideris remarked that he believes there is a possibility for Watertown to have something along the lines of a registry/green scores for new developments and stores, but it is something that the Council will deliberate.

Councilor Gardner moved to reinsert language of LEED Gold certifiable for new developments and Councilor and Councilor Palomba seconded.

Councilor Bays raised some concern with the phrasing, and suggested adding an additional affordable housing floor for LEED Gold certifiable properties.

Councilor Feltner stated that one of the mission statement’s standards is environmental performance and asked for clarity on what they are requiring for environmental performance as well as certifiable and certified definitions.

Mr. Magoon answered that certified is more daunting and expensive for projects. He asked, if we are doing everything right, wouldn’t certifiable be sufficient. There are a lot of standards out there, and making something specifically Gold LEED certified could be restrictive.

Mr. Schreiber stated that he believes that more standards will be developed in further zoning citywide.

Councilor Piccirilli asked for clarification on the motion, changing silver to gold would apply townwide or whether it could be specifically for the new zoning in the square.

Mr. Magoon replied that the way it is written would apply citywide, or it could be used just for the new zoning.

Councilor Gannon asked if it is attainable that the square buildings reach gold.

Mr. Magoon responded that it is attainable because they are talking about new buildings and not renovating exiting buildings.

Mr. Schreiber cautioned some expectations with LEED because it’s a third party ranking that always changes. Certain buildings that were once platinum are no longer.

Councilor Gannon asked what the impacts of economic viability would be for potential developments with a higher standard and older buildings.

Mr. Magoon replied that he doesn’t believe it would be too detrimental.

Councilor Gardner clarified that she intended the motion for the amendment to be only for the Square zones. She is cautious of tradeoffs with additional floors for platinum level rating, and doesn't feel like they are prepared to make those types of decisions tonight.

Councilor Bays believes that this is a big change for this moment, but is somewhat comforted by Mr. Magoon saying that it wouldn't be that big of a stretch.

Councilor Palomba proposed a friendly amendment with to the motion specific language which states, "All new developments requiring site plan review in NB, LB, I1, I2, I3, RMUD, and PSCD districts (existing districts) must meet LEED Silver certifiable requirements, and that all new developments requiring site plan review in the WSQ and NMU districts (proposed new districts) must meet LEED Gold certifiable requirements".

Councilor Piccirilli seconded the motion.

Councilor Bays expressed concern that the state will push back if the new distinguished requirements separate MBTA zoning and the rest of town zoning.

Mr. Magoon replied that it is possible, but the administration could make a good case as it is consistent with Watertown's current projects.

Councilor Gannon asked if Mr. Magoon is familiar with other communities who have done this as part of the compliance with the MBTA Law.

Mr. Magoon replied that he was not certain.

President Sideris remarked that Watertown has established high standards by spending $200 million for the High School which is LEED Platinum certified and net zero, and elementary schools that are LEED Gold certified. That is Watertown's standard, and he stated he would be happy to tell the Governor just that.

Councilor Airasian was encouraged by that statement, knowing that if Massachusetts pushes back, Watertown will not back down.

City Manager Proakis added that if the Council passes this, and the state pushes back, he will personally go to the executive offices of the Housing and Livable Communities and the Governor's office to remind them that Watertown has constantly gone above and beyond what the state has asked for in this process every step of the way.

The motion carried unanimously in a Roll Call Vote.

Councilor Feltner moved to change a portion Arsenal Street east of Irving Street back to the originally proposed WSQ2 where the Planning Board had recommended upzoning it to WSQ3.

Councilor Airasian seconded the motion.

Councilor Gannon asked what the implications are from reverting back to WSQ2 as opposed to staying with the Planning Board recommending change to WSQ3.

Mr. Magoon replied that density is the difference. The Planning Borad believed it is important to extend the WSQ3 east from Watertown Square to increase density.

Councilor Gannon asked Councilor Feltner what her concern was.

Councilor Feltner responded that the WSQ2 zoning is what the staff's original plan was for these parcels. The reasons why that's important to consider is that it provided gradual increase of height extension, it abuts old neighborhoods and it's close to the historic district.

The motion carried unanimously in a Voice Vote.

Councilor Feltner moved to revert the zoning for parcels on the east side of Galen Street back to WSQ1 in contrast to the Planning Boards recommendation of upzoning them to WSQ2.

Councilor Airasian seconded.

Councilor Feltner stated her reasoning in that these parcels abut smaller residential neighborhoods, and that business owners have weighed in against the upzoning as well. She remarked that she believes it best to stick with the staff's original plan.

Councilor Piccirilli recognized that when the Watertown Square Area Plan was originally adopted, this particular section received a lot of public comment with some interest to upzoning the area. However, the joint committee at the time voted to keep it as is. The Planning Board responded to some of those aspirations of upzoning, and for some good reasons, decided to recommend it to be changed to WSQ2. He then expressed concern with the potential height of Galen Street and believes that it is best process to leave that area as originally agreed upon.

Councilor Bays expressed mixed feelings on the issue because while she doesn't like severe mixed heights from one side of the street to the other, the east parcels are next to 66 Galen which exists and is very high. She stated that she would ultimately vote no on the amendment.

Councilor Palomba remarked that he would also vote no on the amendment, as he doesn't want to downsize and looks at the upzoned parcels as an opportunity to create new affordable housing.

Councilor Gardner asked if there will be a significant shadow impact of the upzoned parcels.

Mr. Magoon replied that there could be a little bit of an increase in shadow but doesn't think that it will be a large impact. He remarked that there are several buildings that are already quite tall.

Councilor Feltner reiterated that there is a significant grade difference on the street, and there also needs to be accounting for the neighborhoods and their interaction with the river.

The motion carried 6 (Feltner, Gardner, Piccirilli, Izzo, Airasian, Sideris) yes to 3 (Bays, Gannon, Palomba) no in a Roll Call Vote.

Councilor Feltner moved to remove the parcels on the south side of North Beacon Street from Irving Street to the Perkins School property from its by right designation.

Councilor Airasian seconded.

Councilor Gardner asked what the reasoning behind the amendment is.

Councilor Feltner replied that it abuts next to single family and two family homes and that it makes sense to have transition zones out of by right.

City Manager Proakis remarked that Councilor Feltner approached him previously voicing that there is a concern with zoning intensity regarding smaller homes in this particular area. He then stated that similar tails on the west extent of the new zoning do not have by right designations that this is proposed to have.

The motion carried unanimously in a Roll Call Vote.

Councilor Feltner asked for clarification and reasoning behind California Street zoning

Mr. Magoon replied that he has fielded a concern from an adjacent two family home, but the reason for the zoning is that it doesn't change height restrictions in the zone, but just adds to the by right zoning overall.

Councilor Feltner asked if there were positives and negatives in changing it to take it out of by right zoning.

Mr. Magoon replied that there were no positives in taking it out of by right, and that the reason it is there is for continuity. He stated it doesn't make a radical difference one way or another, so why break continuity.

Mr. Schreiber added that it allows for potential redevelopment without changing any current height restrictions.

Councilor Palomba asked why the PACC is the board to certify who is an artist, as artist distinction is significant for live work aspects of the plan.

Mr. Magoon replied that they are the city appointed committee that works with public arts and artists.

Councilor Palomba asked what the follow-up appeal process would be if the PACC were to turn down an applicant for a live work space.

Mr. Magoon replied that there is no explicit one other than the general process of going through the ZBA, but remarked that the PACC are pretty inclusive and that he doesn't see them turning down a viable live work situation.

Councilor Palomba asked if they could add electric bike rack stations, specifically for parking and not just charging, in the plan.

Mr. Shreiber responded that there are cargo bike stations that have some racks for electric bikes, which is general, but they could consider further addressing it in future considerations going forward after zoning is tackled.

Mr. Magoon added that the Bike Ped Committee is also working on standards to implement more bike parking as well.

Councilor Palomba asked for clarification on design standards as opposed to guidelines.

Mr. Schreiber responded that they have guidelines that exist, and under the new section there are added standards. This is more of a clean-up effort than anything. He also added that guidelines are examples of things you can do, and a standard is a requirement.

Councilor Palomba expressed concern that the lists of designated city organizations are not specifically stated in the plan, and that there is a general recipient of DCDP.

Mr. Magoon replied that the zoning ordinance is a place to generally say that specific issues will go to respective committees and commissions. Listing them out one by one is not necessary.

Councilor Gannon stated that the only avenue for an artist to appeal the PACC ruling is to go to court, but perhaps it could be amended that the Zoning Board would be the appellate.

Mr. Magoon replied that he doesn't believe that that is going to be an issue.

Councilor Gardner reflected on comments on green space, and requested to reconsider open spaces and green spaces in zoning.

Mr. Magoon replied that they can do that.

Councilor Izzo asked why the unbundled parking is in zoning, and if it needed to be in the zoning to be required.

Mr. Magoon replied that the big picture of unbundled parking is that there are costs associated with a dwelling which includes parking a vehicle. The idea of unbundling them makes the possibility of not needing multiple cars more enticing, while also encouraging less single occupant vehicle usage. By associating the cost with parking, people think about it more. On another note, he added that an affordable housing unit must have parking included if parking is included with each unit in the building. He concluded by saying that property owners typically do not do this on their own, so it is a good idea to require it in zoning.

Councilor Airasian expressed the importance of enforcement to force people to follow the unbundled parking rules, otherwise the theory of it may not work.

Councilor Feltner stated that she isn't sure that it's wise to include ADUs into zoning without more clarity from the state.

Mr. Magoon and Mr. Schreiber both responded that any zone that allows detached single family dwellings will be allowed to have ADU, and that that is consistent with the proposed legislature.

City Manager Proakis read the Massachusetts legislature concerning ADUs, and remarked that the legislative intent is to add opportunities for people to add housing units due to the inventory crises. He remarked that two different cities he worked in, Lowell and Somerville, rejected and over scrutinized, respectively, ADUs by right. This resulted in not very many coming to fruition at all, and added that he doesn't believe there will be a ton of these units in Watertown regardless. He backed the staff in their language on the issue because it is safer to put into writing a proposal that includes site reviews for ADUs in any zone that a single family can exist (before an upcoming legislative deadline), as opposed to not having a firm proposition and then being held to whatever the state decides Watertown must require.

Councilor Feltner asked if the staff has done enough in creating specific definitions to ensure varied types of smaller entrepreneurial endeavors can do business.

Mr. Magoon responded that there is room in creative districts for live work space.

Councilor Feltner asked for more information about nursing homes.

Mr. Magoon replied that they would be subject to special permits.

Councilor Feltner moved to add language to the open space/in lieu requirements of developments to read, “commensurate in size or value to what would otherwise be required for the project”.

Councilor Gardner seconded.

Councilor Palomba asked what it means in terms of practicality.

Mr. Magoon replied that the idea of a fee “in lieu of”, is in lieu of what would be required to be provided by a development if it wasn’t feasible to have it on their development – another piece of land that is the same size or the amount of the value of that land.

The motion carried unanimously in a Roll Call Vote.

Councilor Palomba asked the administration to add a timeline of how we are going to have an increased concrete plan for Affordable Housing in the Square.

Councilor Gannon noted that there are single family homes in conversion zones or two family zones, so there is a mechanism to allow ADUs, but raised questions on what people’s intents may be and what they may try to build.

Mr. Magoon reiterated that their language regarding ADUs is a stop gap to make sure that Watertown is complying while being able to establish site plan reviews.

President Sideris added that this issue is going to be referred to a committee, and much discussion will ensure on how to best articulate ADUs going forward.

Councilor Piccirilli moved to approve the Watertown Square Zoning amendments as recommended by the Planning Board and amended by the City Council.

Councilor Gannon seconded.

President Sideris remarked that there are still some details that need hammering out, but those will be refined as needs be in the near future. He thanked the massive effort that was put together by the staff, the public, and consultants, and while there is still a great deal of work to be done, he expressed that he was proud of the public process that took place.

The motion carried unanimously in a Roll Call Vote.

3. RECESS OR ADJOURNEMNT

President Sideris called for a motion to adjourn.

Councilor Piccirilli made the motion and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote at 9:32 P.M.

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above minutes were adopted by a vote of __ for, __ against, __ present on January 14, 2025.

_____
Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris, Council President	Vincent J. Piccirilli, Jr., Vice President & District C Councilor	John M. Airasian, Councilor At Large
Caroline Bays, Councilor At Large	John G. Gannon, Councilor At Large	Anthony Palomba, Councilor At Large
Nicole Gardner, District A Councilor	Lisa J. Feltner, District B Councilor	Emily Izzo, District D Councilor

A1

CITY OF WATERTOWN

Community Development and Planning

PLANNING OFFICE

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6417
Fax: 617-972-6484
www.watertown-ma.gov

To:	Honorable City Council
From:	Steve Magoon, Assistant City Manager for Community Development and Planning
Date:	September 19, 2024
Re:	First Reading for Proposed Amendments to the Zoning Ordinance—Watertown Square Area

As you know, on July 16, 2024, the City Council and Planning Board approved the Watertown Square Area Plan, including its recommendations for zoning to promote a revitalized downtown, as well as comply with Chapter 40A, Section 3A (MBTA Communities) by the December 31, 2024 deadline. I am pleased to submit a set of draft amendments that implement those recommendations. We are proposing a joint hearing process (City Council/Planning Board) with the hearing scheduled to start October 16 and continued on October 17, 2024. We have reserved three other dates to continue the hearing, if needed (October 21 and 30, and November 12).

To facilitate review of these amendments, the Department's submission includes a general summary and a section-by-section summary.

I respectfully request that the proposed amendments (see Attachment 1 and Zoning Map) be placed on the Honorable City Council's agenda for a first reading and referral to joint hearings and meetings before the Council and the Planning Board.

Cc George Proakis, City Manager
Mark R. Reich, KP Law

General Summary—Watertown Square Zoning Amendments

The Watertown Square Zoning Amendments are designed to implement the Watertown Square Area Plan adopted in July 2024. While these changes have led to amendments that are not as directly related, we have strived to keep these amendments related to implementation of the Watertown Square Area Plan. The proposed amendments accomplish the following important elements of the plan:

- Replace the Central Business District with four new districts that employ "form-based zoning" ideas designed to produce streets, sidewalks, sites and buildings that promote a vibrant Watertown Square.
- Key street frontages are designated for required ground floor "active uses" like retail and restaurants. Facades that promote a lively streetscape are required in designated areas throughout the Square.
- Three of these "Watertown Square" districts (labelled WSQ 1, 2, and 3) vary by building intensity, with higher maximum heights in the downtown core. The fourth district (Neighborhood Mixed Use) is a transition to lower intensity residential neighborhoods.
- Parking minimums would be reduced from 1/unit to .5/unit and 1/unit would become the new maximum in most cases.
- Bicycle-specific parking requirements for the new districts are introduced, to promote bicycle parking while automobile parking minimums are reduced
- The proposed zoning continues to require inclusionary zoning for market rate developments, while making it easier to develop housing with deeper affordability. The new districts will provide additional height and lower parking requirements for developments that meet affordability requirements.
- An overlay district identifies the area where multifamily housing is allowed "by right," with site plan review. The proposed area will allow Watertown to comply with the MBTA Communities zoning law by the December 31, 2024 deadline.

The amendments propose a short list of changes that go beyond the new districts. While recognizing that a comprehensive zoning review is planned, the following changes are necessary now:

- The "by right" area requires increased focus on the city's approach to site plan review and the proposed amendments, and therefore, rewrite the site plan review section for all zoning districts. The changes recognize that there is a "site plan review permit" in those cases where site plan review by the Planning Board is the

only board approval required and incorporate robust, objective standards from elsewhere in the zoning ordinance.

- During the community process, it was clear that there is broad support to use this zoning process as an opportunity to continue implementing the Climate Plan. The proposed amendments bring existing sustainability requirements together in one place and add new requirements and guidelines.
- Since the state will be reviewing the ordinance for compliance with the MBTA Communities law, amended definitions of the various "dwelling" types, particularly "multi-family housing," are proposed.
- The amendments delete restrictions on redevelopment of municipal land that would affect the city's ability to move forward with the plan's recommendations to reuse the municipal parking lots.
- Because of the way the new districts address parking minimums and maximums, the proposed zoning amendments include special permit criteria for departures from those requirements and apply them city-wide for uniformity.
- The proposed amendments allow accessory dwelling units (ADUs) to comply with a new state law. The Watertown Affordable Housing Trust has been working with Watertown Community Conversations to develop an informal community process starting in winter 2025 to craft an ADU ordinance that meets the city's particular needs. In the meantime, the proposed language tracks state law and includes Planning Board approval through site plan review.

With respect to the Council's goal of promoting deeper affordability, the proposed language recognizes that most affordable developments involve income tiers, typically tiers targeted at 80% of area median income (AMI)), 60% of AMI (the tax credit threshold), 50% or 30% of AMI. Accordingly, the proposed bonus achieves the Council's intent by allowing developments to qualify for a second additional floor if the average target income is less than 60% of AMI.

SECTION-BY-SECTION SUMMARY OF PROPOSED WATERTOWN SQUARE ZONING AMENDMENTS

Notes: 1) more detailed summary of §5.08 follows the overall summary immediately below, 2) Use tables with no substantive changes moved to Appendix to facilitate review of these amendments.

Section	Summary	Page
Article I—Purpose and Interpretation (no change)		
Article II—Definitions (changed sections only)		
§2.18 Dwelling	Adopts new statutory definitions of multi-family and accessory dwelling unit and adds "household" as alternative to "family"	1
§2.19 Dwelling Unit	Adds household as alternative label	2
§2.23 Family	New definition to conform to current approach to defining who can occupy dwelling units	2
§2.63 Open Space, Publicly Usable	Deletes "dawn to dusk" requirement in definition so that applicable hours can be varied by district	2
§2.79 Special Permit	Adds definition of site plan review permit with the Planning Board as permit granting authority and notes that special permits can be granted by the ZBA or PB depending on district	2
Article III-Establishment of Zoning Districts (changed sections only)		
§ 3.01 Classification of the districts	Adds new districts (Watertown Square 1, 2, 3 and Neighborhood Mixed Use) and deletes obsolete districts (Central Business, Revitalization Overlay)	3
§ 3.02 Boundaries of the districts	Reference to new zoning map	3
Article IV-General Use and Dimensional Requirements (changed only)		
§ 4.01 Permitted uses	Clarifies that site plan review (SR) can be used for both by right and special permit (SP) review	5
§ 4.02 Uses subject to other regulations	Clarifies that SR can be used for by right/SP and uses a new title for Article VIII (Sustainability, Solar and other Regulations)	5
§ 4.08 Applicability of dimensional requirements	Substitutes reference to Article IV generally, instead of specific sections	5
§ 4.10 Exceptions to Height Requirements	Does not allow use of discretionary height exception in new districts (which introduce form-based standards)	5
§ 4.11 Exceptions to Setback Requirements	Adds new districts and deletes Central Business	6
§ 4.13 Transition Requirements	Adds new districts and deletes Central Business	6

Article V-Tables of District Regulations (changed only)		
§ 5.00 Interpretation	Cross-references	7
§5.01 Table of Use Regulations	Replaces the single Table of Uses with three tables: Residence Districts, Business Districts and Mixed-Use Districts. The Residence and Business District tables are substantively the same as the current Table of Uses. The Mixed-Use Table identifies the allowed uses and review mechanisms for the WSQ1, WSQ2, WSQ3, and NMU Districts. The new table explicitly refers to certain uses to help activate the Square (e.g., craft food and beverage production with retail, creative/maker space and work/live creative studios). Following the table is a list and description of uses to make the table easier to interpret.	8
§ 5.02 Table of Accessory Use Regulations	Replaces the single Table of Accessory Uses with two tables: Residence Districts and Business Districts. There is no table for the new Mixed-Use Districts because any relevant accessory use has been folded into the use descriptions in §5.01. This Section contains one substantive change: Accessory Dwelling Units have been added as an Allowed Use with site plan review in certain districts to comply with a new state law.	12
§ 5.03 Notes	Deletes references to obsolete districts (Central Business, Revitalization Overlay) and adds references to the new districts. It also adds a reference to the threshold for requiring a site plan review for uses allowed by right.	12
§ 5.04 Table of Dimensional Regulations	Deletes references to obsolete districts (Central Business, Revitalization Overlay) and adds references to the new districts. As the form-based approach proposed for the new districts does not fit with the existing table of dimensional requirements, table refers to § 5.08 for these requirements.	14
§ 5.05 Notes	Deletes references to obsolete districts (Central Business, Revitalization Overlay) and adds references to the new districts.	14
§ 5.08 Revitalization District	Deletes obsolete Revitalization District and replaces it with Watertown Square and Neighborhood Mixed Use District form-based regulations. See pages 4-5 for further information on this section.	15 (old) 18 (new)
§ 5.09 Watertown Square Design Overlay District	Deletes obsolete Watertown Square Design Overlay District and replaces it with Transit-Oriented Development Overlay District which provides the by right multifamily housing zoning district required by the MBTA Communities law	34 (old) 35 (new)
§ 5.13 Wireless Telecommunications	Adds new districts and deletes Central Business	36
§ 5.15 Municipal reuse and redevelopment	Deletes sub-section (d), which limits ability to redevelop municipal property (including sites identified in plan for redevelopment)	36

§ 5.17 Design Guidelines	Adds reference to new districts	38
Article VI-Automobile and Bicycle Parking Requirements (changed only)		
§6.01 Required off-street parking spaces	New minimum and maximum parking requirements for new districts and adds requirement for accessory dwelling units that conforms to new state law	39
§ 6.02 Location and design of off-street parking	Provides requirements for the new districts and updates requirements elsewhere for consistency	42
§ 6.03 Required off-street loading spaces	Adds requirements for new districts	44
§ 6.04 Design and layout of off-street facilities	Adds missing districts and updates the standards to include a minimum and maximum for the size of loading spaces. This ensures consistency throughout the districts	45
§ 6.07 Bicycle Parking	Adds new sub-section with requirements for the new districts. While the existing ordinance ties bicycle parking requirements to automobile parking requirements, this sub-section sets standards particular to bicycle parking.	45
Article VII-Signs and Illumination (changed only)		
§ 7.03 Signs in all districts	Adds new districts and deletes CB	48
§ 7.06 Signs in [certain] districts	Adds new districts and deletes CB	48
§ 7.08 Permitted illuminations	Adds new districts and deletes CB	48
§ 7.10 Watertown Square Design Overlay District	Deletes obsolete district	48
§ § 7.11-7.13	Re-numbered	48
Article VIII-New title: Sustainability, Solar and Other regulations		
§ 8.00 Sustainability and Resiliency	New section that consolidates existing sustainability/resiliency provisions and adds standards and guidelines implementing the Climate Plan	49
§ 8.01 Solar	Renumbers existing solar provision (currently 8.05)	51
Old § 8.00, 8.01, 8.02, 8.03, 804, and 8.06	Renumbered	51
Article IX-Enforcement and Application Procedures (changed only)		
§ 9.01 Building Permit	This section and the next (occupancy permit) are combined to allow for § 9.02 to be reused	52
§ 9.02 Noticing and Preliminary Review Requirements [formerly Occupancy Permit]	Moves the portions of § 9.03 relating to community meetings and design review into this section and makes clear they apply to all applications that meet the threshold	52
§ 9.03 Site plan review	Reframes site plan review criteria to identify and incorporate standards/requirements and guidelines set forth in city ordinances	54

§ 9.04 Application and hearing procedures	Adds reference to site plan review permits (site plan review when development is by right) and clarifies that permit granting authority could be ZBA or Planning Board	58
§ 9.05 Special permit: conditions for approval	Clarifies that the permit granting authority could be ZBA or Planning Board	59
§ 9.12 Special permit approval of certain site plans	Deletes obsolete section and replaces it with special permit criteria for reducing parking requirements below the minimum or increasing parking supply above the maximum	60
§ 9.13 Lapse of special permit	Implements statutory change increasing the period of time for use of special permit from one to three years	60
Article X-Administrative Provisions (no change)		

Appendix—full tables §5.01 A) and B, and §5.02 A) and B) start on page 61

More detailed summary of §5.08 (section starts on page 18)

Sub-Section	Summary	Page
§ 5.08 (a)—Intent and Purpose		
§ 5.08 (b)—District Delineations		
§ 5.08 (c)—Definitions. Affordable Development, Furnishing Zone, Active Street Frontage and Plus + Story are defined for this Section.		
§ 5.08 (d)—Authority and Procedure. Identifies three types of permits: site plan review permit where the use is allowed by right, special permit (which may be with site plan review), and variances (which may be with site plan review. The Permit Granting Authority for site plan review permit is the Planning Board; the permit Granting Authority for special permits and variances in these districts is the Zoning Board of Appeal.		
§ 5.08 (e)—Dimensional Standards		
§5.08 (e)1) Site dimensional standards	Table with dimensional requirements for the site (e.g., open space and required setbacks)	19
§5.08 (e) 2) Building dimensional standards	Table with dimensional requirements for a building (e.g., maximum height and continuous building façade)	20
§5.08 (e) 3) Development and design standards	This sub-section contains the remaining parts of this section, providing text and graphics to describe how the dimensional requirements for the site or a building are to be implemented	21
§5.08 (e) 3) a) Site design standards	Describes setback, façade buildout and open space requirements. Differentiates between open space that can be private and open space that must be publicly usable.	21
§5.08 (e) 3) b) Building design standards	Describes building and floor heights, as well as roof forms and dormers	22
§5.08 (e) 3) c) Affordable housing bonus	Provides one or two additional floors depending on affordability and a lower parking requirement for an Affordable Development	25

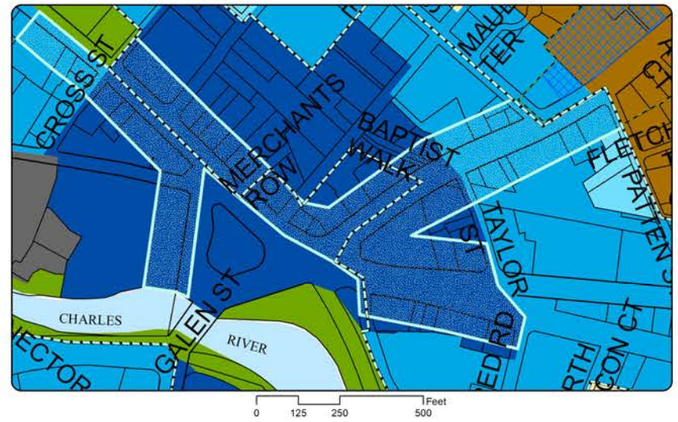
§5.08 (e) 3) d) Active street frontage	Describes street frontages that must have active uses on the first floor and identifies those uses (e.g., retail and restaurants)	26
§5.08 (e) 3) e) Architectural Features	Table with requirements for architectural features such as balconies, porches and awnings	26
§5.08 (e) 3) f) Façade articulation	Requirements to break up the massing of buildings, such as demise lines and building recesses	27
§5.08 (e) 3) g) Ground floor fenestration	Describes requirements, such as the percentage of windows, to increase ground floor transparency	29
§5.08 (e) 3) h) Building Entrance	Describes the location of building entrances and ways to signal where to enter buildings	29
§5.08 (e) 3) i) Mechanical equipment and utilities	Requirements to minimize the impact of mechanical equipment and utilities	30
§5.08 (e) 3) j) Parking design standards	Standards for vehicle and bicycle parking, loading, services and site lighting, including curb cuts and driveways	31

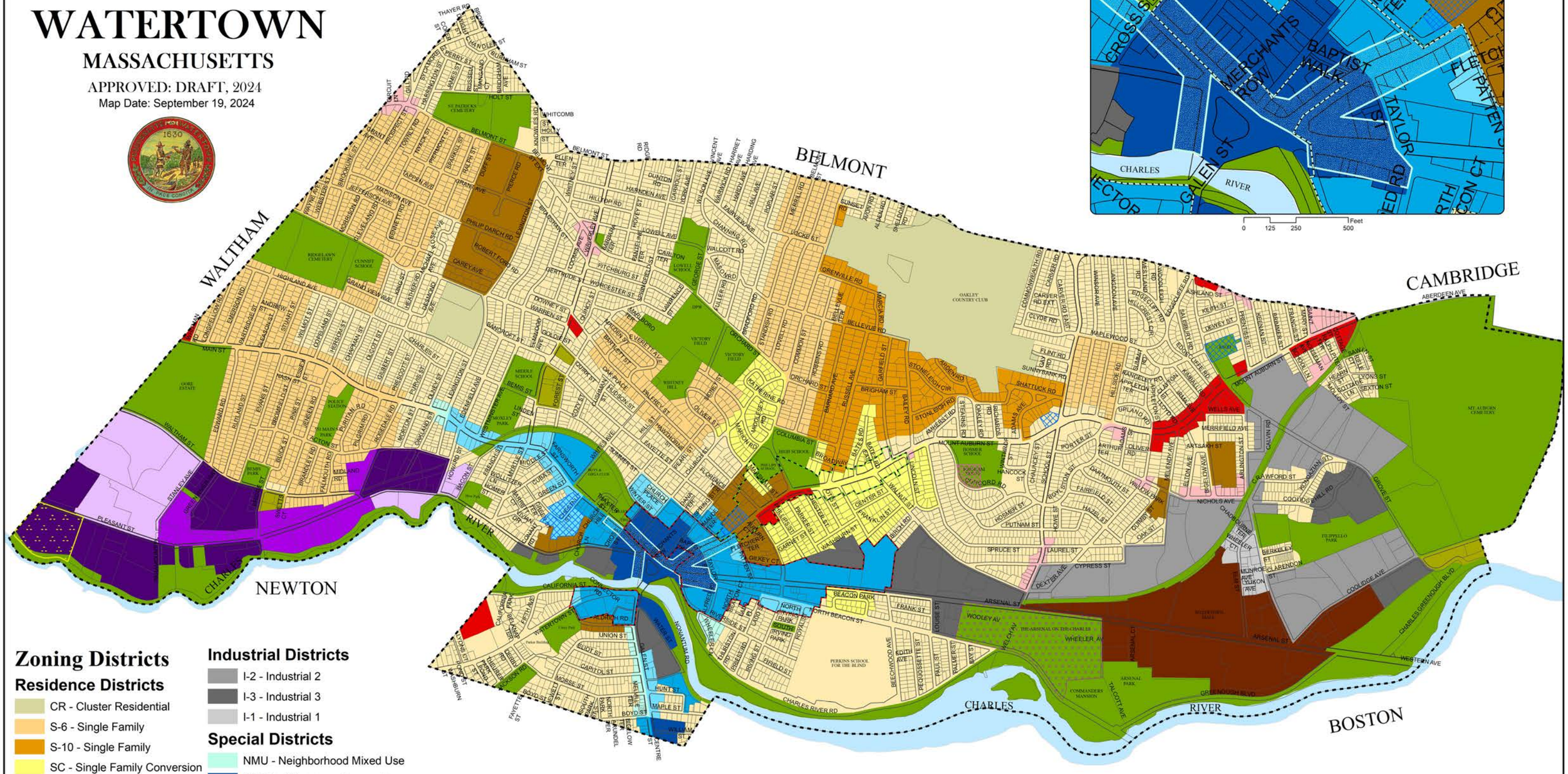
DRAFT ZONING
MAP OF
WATERTOWN
MASSACHUSETTS

APPROVED: DRAFT, 2024

Map Date: September 19, 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

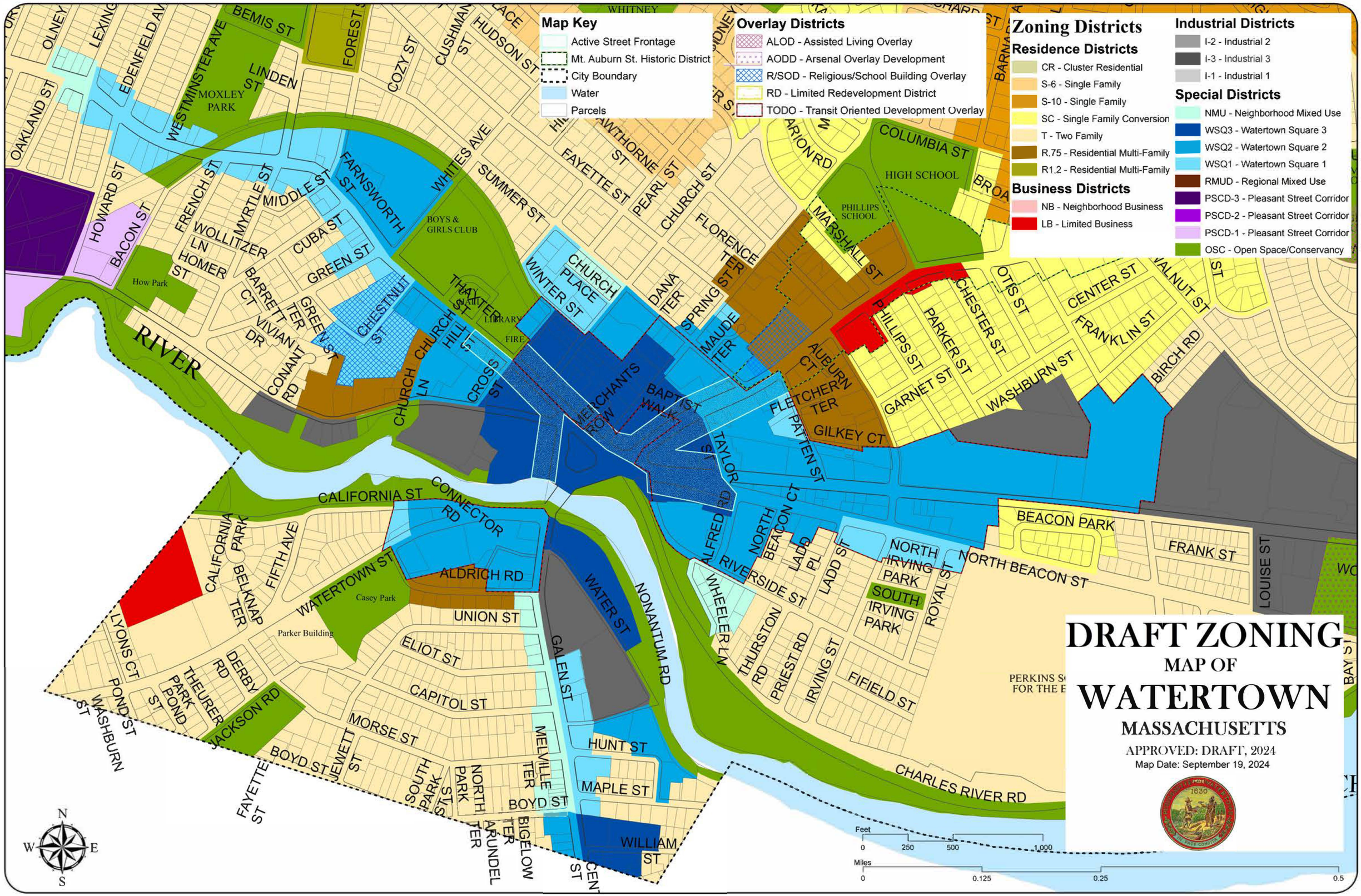
Overlay Districts
- ALOD - Assisted Living Overlay
- AODD - Arsenal Overlay Development
- R/SOD - Religious/School Building Overlay
- RD - Limited Redevelopment District
- TODO - Transit Oriented Development Overlay

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

Feet: 0, 250, 500, 1,000

Miles: 0, 0.125, 0.25, 0.5

N, W, E, S


Map Key
Active Street Frontage
Mt. Auburn St. Historic District
City Boundary
Water
Parcels
Overlay Districts
ALOD - Assisted Living Overlay
AODD - Arsenal Overlay Development
R/SOD - Religious/School Building Overlay
RD - Limited Redevelopment District
TODO - Transit Oriented Development Overlay
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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
DRAFT ZONING
MAP OF
WATERTOWN
MASSACHUSETTS
APPROVED: DRAFT, 2024
Map Date: September 19, 2024
Feet
0 250 500 1,000
Miles
0 0.125 0.25 0.5
N
W E
S
RIVER
CHARLES RIVER RD
CALIFORNIA ST
BEACON PARK
MOXLEY PARK
BOYS & GIRLS CLUB
HIGH SCHOOL
PHILLIPS SCHOOL
How Park
Casey Park
Parker Building
LIBRARY
FIRE
NORTH IRVING PARK
SOUTH IRVING PARK
BEMIS ST
LINDEN ST
WESTMINSTER AVE
EDENFIELD AV
OAKLAND ST
OLNEY
LEXINGTON
FOREST ST
COZY ST
CUSHMAN ST
HUDSON ST
WHITNEY
HAWTHORNE ST
FAYETTE ST
PEARL ST
CHURCH ST
FLORENCE TER
SUMMER ST
WHITES AVE
FARNSWORTH ST
HOWARD ST
BACON ST
FRENCH ST
MYRTLE ST
MIDDLE ST
WOLLITZER LN
HOMER ST
CUBA ST
GREEN ST
BARRETT CT
VIVIAN TER
DR
CONANT RD
CHESTNUT ST
THAYER ST
CHURCH PLACE
WINTER ST
DANA TER
SPRING ST
MAUDE TER
CHURCH HILL ST
CHURCH LN
CROSS ST
MERCHANTS ROW
BAPT ST WALK
TAYLOR ST
ALFRED RD
FLETCHER TER
GILKEY CT
AUBURN CT
MARSHALL ST
COLUMBIA ST
BROA
MARION RD
PHILLIPS ST
PARKER ST
CHESTER ST
OTIS ST
CENTER ST
FRANKLIN ST
WALNUT ST
GARNET ST
WASHBURN ST
BIRCH RD
CONNECTOR RD
ALDRICH RD
WATERTOWN ST
CALIFORNIA PARK
BELKNAP TER
FIFTH AVE
LYONS CT
POND ST
WASHBURN ST
PARK POND ST
THEURER PARK
DERBY RD
JACKSON RD
UNION ST
ELIOT ST
CAPITOL ST
MORSE ST
BOYD ST
JEWETT ST
FAYETTE ST
SOUTH PARK ST
NORTH PARK ST
MELVILLE TER
BIGELOW TER
ARUNDEL TER
GALEN ST
WATER ST
NONANTUM RD
HUNT ST
MAPLE ST
WILLIAM ST
WHEELER LN
RIVERSIDE ST
NORTH BEACON CT
LADD PL
LADD ST
ROYAL ST
NORTH BEACON ST
FRANK ST
LOUISE ST
THURSTON RD
PRIEST RD
IRVING ST
FIFIELD ST
PERKINS SCHOOL FOR THE BLIND

WATERTOWN SQUARE ZONING AMENDMENTS, ATTACHMENT 1 (TEXT)

Article II Definitions

§ 2.18 Dwelling.

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

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

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

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

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

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

DWELLING, ACCESSORY UNIT: a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is 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.**

§ 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 _____ **2024**, ~~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

Ordinance.

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

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, ~~U~~**u**ses 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, ~~A a~~dditional **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

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.

§ 4.11 Exceptions to setback requirements.

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

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

§ 4.12 Required corner clearance for visibility.

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

§ 4.13 Transition requirements.

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

(b) Side Yard: In a LB, ~~CB,~~ NB, or any Industrial district, no building shall be erected within 10 feet 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

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

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	N
h.	Assisted Living	SP/SR	SP/SR
3.	Commercial		
a.	Business offices, bank, medical and/or dental	Y (2)	Y (2)

As a Principal Use		WSQ	NMU
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.**
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	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

§ 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 maximum allowable height shall be 79 feet/7 stories, with a minimum 16 foot first story

(ground floor to second floor), and the minimum open space requirement shall be 10% and § 5.05 (k) regulating setbacks from Residential Districts shall remain in force. If this Note conflicts with any other provision of this Ordinance the language of this Note shall control.

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

(**17**~~8~~) [Firearms businesses]

(1**8**~~9~~) [Outdoor transfer]

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

§ 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
~~CB~~	~~-~~	~~(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

§ 5.05 Notes to Table of Dimensional Regulations.

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

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

(d) Side yards between **the portion of buildings** without dwelling units may be omitted by **Site Plan Review Permit or** Special Permit provided that the side yard does not adjoin a Residence district, and that the access of emergency equipment to the rear parking is not rendered 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, ~~CB,~~ 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 ~~CB,~~ 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, ~~CB,~~ 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 used 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 street design that promotes safe walking and biking**
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) per cent 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 Process:**
   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 - 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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542 **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+ / 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	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 + Story				
Pitched Roof + Story Height	18’ max			
Flat Roof +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	–		**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**

3)Development and Design Standards

a) Site Design Standards

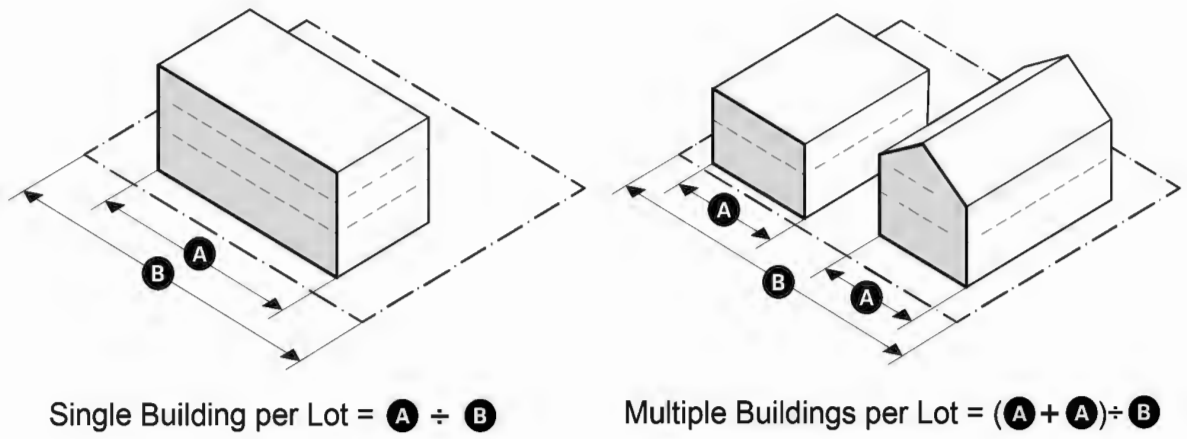
i) Setbacks: Buildings must meet the minimum setback requirements specified in the Site Dimensional Standards for each zone, and all new buildings in the WSQ Districts must be set back from any lot line abutting a sidewalk an additional distance so that at least twelve (12) feet in width is provided between the back of curb and exterior facade of the building at all points. Excluding portions of the furnishing zone, the area of the lot that is within twelve (12) feet of the curb shall be in compliance with the City’s sidewalk standards.

ii) Façade Build Out: The width of the front elevation must be built out to a percentage of the lot width as specified by the facade build out ratio in the Site Dimensional Standards for each zone.

(1) 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.

(2) 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



iii) **Open Space: Lots must provide the minimum open space specified in the Site Dimensional Standards for each zone, or, on 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 facilitate the provision of publicly available open space in a location that better implements the city's open space and recreation plan.**

(1) **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:**

(a) **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;**

(b) **Not on rooftops or other elevated portions of buildings; and**

(c) **Designed to accommodate public congregation and use, including any necessary amenities or infrastructure. Examples include: parks, plazas, playgrounds, community gardens, etc.**

(d) **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.**

(e) **Open to the public to a similar extent as public parks within the city.**

(f) **Provides approved signage that identifies the area as publicly usable open space.**

b) **Building Design Standards:**

i) **Building Height: Buildings may not exceed the maximum building height specified in the Building Dimensional Standards for each zone.**

ii) **Number of Stories: Buildings may not exceed the maximum number of stories as specified in the Building Dimensional Standards for each zone.**

iii) **Story Height:**

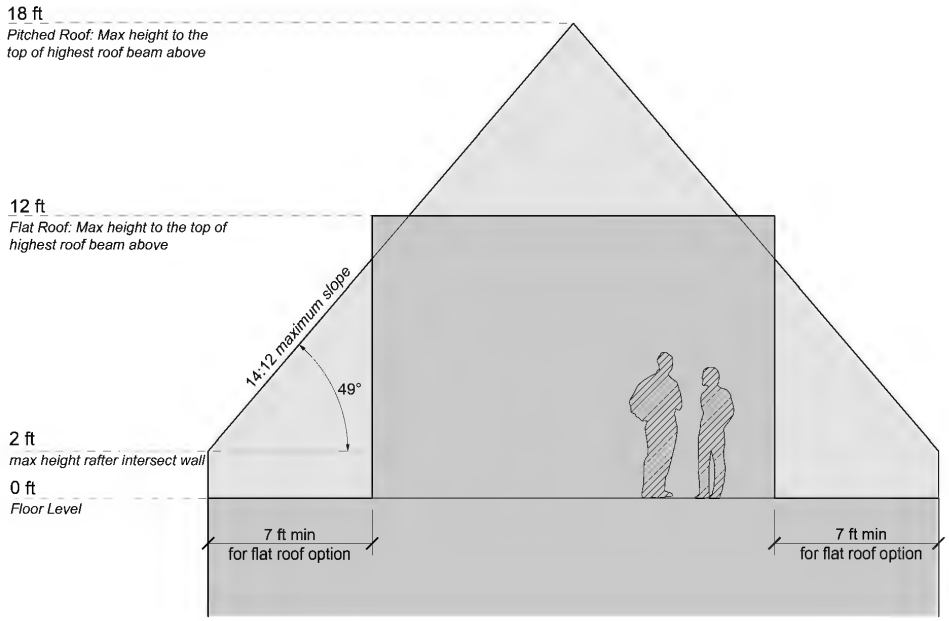
(1) **The height of the ground story and upper story(ies) of a building is measured vertically from the surface of the finished floor to the surface of the finished floor above, or to the top of the highest roof beam if no finished floor is immediately above, at all points.**

(2) **The Ground Story of a building must comply with the minimum story height requirements specified in the Building Dimensional Standards for each zone.**

(3) **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.**

iv) **Roof Form:**

Fig. 5.08-2



v)

(1) **Pitched Roofs**

(a) **Space located directly under a pitched roof is counted as a plus (+) story, provided the following standards are all met:**

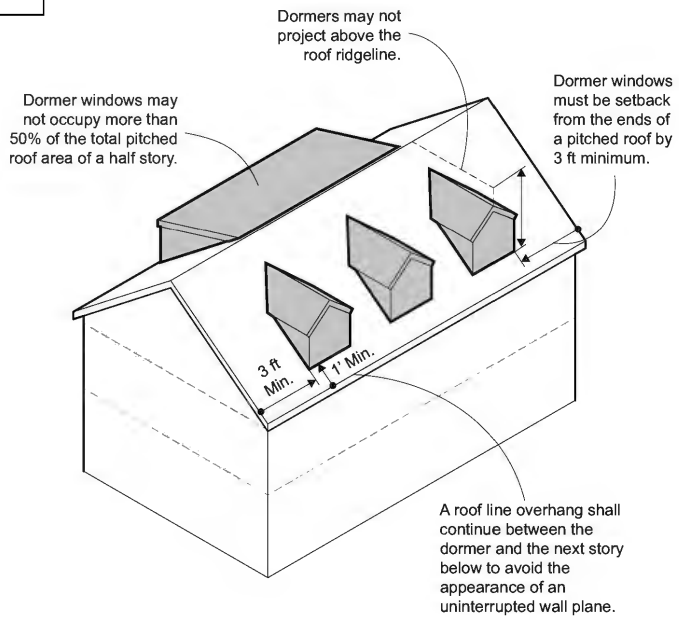
(b) **At least two (2) opposite roof planes are pitched toward each other.**

(c) **A pitched roof may be composed of roof planes with different slopes.**

(d) **The slope of any pitch must be no greater than 14:12 (49.4 degrees); otherwise, this story is counted as a full story.**

(e) **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



(2) Dormers

(a) 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.

(b) 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.

(c) No dormer may project above the main roof ridgeline of the roof in which it is located.

(3) Flat Roofs

(a) For buildings in the WSQ3 zone, the required step-backs must be provided above the fifth story.

(b) For buildings in the WSQ2 zone, the required step-backs must be provided above the fourth story.

(c) For buildings in the WSQ1 zone, the required step-backs must be provided above the third story.

(d) For buildings in the NMU zone, the required step-backs must be provided above the second story.

(e) Buildings must meet the upper story step-back requirement along any lot line abutting a residence district.

(4) Exceptions.

(a) 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.

(b) 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.

(c) The PGA may allow the required step-back to be be located at a story above the second story in any district.

c) Affordable Housing Bonus

i) 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:

(1) An Affordable Housing Development in which its Affordable Housing Units are set at or below eighty (80) per cent of area median income is entitled to one floor (with a maximum floor height of 11') above the maximum height in floors.

(2) An Affordable Housing Development in which its Affordable Housing Units are set at or below sixty (60) per cent of area median income are entitled to a second floor (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 a second additional floor 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 a second additional floor).

(3) 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.

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

d) **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.**
   i) **Ground story active street frontage must provide for active use space at a minimum depth specified in the Building Dimensional standards for each zone.**
   ii) **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.**
   iii) **Active uses are described in §5.1(c).**

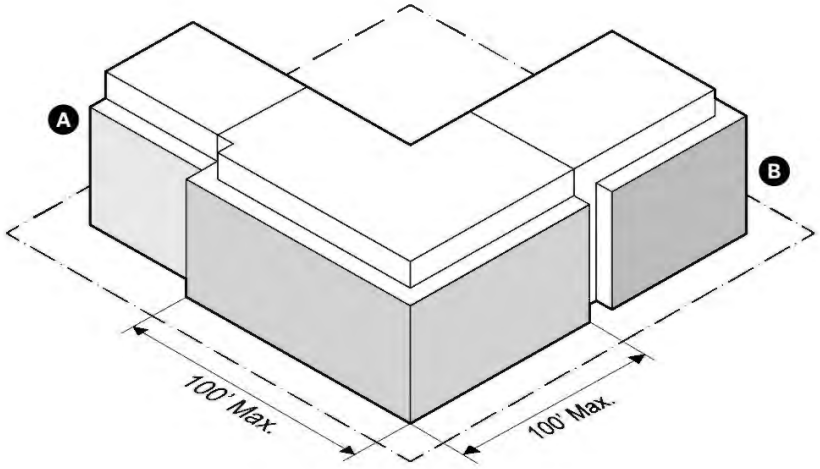
e) **Architectural Features. The structural and architectural elements that extend outward from a building facade, including awnings, bays, balconies, and porches, are architectural features. Such features may project into the front setback and/or right of way only based on the following standards:**

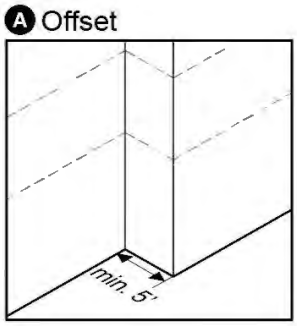
Architectural Features	
Bay	**Dimensions**
Width of each bay, (max)	**Greater of 20% of wall length or 12 ft**
Depth, (max)	**3 ft**
Front setback encroachment at the ground story, (max)	**3 ft**
Fenestration (min)	**60%**
Extension into the right of way (max)	**3 ft**
Clearance above grade within the 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)	**–**

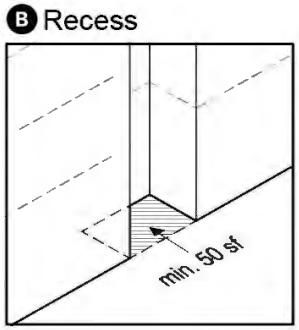
Clearance above grade (min)	**9 ft**
Depth (max)	**3 ft**
Extension into right of way, principal entrance, (max)	**6 ft**
Extension into the right of way, other, (max)	**3 ft**
Front setback encroachment, (max)	**100%**
Porch	**Dimensions**
Width, front, (min)	**8 ft**
Width, side, (min)	**4 ft**
Depth, front (max)	**8 ft**
Depth, side (max)	**4 ft**
Front setback encroachment, (max)	**6 ft**

f) Facade Articulation: Buildings may 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 facades with the use of architectural features. 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 appearances 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.

Fig. 5.08-4







i) 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.

(1) 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) 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:

(a) Any portion of the plus (+) story

(b) Any portion of the ground story designed to be an active street frontage for active uses as identified in this section.

(c) Balconies and awnings can be attached to a required recess or offset.

(2) 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:

(a) A change in cornice, roof eave, or parapet;

(b) A change in wall material or color; and

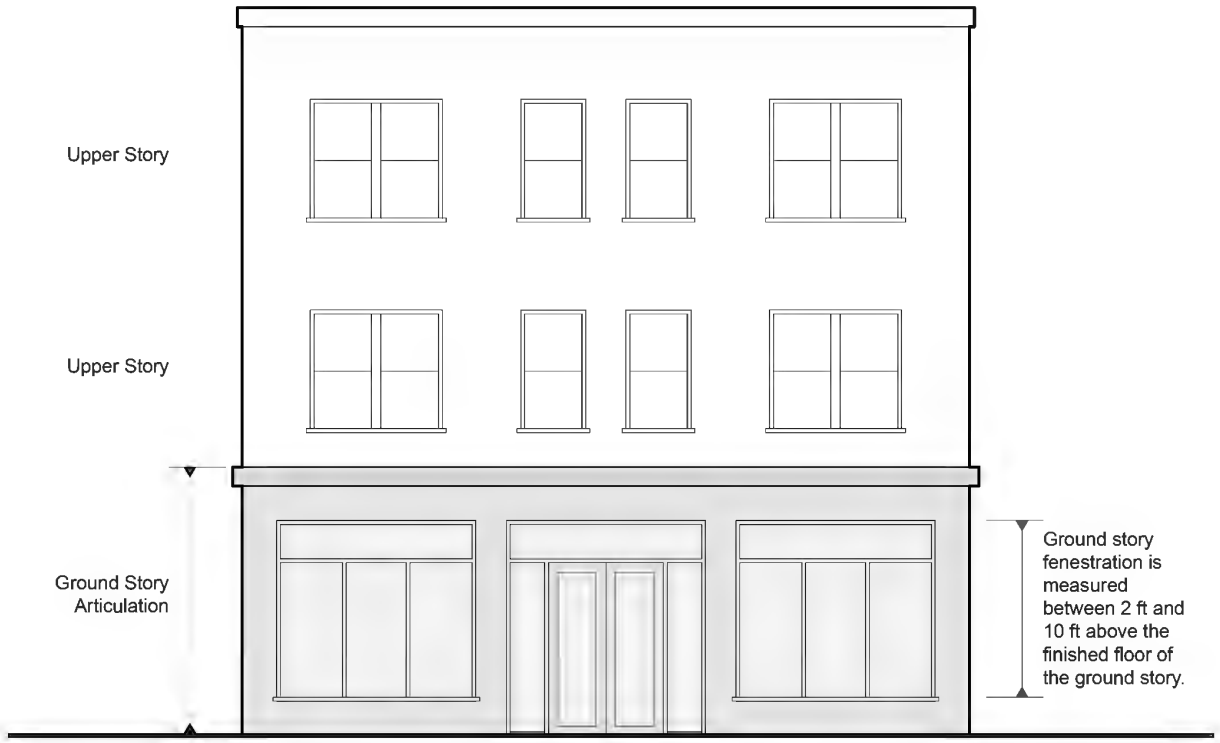
(c) A pilaster or column on either side of the division between each façade.

g) **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



h) **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 a accessible parking lot for the building.**

iii) **Within the WSQ1, WSQ2, and WSQ3 zones, principal entrances 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.**

i) **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.**

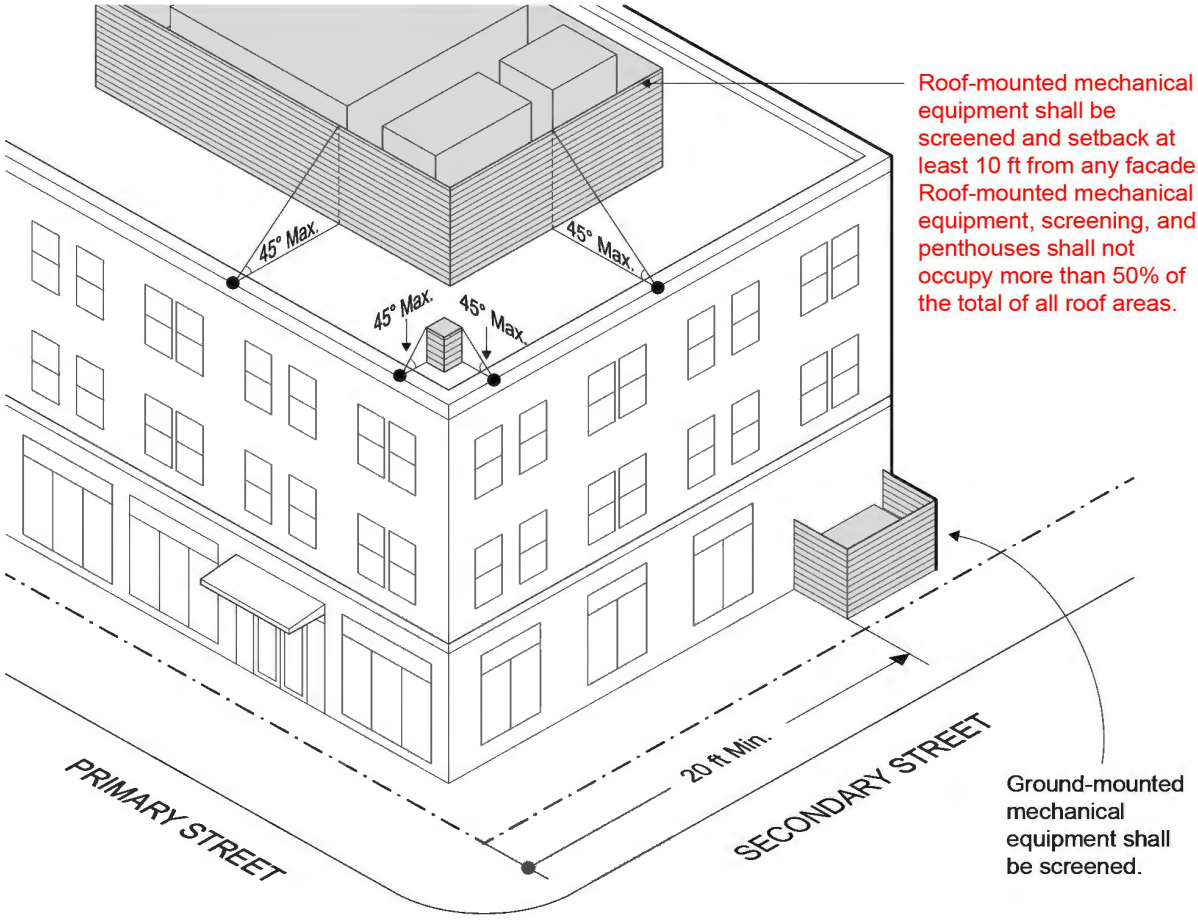
ii) **Roof-mounted mechanical penthouse/enclosures must be adequately screened and setback at least ten (10) feet from the intersection of the roof and wall plane below.**

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



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

i) 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.

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

(a) 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.

(b) 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.

(c) 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.

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

ii) Parking Access and Design:

(1) Site lines or other safety techniques shall be incorporated onsite at the access point to ensure pedestrian safety is prioritized.

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

(3) 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.

(a) 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:

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

(ii) 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.

(iii) 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. Is no wider than 40% of the front facade width along the primary front lot line.

(iv) 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.

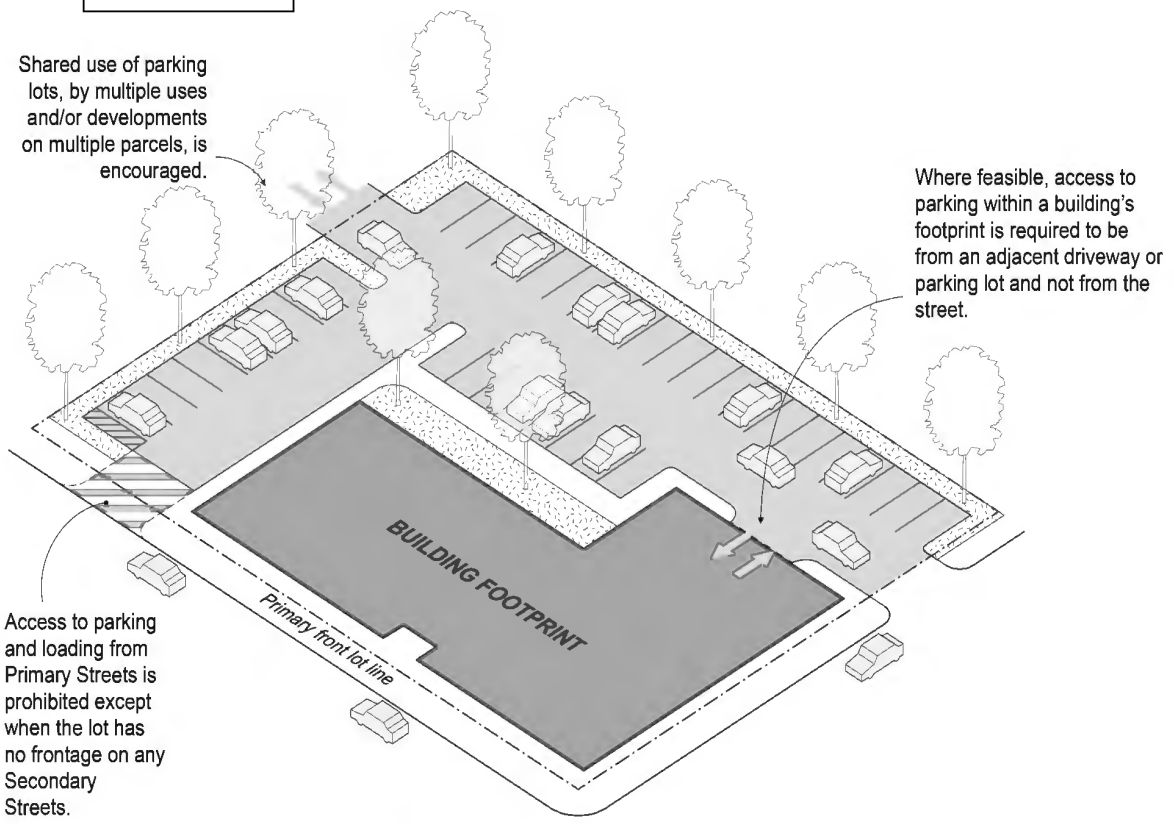
(4) Where an outward facing garage access is required or necessary, the access point must be designed to be secondary to the building facade and be integrate into the design of the building façade.

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

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

(7) 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



vii. 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 Square Design Handbook and such guidelines as the Planning Board may adopt.~~

~~(h) Signs.~~

~~(1) Any and all signage changes shall be subject to the design review process of § 7.02 of the Zoning Ordinance.~~

~~(2) In reviewing all proposed signage changes within the Design Overlay District, the Planning Staff's recommendations shall be based on the Watertown Square Design~~

~~Handbook and such guidelines as the Planning Board may adopt.~~

~~(3) All signage within the Design Overlay District shall conform to the provisions of § 7.02 except as otherwise specified in the Watertown Square Design Handbook.~~

§ 5.09 Transit Oriented Development Overlay (TODO)

(a) Intent and Purpose: To create a zoning overlay district to ensure compliance with MGL c. 40A § 3A, Watertown has applied a Transit Oriented Development Overlay (TODO) district to specific portions of the Zoning Map with review standards for new development and redevelopment as set forth in this section. The establishment and application of the Transit Oriented Development Overlay is intended to accomplish the following objectives:

(1) To respond to the local and regional need for multi-family housing by facilitating development of such housing;

(2) To provide new multi-family housing in good locations, i.e. near public transit, in walkable areas and near important amenities such as retail, personal service, office, and civic uses;

(3) To further the City's climate and sustainability goals by encouraging denser development in areas near transit and in walkable areas; and

(4) To encourage residential uses to provide a customer base for local businesses.

(b) Applicability: The overlay shall be considered as overlaying other districts and is not intended to change the allowed uses permitted in the underlying zones. Certain uses shall be allowed by right within the Overlay District.

(1) The provisions of this Section supersede the permitting requirements of the underlying zones for multi-family developments when the project meets all requirements of the Overlay District. A development can opt to comply with the existing underlying zoning or the zoning requirements for the applicable Overlay District.

(2) If a proposed development is located on a lot or lots that is within both the Overlay District and a base zoning district outside the Overlay District, the overlay only applies to that portion of the lot within the overlay, unless greater than 50% of the lot is within the overlay, as determined by the Zoning Enforcement Officer.

(3) The parcels within the TODO are not within the Floodplain District as delineated in Section 5.06 (b). If changes in the special flood hazard maps bring one or more of the TODO parcels within the Floodplain District, the City shall notify the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) of the resulting change in the TODO's unit capacity.

(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) 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 the EOHLC approves using the requirements of Section 5.07 for housing built under this Overlay District, the affordability requirements are those allowed in the EOHLC Compliance Guidelines for Chapter 40A, Section 3A: 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.

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

Article VI Automotive and Bicycle Parking Requirements

§ 6.01 Required off-street parking spaces.

(a) In order that all structures and land uses eventually be provided with sufficient off-street parking to meet the needs of persons employed at or making use (e.g.: customers, visitors, patrons, patients, occupants, etc.) of such structures or land, no land shall be used and no building shall be erected, enlarged or used unless off-street parking spaces meeting the requirements of this Section are provided. Said off street parking space requirements shall not apply to the storage and/or display of motor vehicles which shall be provided in accordance with § 6.05 hereof.

(b) The minimum **and, where applicable, maximum** number of off-street parking spaces required for particular uses of land (hereinafter called "required off-street parking spaces") is set forth in the following table**s, with exceptions as noted**:

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 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.**	

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

(c) 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 (or open lot) area

in a given use.

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

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

~~(e)~~ **(f)** 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. Projects in close proximity to one another are encouraged to provide shared parking plans that meet the individual requirements per § 6.01(b) across multiple properties by ~~special~~ permit **under § 9.12**. Developers are also encouraged to "unbundle" parking by separating the cost of parking from the cost of ownership or rental.

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

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

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

(h) For projects subject to a **site plan review or** special permit, the ~~S~~PGA may permit the applicant to indicate on an approved site plan where up to 20% of the required parking can legally be built but not be required to be built (shadow parking) to receive an occupancy permit. All or portions of said shadow parking may be required to be built out as shown if at any time the ~~S~~PGA by a majority vote, deem it appropriate to do so. All allowed shadow parking areas shall be designed and maintained as naturally vegetated open space.

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

~~In all developments requiring more than 100 parking spaces per § 6.01(b),~~ **Additionally,** two electric vehicle charging stations shall be provided, with an additional ~~one~~ **two** charging

station**s** per 50 additional parking spaces thereafter up to a maximum of ~~five~~ **six** charging stations. These parking spaces shall be counted towards the total number required by § 6.01(b). These requirements may be met through an approved shared parking plan with an adjacent property per Special Permit.

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

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

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

(c) Except as required in § s 6.02(d), (e), (f) or (n) below, each required off-street parking space shall have direct access to an aisle or driveway having ~~a minimum width of 24 feet in the case 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
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 between curb cuts. No curb cut, or combination of curb cuts shall exceed a maximum of 40% of the lot frontage, or 22 feet, whichever is less.

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

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

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

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

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

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

(n) In the Business**,** ~~Zones and~~ Industrial**, and Special Districts** ~~Zones, PSCD and RMUD~~, the off-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 (at 10,000 sf)**	**1**	**2**	**2**	**1**

(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 **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 hotel, motel	1 per 20,000 gross square feet (6 spaces minimum)	1 per 5,000 gross square 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-term bicycle parking is designated inside dwelling units there must be access at ground level and/or by elevator for level accessible access for all bicycle types.

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

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

Article VII Signs and Illumination

§ 7.03 Signs in all districts.

(d) Calculation of sign area.

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

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

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

§ 7.08 Permitted illumination.

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

(1) Translucent.

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

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

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

§ 7.10~~1~~ Hotel and motel signs.

§ 7.11~~2~~ Exterior lighting standards.

§ 7.12~~3~~ 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. 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.

(3) Utilities and Hazards: Projects shall underground **all onsite utility service,** equipment **and infrastructure with removal of and no new onsite utility poles allowed, unless it is determined by the City to be infeasible. Projects shall locate HVAC and other utility equipment outside of or elevated above potential flood hazards.**

(4) **Stormwater: Projects shall effectively manage stormwater onsite as required by the Watertown Stormwater Ordinance and Regulations**. Systems should incorporate best practices in stormwater management and LID techniques.

(5) Electric Vehicle Charging: Electric vehicle ready parking shall be provided for 20% of the total parking provided for business and residential uses, and for 10% of the total parking provided for all other uses, or more if required by the Massachusetts Stretch and Specialized Codes. Further, at least the minimum number of electric vehicle charging stations specified in §6.01(h) shall be installed, and to the extent feasible, the stations should be made available for public use when not in use by the site users.

(6) Landscape: Projects shall include a landscape planting and maintenance plan that shall to the extent possible, inventory, assess, and retain existing healthy, viable trees as part of redevelopment and plant additional climate adaptable and species appropriate trees. Adequate landscaping shall include street trees **or street adjacent trees where appropriate, provision of treed** landscape islands **and buffers in parking lots** adjacent **to abutting properties** and along street frontages**, in-keeping with Article VI and specifically with §6.02(k).**

(7) **Open Space: Publicly usable** open space shall be designed to maximize its visibility for persons passing the site, encourage social interaction**, maximize its utility**, and facilitate its maintenance.

(8) Waste Management and Service: All new projects shall include recycling, composting, and trash facilities as necessary, and the locations must be accessible and consolidated where feasible. Service areas adjacent to lower density residential should strive to provide access that minimizes impacts.

(d) Guidelines: the following provide general guidelines to consider, and projects should seek to satisfy the following:

(1) Resiliency Score: Projects should consider using current or future adopted department policies and guidelines including the DCDP Resilient Score to assess proposed sustainability measures.

(2) Diminish the heat island effect.

(3) Employ energy conscious design with regard to orientation, building materials, shading, landscaping, window glazing, and other elements.

(4) Achieve Leadership in Energy and Environmental Design (LEED) Platinum certifiability and be certified.

(5) Incorporate Green roofs (vegetated roof covers) and/or solar systems.

(6) Use permeable paving systems and prioritize bioretention systems (such as rain gardens) in addition to traditional structural conveyance systems.

*§ **8.01~~5~~ Solar energy systems.***

(b) Requirements: Development requiring site plan review approval under section 9.03 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 include a solar energy system that is equivalent to a minimum of 50% of the roof area of all buildings. In cases where a site includes an uncovered parking structure the structure shall also have a solar energy system installed to cover a minimum of 90% of its top level.

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

§ 8.02~~0~~ Regulation of soil removal or ledge.

§ 8.03~~1~~ Overhanging shrubs or evergreens.

§ 8.04~~2~~ Sale of products on public rights of way.

§ 8.05~~3~~ Yard sales.

§ 8.06~~4~~ 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~~.

At the discretion of **DCDP** ~~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.

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

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 and up to 10,000 square feet, Watertown's ~~adopted~~ **applicable** Design Guidelines will be considered as part of the Site Plan Review **and/or** ~~/~~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~~.

3. **Process and Timing:** Prior to submittal for Board review, any project as defined in (~~d~~**b**)(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~~ **with** the ~~most current adopted~~ **applicable** Design **Standards and** 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~~ **applicable** Design **Standards and** Guidelines.

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

4. **Peer Review Funds:** 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~~ **Planning and Zoning**. 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.

§ 9.03 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 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 ~~S~~PGA, 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 ~~S~~PGA 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 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.

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

§ 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
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
f.~~g.~~	Row houses and townhouses							
	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
i.~~k.~~	Mixed-use Development							
	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								
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
	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
c.	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
d.	Existing dwellings converted for nonprofit club, school, clinic (11)							
	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**

1857

1858 **B) Business Districts, Industrial Districts, and Special Districts (PSCD, RMUD, and OSC)**
1859 **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
g.	Row houses and townhouses								
	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
k.	Mixed-use Development								
	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
c.	Commercial agricultural, nursery garden, greenhouse, garden supply.								
	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
d.	Existing dwellings converted for nonprofit club, school, clinic (11)								
	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
b.	Commercial, recreation, including bowling alley or skating rink completely enclosed.								
	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
e.	Printer, publisher								
	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
f.	Retail stores including liquor stores.								
	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
g.	Personal services, such as barber shop, beauty parlor, etc.								
	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
h.	Repair and alteration of clothes and domestic furnishings.								
	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
i.	Eating place with or without liquor.								
	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
j.	Renewable or alternative energy research, development or manufacturing facility								
	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
d.	Heavy Industry								
	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

§ 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
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**

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1865 B) **Business, Industrial, and Special Districts (PSCD, RMUD, and OSC) Accessory Use**
1866 **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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CITY OF WATERTOWN

Community Development and Planning

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To:	Honorable City Council and Members of Planning Board
From:	Steve Magoon, Assistant City Manager for Community Development and Planning and Gideon Schreiber, Director of Planning and Zoning
Date:	October 24, 2024
Re:	Watertown Square Zoning Amendments - Response to October 16

This memo is designed to provide further information to the Honorable City Council and members of the Planning Board regarding the zoning amendments discussed at the October 17, 2024 public hearing. The Department notes that the proposed zoning amendments are also under review by KP Law and this review is likely to result in wording changes.

1. **Definition of Family/Household:**

Staff has further considered the implications of this definition, and the enforcement challenges we face on a regular basis. We propose the following simplified definition and will discuss how it will allow for effective regulation of illegal occupancy while recognizing the variety of living situations.

Proposed Definition:

Section 2.23. Family/**Household. 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. **Accessory Dwelling Units**

State law requires the city to allow accessory dwelling units (ADUs) by right in single-family zoning districts on or before February 2, 2025. Since the city currently does not allow accessory dwelling units, this law represents a change that has not undergone the kind of community process that residents expect. For that reason, the proposed amendments are designed to be an interim measure, a way to regulate and limit any potential impact until this community process can be completed.

The proposed amendment will allow ADUs as an accessory use on single-family lots in zoning districts that allow single-family homes. The Department will work with KP Law to ensure the language in the Table of Accessory Uses is clear that this accessory use only applies when the primary use is single-family.

In addition to the informal process that the Watertown Affordable Housing Trust and Watertown Community Conversations are already planning for early next year, staff suggests that the City Council consider referring Zoning for ADUs to Council Committee for continued discussion of zoning

amendments that consider how best to regulate this permitted use in terms of the permit process, associated parking, and where it should be allowed.

3. Affordable Housing

The proposed zoning is designed to continue the existing inclusionary zoning requirements for market-rate developments and create new incentives for publicly-subsidized affordable developments. Both are important to create deed-restricted affordable units for a range of incomes.

The city's inclusionary zoning program has been very effective in using the private market to create deed-restricted affordable units at/below 80% of area median income (AMI) and 65% AMI. Staff has taken steps to ensure that this program as currently structured can continue in the "by right" area by commissioning the Economic Feasibility Assessment required by the state.

It is difficult to craft incentives sufficiently robust to lead market-rate developers to increase the percentage of affordable units in their developments above the current inclusionary requirements. Accordingly, when proposing ways to increase affordability in Watertown Square, staff and the Watertown Affordable Housing Trust focused on ways to promote developments that rely on public subsidy.

Publicly-subsidized affordable developments are necessary to create additional affordable units—and to provide deeper affordability. Affordable developers use federal, state and local affordable housing resources for most of the funding necessary to build and operate the developments. With this model, developers commonly propose units at a range of income levels in the same development - most commonly, at/below 80% of AMI, 60% of AMI, 50% of AMI, and 30% of AMI. The proposed zoning defines "affordable development" so that only publicly-subsidized developments will qualify for the bonuses. Any development with 50% or more affordable units needs public subsidy to work.

The proposed bonuses (1 or 2 additional floors, depending on affordability level, and lower parking requirements) significantly lower the "per unit" cost of an affordable development. Since public funding is so competitive, these bonuses would increase the likelihood that affordable developers will choose Watertown Square and succeed in developing the projects. Staff and the Watertown Affordable Housing Trust, therefore, concluded that these bonuses were the most likely way to produce more affordable units and produce units with a deeper level of affordability.

4. Galen Street Corridor

During the Watertown Square planning process, much of the west side of the Galen Street corridor was proposed as Neighborhood Mixed Use (NMU) to conserve the existing, historic character of those blocks. The zoning's intent is to encourage renewal of those buildings through additions and renovations rather than demolition and replacement. Based on the assessor database, many of those buildings date from the 19th century (97-99, 111, 135-145 Galen Street) or are pre-World War II 20th century (73-75, 81, 83-85, 89, 129-129A, 133, and 153 Galen Street).

Staff would be pleased to expand on any of these points, or address other points, on October 24.

Cc George Proakis, City Manager
Mark R. Reich, KP Law

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Strengthening Affordable Housing Bonuses Amendment: Filling in the gaps in the draft ordinance

Current draft ordinance:

AMI (%)	Threshold	Bonus
≤80%	50% of project	• 1 additional story • 50% reduction in required parking, to 0.25 per residential unit
≤ 60% (avge of units)	50% of Project	• 2 additional stories • 50% reduction in required parking, to 0.25 per residential unit

Amendment Proposal

AMI%	Threshold	Bonus
≤ 80%	25% of Project	• 50% reduction in required parking, to 0.25 per residential unit
	50% of Project	• 50% reduction in required parking, to 0.25 per residential unit • 1 additional story
	75% of Project	• No required parking (convert special permit reduction request to by-right) • 1 additional story
≤ 60% (avge of units)	15% of Project	• 50% reduction in required parking, to 0.25 per residential unit
	20% of Project	• 50% reduction in required parking, to 0.25 per residential unit • 1 additional story
	50% of Project	• No required parking (convert special permit reduction request to by-right) • 2 additional stories
100% Affordable	80% @ ≤ 80% AMI and remainder at 100% AMI	• No required parking (convert special permit reduction request to by-right) • 2 additional stories • Special permit waived, site plan review

Summary

These amendments to the affordable housing bonuses distribute the affordable housing bonuses that were approved in June 2024 at tiered thresholds. Developments can qualify for these bonuses either by increasing the share of affordable units OR by restricting units to a lower AMI cap.

This offers more options and more flexibility in an economically volatile environment. Now a developer who cannot afford to meet the 50% affordable housing threshold can benefit from a lesser bonus by dedicating 25% of units, 10% more than Watertown's inclusionary zoning requirement.

Additionally, these amendments place the zoning ordinance in closer alignment with the Objectives set out in the Watertown Square Area Plan, the Watertown Comprehensive Plan, and Watertown's Housing Plan.

What this amendment does:

1. The amendment reduces the threshold for the parking reduction. In the proposed zoning plan, developments need to dedicate half of units at 80% AMI projects to qualify for a reduction in parking minimums. This amendment creates tiered thresholds between the city's baseline inclusionary zoning requirements through the current 50% affordable unit threshold up to 100% affordable developments. For developments with at least 75% of dedicated units at 80% AMI, the amendment also allows additional parking reductions by-right, removing the special permitting hurdle.
2. For projects with dedicated units at or below 60% AMI, the amendment allows reduced parking minimums when 15% of units are dedicated affordable. This will encourage market-rate developers to provide all the required inclusionary zoning at 60% AMI. For projects with at least half of affordable units at 60% AMI, the amendment also allows additional parking reductions by-right, removing the special permitting hurdle.
3. For projects providing affordable units at or below 60% AMI, the amendment splits the two additional floor bonuses across different thresholds, rather than providing both stories at a single threshold. One additional story is allowed, by-right, when the development dedicates 20% of affordable units at 60% AMI. The second story will be extended to projects that dedicate at least half of its units at 60% AMI.
4. For 100% affordable developments at 80% AMI or lower, the amendment allows developments to access the 2-story height bonus.

5. Finally, the amendment expedites the review process and removes red tape for urgently needed 100% affordable projects by removing the discretionary special permit requirement in the NMU and WSQ districts, requiring only site plan review instead. 100% affordable housing projects will be reviewed only by the Planning board, rather than both the Planning Board and the Zoning Board of Appeals. By reducing duplicative review for 100% affordable projects, the new zoning ordinance aligns with the Objectives set out in the Watertown Square Area Plan, the Watertown Comprehensive Plan, and Watertown's Housing Plan.

This amendment does not

1. It does not replace the minimum inclusionary zoning requirements. Inclusionary zoning requirements remain in effect, and any project that receives bonuses under this section has to go above these requirements to receive a bonus.
2. It does not increase the height bonuses beyond the 2-story maximum bonus approved by the Council in June 2024.
3. It does not increase parking reductions beyond the limits laid out in the current proposed zoning ordinance.
4. It does not remove projects from public city review. All forms of affordable developments will still be required to pass through a thorough public review process in front of the Planning Board, which can impose conditions on the project to ensure that it does not impose unduly on the neighboring residents.

Text to modify:

A) Definition of Affordable Housing Development (pg 18 of 71)

503 1) AFFORDABLE HOUSING DEVELOPMENT: A development in which fifty (50) per cent or
504 more of its units qualify as an "Affordable Housing Unit" with an "Affordable Housing
505 Restriction" as these terms are defined in Section 5.07. Developments may not be
506 segmented to qualify for an affordable development height bonus and/or reduced
507 parking minimum.

Action: Replace "fifty (50)" on line 503 with "fifteen (15)" to read:

503 1) AFFORDABLE HOUSING DEVELOPMENT: A development in which fifteen (15)
504 per cent or more of its units qualify as an "Affordable Housing Unit" with an "Affordable
505 Housing Restriction" as these terms are defined in Section 5.07. Developments may not be
506 segmented to qualify for an affordable development height bonus and/or reduced
507 parking minimum.

B) Affordable Housing Bonus (pg 25 of 71)

651 c) Affordable Housing Bonus
652 i) Building Height Bonus. To increase the supply of affordable housing, an Affordable
653 Housing Development is entitled to a building height bonus by right in the WSQ and
654 NMU Districts, with the number of additional floors varying by the development's
655 affordability level, as follows:
656 (1) An Affordable Housing Development in which its Affordable Housing Units are
657 set at or below eighty (80) per cent of area median income is entitled to one
658 floor (with a maximum floor height of 11') above the maximum height in floors.
659 (2) An Affordable Housing Development in which its Affordable Housing Units are
660 set at or below sixty (60) per cent of area median income are entitled to a
661 second floor (with a maximum floor height of 11') above the maximum height in
662 floors. When an Affordable Development proposes affordable units that are
663 targeted for a mix of household incomes, the project's eligibility for a second
664 additional floor shall be based on the average target household income of the
665 units (e.g., if a development includes 30 units set at 80% AMI, 35 at 60% AMI,
666 and 35 at 30% AMI, the average target income is 55.5% AMI and is eligible for a
667 second additional floor).
668 (3) The number of floors or height of any portion of the building within fifty (50) feet
669 of a lot line abutting a residence district may not be increased.
670 ii) Reduced Parking Minimum for Affordable Developments. An Affordable Housing
671 Development shall have a parking minimum of 0.25 per residential unit and may
672 apply for a special permit for a further reduction or elimination of parking.

Action: Replace lines ~~656~~ 651-672 with the following text to read:

c) Affordable Housing Bonus

i) 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:

(1) An Affordable Housing Development which provides at least fifty (50) per cent Affordable Housing units set at or below eighty (80) per cent of area median income is entitled to one floor (with a maximum floor height of 11') above the maximum height in floors. an Affordable development which provides at least eighty (80) per cent Affordable Housing Units set at or below eighty (80) per cent of area median income and the remainder of units set at or below one hundred (100) per cent of area median income shall be entitled to a second floor (with a maximum floor height of 11') above the maximum height in floors.

(2) An Affordable Housing Development which provides at least twenty (20) per cent Affordable Housing units set at or below eighty (60) per cent of area median income is entitled to one floor (with a maximum floor height of 11') above the maximum height in floors. An Affordable Housing Development which provides at least fifty (50) per cent Affordable Housing units set at or below eighty (60) per cent of area median income is entitled to a second floor (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 a second additional floor 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 a second additional floor).

(3) 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.

ii) Reduced Parking Minimum for Affordable Developments. In the NMU and WSQ zones, an Affordable Housing Development shall have a reduced residential parking minimum with the reduction varying by the developments affordability level, as follows:

(1) An Affordable Housing Development which provides at least twenty five (25) per Cent Affordable Housing units set at or below eighty (80) per cent of area median income shall have a parking minimum of 0.25 per residential unit and may apply for a special permit for a further reduction or elimination of parking. An Affordable Housing Development which provides at least seventy five (75) per cent Affordable Housing units set at or below eighty (80) per cent of area median income shall have no parking minimum per residential unit.

(2) An Affordable Housing Development which provides at least fifteen (15) per Cent Affordable Housing units set at or below eighty (60) per cent of area median income shall have a parking minimum of 0.25 per residential unit and may apply for a special permit for a further reduction or elimination of parking. An Affordable Housing Development which provides at least fifty (50) per cent Affordable Housing units set at or below eighty (60) per cent of area median income

shall have no parking minimum per residential unit.

iii) Permitting streamlining for 100% Affordable Developments. In the WSQ and NMU Districts, an Affordable development which provides one hundred (100) per cent Affordable Housing Units of which at least eighty (80) per cent of Affordable Housing Units are set at or below eighty (80) per cent of area median income and the remainder of units set at or below one hundred (100) per cent of area median income shall be By Right Development, subject to Site Plan Review as set forth in 9.03 of this Ordinance.

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CITY OF WATERTOWN

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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 stepback in NMU district: Board members agreed that the stepback 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

WATERTOWN SQUARE ZONING AMENDMENTS, ATTACHMENT 1 (TEXT)

Article II Definitions

§ 2.18 Dwelling.

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

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

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

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

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

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

DWELLING, ACCESSORY UNIT: a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is 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 _____ **2024**, ~~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

Ordinance.

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

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, ~~U~~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, ~~A a~~dditional **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

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.

§ 4.11 Exceptions to setback requirements.

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

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

§ 4.12 Required corner clearance for visibility.

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

§ 4.13 Transition requirements.

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

(b) Side Yard: In a LB, ~~CB,~~ NB, or any Industrial district, no building shall be erected within 10 feet 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

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

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

§ 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

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

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

(**17**~~8~~) [Firearms businesses]

(1**8**~~9~~) [Outdoor transfer]

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

§ 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
~~CB~~	~~-~~	~~(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

§ 5.05 Notes to Table of Dimensional Regulations.

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

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

(d) Side yards between **the portion of buildings** without dwelling units may be omitted by **Site Plan Review Permit or** Special Permit provided that the side yard does not adjoin a Residence district, and that the access of emergency equipment to the rear parking is not rendered 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, ~~CB,~~ 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 ~~CB,~~ 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, ~~CB,~~ 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 used 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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545 **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

(f) Development and Design Standards

1) Site Design Standards

a) Setbacks: Buildings must meet the minimum setback requirements specified in the Site Dimensional Standards for each zone~~, and all~~. All new buildings in the WSQ Districts must be set back from any lot line abutting a sidewalk an additional distance so that at least twelve (12) feet in width is provided between the back of curb and exterior facade of the building at all points. Excluding portions of the furnishing zone, the area of the lot that is within twelve (12) feet of the curb shall be in compliance with the City's sidewalk standards. These requirements shall be followed, except in instances where the City determines:

i) an existing front façade is being maintained; and/or

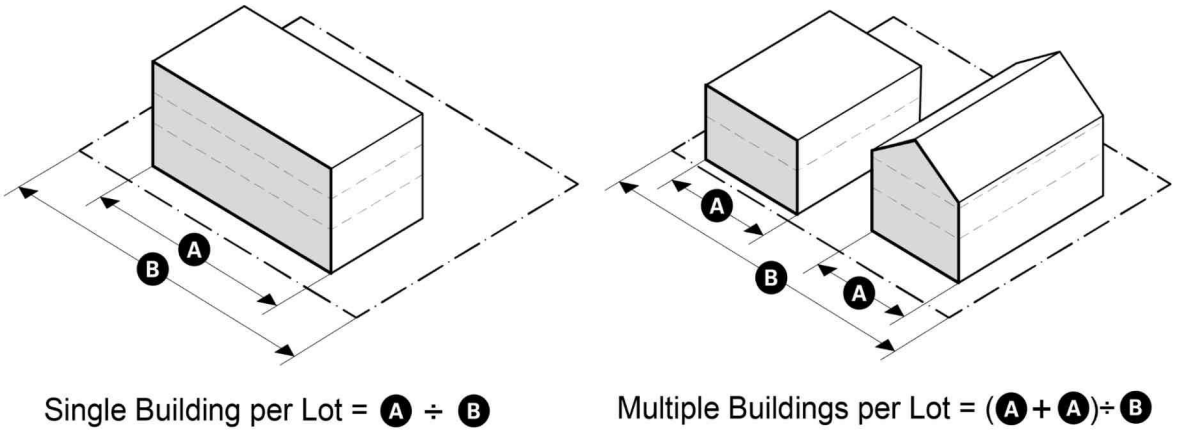
ii) that the 12-foot sidewalk requirement would be inappropriate, where the City may allow the width to be reduced or eliminated.

b) Façade Build Out: The width of the front elevation must be built out to a percentage of the lot width as specified by the facade build out ratio in the Site Dimensional 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 = Ⓐ ÷ Ⓑ

Multiple Buildings per Lot = (Ⓐ + Ⓐ) ÷ Ⓑ

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:

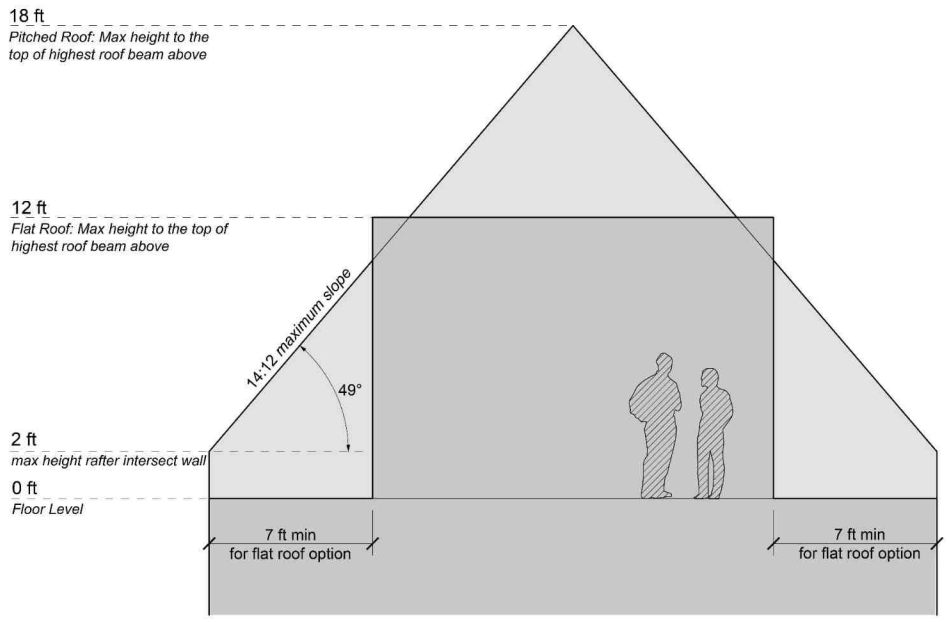
i) The height of the ground story and upper story(ies) of a building is measured at all points vertically from the surface of the finished floor to the surface of the finished floor above, or to the top of the highest roof beam if no finished floor is immediately above.

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:

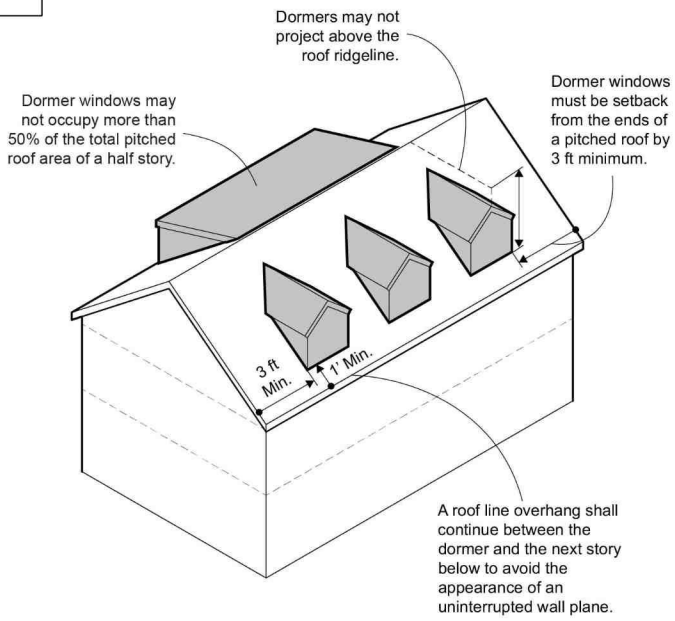
(2) At least two (2) opposite roof planes are pitched toward each other.

(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.

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

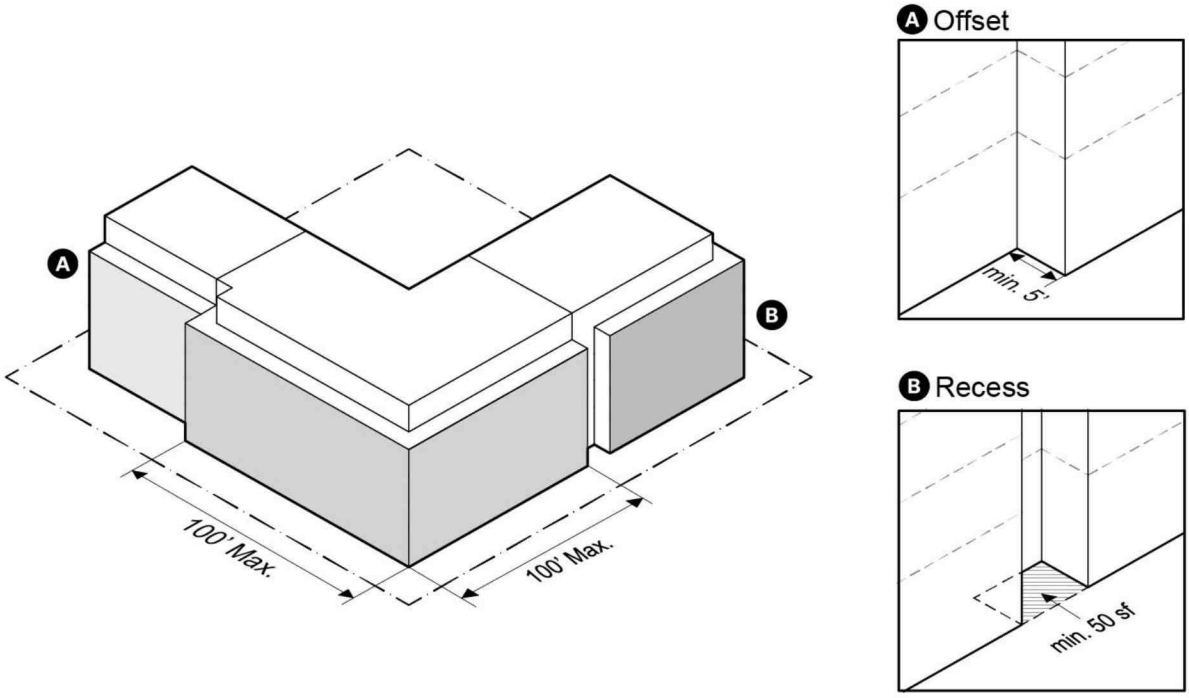
4) **Active Street Frontage requirements: Any lot required to provide active street frontage must include ground story active use for the entire width of the front elevation of the building along the primary front lot line.**
   a) **Ground story active street frontage must provide for active use space 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.**

Fig. 5.08-4



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.

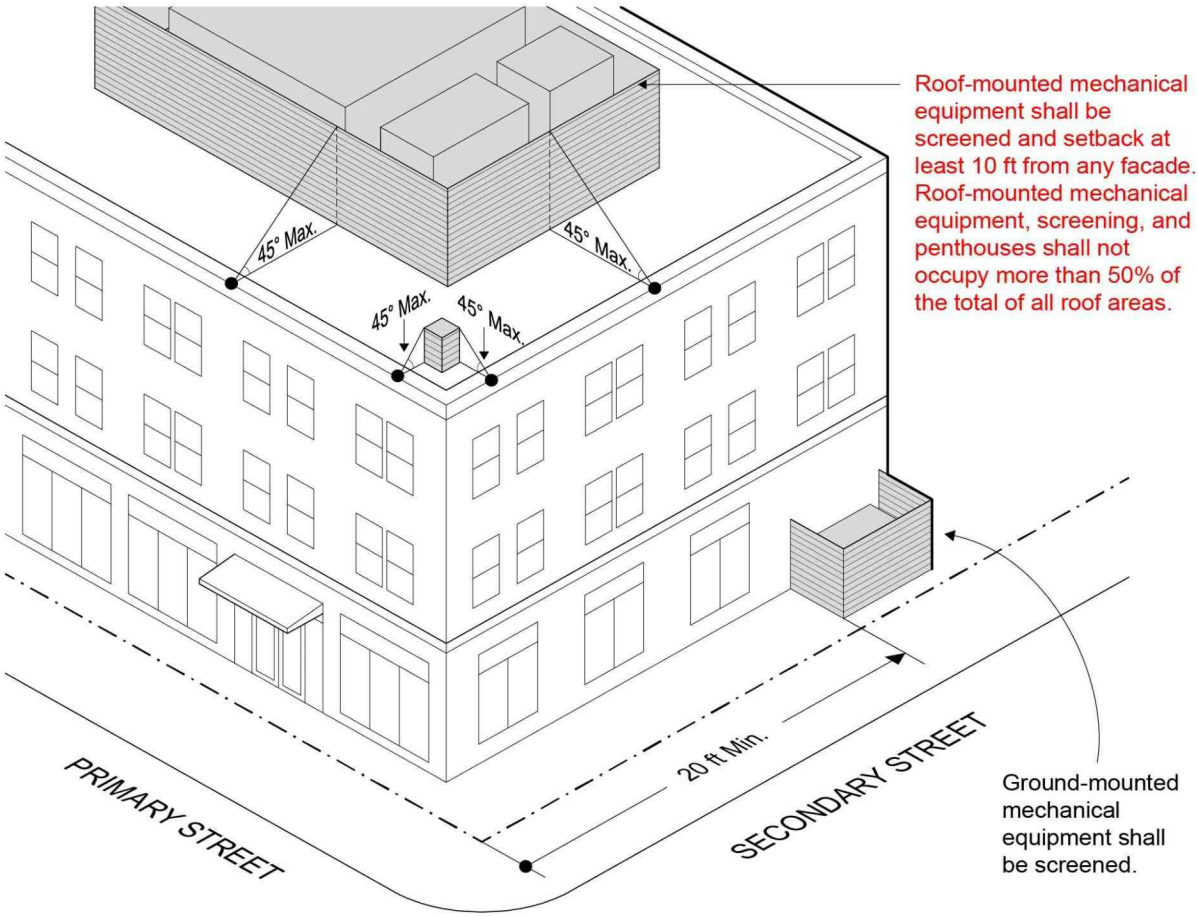
ii) Roof-mounted mechanical penthouse/enclosures must be adequately screened and setback at least ten (10) feet from the intersection of the roof and wall plane below.

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.

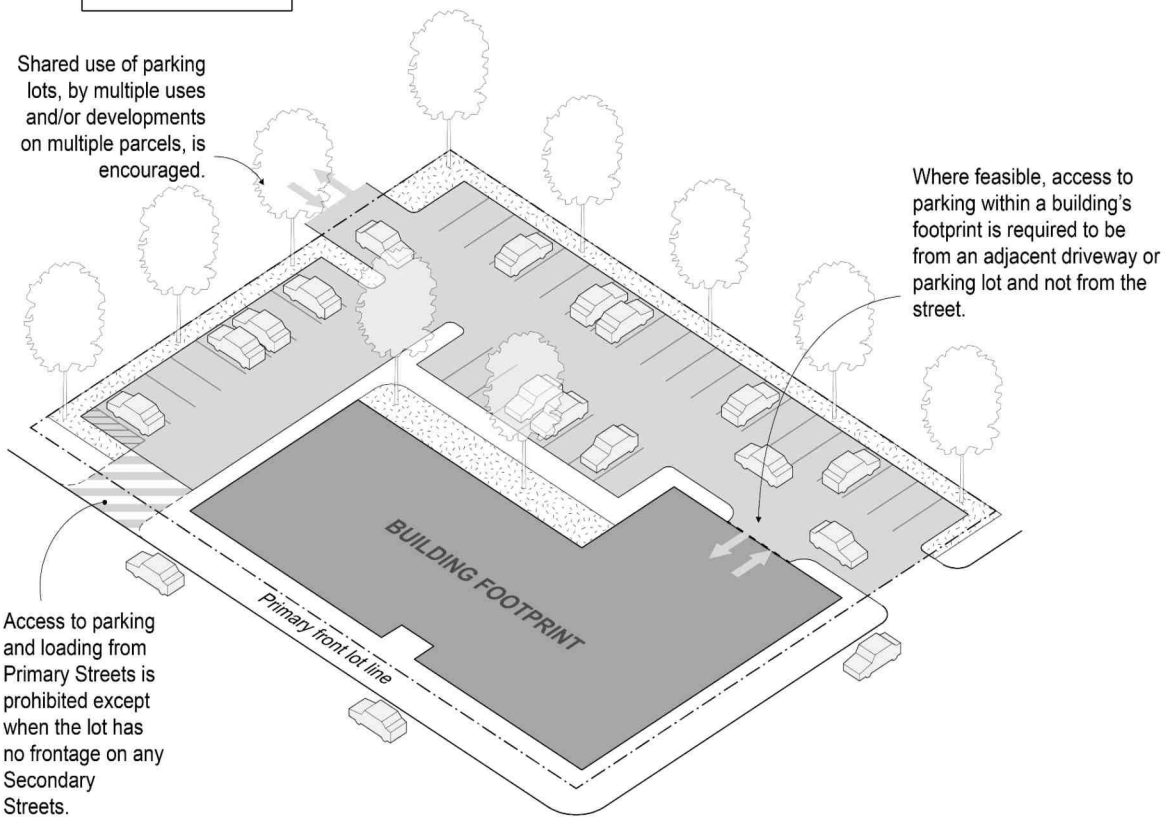
(2) Where an outward facing garage access is required or necessary, the access point must be designed to be secondary to the building facade and be integrated into the design of the building façade. Further, any visible portion of a garage shall be sufficiently screened to minimize visual impacts to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

~~Square Design Handbook and such guidelines as the Planning Board may adopt.~~

~~(h) Signs.~~

~~(1) Any and all signage changes shall be subject to the design review process of § 7.02 of the Zoning Ordinance.~~

~~(2) In reviewing all proposed signage changes within the Design Overlay District, the Planning Staff's recommendations shall be based on the Watertown Square Design Handbook and such guidelines as the Planning Board may adopt.~~

~~(3) All signage within the Design Overlay District shall conform to the provisions of § 7.02 except as otherwise specified in the Watertown Square Design Handbook.~~

§ 5.09 Transit Oriented Development Overlay (TODO)

(a) Intent and Purpose: To create a zoning overlay district to ensure compliance with MGL c. 40A § 3A, Watertown has applied a Transit Oriented Development Overlay (TODO) district to specific portions of the Zoning Map with review standards for new development and redevelopment as set forth in this section. The establishment and application of the Transit Oriented Development Overlay is intended to accomplish the following objectives:

(1) To respond to the local and regional need for multi-family housing by facilitating development of such housing;

(2) To provide new multi-family housing ~~in good locations, i.e.~~ near public transit, in walkable areas, and near important amenities such as retail, personal service, office, and civic uses;

(3) To further the City's climate and sustainability goals by encouraging denser development in areas near transit and in walkable areas; and

(4) To encourage residential uses to provide a customer base for local businesses.

(b) Applicability: The overlay shall be considered as overlaying other districts and is not intended to change the allowed uses permitted in the underlying zones. Certain uses shall be allowed by right within the Overlay District.

(1) The provisions of this Section supersede the permitting requirements of the underlying zones for multi-family developments when the project meets all requirements of the Overlay District. A development can opt to comply with the existing underlying zoning or the zoning requirements for the applicable Overlay District.

(2) If a proposed development is located on a lot or lots that is within both the Overlay District and a base zoning district outside the Overlay District, the overlay only applies to that portion of the lot within the overlay, unless greater than 50% of the lot is within the overlay, as determined by the Zoning Enforcement Officer.

(3) The parcels within the TODO are not within the Floodplain District as delineated in Section 5.06 (b). If changes in the special flood hazard maps bring one or more of the TODO parcels within the Floodplain District, the City shall notify the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) of the resulting change in the TODO's unit capacity.

(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.

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

Article VI Automotive and Bicycle Parking Requirements

§ 6.01 Required off-street parking spaces.

(a) In order that all structures and land uses eventually be provided with sufficient off-street parking to meet the needs of persons employed at or making use (e.g.: customers, visitors, patrons, patients, occupants, etc.) of such structures or land, no land shall be used and no building shall be erected, enlarged or used unless off-street parking spaces meeting the requirements of this Section are provided. Said off street parking space requirements shall not apply to the storage and/or display of motor vehicles which shall be provided in accordance with § 6.05 hereof.

(b) The minimum **and, where applicable, maximum** number of off-street parking spaces required for particular uses of land (hereinafter called "required off-street parking spaces") is set forth in the following table**s, with exceptions as noted**:

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.**

1116

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1118 **2. Parking Requirements for Commercial Uses: the following parking shall be provided in**
1119 **all instances, except within the WSQ and NMU Districts where parking for commercial**
1120 **uses is only required for the floor area dedicated to commercial uses on the upper floors**
1121 **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

(c) 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 (or open lot) area in a given use.

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

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

~~(e)~~ **(f)** 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. Projects in close proximity to one another are encouraged to provide shared parking plans that meet the individual requirements per § 6.01(b) across multiple properties by ~~special~~ permit **under § 9.12**. Developers are also encouraged to "unbundle" parking by separating the cost of parking from the cost of ownership or rental.

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

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

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

(h) For projects subject to a **site plan review or** special permit, the ~~S~~PGA may permit the

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

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

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

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

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

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

(c) Except as required in § s 6.02(d), (e), (f) or (n) below, each required off-street parking space shall have direct access to an aisle or driveway having ~~a minimum width of 24 feet in the case 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

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

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

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

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

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

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

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

(n) In the Business**,** ~~Zones and~~ Industrial**, and Special Districts** ~~Zones, PSCD and RMUD~~, the off-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 (at 10,000 sf)**	**1**	**2**	**2**	**1**

(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-

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

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

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

Article VII Signs and Illumination

§ 7.03 Signs in all districts.

(d) Calculation of sign area.

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

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

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

§ 7.08 Permitted illumination.

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

(1) Translucent.

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

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

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

*§ 7.**10~~1~~** Hotel and motel signs.*

*§ 7.**11~~2~~** Exterior lighting standards.*

*§ 7.**12~~3~~** 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.

(3) Utilities and Hazards: Projects shall underground **all onsite utility service,** equipment **and infrastructure with removal of and no new onsite utility poles allowed, unless it is determined by the City to be infeasible. Projects shall locate HVAC and other utility equipment outside of or elevated above potential flood hazards.**

(4) **Stormwater: Projects shall effectively manage stormwater ~~onsite~~ as required by the Watertown Stormwater Ordinance and Regulations**. Systems should incorporate best practices in stormwater management and LID techniques.

(5) Electric Vehicle Charging: Electric vehicle ready parking shall be provided for 20% of the total parking provided for business and residential uses, and for 10% of the total parking provided for all other uses, or more if required by the Massachusetts Stretch and Specialized Codes. Further, at least the minimum number of electric vehicle charging stations specified in §6.01(h) shall be installed, and to the extent feasible, the stations should be made available for public use when not in use by the site users.

(6) Landscape: Projects shall include a landscape planting and maintenance plan that shall, to the extent possible, inventory, assess, and retain existing healthy, viable trees as part of redevelopment and plant additional climate adaptable and species appropriate trees. Adequate landscaping shall include street trees **or street adjacent trees where appropriate, provision of treed** landscape islands **and buffers in parking lots** adjacent **to abutting properties** and along street frontages**, in-keeping with Article VI and specifically with §6.02(k).**

(7) **Open Space: Publicly usable** open space shall be designed to maximize its visibility for persons passing the site, encourage social interaction**, maximize its utility**, and facilitate its maintenance.

(8) Waste Management and Service: All new projects shall include recycling, composting, and trash facilities as necessary, and the locations must be accessible and consolidated where feasible. Service areas adjacent to lower density residential should strive to provide access that minimizes impacts.

(d) Guidelines: the following provides general guidelines to consider, and projects should seek to satisfy the following:

(1) Resiliency Score: Projects should consider using current or future adopted ~~department~~ City policies and guidelines including the DCDP Resilient Score to assess proposed sustainability measures.

(2) Diminish the heat island effect.

(3) Employ energy conscious design with regard to orientation, building materials, shading, landscaping, window glazing, and other elements.

(4) Achieve Leadership in Energy and Environmental Design (LEED) Platinum certifiability and be certified.

(5) Incorporate Green roofs (vegetated roof covers) and/or solar systems.

(6) Use permeable paving systems and prioritize bioretention systems (such as rain gardens) in addition to traditional structural conveyance systems.

§ ***8.01~~5~~ Solar energy systems.***

(b) Requirements: Development requiring site plan review approval under section 9.03 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 include a solar energy system that is equivalent to a minimum of 50% of the roof area of all buildings. In cases where a site includes an uncovered parking structure the structure shall also have a solar energy system installed to cover a minimum of 90% of its top level.

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

§ 8.02~~0~~ Regulation of soil removal or ledge.

§ 8.03~~1~~ Overhanging shrubs or evergreens.

§ 8.04~~2~~ Sale of products on public rights of way.

§ 8.05~~3~~ Yard sales.

§ 8.06~~4~~ 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~~.

At the discretion of **DCDP** ~~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.

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

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 and up to 10,000 square feet, Watertown's ~~adopted~~ **applicable** Design Guidelines will be considered as part of the Site Plan Review **and/or** ~~/~~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~~.

3. **Process and Timing:** Prior to submittal for Board review, any project as defined in (~~d~~**b**)(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~~ **with** the ~~most current adopted~~ **applicable** Design **Standards and** 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~~ **applicable** Design **Standards and** Guidelines.

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

4. **Peer Review Funds:** 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~~ **Planning and Zoning**. 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.

§ 9.03 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 ~~S~~PGA, 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 ~~S~~PGA 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 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.

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

§ 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
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
f.~~g.~~	Row houses and townhouses							
	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
i.~~k.~~	Mixed-use Development							
	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								
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
	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
c.	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
d.	Existing dwellings converted for nonprofit club, school, clinic (11)							
	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
g.	Row houses and townhouses								
	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
k.	Mixed-use Development								
	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
c.	Commercial agricultural, nursery garden, greenhouse, garden supply.								
	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
d.	Existing dwellings converted for nonprofit club, school, clinic (11)								
	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
b.	Commercial, recreation, including bowling alley or skating rink completely enclosed.								
	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
e.	Printer, publisher								
	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
f.	Retail stores including liquor stores.								
	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
g.	Personal services, such as barber shop, beauty parlor, etc.								
	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
h.	Repair and alteration of clothes and domestic furnishings.								
	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
i.	Eating place with or without liquor.								
	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
j.	Renewable or alternative energy research, development or manufacturing facility								
	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
d.	Heavy Industry								
	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

§ 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
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 B) **Business, Industrial, and Special Districts (PSCD, RMUD, and OSC) Accessory Use**
1887 **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

1888

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

MOXLEY PARK
BOYS & GIRLS CLUB
How Park
Casey Park
Parker Building
PHILLIPS SCHOOL
PERKINS SCHOOL FOR THE BLIND
RIVER
CHARLES RIVER RD
CALIFORNIA ST
CONNECTOR RD
ALDRICH RD
WATERTOWN ST
UNION ST
WATER ST
NONANTUM RD
GALEN ST
HUNT ST
MAPLE ST
WILLIAM ST
BOYD ST
NORTH BEACON ST
BEACON PARK
SOUTH IRVING PARK
NORTH IRVING PARK
BEECHWOOD AVE
FRANKLIN ST
BIRCH RD
BAILEY RD
SUMMER ST
WINTER ST
CHURCH PLACE
CHURCH ST
CHESTNUT ST
GREEN ST
MIDDLE ST
FARNSWORTH ST
LINDEN ST
MORTON ST
OAKLAND ST
HOWARD ST
BACON ST
FRENCH ST
ELMWOOD ST
MYRTLE ST
CUBA ST
BARRETT CT
VIVIAN TER
CONANT RD
CHURCH LN
CROSS ST
LIBRARY
FIRE
MAIN ST
PEARL ST
CHURCH ST
FLORENCE ST
SPRING ST
MARSHALL ST
GILKEY CT
PAYSEN ST
TAYLOR ST
ALFRED RD
RIVERSIDE ST
WHEELER LN
HUNTINGTON RD
PRIESTLEY RD
IRVING ST
FIELD ST
LADD ST
ROYALTON ST
LYONS ST
FOND ST
WASHBURN ST
JACKSON RD
FAYETTE ST
MORSE ST
ELLIOT ST
CAPITOL ST
MELVILLE TER
ELLIS ST
BIGELOW TER
ARUNDEL TER
CALIFORNIA PARK
BELKNAP TER
FIFTH AVE
PARK BOND ST
TUDOR TER
LEHIGH TER
WHITNEY TER
WHITTEMORE ST
FAYETTE ST
WESTMINSTER RD
EDENFIELD AVE
FOREST ST
COZY ST
CUSHING ST

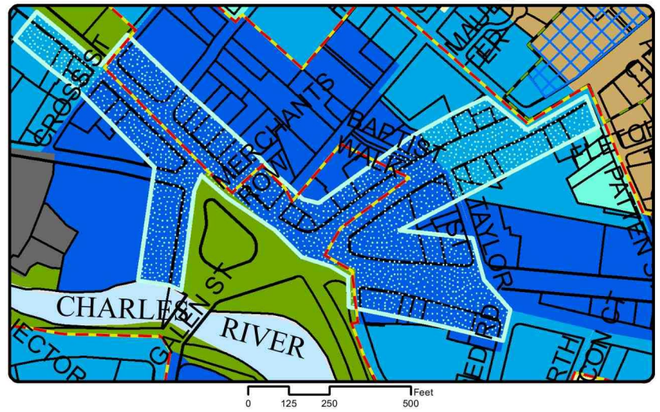
Exhibit 3

DRAFT ZONING
MAP OF
WATERTOWN
MASSACHUSETTS

APPROVED: XXXX, 2024

Map Date: November 7, 2024

WSQ Active Street Frontage



WALTHAM

BELMONT

CAMBRIDGE

NEWTON

CHARLES RIVER

BOSTON

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
- TODO - Transit Oriented Development Overlay

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

Feet
0 250 500 1,000

Miles
0 0.125 0.25 0.5

N W E S

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

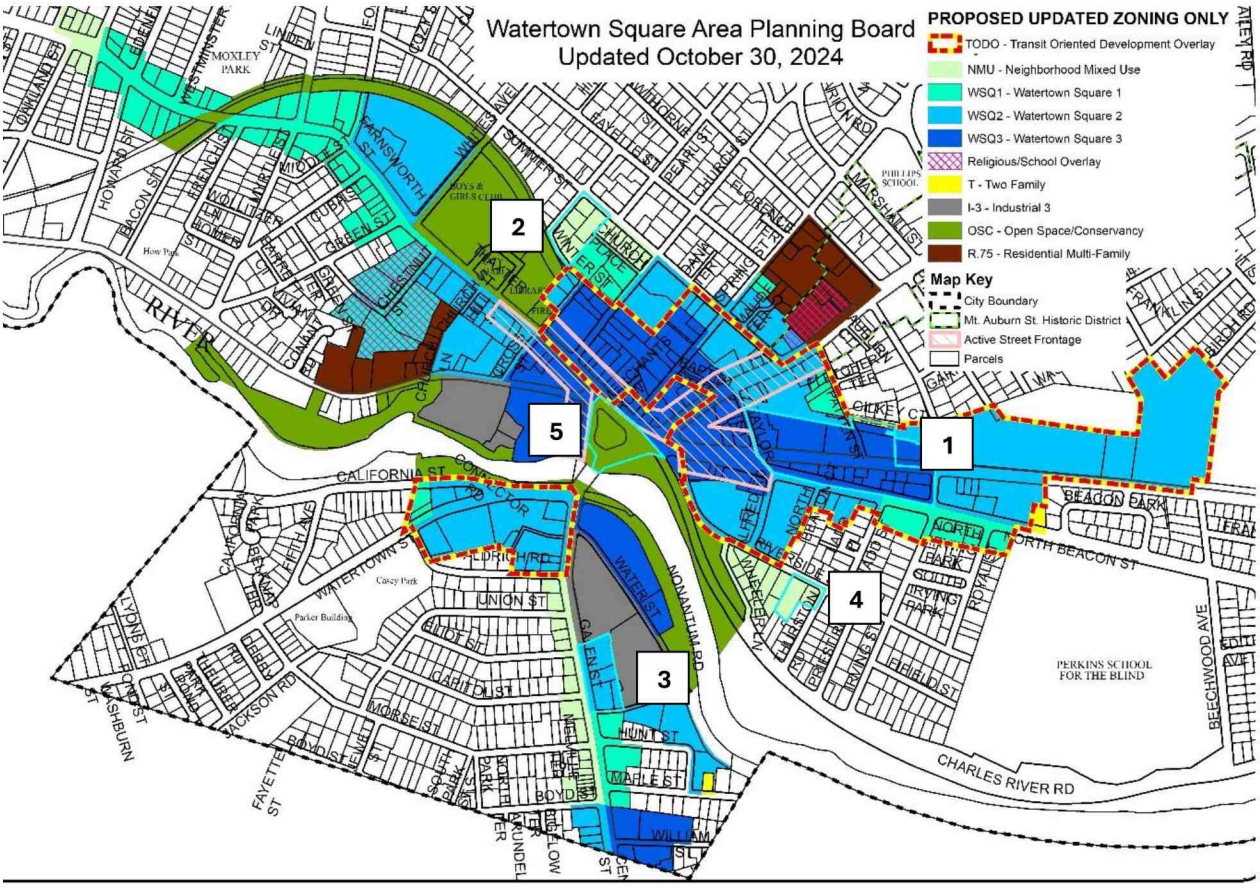
*__Note__: there may be additional clarifications and/or corrections in the final version that goes to the City Council.

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



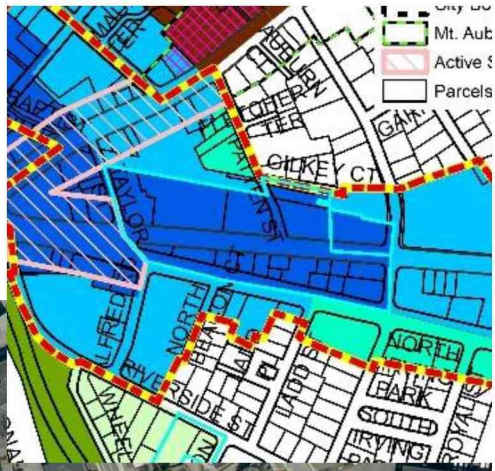
The updated zoning map reflects the proposed changes. A teal highlight borders the rezoned parcels, with additional detail provided below.

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

A5

Watertown City Council
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ORDINANCE # 130 **2024 – O –** 130

WHEREAS: Pursuant to Massachusetts General Laws Chapter 40A, Section 5 and Article IX of the Watertown Zoning, the Zoning Ordinance may be amended from time to time; and

WHEREAS: On September 24, 2024, the City Council had a first reading on 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; and

WHEREAS: On October 16, 2024, the City Council and Planning Board jointly conducted a duly advertised Public Hearing with respect to the proposed Amendments and continued and further conducted the Public Hearing on October 24, and October 29, 2024; and

WHEREAS: On October 29, 2024, the City Council continued its Public Hearing to November 14, 2024 and the Planning Board continued its Public Hearing to October 30, 2024; and

WHEREAS: On October 30, 2024, with five members present, the Planning Board voted to recommend approval of the amendments and directed Department of Community Development and Planning staff to submit the Planning Board's report and recommendations to the City Council with respect to the proposed amendments; and

WHEREAS: On November 14, 2024, with nine members present, the City Council voted to adopt the amendments with certain changes from the text and map amendments recommended by the Planning Board.

NOW THEREFORE BE IT ORDAINED by the City Council of Watertown that Title XV, Chapter 155 of the Watertown Code of Ordinances, the Zoning Ordinance, is hereby amended, with the bold language inserted, strikethrough language deleted, and the official Zoning Map of Watertown Massachusetts replaced in its entirety with the attached Zoning Map, approved November 14, 2024, as follows:

I. **Amendment:** Amend Article II, Definitions, Sections 2.18 (Dwelling), 2.19 (Dwelling Unit), 2.23 (Family), 2.63 (Open Space, publicly usable) and 2.79 (Special Permit) as follows:

Article II Definitions

§ 2.18 Dwelling.

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

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

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

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

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

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

DWELLING, ACCESSORY UNIT: a self-contained housing unit, inclusive of sleeping,

cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is 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 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.** ~~subject to the provisions of Article IX § 9.04-9.13.~~

II. **Amendment:** Amend Article III, Establishment of Zoning Districts, Sections 3.01 (Classification of Districts) and 3.02 (Boundaries of the districts) as follows:

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.

NB - Neighborhood Business

LB - Limited Business

~~CB—Central 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 **November 14, 2024**, ~~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 Ordinance.

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

III. **Amendment:** Amend Article IV, General Use and Dimensional Regulations, Sections 4.01 (Permitted uses), 4.02 (Uses subject to other requirements), 4.08 (Applicability of dimensional regulations), 4.10 (Exceptions to height regulations), 4.11 (Exceptions to setback requirements), 4.12 (Required corner clearance for visibility), and Section 4.13 (Transition requirements) as follows:

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 ~~Board of Appeals~~ **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~~ **PGA** 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, ~~U~~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, ~~A~~ 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 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.

§ 4.11 Exceptions to setback requirements.

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

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

§ 4.12 Required corner clearance for visibility.

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

§ 4.13 Transition requirements.

(a) Front Yard: In a LB, ~~CB,~~ NB, **NMU, WSQ,** or any Industrial district no building shall be erected nearer to the street line or established building line than is permitted in the

adjacent Residence **District** within a distance of 50 feet from the Residence **District** boundary line, except where such building is separated by a street from the Residence **District.**

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

IV. **Amendment:** Amend Article V, Tables of District Regulations, Section 5.00 (Interpretation) as follows:

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.**

V. **Amendment:** Amend Article V, Section 5.01 (Table of Use Regulations) by striking the Table in its entirety and replacing it with the three Tables below and entitled A) Residence Districts Use Table, B) Business Districts, Industrial Districts, and Special Districts (PSCD, RMUD, and OSC) Use Table, and C) Mixed Use Districts (NMU, WSQ1, WSQ2, WSQ3) Use Table.

§ 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
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.	Multi-family 3+	N	N	SP/SR	N	N	SP/SR	SP/SR
f.	Row houses and townhouses							
	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.	Licensed lodging house	N	N	N	N	N	N	N
h.	Hotel and Motel Use	N	N	N	N	N	N	N
g.	Trailer park or mobile home park	N	N	N	N	N	N	N
i.	Mixed-use Development							
	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								
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
	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,	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1:2
	swimming club, nonprofit club.							
c.	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
d.	Existing dwellings converted for nonprofit club, school, clinic (11)							
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	N	SP	SP	SP	SP
	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

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
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
f.	Multi-family 3+	SP/SR	SP/SR	N	N	SP/SR	SP/SR	N	N
g.	Row houses and townhouses								
	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

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
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
k.	Mixed-use Development								
	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
	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
c.	Commercial agricultural, nursery garden, greenhouse, garden supply.								
	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
d.	Existing dwellings converted for nonprofit club, school, clinic (11)								
	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	SP/SR	N	N	SP/SR	N	SP/SR	N

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
		(7)	(7)			(7)		(7)	
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 for gain.	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	N
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	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
	greater than 4,000 s.f. of building area								
	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
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	N	N	SP/SR	N	N	N	N	N

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
	equipment.								
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
	Office, including but not limited to administrative, executive, professional, and similar offices.								
c.	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
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

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
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
j.	Renewable or alternative energy research, development or manufacturing facility								
	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
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	N	N	N	N	N
d.	Heavy Industry								
	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	N	N	N	N	N	N	N	N

As a Principal Use		NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
	or noise or the emission of odors, dust, gas, fumes, smoke, cinders, flashing or excessively bright light, refuse matter or any other cause.								

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	SP/SR	SP/SR
h.	Assisted Living	SP/SR	SP/SR
3.	Commercial		
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

As a Principal Use		WSQ	NMU
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, 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.

VI. **Amendment:** Amend Article V, Section 5.02 (Table of Accessory Use Regulations) by striking the Table in its entirety and replacing it with the two Tables below and entitled A) Residence Districts Accessory Use Table, and B) Business Districts, Industrial Districts, and Special Districts (PSCD, RMUD, and OSC) Accessory Use Table.

§ 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
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	N	N	N	N	N	N	SP

	Accessory Use Only	S-6	S-10	CR	SC	T	R.75	R1.2
	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.	Licensed Day Care	Y	Y	Y	Y	Y	Y	Y
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 (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
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

	Accessory Use Only	NB	LB	I-1	I-2	I-3	PSCD	RMUD	OSC
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
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

VII. **Amendment**: Amend Article V, Section 5.03 (Notes to Table of Use Regulations, by amending the title, amending Notes (1), (2), (12), deleting sub-section (17), and re-numbering Notes (18), (19) and (20), as follows:

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

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

(**17**~~8~~) [Firearms businesses]

(**18**~~9~~) [Outdoor transfer]

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

VIII. Amendment: Amend Article V, Section 5.04 (Table of Dimensional Regulations) by striking the lines for CB and RO and adding a line for NMU/WSQ, as follows:

§ 5.04 Table of Dimensional Regulations.

District	Min. Lot Size (s.f.)	Min. Frontage (ft)	Setbacks (ft)(p) Front	Side	Rear	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 (%)
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
~~CB~~	~~-~~	~~(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

IX. **Amendment**: Amend Article V, Section 5.05 (Notes to Table of Dimensional Regulations) by amending Notes (a), (b), (d), (f), (k), (n), and deleting notes (o) and (q) as follows:

§ 5.05 Notes to Table of Dimensional Regulations.

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

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

(d) Side yards between **the portion of buildings** without dwelling units may be omitted by **Site Plan Review Permit or** Special Permit provided that the side yard does not adjoin a Residence district, and that the access of emergency equipment to the rear parking is not rendered 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, ~~CB,~~ 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 ~~CB,~~ 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, ~~CB,~~ 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.~~

X. **Amendment**: Strike Article V, Section 5.08 (Revitalization Overlay special permit (RO)) in its entirety and replace it with Section 5.08 (Watertown Square/Neighborhood Mixed Use Districts (WSQ1, WSQ2, WSQ3; NMU).

~~§ 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 used 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) Incorporate Universal Design principles to create street design that promotes safe walking, 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 "Affordablé 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'			

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	3 / 38'	3+ / 53'	4+ / 66'	5+ / 82'
Minimum Ground/First Story Height	11'	13'	13'	15'
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)				
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

(f) Development and Design Standards

1) Site Design Standards

a) Setbacks: Buildings must meet the minimum setback requirements specified in the Site Dimensional Standards for each zone. All new buildings in the WSQ Districts must be set back from any lot line abutting a sidewalk an additional distance so that at least twelve (12) feet in width is provided between the back of curb and exterior facade of the building at all points. Excluding portions of the furnishing zone, the area of the lot that is within twelve (12) feet of the curb shall be in compliance with the City's sidewalk standards. These requirements shall be followed, except in instances where the City determines:

i) an existing front façade is being maintained; and/or

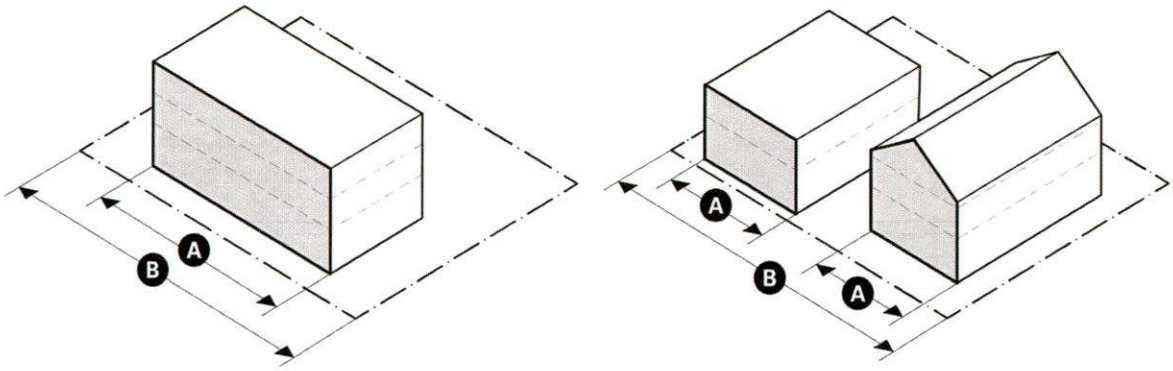
ii) that the 12-foot sidewalk requirement would be inappropriate, where the City may allow the width to be reduced or eliminated.

b) Façade Build Out: The width of the front elevation must be built out to a percentage of the lot width as specified by the facade build out ratio in the Site Dimensional 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 = Ⓐ ÷ Ⓑ

Multiple Buildings per Lot = (Ⓐ + Ⓐ) ÷ Ⓑ

c) Open Space: Lots must provide the minimum Open Space specified in the Site Dimensional Standards for each zone or the City may approve if appropriate an in-lieu contribution of some or all open space and/or an equivalent financial payment commensurate in size and/or value for what would otherwise be required for the project 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;

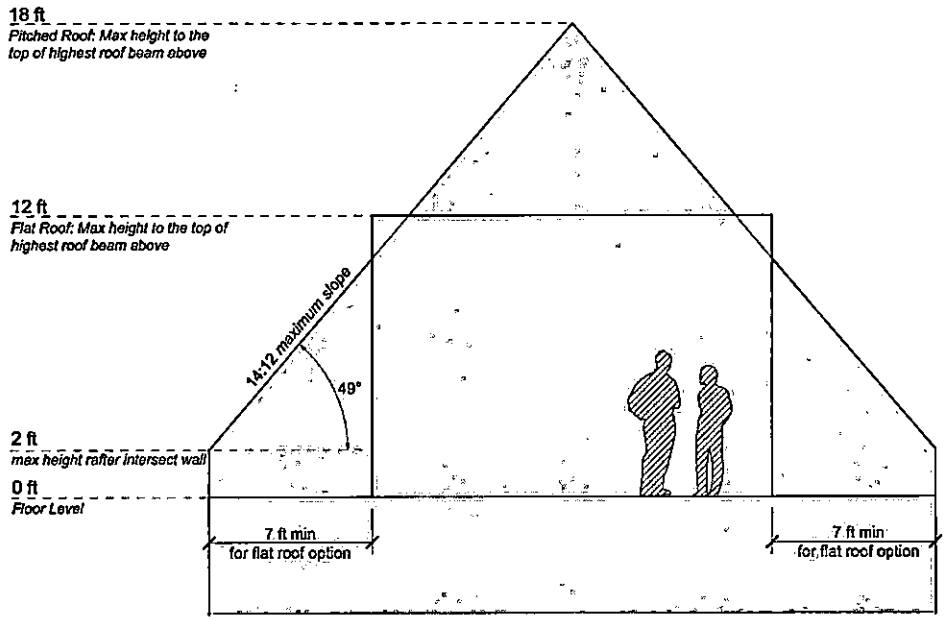
(5) Open to the public to a similar extent as public parks within the city; and

(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:

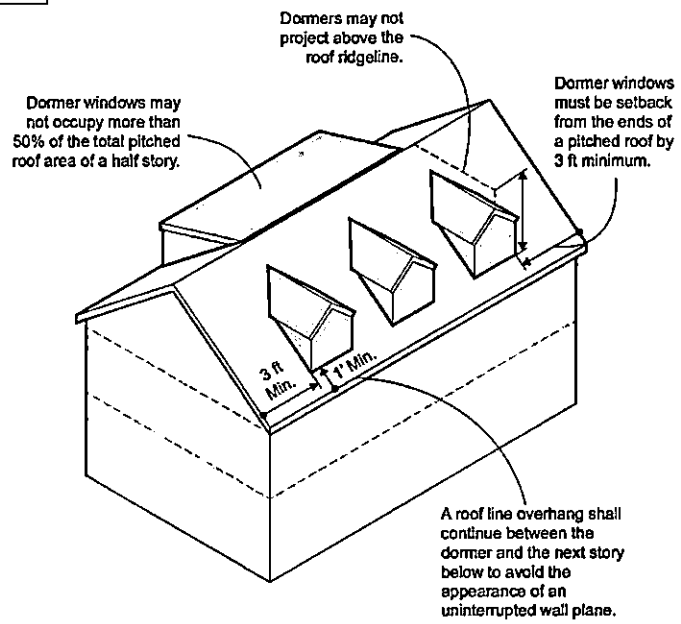
Fig. 5.08-2



   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, step-backs 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.
b) Reduced Parking Minimum for Affordable Developments. An Affordable Housing Development shall have a parking minimum of 0.25 per residential unit and may apply for a special permit for a further reduction or elimination of parking.

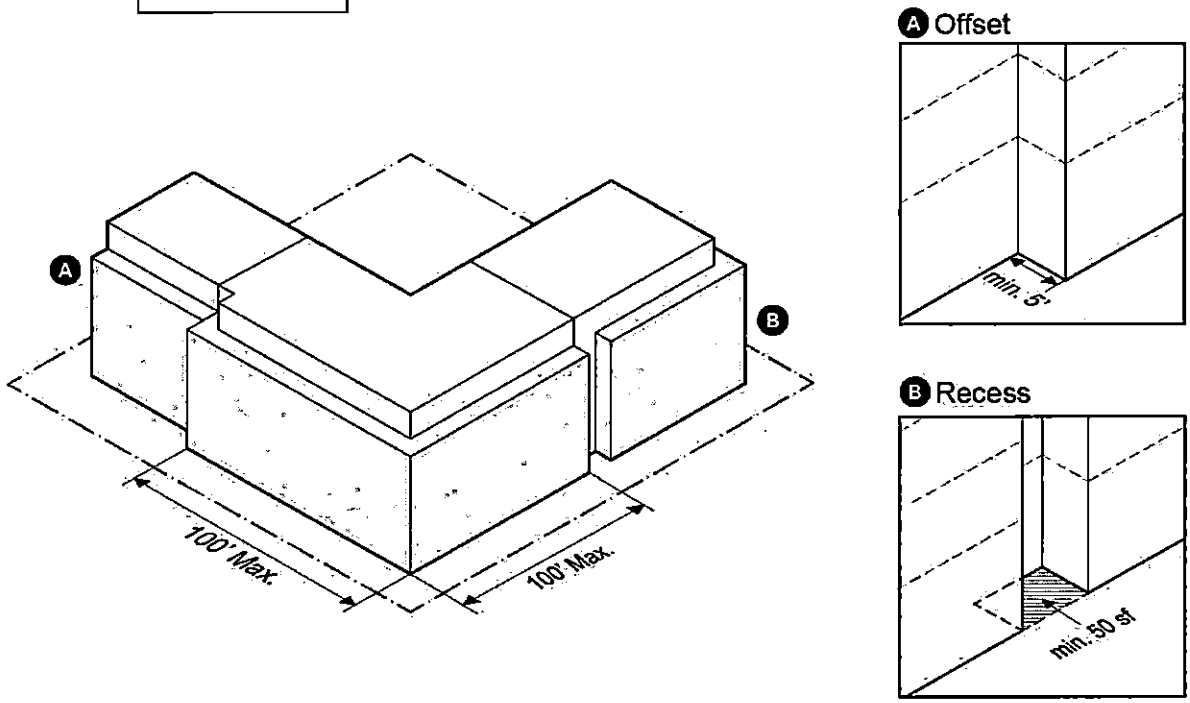
4) Active Street Frontage requirements: Any lot required to provide active street frontage must include ground story active use for the entire width of the front elevation of the building along the primary front lot line.
   a) Ground story active street frontage must provide for active use space at 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 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.**

Fig. 5.08-4



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 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.

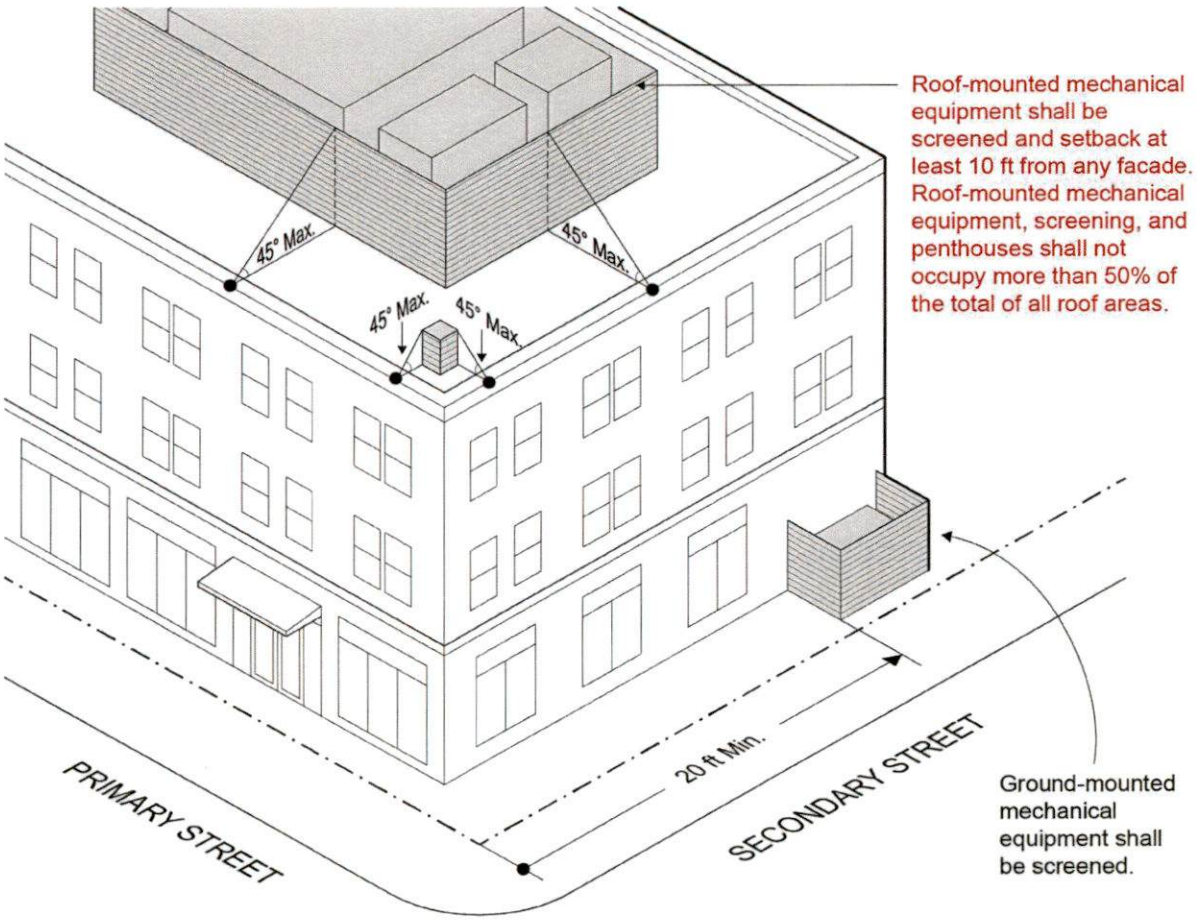
ii) For ground story fenestration, glazing must have a minimum of sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.

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.

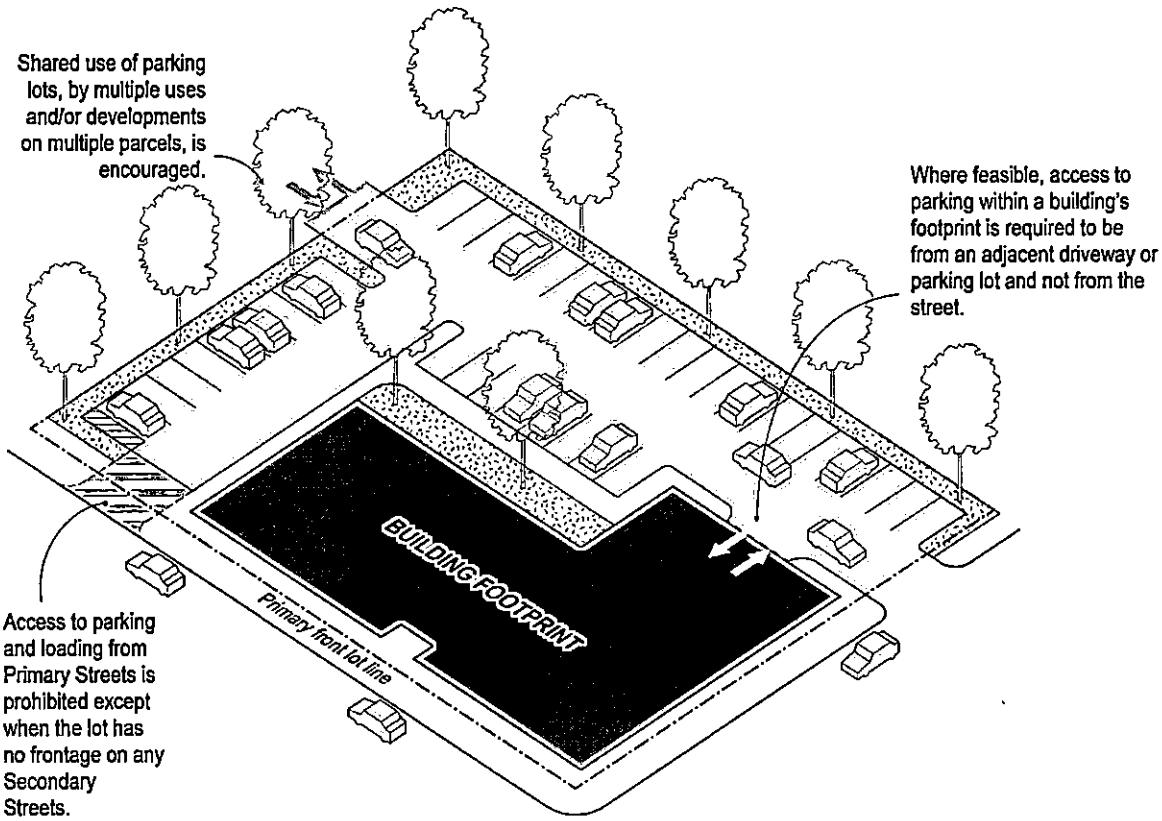
(2) Where an outward facing garage access is required or necessary, the access point must be designed to be secondary to the building facade and be integrated into the design of the building façade. Further, any visible portion of a garage shall be sufficiently screened to minimize visual impacts to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

XI. **Amendment**: Strike Article V, Section 5.09 (Watertown Square Design Overlay District) in its entirety and replace it with Section 5.09 (Transit Oriented Development Overlay (TODO)).

~~§ 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 Square Design Handbook and such guidelines as the Planning Board may adopt.~~

~~(h) Signs:~~

~~(1) Any and all signage changes shall be subject to the design review process of § 7.02 of the Zoning Ordinance.~~

~~(2) In reviewing all proposed signage changes within the Design Overlay District, the Planning Staff's recommendations shall be based on the Watertown Square Design Handbook and such guidelines as the Planning Board may adopt.~~

~~(3) All signage within the Design Overlay District shall conform to the provisions of § 7.02 except as otherwise specified in the Watertown Square Design Handbook.~~

§ 5.09 Transit Oriented Development Overlay (TODO)

(a) Intent and Purpose: To create a zoning overlay district to ensure compliance with MGL c. 40A § 3A, Watertown has applied a Transit Oriented Development Overlay (TODO) district to specific portions of the Zoning Map with review standards for new development and redevelopment as set forth in this section. The establishment and application of the Transit Oriented Development Overlay is intended to accomplish the following objectives:

(1) To respond to the local and regional need for multi-family housing by facilitating development of such housing;

(2) 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;

(3) To further the City's climate and sustainability goals by encouraging denser development in areas near transit and in walkable areas; and

(4) To encourage residential uses to provide a customer base for local businesses.

(b) Applicability: The overlay shall be considered as overlaying other districts and is not intended to change the allowed uses permitted in the underlying zones. Certain uses shall be allowed by right within the Overlay District.

(1) The provisions of this Section supersede the permitting requirements of the underlying zones for multi-family developments when the project meets all requirements of the Overlay District. A development can opt to comply with the existing underlying zoning or the zoning requirements for the applicable Overlay District.

(2) If a proposed development is located on a lot or lots that is within both the Overlay District and a base zoning district outside the Overlay District, the overlay only applies to that portion of the lot within the overlay, unless greater

than 50% of the lot is within the overlay, as determined by the Zoning Enforcement Officer.

(3) The parcels within the TODO are not within the Floodplain District as delineated in Section 5.06 (b). If changes in the special flood hazard maps bring one or more of the TODO parcels within the Floodplain District, the City shall notify the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) of the resulting change in the TODO's unit capacity.

(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: If the EOHLC 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.

XII. **Amendment:** Amend Article V, Section 5.13 (Wireless telecommunications facilities) by striking the reference to CB and adding references to WSQ, NMU as follows:

§ 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.

XIII. **Amendment**: Amend Article V, Section 5.15 (Municipal reuse and development) by striking the following language:

§ 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.

XIV. **Amendment**: Amend Article V, Section 5.17 (Design guidelines) as follows:

§ 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.

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

XV. **Amendment**: Amend Article VI, Automotive and Bicycle Parking Requirements, Sections 6.01 (Required off-street parking spaces), 6.02 (Location and design of off-street parking spaces), 6.03 (Required off-street loading spaces), 6.04 (Design and layout of off-street loading facilities), and 6.07 (Bicycle parking) as follows:

Article VI Automotive and Bicycle Parking Requirements

§ 6.01 Required off-street parking spaces.

(a) In order that all structures and land uses eventually be provided with sufficient off-street parking to meet the needs of persons employed at or making use (e.g.: customers, visitors, patrons, patients, occupants, etc.) of such structures or land, no land shall be used and no building shall be erected, enlarged or used unless off-street parking spaces meeting the requirements of this Section are provided. Said off street parking space requirements shall not apply to the storage and/or display of motor vehicles which shall be provided in accordance with § 6.05 hereof.

(b) The minimum **and, where applicable, maximum** number of off-street parking spaces required for particular uses of land (hereinafter called "required off-street parking spaces") is set forth in the following table**s, with exceptions as noted**:

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.~~	

PRINCIPAL USE	UNIT
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 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 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.**

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	1 per 600 square feet of Gross Floor Area

museum, private, professional or trade school	
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

(c) 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 (or open lot) area in a given use.

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

(e) **The PGA may reduce the required parking or may allow a development to increase the parking supply above the maximum by Special Permit under § 9.12.**

~~(e)~~ **(f)** 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. Projects in close proximity to one another are encouraged to provide shared parking plans that meet the individual requirements per § 6.01(b) across multiple properties by ~~special~~ permit **under § 9.12**. Developers are also encouraged to "unbundle" parking by separating the

cost of parking from the cost of ownership or rental.

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

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

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

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

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

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

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

(a) Areas of required Off-street parking may be open or enclosed in a structure provided that if open, such areas shall be graded, drained and surfaced in conformance with currently applicable engineering standards as determined and promulgated by the Superintendent of the Department of Public Works. Permeable paving or other

stormwater techniques should be employed to allow for natural groundwater recharging. In no instance shall surface drainage be permitted to drain into land of adjacent property owners or the City right of way except in the case of single and two-family homes.

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

(c) Except as required in § s 6.02(d), (e), (f) or (n) below, each required off-street parking space shall have direct access to an aisle or driveway having ~~a minimum width of 24 feet in the case 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
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 between curb cuts. No curb cut, or combination of curb cuts shall exceed a maximum of 40% of the lot frontage, or 22 feet, whichever is less.

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

maintain 5' front setback and be at least 18' in depth for parking in front of the garage(s).

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

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

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

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

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

(n) In the Business, ~~Zones and~~ Industrial**, and Special Districts** ~~Zones, PSCD and RMUD~~, the off-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 **as** ~~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 (at 10,000 sf)**	**1**	**2**	**2**	**1**

(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 hotel, motel	1 per 20,000 gross square feet (6 spaces minimum)	1 per 5,000 gross square 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-term bicycle parking is designated inside dwelling units there must be access at ground level and/or by elevator for level accessible access for all bicycle types.

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

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

XVI. **Amendment**: Amend Article VII, Signs and Illumination, Sections 7.03 (Signs in all districts), 7.06 (Signs in the NB, LB, I, RMUD, and PSCD Districts), 7.08 (Permitted Illumination) to delete CB and add WSQ and NMU, delete Section 7.10 (Watertown Square Design Overlay District) and renumber the remaining sections.

Article VII Signs and Illumination

§ 7.03 Signs in all districts.

(d) Calculation of sign area.

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

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

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

§ 7.08 Permitted illumination.

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

(1) Translucent.

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

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

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

§ 7.10~~1~~ Hotel and motel signs.

§ 7.11~~2~~ Exterior lighting standards.

§ 7.12~~3~~ Exterior lighting technical submittals.

XVII. **Amendment**: Amend Article VIII, Other Regulations to amend the title, add a new Section 8.00 (Sustainability and Resiliency), amend Section 8.05 (Solar energy systems) to delete CB and add WSQ and NMU, and renumber Sections 8.00 through 8.05, as follows:

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) All new development requiring Site Plan Review in the following districts must meet LEED Certifiable requirements as outlined by the United States Green Building Council's Leadership in Energy and Environmental Design (current

edition as applicable) at the following minimum levels: NB, LB, I-1, I-2, I-3, RMUD, and PSCD Districts (Silver, minimum of 50 points); WSQ and NMU Districts (Gold, minimum of 60 points). 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 the required minimum points.

(3) Utilities and Hazards: Projects shall underground all onsite utility service, equipment and infrastructure with removal of and no new onsite utility poles allowed, unless it is determined by the City to be infeasible. Projects shall locate HVAC and other utility equipment outside of or elevated above potential flood hazards.

(4) Stormwater: Projects shall effectively manage stormwater as required by the Watertown Stormwater Ordinance and Regulations. Systems should incorporate best practices in stormwater management and LID techniques.

(5) Electric Vehicle Charging: Electric vehicle ready parking shall be provided for 20% of the total parking provided for business and residential uses, and for 10% of the total parking provided for all other uses, or more if required by the Massachusetts Stretch and Specialized Codes. Further, at least the minimum number of electric vehicle charging stations specified in §6.01(h) shall be installed, and to the extent feasible, the stations should be made available for public use when not in use by the site users.

(6) Landscape: Projects shall include a landscape planting and maintenance plan that shall, to the extent possible, inventory, assess, and retain existing healthy, viable trees as part of redevelopment and plant additional climate adaptable and species appropriate trees. Adequate landscaping shall include street trees or street adjacent trees where appropriate, provision of treed landscape islands and buffers in parking lots adjacent to abutting properties and along street frontages, in-keeping with Article VI and specifically with §6.02(k).

(7) Open Space: Publicly usable open space required by this Zoning Ordinance shall be designed to maximize its visibility for persons passing the site, encourage social interaction, maximize its utility, and facilitate its maintenance.

(8) Waste Management and Service: All new projects shall include recycling, composting, and trash facilities as necessary, and the locations must be accessible and consolidated where feasible. Service areas adjacent to lower density residential should strive to provide access that minimizes impacts.

(d) Guidelines: the following provides general guidelines to consider, and projects should seek to satisfy the following:

(1) Resiliency Score: Projects should consider using current or future adopted City policies and guidelines including the DCDP Resilient Score to assess proposed sustainability measures.

(2) Diminish the heat island effect.

(3) Employ energy conscious design with regard to orientation, building materials, shading, landscaping, window glazing, and other elements.

(4) Achieve Leadership in Energy and Environmental Design (LEED) Platinum certifiability and be certified.

(5) Incorporate Green roofs (vegetated roof covers) and/or solar systems.

(6) Use permeable paving systems and prioritize bioretention systems (such as rain gardens) in addition to traditional structural conveyance systems.

§ 8.015 Solar energy systems.

(b) Requirements: Development requiring site plan review approval under section 9.03 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 include a solar energy system that is equivalent to a minimum of 50% of the roof area of all buildings. In cases where a site includes an uncovered parking structure the structure shall also have a solar energy system installed to cover a minimum of 90% of its top level.

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

§ 8.02~~0~~ Regulation of soil removal or ledge.

§ 8.03~~1~~ Overhanging shrubs or evergreens.

§ 8.04~~2~~ Sale of products on public rights of way.

§ 8.05~~3~~ Yard sales.

§ 8.06~~4~~ Medical marijuana treatment centers and adult use marijuana establishments.

XVIII. **Amendment**: Amend Article IX, Enforcement and Application Procedure, Sections 9.01 (Building Permit), 9.02 (Noticing and Preliminary Review Requirements), 9.03 (Site plan review of certain residential and non-residential developments), 9.04 (Application and hearing procedures for special permits and variances), 9.05 (Special permit: conditions for approval), 9.12 (Special permit approval of certain site plans) and 9.13 (Lapse of special permit) as follows:

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~~**M**eeting 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~~. At the discretion of **DCDP** ~~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.

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

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 and up to 10,000 square feet, Watertown's ~~adopted~~ **applicable** Design Guidelines will be considered as part of the Site Plan Review **and/or** ~~/~~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~~.

3. **Process and Timing:** Prior to submittal for Board review, any project as defined in (~~d~~**b**)(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~~ **with** the ~~most current adopted~~ **applicable** Design **Standards and** 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~~ **applicable** Design **Standards and** Guidelines.

   The Petitioner/Developer may, in consultation with ~~the Director of~~ DCDP, have

his/her proposed project undergo ~~a second~~ **additional** design review with the City of Watertown's Design Consultant after completion of the required **Community Meeting** ~~public information session~~ noted above.

4. **Peer Review Funds:** 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~~ **Planning and Zoning.** 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.

§ 9.03 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 plans 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 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~~ **PGA** 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.

XIX. **Amendment**: Amend the Zoning Map by replacing it in its entirety with a map entitled "Zoning Map of Watertown, Massachusetts" as dated November 14, 2024

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Ordinance was adopted by a vote of 4 for, 0 against, and 0 present on November 14, 2024.

Brendan T. McCarthy, Council Clerk

Mark S. Sideris, Council President

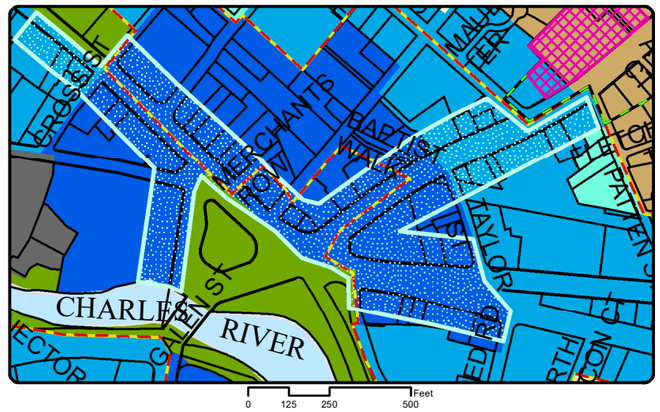
ELECTED OFFICIALS

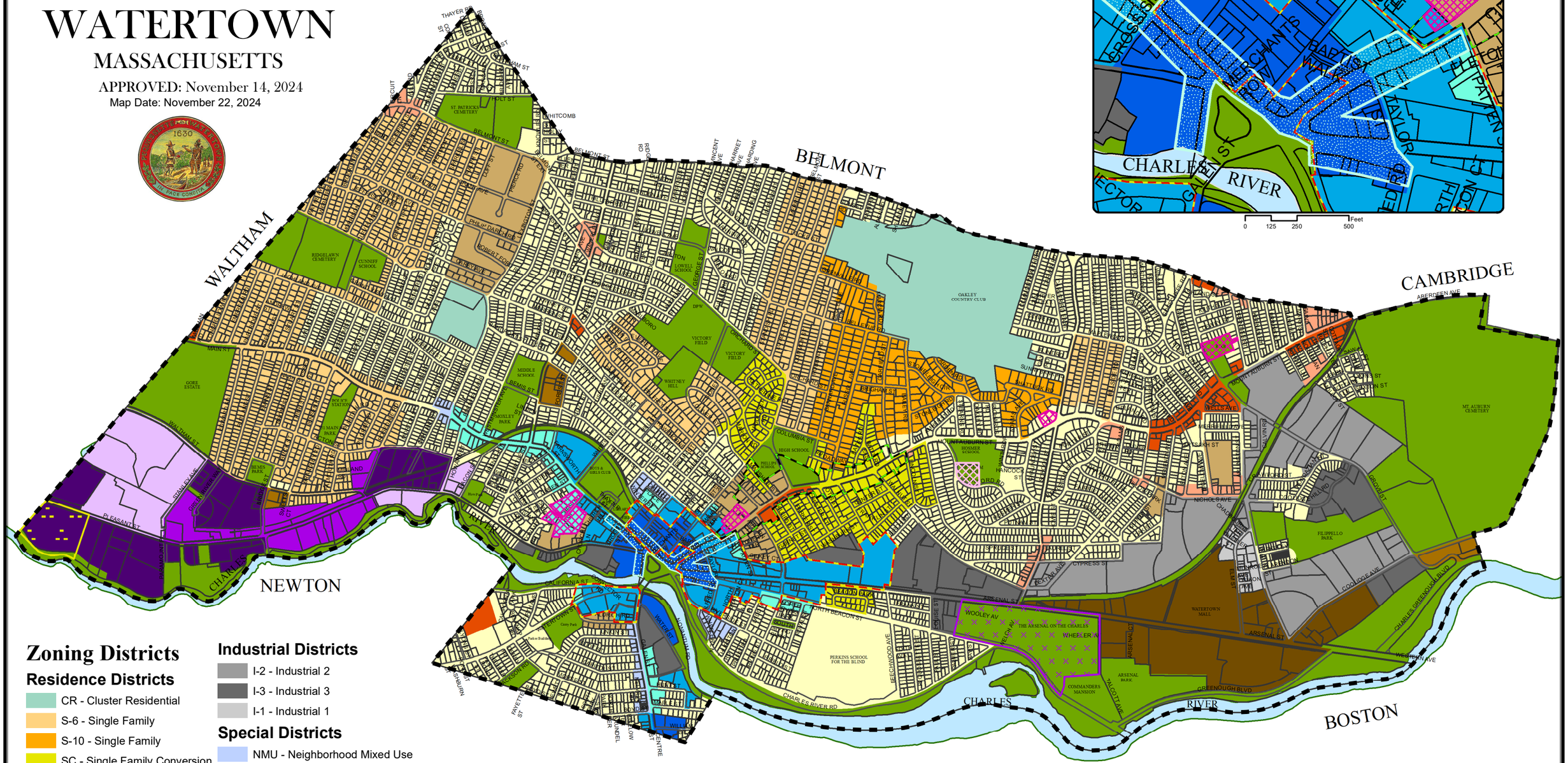
Mark S. Sideris, Council President	Vincent J. Piccirilli, Jr., Vice President & District C Councilor	John M. Airasian, Councilor At Large
Caroline Bays, Councilor At Large	John G. Gannon, Councilor At Large	Anthony Palomba, Councilor At Large
Nicole Gardner, District A Councilor	Lisa J. Feltner District B Councilor	Emily Izzo, District D Councilor

ZONING
MAP OF
WATERTOWN
MASSACHUSETTS

APPROVED: November 14, 2024
Map Date: November 22, 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
- TODO - Transit Oriented Development Overlay

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

A6

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: OCTOBER 30, 2024

	YES	NO	PRESENT
JASON COHEN	___X____	_____	_____
ABIGAIL HAMMET	___X____	_____	_____
RACHAEL SACK	___X____	_____	_____
SARAH SCOTT	___X_____	_____	_____
PAYSON WHITNEY	___X____	_____	_____
JANET BUCK CHAIR	___X____	_____	_____

Motion to recommend the proposed zoning code with DCDP updates and changes as discussed during the public hearing to the City Council for consideration.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: OCTOBER 30, 2024

	YES	NO	PRESENT
JASON COHEN	___X____	_____	_____
ABIGAIL HAMMET	___X____	_____	_____
RACHAEL SACK	___X____	_____	_____
SARAH SCOTT	___X_____	_____	_____
PAYSON WHITNEY	___X____	_____	_____
JANET BUCK CHAIR	___X____	_____	_____

Motion to recommend the proposed zoning map with DCDP updates and changes as discussed during the public hearing to the City Council for consideration.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 14, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	___X____	_____	_____
CAROLINE BAYS	___X____	_____	_____
LISA J. FELTNER	___X____	_____	_____
JOHN G. GANNON	___X_____	_____	_____
NICOLE GARDNER	___X____	_____	_____
EMILY IZZO	___X____	_____	_____
ANTHONY PALOMBA	___X____	_____	_____
VINCENT J. PICCIRILLI JR.	___X____	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X____	_____	_____

Motion to revert zoning to WSQ2 from the Planning Board's suggested WSQ3 zoning for parcels on Arsenal Street east of Irving Street.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 14, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	___X____	_____	_____
CAROLINE BAYS	_____	___X____	_____
LISA J. FELTNER	___X____	_____	_____
JOHN G. GANNON	_____	___X____	_____
NICOLE GARDNER	___X____	_____	_____
EMILY IZZO	___X____	_____	_____
ANTHONY PALOMBA	_____	___X____	_____
VINCENT J. PICCIRILLI JR.	___X____	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X____	_____	_____

Motion to revert zoning to WSQ1 from the Planning Board's suggested WSQ2 zoning for parcels on the east side of Galen Street.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 14, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	___X____	_____	_____
CAROLINE BAYS	___X____	_____	_____
LISA J. FELTNER	___X____	_____	_____
JOHN G. GANNON	___X_____	_____	_____
NICOLE GARDNER	___X____	_____	_____
EMILY IZZO	___X____	_____	_____
ANTHONY PALOMBA	___X____	_____	_____
VINCENT J. PICCIRILLI JR.	___X____	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X____	_____	_____

Motion to remove parcels on the south side of North Beacon Street from Iving Street to the Perkins School property from by right designation

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 14, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	___X____	_____	_____
CAROLINE BAYS	___X____	_____	_____
LISA J. FELTNER	___X____	_____	_____
JOHN G. GANNON	___X_____	_____	_____
NICOLE GARDNER	___X____	_____	_____
EMILY IZZO	___X____	_____	_____
ANTHONY PALOMBA	___X____	_____	_____
VINCENT J. PICCIRILLI JR.	___X____	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X____	_____	_____

Motion to add language to the open space/in lieu requirements of developments to read "commensurate in size or value to what would other be required for the project"

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 14, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	___X____	_____	_____
CAROLINE BAYS	___X____	_____	_____
LISA J. FELTNER	___X____	_____	_____
JOHN G. GANNON	___X_____	_____	_____
NICOLE GARDNER	___X____	_____	_____
EMILY IZZO	___X____	_____	_____
ANTHONY PALOMBA	___X____	_____	_____
VINCENT J. PICCIRILLI JR.	___X____	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X____	_____	_____

Motion to add language regarding LEED standards as follow : All new developments requiring site plan review in NB, LB, I1, I2, I3, RMUD, and PSCD districts (existing districts) must meet LEED Silver certifiable requirements, and that all new developments requiring site plan review in the WSQ and NMU districts (proposed new districts) must meet LEED Gold certifiable requirements.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: NOVEMBER 14, 2024

	YES	NO	PRESENT
JOHN M. AIRASIAN	___X____	_____	_____
CAROLINE BAYS	___X____	_____	_____
LISA J. FELTNER	___X____	_____	_____
JOHN G. GANNON	___X_____	_____	_____
NICOLE GARDNER	___X____	_____	_____
EMILY IZZO	___X____	_____	_____
ANTHONY PALOMBA	___X____	_____	_____
VINCENT J. PICCIRILLI JR.	___X____	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X____	_____	_____

Motion to approve the Watertown Square Zoning Amendments as recommended by the Planning Board and amended by the City Council

Peak: ~~54~~ ~~55~~ 56 attendees, sans staff, @ 7:15 PM

A7

10/16/24

PUBLIC FORUM SIGN IN

1. Jon Coffwen
2. Adam Schultz
3. Anne Santoro
4. Durrk Police
5. Stephen Hendrix
6. Patricia Ahern
7. Joan Gumbleton
8. Rita Colajells
9. Emily Izzo
10. Dwaze Parnell
11. Tiffany Yost
12. Clyde Younger
13. Jenaro Lopez
14. Fran McKithen
15. Charles Curtiss
16. Donald J. MacDonald
17. Mark Pickering
18. Steve Owens
19. Scott Hooks

10/16/24

PUBLIC FORUM SIGN IN

Jon Nack

Andrea Canyon

LEO PATERSON

Mathematician

LIZ CREMENS

Brian Ho

Eugene

ROBIN MURPHY

SARAH MURPHY-HOLCROYD

Susan Falkoff

Ann Arin

~~Lucia Liu~~

Samuel Ghilardi

Steve Lipcomb

Chuck Langenhagen

LAURY Murphy

Greg Reibman

Amy Plamick

Marcy Mumingham.

10/16/24

PUBLIC FORUM SIGN IN

Sean Perrone

Chuck D. Jackson

Dave Levine

10/24/24

SIGN IN SHEET

NAME	ADDRESS
Joan Kunkleton	32 Falmouth Rd.
Rosdom.V.kalidian	119 Springstreet
Adam Schultz	32 Whitestave
Jaulen	32 Whitestave
Elodia Thomas	67 Marion Rd
Anthony Donato	42 Arden Rd
Alfonso Sira	61 Lincoln St
LIZ CREMENS	429 COOLIDGE AVE L200
Jenn Slaven	33 Dexter ave

10/24/24

SIGN IN SHEET

NAME	ADDRESS
Deborah Peterson	9 Westland

10/29/24

SIGN IN SHEET

NAME	ADDRESS
Anthony & Kelly Donato	42 Hudson Rd
Sam Ghilardi	22 Springfield St
Marilyn M. Petotta Deway	98 Westminster Ave
Doreen Petotta	31 Elton Ave
SERGIO MAGNO	73-75 BOYD
Dana Levine	36 Washburn
Mary Morningstar	134 Fayette St.

11/14/24

SIGN IN SHEET

NAME	ADDRESS
Anthony Donato	42 Arden Road
Rosdon V. Kaligian	119 Spring Street
Sam Ghibaldi	22 Springfield St.
Max Woolf	117 Kendrick St
David Gardner	18 Windsor Ave
Marcy Murningham	134 Fayette St.
Joan Krumholtz	32 Falmouth Rd

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

A8

From: Sam Ghilardi <samghilardi@gmail.com>
Sent: Wednesday, September 25, 2024 8:00 AM
To: City Councilors <citycouncilors@watertown-ma.gov>; citymgr <citymgr@watertown-ma.gov>
Subject: Remove Unrelated Persons Rule as Part of Watertown Square Zoning Ammendment

Dear City Councillors,

as you consider the Watertown Square Zoning Amendment, I would like to draw your attention to section **2.23 Family/Household**, line 40 (page 12) of the WSQ Zoning Package provided in the 9/24 city council agenda packet. The definition of household, which prohibits more than four unrelated persons from living together, is a discriminatory relic from the past and should be removed from our zoning code. While the origin of this prohibition may ostensibly be in health and safety concerns, the fact that the zoning code allows an unlimited number of blood relations to live together suggests that those concerns are unfounded. 5 blood related adults aren't inherently more or less sanitary than 5 unrelated persons. What this does do is put an extra rent burden on students, immigrants, young people, unmarried people and non-traditional families, who by following this law, are forced to split ever increasing rents between a maximum of four people.

The city council should follow the lead of cities nationwide, including Somerville, Cambridge, and Austin, as well as several states including Washington, Colorado, and Ohio, which have all either banned occupancy limits on unrelated persons, or in the case of Ohio, found them unconstitutional. Instead, they rely on the more objective occupancy limits set by their state's sanitary code, which is based on physical evidence (number of toilets, septic system size, number of bedrooms), rather than an arbitrary zoning cutoff from the 1940s. The state sanitary code is also reviewed and updated more regularly based on advances in technology and public health, as opposed to Watertown's zoning code, which is updated much less frequently, and requires a 2/3 majority of councilors to update.

Best,

Sam Ghilardi

22 Springfield Street

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Eloisa Cabello <eloisaicabello3@gmail.com>
Sent: Monday, October 14, 2024 5:24 PM
To: City Councilors <citycouncilors@watertown-ma.gov>
Subject: Speaking out on Household limit of 4

Dear City Council Members,

I hope this message finds you well. I am writing to request a reconsideration of the current restrictions on the number of individuals permitted to reside in a household within our city.

These limitations can disproportionately affect families, particularly those facing financial challenges or those who wish to share housing for mutual support. In our diverse community, flexible living arrangements are essential to promote inclusivity and stability.

Removing or revising these occupancy limits would not only foster a sense of community but also help address housing shortages and affordability issues many residents face today. I urge you to consider the positive impact such a change could have on our community.

Thank you for your attention to this important matter. I look forward to your response.

Sincerely

Eloisa

Sent from my iPhone

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Mark Peterson <mark_peterson@verizon.net>
Sent: Sunday, October 13, 2024 5:32 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: comments on 2024_0919 Zoning package for 10/16/2024 meeting

Comments on 2024_0919_WSQ Zoning package for City Council and Planning Board

I think the process and results of this project have been admirable and congratulate everyone involved for remarkable achievement so far.

Two suggestions to be considered for the document and the process.

1. The goals stated on page 18 should include:

Improve access to and throughput of mass transit and other public transportation vehicles.
If these improvements are not made, the reductions in automobile usage implied by the zoning and the goals of making The Square a destination for visitors and community members are not achievable.
Please note that the intention to include a similar goal is documented in
Recommended amendments in response to City Council and Planning Board Questions – p5
"Transit priority will be incorporated into the plan's public realm design and implementation. **Improving safety, access, efficiency and mobility for public transit passengers (in coordination with the MBTA)** is an important goal of the plan."

But this is not included as a goal in the current zoning proposal.

2. The relationship to the new zoning and any anticipated modifications to street layout should be made more clear as should the decision-making process that may bind them. Specifically:

   a. The new zoning map and attendant documentation does not appear to assume any change to the street layout in the Watertown Square area. Is that correct?
   b. If not correct and a specific new street layout is anticipated in connection with the zoning plan, could a map be made and included in the package which shows presumed new street layout in conjunction with the zoning plan?
   c. If there is no assumed new street layout, what is the process for finishing design and approval for this?

Thank you for your consideration.
Mark Peterson
9 Westland Rd, Watertown
10/13/2024

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

RECEIVED OCTOBER 15 after 12:00

From: Xin Peng <xinpeng777@gmail.com>
Sent: Monday, October 14, 2024 7:30 PM
To: Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>; Magoon, Steve <smagoon@watertown-ma.gov>
Subject: Request to remove Section 2.23 in Watertown Zoning Amendment

From: Xin Peng <xinpeng777@gmail.com>
Sent: Wednesday, October 16, 2024 3:45 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: Request to remove section 2.23

Hello,

Dear Councillor Piccirilli and Steve,

I am writing to suggest removing the limited definition of household in section 2.23 of the proposed zoning amendment, because it discriminates against any unconventional family structure that's not a traditional nuclear family.

As a queer immigrant resident of Watertown, I aim to build a healthy chosen family here regardless of if we are blood or marriage related, so we can support each other to nurture this bigger community. An outdated and discriminatory policy like this makes it difficult to achieve that dream. Therefore, please consider removing section 2.23 of the amendment, expand the definition of household to be any number of people to live together, up to the limits imposed by the state sanitary code.

Best,
Xin Peng
179 Edenfield Ave

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Dylan Marshall <dmarsh827@gmail.com>
Sent: Tuesday, October 15, 2024 8:44 PM
To: Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>
Subject: Request to remove Section 2.23 in Watertown Zoning Amendment

Dear Councilor Piccirilli,

I am writing to oppose the definition of household currently in section 2.23 of the proposed zoning amendment, because it discriminates against unrelated residents living together.

As a Watertown resident, I think our zoning code should follow the state sanitary code and set occupancy limits based on the objective characteristics of the residence, such as its size and the availability of sanitary and cooking facilities, rather than on the subjective characteristics of the residents.

I believe this reflects the reality of many millennials and Gen Z folks who wish to live in a small, vibrant city like Watertown and start a family and contribute to our community and culture, but for whom cost is increasingly a barrier. I am a school teacher, and it would take at least four people on my entry level salary to comfortably afford the home that I live in. I do not want Watertown to be a place that only fairly wealthy, traditional families can be able to live in.

I also believe it just is not a sensible policy to allow something like 10 family members to live together, while not allowing, for example, a couple with two children to live with a friend or another couple, or a single parent with children to live with some close friends helping to raise the child, if the size and characteristics of the residence would safely allow those arrangements.

Therefore, **I ask that the definition of household be amended to allow any number of people to live together, up to the limits imposed by the state sanitary code.** I believe that this change will ultimately allow more people to live safely and affordably in, and contribute to, this city that I've called home now for 5 years and hope to spend the rest of my life in.

Best,

Dylan Marshall
179 Edenfield Ave.

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Anthony Donato <anthonyjdonato@hotmail.com>
Sent: Tuesday, October 15, 2024 9:58 AM
To: City Councilors <citycouncilors@watertown-ma.gov>; Planning Board <pb@watertown-ma.gov>
Cc: Magoon, Steve <smagoon@watertown-ma.gov>; Newton, Doug <dnewton@watertown-ma.gov>; citymgr <citymgr@watertown-ma.gov>
Subject: Watertown Square Area Plan ("Plan")

To the Members of the Honorable City Council and the Planning Board:

I am the Manager of the Red Ball Real Estate LLC, which holds legal title to the properties located at 51, 53, 59, and 63-65 Riverside Street.

Currently, 51 and 53 Riverside Street are located in the R.75 zoning district, and the properties located at 59 and 63-65 Riverside Street are located in the T zoning district.

Based on my reading of the Plan, 51 and 53 Riverside Street would be located in the proposed Neighborhood Mixed Use District, but 59 and 63-65 Riverside Street will remain in the T zoning district.

Request is hereby made to amend the proposed Neighborhood Mixed Use District to include 59 and 63-65 Riverside Street as this small change would apply consistent zoning to almost one acre of land within a short walk of Watertown Square.

Thank you.

Very Truly Yours,

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Tiffany York <trosewhite@gmail.com>
Sent: Wednesday, October 16, 2024 2:17 PM
To: Bays, Caroline <cbays@watertown-ma.gov>; Feltner, Lisa <lfeltner@watertown-ma.gov>; Sideris, Mark <msideris@watertown-ma.gov>; Nicole Gardner <ngardner@watertown-ma.gov>; John Airasian <jairasian@watertown-ma.gov>; Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>; Izzo, Emily <eizzo@watertown-ma.gov>; Gannon, John <jgannon@watertown-ma.gov>; Palomba, Anthony <apalomba@watertown-ma.gov>
Subject: Section 2.23 Zoning Amendment- pls add to the council meeting notes

Dear City Council,
I am writing to oppose the definition of household in section 2.23 of the proposed zoning amendment because it discriminates against unrelated residents living together. As a Watertown resident, I think our zoning code should follow the state sanitary code and set occupancy limits based on the objective characteristics of the residence, such as its size and the availability of sanitary and cooking facilities, rather than on the subjective characteristics of the residents. Therefore, instead of discriminating against people based on blood or marriage, the definition of household should be amended to allow any number of people to live together, up to the limits imposed by the state sanitary code.

Best
Tiffany York
114 Riverside st

Sent from my iPhone

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Leo Martin <lgm683@gmail.com>
Sent: Wednesday, October 16, 2024 3:48 PM
To: City Councilors <citycouncilors@watertown-ma.gov>; Marchesano, Ingrid <imarchesano@watertown-ma.gov>
Subject: Planning Details for the development of Watertown Square

To City Council and the Planing Board:

I will be unable to attend the joint meeting this evening, but would like the group to consider the setting.aside of space in the area between Mount Auburn Street and the Library for open space. If indeed.the built is competed as shown in the concept plans the area will become quite dense.

It appears to me that the only spaces that we control to set aside parcels for open space is the land we own.The city should not build up these properties until we can determine how the privately held lots will be developed.

If indeed public lots are developed, the site of the old police staton would be the most logical parcel to be developed first.

We have heard that the devil is in the details. Watertown is a very densely populated community and with what has been presented it will get much denser. The future of our community is in your hands.

Thanks for your consideration and efforts.

Leo Martin
683 Main Street

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

RECEIVED after 10/16 after 4 PM

From: Romualda Jerome <romualda.jerome@gmail.com>
Sent: Wednesday, October 16, 2024 11:13 PM
To: Newton, Doug <dnewton@watertown-ma.gov>; City Councilors <citycouncilors@watertown-ma.gov>
Cc: Benjamin Jerome <benjaminjjerome@gmail.com>
Subject: Request to Remove Section 2.23 from Watertown Zoning Code

Dear Members of the Watertown Planning Board and Town Council,
We are writing to support the removal of Section 2.23 from the Watertown Zoning Code. This section of the zoning ordinance imposes restrictions that disproportionately affect marginalized communities, including nontraditional families, multigenerational households, and other vulnerable groups. By limiting access to affordable housing and equitable land use, Section 2.23 discriminates against families that do not conform to traditional structures, preventing securing suitable living arrangements. Multigenerational households and nontraditional family units, which are increasingly common and essential for many families' financial stability and caregiving needs, face additional barriers due to this zoning provision. By maintaining Section 2.23, Watertown is perpetuating systemic inequities and making it harder for diverse family structures to thrive in our community.
Zoning laws should promote inclusion and equal opportunities for all residents, regardless of socioeconomic status, family structure, or background. We urge the town to take action to repeal Section 2.23 and align with Watertown's commitment to diversity, equity, and inclusion.
Thank you for your attention to this important matter.
Sincerely,
Romualda and Benjamin Jerome
148 Summer St. Watertown
"There is no neutrality in the racism struggle. The opposite of 'racist' isn't 'not racist." It is 'antiracist'... One either allows racial inequities to persevere, as a racist, or confronts racial inequities, as an antiracist. There is no in-between safe space of 'not racist.' The claim of 'not racist' neutrality is a mask for racism." –Ibram X. Kendi

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Dylan Marshall <dmarsh827@gmail.com>
Sent: Wednesday, October 16, 2024 6:38 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: Request to remove section 2.23 from Zoning

Hello,

I am writing to oppose the definition of household currently in section 2.23 of the proposed zoning amendment, because it discriminates against unrelated residents living together.

As a Watertown resident, I think our zoning code should follow the state sanitary code and set occupancy limits based on the objective characteristics of the residence, such as its size and the availability of sanitary and cooking facilities, rather than on the subjective characteristics of the residents.

I believe this reflects the reality of many millennials and Gen Z folks who wish to live in a small, vibrant city like Watertown and start a family and contribute to our community and culture, but for whom cost is increasingly a barrier. I am a school teacher, and it would take at least four people on my entry level salary to comfortably afford the home that I live in. I do not want Watertown to be a place that only fairly wealthy, traditional families can be able to live in.

I also believe it just is not a sensible policy to allow something like 10 family members to live together, while not allowing, for example, a couple with two children to live with a friend or another couple, or a single parent with children to live with some close friends helping to raise the child, if the size and characteristics of the residence would safely allow those arrangements.

Therefore, **I ask that the definition of household be amended to allow any number of people to live together, up to the limits imposed by the state sanitary code.** I believe that this change will ultimately allow more people to live safely and affordably in, and contribute to, this city that I've called home now for 5 years and hope to spend the rest of my life in.

Best,

Dylan Marshall
179 Edenfield Ave.

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Diane Ah-Kine <dianeahkine@gmail.com>
Sent: Thursday, October 17, 2024 1:00 PM
To: City Councilors <citycouncilors@watertown-ma.gov>
Subject: Unrelated Occupancy Rule

Dear city councilors,
I am writing to oppose the shockingly outdated definition of household in section 2.23 of the proposed zoning amendment because it discriminates against unrelated residents living together. As a long-time Watertown resident, I think our zoning code should follow the state sanitary code and set occupancy limits based on the objective characteristics of the residence, such as its size and the availability of sanitary and cooking facilities, rather than on the relationship between the residents. Therefore, instead of discriminating against people based on blood or marriage, I believe the definition of household should be updated and amended to allow any number of people to live together, up to the limits imposed by the state sanitary code.

Best,

Diane Ah-Kine
100 School Street

--
Diane Ah-Kine Ng Poon Hing, O.D., F.A.A.O.

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: deb.peterson@verizon.net <deb.peterson@verizon.net>
Sent: Wednesday, October 23, 2024 10:29 AM
To: City Councilors <citycouncilors@watertown-ma.gov>
Cc: Schreiber, Gideon <gschreiber@watertown-ma.gov>; Mermell, Zeke <zmermell@watertown-ma.gov>
Subject: 2024_0919_WSQ Zoning

Attached is a statement I plan to make at the upcoming Public Hearing on zoning for Watertown Square.

I do not want to detract from the masterful effort to translate the vision of Watertown Square into zoning. I am, however, disappointed that the goal of "transit priority" as identified in Recommended amendments in response to City Council and Planning Board Questions – p5 has not been explicitly incorporated into the zoning goals. While prioritizing transit may be outside the scope of Zoning, planning for a less car centered environment is not. I have suggested two examples of how adopting a transit orientation to the planning and zoning can improve the outcome and likely success. There are likely more.

Zoning cannot and will not improve the low performance of Watertown Square's main bus-lines. (The 71 70 and 57 all earned Pokie and Schleppe Awards as some of the worse performing buses in the MBTA system The Pokey/Schleppie Awards — TransitMatters) . However, the Transportation Demand Management requirements have the potential to jump start a local system of shuttles and micro-transit that could fill in for many of the deficiencies. Current targets are out of date and out of synch with our climate goals and changing mobility patterns. I hope we will not have to wait much longer for our TDM targets to be updated; in the meantime, it is appropriate that rezoning for Watertown Square as a designated "transit-oriented" district should call for higher targets.

Working for a successful rejuvenated, people and amenity filled, livable and walkable Watertown Square, I hope you will advocate for the two recommendations I have made and for a formal incorporation of the transit priority among the goals for the Zoning changes.

ATTACHED to EMAIL:
Comments on 2024_0919_WSQ Zoning package for City Council and Planning Board
Deborah Peterson 10-24-24
I am here tonight to embrace the vision of a new, rejuvenated, populated, and pedestrian oriented downtown and the comprehensive zoning proposal that thoughtfully incorporates many elements needed for success. But will it succeed? We all know that's not guaranteed.

The experience of 66 Galen Street holds out clues. A recent Watertown News Article (Oct 6) on 66 Galen quotes the new tenant, saying it was the "proximity to the Mass Turnpike and the landlord provision of

private shuttles to the Red line and Boston Landing and the fact that there are so many small business within walking distance that did the trick."
Attracting and protecting small businesses in the Square is key. So is creating the conditions to attract a less car dependent population. Lower parking minimums as in the proposed zoning are a good start. But there is more . Here are two missed opportunities that should be incorporated in the final zoning

1. Don't make people pay for what they don't need Don't make developers build more than they need. **Require that parking be un-bundled** so renters and purchasers pay separately for parking . This will both discourage excess parking and incentivize transit use.

2. Set more **robust and updated targets for SOV use in a tailored Transportation Demand Management** requirement for this district and phase in these targets to be in synch with our climate car mile reduction goals. It is appropriate to expect a transit-oriented district to exhibit higher reliance on transit and this expectation should be built in from the start rather than relying on the current outdated city-wide standard. This will encourage the development of more private or shared transit options to and from the district and other mobility shifting measures.

Thank you.

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Talia Sepersky <tsepersk@gmail.com>
Sent: Wednesday, October 23, 2024 8:44 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: Public Comment for Thursday Oct 24th - Household definition/size limits

Hello City Councilors,

I understand that City Council and Planning Board will be reviewing zoning subtopics on Thursday, including how many people are allowed in a home, and how existing household size limits are larger for related people than for unrelated people. Thank you for re-assessing these important, urgent matters.

It is important that zoning code, policies, and ordinances reflect the diversity of family structures within Watertown. Many in our city reside with dear loved ones to whom they are not legally or biologically related.

I urge you to consider more equitable household size limits, applied uniformly to both families of relatives and households of non-relatives. For example, limits based on sanitation code guidelines for square footage per person. I am glad that Watertown is such a welcoming and inclusive place for so many diverse households. Here is another opportunity to eliminate prejudice from historical policies and advance equal rights in our City.

Thanks,

Talia Sepersky

(Williams St)

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Milly Krakow <mkrakow1@gmail.com>
Sent: Wednesday, October 23, 2024 9:58 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: Watertown Square Zoning Ordinance

To the City Council and Planning Board,

Thank you for moving the Watertown Square Plan forward. I am writing regarding the adoption of zoning amendments for the plan and the need for affordable housing incentives. Specifically, I ask the City Council and Planning Board to consider adding tiered affordable housing bonuses that will work to incentivize more affordable units; and adding incentives to set aside units for Section 8 holders. Both of these approaches will help us move toward a vibrant, inclusive community that is open to all.

Sincerely,

Milly Krakow

104 Coolidge Hill Rd, #12

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Ernesta Kraczkiewicz <ernestakracz@gmail.com>
Sent: Thursday, October 24, 2024 4:06 PM
Subject: Fwd: Comments on proposed zoning revisions for Watertown Square Area Plan

Dear City Councilors and Planning Board Members,

I am unable to attend this evening's continued hearing on the proposed Watertown Square zoning revisions, so I want to offer a few comments, including support for unbundling of parking costs from housing costs.

I thank the City Council and Planning Board for the opportunity to hear the presentation on proposed zoning revisions that was made on October 16. I strongly support the proposals that are being offered and the goals of those proposals, which are aimed at creating a more pedestrian friendly, active square that attracts people as a destination.

I believe there may also be some additional measures that could support the successful attainment of these goals; this includes some of the proposals that were made at the end of the meeting.

Critical to the success of the goals is reducing vehicular traffic through the Square, especially single occupancy trips, and encouraging alternatives including transit, walking and biking. I note that the second goal stated on page 18 of the Plan is: "Create street design that promotes safe walking and biking;" I would hope that access to efficient and effective transit in the square could be added to this goal.

One of the proposals made by Councilor Gardner related to "unbundling" or separating the cost of a parking space from the cost of renting or owning an apartment or condo. Including parking with the price of housing results in non-drivers subsidizing drivers, so unbundling increases equity. Including parking with housing costs also encourages developers to overbuild parking facilities, which is already a problem in Watertown, as was shown in a recent MAPC study. Separating the costs reduces rates of auto ownership and of single-occupancy driving. Some studies have shown that unbundling is perhaps the most effective Transportation Demand Management measure for developers and property managers; in Arlington County, VA, where parking was included in rental costs single-occupancy driving was 12.5% higher for commute trips and 40% higher for non-commute trips than when the costs were separated. Parking cost at work substantially influences SOV use as opposed to all the other options.

It would therefore be beneficial to a number of goals to require unbundling of parking costs. This is particularly appropriate in an area such as Watertown Square which is well served by transit as an alternative to driving.
Thank you!
Ernesta Kraczkiewicz - 77 Riverside St, Watertown, MA

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

RECEIVED after 10/24

From: Jacky van Leeuwen <jackyrvl@gmail.com>
Sent: Sunday, October 27, 2024 7:07 PM
To: Field, Larry <lfield@watertown-ma.gov>; Magoon, Steve <smagoon@watertown-ma.gov>
Cc: Bays, Caroline <cbays@watertown-ma.gov>; Josh Rosmarin <josh.rosmarin@gmail.com>; Sam Ghilardi <samghilardi@gmail.com>; DanielPritchard <pritchard33@gmail.com>; Rita Colafella <colafella@gmail.com>; Adam Schultz <aeschultz22@gmail.com>; Kevin Ryan <ryan.kev43@gmail.com>
Subject: Voucher holders DO need units.

Hi Larry and Steve,

I'm writing to offer information that I think shows the feasibility of adding a tier in our affordable housing bonuses that sets aside a percentage of units for voucher holders. I personally strongly favor this option for prospective developers because there is a need for more units for **very low income** residents - those who qualify for mobile voucher holders.

I'm including Caroline Bays in this email since she requested this option be looked into.

In the last several weeks, I've been in touch with Cecilia Woodworth, Assistant Director Division of Rental Assistance at EOHLC, to educate myself a bit about mobile vouchers.

At last week's meeting, Larry said there is a 'shortage of vouchers' so it isn't practical to expect owners/landlords to set aside units for voucher holders. There actually **is** a shortage of vouchers, but only relative to the need of the many who qualify. There are many vouchers held by potential tenants who can't find landlords willing to rent to them.

1. **According to Ms. Woodworth at EOHLC, there are "many mobile voucher holders currently searching for units".** In fact, it is such a problem that "EOHLC has partnered with researchers on the best ways to conduct outreach to owners". And, by December 2 EOHLC will submit a detailed report to various House and Senate Committees, on the "utilization of rental vouchers", so the resulting data can highlight the need for more units for voucher holders and for EOHLC's investment in solutions.

Yes, there is a need for more units for voucher holders. And, landlords willing to make use of incentives to rent a percent of units to voucher holders, would greatly benefit very low income residents.

2. However, should we want **a new issuance of vouchers**, EOHLC has done several pilot programs with mobile vouchers "targeted issuances", such as if a developer commits to a set aside of units for voucher holders. Metro Housing/Boston is the Regional Administering Agency for Watertown that would issue and administer those vouchers.

I hope you will consider these circumstances when you issue your follow-up to 10/24.

Thanks. Best, Jacky van Leeuwen

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Daniel Pritchard <pritchard33@gmail.com>
Sent: Sunday, October 27, 2024 9:12 PM
To: Jacky van Leeuwen <jackyrvl@gmail.com>
Cc: Field, Larry <lfield@watertown-ma.gov>; Magoon, Steve <smagoon@watertown-ma.gov>; Bays, Caroline <cbays@watertown-ma.gov>; Josh Rosmarin <josh.rosmarin@gmail.com>; Sam Ghilardi <samghilardi@gmail.com>; Rita Colafella <colafella@gmail.com>; Adam Schultz <aeschultz22@gmail.com>; Kevin Ryan <ryan.kev43@gmail.com>
Subject: Re: Voucher holders DO need units.

Good evening,

I want to reiterate Jacky's message about the difficulty faced by people with housing choice vouchers. Landlords, management companies, and brokers, as a sting operation recently found, routinely and widely discriminate against these working families (leading to a civil rights lawsuit against 20 major Boston-area landlords and brokers). Voucher holders rarely even get an opportunity to view an apartment, never mind apply to rent it.

To bring the point home, I am sharing the attached screenshot, which I took, of a Facebook posting for an apartment here in Watertown. You'll see that the owner, via this agent, openly and explicitly discriminates against Section 8 voucher holders. Here's the Zillow listing for that apartment. I reported it to MCAD already.

The city should seriously consider a measure to allocate some number of new units to voucher holders. It would make particular sense in Watertown Square, adjacent to transit and public amenities. I hope it will be a part of the discussion at the next hearing.

Thank you for all the work you're doing for our community.

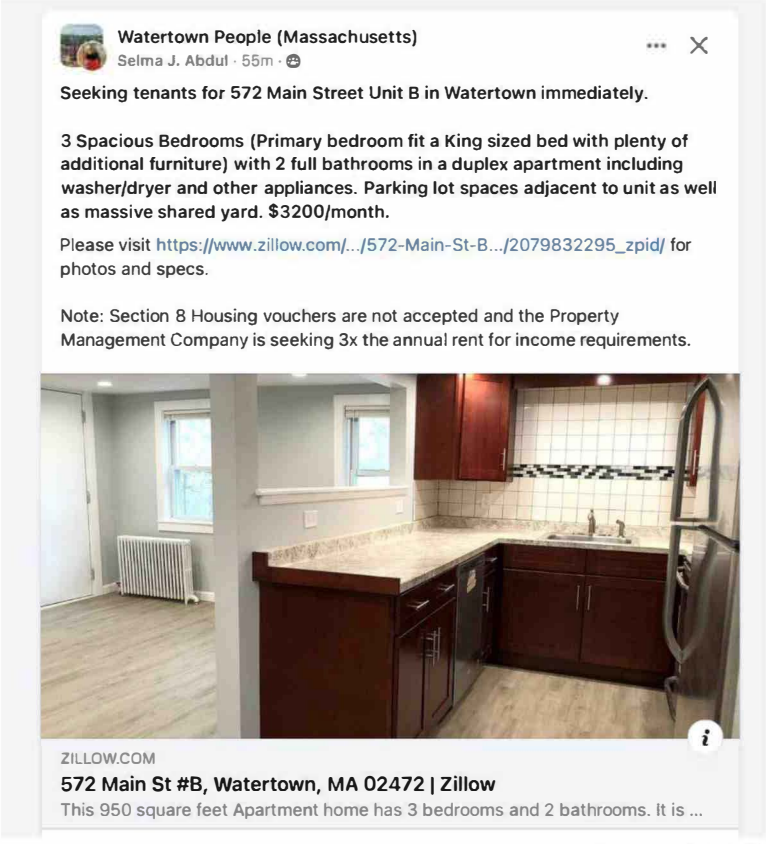
Best,

Daniel

Daniel E. Pritchard

The Critical Flame
Editor and Publisher
Twitter: @CriticalFlame
Facebook: /CriticalFlame

Attachment:



Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Sam Ghilardi <samghilardi@gmail.com>
Sent: Tuesday, October 29, 2024 8:00 AM
To: Planning Board <pb@watertown-ma.gov>
Cc: Josh Rosmarin <josh.rosmarin@gmail.com>; Jacky van Leeuwen <jackyrvl@gmail.com>; Rita Colafella <colafella@gmail.com>; DanielPritchard <pritchard33@gmail.com>
Subject: Updated Affordable Housing Zoning Amendment based on City Council and Planning Board Feedback

Dear Planning Board members,
Thank you for discussing affordability incentives at last Thursday's hearing. We are grateful for the time the city council and planning board spent discussing our proposal. We took the weekend to listen to your discussion, and have updated our proposal based on your feedback (see attached document).

In response to the council and planning boards' concerns about developing effective bonuses, we provide examples of market rate projects in nearby communities that would qualify for our proposed bonuses to demonstrate their feasibility, including a just approved 20% affordable project by Arsenal Yards developer Boylston Properties in Newton.
We also highlight the success Cambridge has had in allowing 100% affordable housing by right with site plan review under their affordable housing overlay, which has permitted more than 700 units of affordable housing in the last 4 years, ranging in size from a 10-13 unit row home development up to 281 units across multiple buildings. The overlay has helped grow a robust ecosystem of 6 non-profit affordable housing developers building affordable housing in their city.

Thank you again for your consideration, and we look forward to your discussion tonight.

Best,
Sam Ghilardi on behalf of the Housing for All Watertown Steering Committee

Attachment:

Bonuses for developments with units at ≤ 80% AMI

Share of Units	City Proposal 10-24-24	Suggested Amendment	Existing Developments at this Share of Units
25% of units are deed-restricted at 80% AMI	*None*	• 50% reduction in required parking, to 0.25 per residential unit	• Dunstan East (Newton 40B, 231 units, 51 @ 80 AMI, 8 @ 50% AMI) • Northland Charlemont (Newton 40B, 370 units, 74 @ 80% AMI, 19@ 50% AMI) • 528 Boylston Street (Newton 40B, 184 units, 37 @ 80% AMI, 9 @ 50% AMI)
50% of units are deed restricted at 80% AMI	• 50% reduction in required parking, to 0.25 per residential unit • 1 additional story	• 50% reduction in required parking, to 0.25 per residential unit • 1 additional story • Planning Board should be SPGA to reduce duplicate board review if special permit is needed	*Developed by city planning staff in consultation with Watertown AHT*
80% of units are deed restricted at 80% AMI, remaining 20% of units are deed restricted at 100% AMI	*None*	• 2 additional stories • Allowed by right with site plan review • Planning Board should be SPGA to reduce duplicate board review if special permit is needed	This aligns with the core components of Cambridge's Affordable Housing Overlay, where: • 7 projects have already been permitted using these bonuses, totalling 721 units, and an additional 5 projects are under review • Projects range from 10 units to 281 units • 6 different non-profit developers have used these bonuses • They have an average parking ratio of 0.23 spaces/unit (only 4 of the projects would need a special permit for parking reduction under Watertown's proposed ordinance) These bonuses would also apply to affordable housing for seniors like Leland House in Waltham

2

Bonuses for developments with units at ≤ 60% AMI

Share of Units	City Proposal 10-24-24	Suggested Amendment	Existing Developments at this Share of Units
15% of units are deed-restricted at 60% AMI	*None*	• 50% reduction in required parking, to 0.25 per residential unit	*None, goal is to get market rate developer from our baseline of 10% @ 80 AMI and 5% @ 60% AMI to all 15% @ 60% AMI*
20% of units are deed restricted	*None*	• 50% reduction in required parking, to 0.25 per residential unit • 1 additional story	• 78 Crafts Street (Newton 40B, developed by Boylston Properties, who also developed Arsenal Yards: 295 units, 59 @ 50% AMI)
50% of units are deed restricted	• 50% reduction in required parking, to 0.25 per residential unit • 2 additional stories	• 50% reduction in required parking, to 0.25 per residential unit • 2 additional stories • Planning Board should be SPGA to reduce duplicate board review if special permit is needed	• WHA Willow Park RFP applicants were required to meet this threshold. The bid winner went beyond and would have qualified under the 100% affordable tier. • Treadmark (Boston, MA, 83 units: 51 units @ 60% AMI, 4 condos @ 100% AMI, 16 condos @ 110% AMI)

3

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

Proposed Zoning Language

A) Definition of Affordable Housing Development (pg 18 of 71)

503 1) AFFORDABLE HOUSING DEVELOPMENT: A development in which fifty (50) per cent or
504 more of its units qualify as an "Affordable Housing Unit" with an "Affordable Housing
505 Restriction" as these terms are defined in Section 5.07. Developments may not be
506 segmented to qualify for an affordable development height bonus and/or reduced
507 parking minimum.

Action: Replace "fifty (50)" on line 503 with "fifteen (15)" to read:

503 1) AFFORDABLE HOUSING DEVELOPMENT: A development in which fifteen (15)
504 per cent or more of its units qualify as an "Affordable Housing Unit" with an "Affordable
505 Housing Restriction" as these terms are defined in Section 5.07. Developments may not be
506 segmented to qualify for an affordable development height bonus and/or reduced
507 parking minimum.

B) Affordable Housing Bonus (pg 25 of 71)

651 c) Affordable Housing Bonus
652 i) Building Height Bonus. To increase the supply of affordable housing, an Affordable
653 Housing Development is entitled to a building height bonus by right in the WSQ and
654 NMU Districts, with the number of additional floors varying by the development's
655 affordability level, as follows:
656 (1) An Affordable Housing Development in which its Affordable Housing Units are
657 set at or below eighty (80) per cent of area median income is entitled to one
658 floor (with a maximum floor height of 11') above the maximum height in floors.
659 (2) An Affordable Housing Development in which its Affordable Housing Units are
660 set at or below sixty (60) per cent of area median income are entitled to a
661 second floor (with a maximum floor height of 11') above the maximum height in
662 floors. When an Affordable Development proposes affordable units that are
663 targeted for a mix of household incomes, the project's eligibility for a second
664 additional floor shall be based on the average target household income of the
665 units (e.g., if a development includes 30 units set at 80% AMI, 35 at 60% AMI,
666 and 35 at 30% AMI, the average target income is 55.5% AMI and is eligible for a
667 second additional floor).
668 (3) The number of floors or height of any portion of the building within fifty (50) feet
669 of a lot line abutting a residence district may not be increased.
670 ii) Reduced Parking Minimum for Affordable Developments. An Affordable Housing
671 Development shall have a parking minimum of 0.25 per residential unit and may
672 apply for a special permit for a further reduction or elimination of parking.

Zoning Amendment Public Comments
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Action: Replace lines 656-672 with the following text to read:

c) Affordable Housing Bonus

i) 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:

(1) An Affordable Housing Development which provides at least fifty (50) per cent Affordable Housing units set at or below eighty (80) per cent of area median income is entitled to one floor (with a maximum floor height of 11') above the maximum height in floors. an Affordable development which provides at least eighty (80) per cent Affordable Housing Units set at or below eighty (80) per cent of area median income and the remainder of units set at or below one hundred (100) per cent of area median income shall be entitled to a second floor (with a maximum floor height of 11') above the maximum height in floors.

(2) An Affordable Housing Development which provides at least twenty (20) per cent Affordable Housing units set at or below sixty (60) per cent of area median income is entitled to one floor (with a maximum floor height of 11') above the maximum height in floors. An Affordable Housing Development which provides at least fifty (50) per cent Affordable Housing units set at or below sixty (60) per cent of area median income is entitled to a second floor (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 a second additional floor 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 a second additional floor).

(3) 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.

ii) Reduced Parking Minimum for Affordable Developments. In the NMU and WSQ zones, an Affordable Housing Development shall have a reduced residential parking minimum with the reduction varying by the developments affordability level, as follows:

(1) An Affordable Housing Development which provides at least twenty five (25) per Cent Affordable Housing units set at or below eighty (80) per cent of area median income shall have a parking minimum of 0.25 per residential unit and may apply for a special permit for a further reduction or elimination of parking.

(2) An Affordable Housing Development which provides at least fifteen (15) per Cent Affordable Housing units set at or below sixty (60) per cent of area median income shall have a parking minimum of 0.25 per residential unit and may apply for a special permit for a further reduction or elimination of parking.

iii) Permit Streamlining for Affordable Housing Developments.

(1) In the WSQ and NMU Districts, for Affordable Housing Developments which provides at least fifty (50) per cent Affordable Housing Units set at or below eighty (80) per cent of area median income, the Planing Board shall be the PGA for special permits.

(2) (2) In the WSQ and NMU Districts, an Affordable Housing Development which provides one hundred (100) per cent Affordable Housing Units of which at least eighty (80) per cent of Affordable Housing Units are set at or below eighty (80) per cent of area median income and the remainder of units set at or below one hundred (100) per cent of area median income shall be By Right Development, subject to Site Plan Review as set forth in 9.03 of this Ordinance.

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

RECEIVED after 10/29 after 3 PM

From: Merle Kummer <mkummer@kummerconsulting.com>
Sent: Tuesday, October 29, 2024 4:52 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: Strong support for tiered Zoning for affordable housing

Dear City Council,

I'm writing to express my strong support for the updated affordable housing proposal offered by Housing for All Watertown. The tiers create a practical incentive for developers to provide desperately needed housing for people who live and work in our city. As president of Watertown's CoLAB High School STEM Career Collaboration, I see the impact of our housing shortage on student families as well as employees of the many companies who locate in our innovation hub. I urge the City Council to adopt this sensible zoning incentive plan for Watertown Square.

With thanks,
Merle Kummer
375 Arlington Street
KUMMER CONSULTING
Merle Kummer, Principal

CoLAB
High School STEM Career Collaboration
http://bit.ly/WHS-CoLAB

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Stephanie Morgan <steff.morgan@gmail.com>
Sent: Tuesday, October 29, 2024 3:37 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: Watertown Square Area Plan

Hello -

I am writing today in lieu of attending the Planning Board and City Council meeting(s) tonight/tomorrow. I have been a resident of Watertown for almost 5 years now and I am so excited to hear about the development of Watertown Square. My partner and I love being Watertown residents, and seeing the increased pedestrian and bike access planned for the square is an extremely attractive feature for us.

I believe the issue of affordable housing accessibility is of even greater importance and value to the Watertown Square Area Plan, and I want to make that the main focus of my email. I am sure the council is well aware of the housing issues that face our community as well as many other Massachusetts communities so I won't spend time making that argument. Instead, I will focus in on two primary issues I believe will help us to create a wholistic and well-considered approach to affordable housing access.

1) Tiered affordable housing benefits. Restricting the bonuses to developments with 50% or more affordable units limits the progress we can make toward increasing affordable housing. Each available unit makes a difference to a family or individual and the value of that should not be ignored. I support a tiered approach that scales with the proportion of affordable units and accounts for their level of affordability.

2) Focused incentives for projects including designated Section 8 housing. Some unfortunate stigma accompanies Section 8 renters and it is imperative the Watertown community makes efforts to counteract those stigma using monetary incentives.

I will close by reiterating my excitement about the Watertown Square plan and encouraging the City Council to adopt the above housing-supportive actions in the plan.

If relevant, please enter my comments in the official record and feel free to read aloud.

Thank you for your time
Stephanie Morgan
Hosmer St Watertown MA

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Anna Manto <mantoanna79@gmail.com>
Sent: Tuesday, October 29, 2024 6:14 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: Re: Sharing My Email

Hi Doug! Thank you.

I believe that the Watertown Sq. committees are planning to approve building on the site at the intersection of Watertown St and California St. It is not yet decided the height of the building. This location is directly across from the Charles River. I believe that a 2 or 3- level building (not to say anything taller) will shade the river and its banks to the detriment of the creatures who make that area their home.

Last week it was mentioned that on Galen St, coming from newton corner towards Watertown Square they didn't want to build taller buildings because it would give a not nice appearance driving towards the square. I believe that this may also be true if they allow a building on the lot mentioned above. It would have a tall building on the Watertown St side as there is already a tall building on the left coming into the Galen St intersection.

I would be happy to discuss this further if I am not clear in my comments above.

Thank you for your help.

Anna

Sent from my iPhone

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Jacob Smith <jrsmith@uwalumni.com>
Sent: Wednesday, October 30, 2024 1:33:51 PM
To: Cote, Tyler <tcote@watertown-ma.gov>
Subject: Watertown Square Zoning meeting

Please enter the following into the public comment:

My name is Jacob Smith and I live on Hosmer St. I am appreciative of all the work that has gone into the Watertown Square Redevelopment Plan and am pleased with the council's decision to support denser housing (along with more efficient traffic routing and more pedestrian/cycling space) in this area.

However, I would like to see additional tiered bonuses to incentivize the development of more affordable housing units. Scaling bonuses will give developers more flexibility and, most importantly, will result in more available housing for more people.

Secondly, I would also like to see incentives for developments that set aside units for Section 8 holders. There is already a lack of housing available for voucher holders and this is a great opportunity for Watertown to be a leader in addressing this issue.

Many thanks,
Jacob Smith

Zoning Amendment Public Comments
Hearing dates: 10/16/2024 and continued on 10/24/2024, 10/29/2024, 10/30/2024

From: Josh Matloff <jmatloff@gmail.com>
Sent: Wednesday, October 30, 2024 3:28 PM
To: Newton, Doug <dnewton@watertown-ma.gov>
Subject: My Comments for Tonight's Meeting

Hi,

My name is Josh Matloff and I live on 19 Stuart St, in Watertown, MA.

I want to advocate for a zoning amendment should have more tiered affordable housing bonuses to incentivize more affordable units. While I support the Watertown Square Area Plan and upzoning the area as a whole, I believe we need to do our part to create as large of an affordable housing stock as possible, as well as creating market rate units. Providing tiered affordable housing height bonuses will do just that. I specifically support the proposal set forth from Housing for All Watertown.

I also want to advocate for including incentives to set aside units for the Housing Choice Voucher holders.

Best,
Josh Matloff

From: Anna Manto <mantoanna79@gmail.com>
Sent: Friday, November 8, 2024 1:41 PM
To: Feltner, Lisa <lfeltner@watertown-ma.gov>; Sideris, Mark <msideris@watertown-ma.gov>; stevenmagoon@watertown-ma.gov <stevenmagoon@watertown-ma.gov>
Subject: Lot currently zoned as SQ1 located next to my home on Watertown Street

Ms. Lisa Feltner – lfeltner@watertown-ma.gov
Mr. Mark Sideris- msideris@watertown-ma.gov
Mr. Steven Magoon – smagoon@watertown-ma.gov

Re: Lot located next to mine which falls between Watertown Street on one side and California Street on the other

Dear Ms. Feltner, Mr. Sideris and Mr. Magoon,

I'd like to begin by saying that I believe you are all doing a tremendous job working towards revitalizing Watertown Square. I appreciate the considerable amount of time and effort you are investing on this project and I am very excited to see what is coming.

I am writing to you because the Lot next to my home has recently been zoned as a SQ1 (3+), (technically a 4-story building), to "conform with other buildings in the area" and I am concerned. My suggestion would be that it be zoned as a NMU (2+) (which in reality is a 3-story building), slightly taller than the height of a two-family home like mine, and quite tall enough in my opinion. The buildings around my home are either one story or two story and in the interest of compromise, I would prefer a 2+ instead of a 3+ given that it will be next door to my house. The buildings on the Lot I am referring to are single-story buildings on the Watertown Street side and there is a Buddhist Temple on the California Street side which is two stories but set away from the houses.

While I may be the only individual speaking out about this Lot, the explanation is that my abutting neighbors, also in two-family homes are not being vocal because those homes (condo units) are not owner occupied. One unit is a rental and the other is used as an Airbnb so I would venture to say that their owners have no vested interest in what building may take place on the Lot, what occurs in our neighborhood or on the Square.

I purchased my home (77-79 Watertown St.) approximately 5 years ago and have spent considerable money to replace the decaying front and back porches, cleaning up the yard, replacing all the windows, to name a few of the expenses. I plan to retire at some point and my hope is to spend time in my yard, creating flower beds, etc. My neighborhood is a nice area to live in and it has open space and is convenient to walk. If a contractor comes along in a few years and is allowed to build a 4-story building next to my home, it would diminish the sunny, open, airy space I have come to enjoy and create shade on my yard as well as a tall structure with no redeeming value for my property. My plan is to live here for the remainder of my life

(approx. 30 years). I believe consideration should be given to not allow overbuilding this particular lot. I am saddened to hear that such a tall building could potentially be going up next door to my home. Build, yes! Overheight for the space, No! Please.

I grew up in Newton, less than a half mile from my current house. For many years I have walked to the Watertown Bus Yard (past my current home) initially as a teen to take a bus to Waltham to shop and have lunch at Woolworth's and now as I continue to do today to take the bus to Boston each day. I have seen the erection of buildings at Watertown Square Apartments, 20 Watertown Street, and as a 20-year old (when I had my first adult job) entertained the idea of purchasing one of the units that was built. I remember when I first got my driver's license and learned to drive to Watertown Square. There was a rotary at one time in the Square, and entering traffic at Galen Street you had to be quick to merge with the traffic. I've seen many changes to the Square area. Some good, some not. I tell you this so that you understand that I am aware of the changes that have occurred in Watertown Square, have embraced some and learned to embrace others, but I continue to believe that a NMU (2+) zoning for this Lot is sufficiently tall.

I grew up in a house on Bridge Street (Newton) that had a tall building next door to it with similar distance between the house and the building, and also similar to what would exist if a contractor is allowed to build on the Lot abutting to mine. I know what it's like to have the view of looking out your window and seeing a brick wall. The building's height would block the openness of the area. And that is the reason I purchased this house, was because of the openness of the area around it, as well as the park across the street (Casey Memorial Park).

While I do not look forward to the construction noise and disruption the changes will bring, I am looking forward to the shops and restaurants that will make the Square their home. The development will be very good for the neighborhood if a balance is found for the existing residents and businesses.

Thank you for taking the time to read this, and I do hope that something can be done so that a 4-story building is not allowed to be built on the Lot right next to my home.

I would be happy to speak with you if you have any questions or would like more information. Thank you.

Anna
Sent from my iPhone

Hi Council,

I would like to register my support for the affordable housing ideas advocated by Housing for all Watertown. We need these for Watertown to thrive as both a residential and employment community.

1. The city's study of affordability bonuses must have a firm deadline, ideally no later than nine months from now
2. The scope of the study should include a review of
    1. policies to encourage affordable smaller-scale developments (those with fewer than 20 units),
    2. 100% affordable housing overlays from area communities,
    3. incentives to attract private developments that set aside 20-30% of units as deed-restricted affordable—especially for very low income households—and
    4. the potential to reserve a certain number of units in each new development for housing choice (Section 8) voucher holders.

Thank you very much.
Merle Kummer
Arlington Street

KUMMER CONSULTING

Merle Kummer, Principal

CoLAB
High School STEM Career Collaboration
http://bit.ly/WHS-CoLAB

Dear Councilors,

I attended the two of the Watertown Square Plan City Council and zoning board meetings, and I was encouraged to see the councilors and zoning board members discussing how to enable builders to build enough affordable housing in Watertown. At the second meeting I went to, one of the experts who wrote the proposed design standards explained that additional affordability bonuses in the zoning code might not lead to any more affordable housing being built, because it would still be financially unfeasible for for-profit developers. I'm glad to hear that the council is considering studying other options for what would most practically ease the way for more affordable housing in Watertown.

I hope the council will request that the study include a focus on housing that is readily accessible to people with very small incomes, whether or not they have obtained a section 8 voucher. I also hope the council will request the study be completed quickly, so that the town can continue rule making. People get priced out fast and development takes a long time, so it's important that the city preparatory steps be done efficiently.

Thank you for your consideration,

Molly Mullen
49 Cypress Street
Watertown MA

Hi city council,

I live at 80 edgecliff rd and am happy that the council is considering doing a study on how the city can attract more affordable housing development. I think providing affordable housing should be a priority in the city and this is a good next step.

In addition to looking into how to attract all types of affordable housing development, I hope the study will consider 100% affordable overlays like other area communities have adopted and the potential for new developments to set aside units for housing choice vouchers.

Thank you for your consideration.

Kevin Ryan
(413) 626-8759
Ryan.Kev43@gmail.com

Dear Watertown City Councilors,

I am a long-time resident of Watertown. I've been following closely the hearings planning for Watertown Square, including the recent hearings about zoning. I appreciate the City's on-going efforts to allow for residents to participate and comment, and I'm quite excited about what has been decided thus far. Thank you for all of your hard work and thoughtful engagement throughout this important, complicated process.

Unfortunately, I am not able to attend tonight's hearing (11/14) about Watertown Square Zoning. So instead, I'm writing to express my strong support for incentives to build as much affordable housing built as possible. I fully support the City's plan to study affordability bonuses. I hope that this study will have a clear deadline, and will be accomplished in as short a time frame as possible (e.g. 6 to 9 months). I also hope that the study will consider

- the feasibility of 100% affordable housing areas – which has been feasible elsewhere in Massachusetts
- encouraging affordable housing in smaller-scale developments
- incentives to have a significant share of housing units (25%+) in private developments be deed-restrictive affordable housing
- requiring that new developments include a significant number of units for Section 8 households.

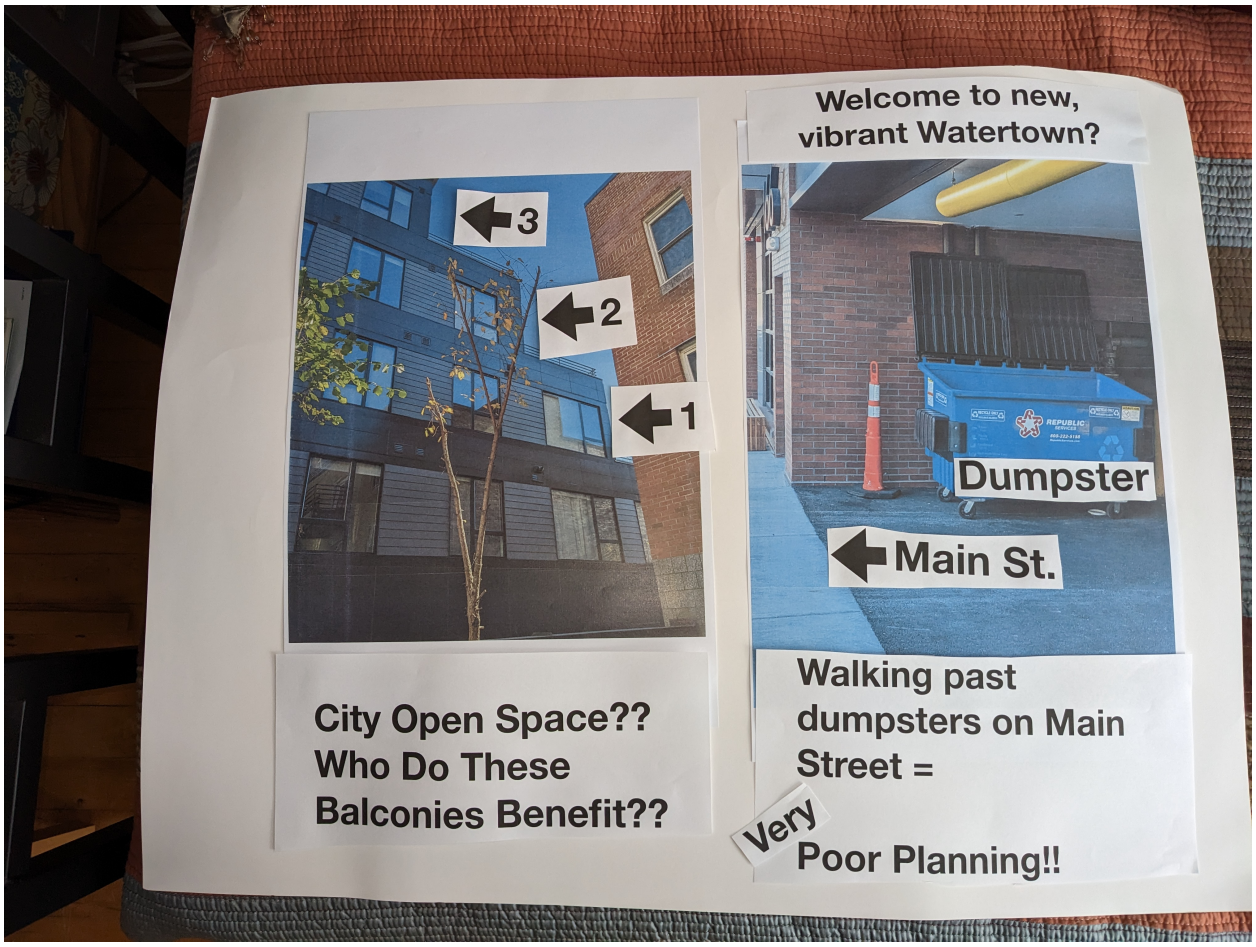
Thank you for your consideration,
Carole Biewener
41 Bates Road, Watertown

Hello Councilors,

I just want to thank you for all of the work that you've put into this process….many late nights and many big decisions, with more to go!

I was told that my "arts and crafts" project last night was not clearly visible to all, so I'm sending it to you. (BTW…do you think that I'd qualify as an artist? Just kidding!)

Here it is:



166 Main Street

I don't know how the decisions about dumpster placement adjacent to a public sidewalk in Watertown Square got made. (There are actually two of them, both with lids up. I was told by a resident who frequently walks by this eyesore that many times both dumpsters are overflowing!)

I think one of the unsaid things about these projects on Main Street is how do we “class up” the place? We’ve always had a real blue collar, gritty feel about us, and that’s not a bad thing, but a little elegance wouldn’t hurt, either.

Dumpsters do nothing for that, I’m afraid. But trees and green space do provide that elegance while adding so many other important bonuses to our environment.

Large trees, done properly, are expensive, that’s true. But building is also expensive, with none of the other benefits that trees provide. (I’ll bet those balconies weren’t cheap). So, I urge you to consider Libby Shaw’s and Elodia Thomas’ ideas among others.

I was very encouraged by your attention to the open space issue last night. Keep it up!!

This morning, I’ve had a chance to think about last night’s meeting as a whole. There was that quirky provision to let the Public Arts and Culture Committee (under the umbrella of DCDP) decide who was an artist. Even quirky ideas have to come from somewhere.

I think that Councilor Gannon’s lawyerly curiosity was well taken on what seemed to be a trivial issue. I’ve heard rumors that the DCDP is pushing for the North Branch library to be turned into artist living spaces (with CPC funds!).

Question: Who decides who are “legitimate artists? Because those people would have a great deal to say about who would get those potential units…just a thought!

Have a great weekend, and thanks for your attention.

Linda Scott

Dear members of city council,

My name is Brian Ho and I live in 31 Elton Avenue, Unit 1, Watertown.

I want to express deep gratitude for the work done by the planning board, city planning staff, and city council in the Watertown Square rezoning process. I am especially excited that we are studying affordability incentives to attract developers and creating more affordable options for residents. As this study unfolds, I hope city council and planning staff can be sure the study is reviewing several beneficial mechanisms.

1. policies to encourage affordable smaller-scale developments (those with fewer than 20 units).
2. 100% affordable housing overlays from area communities,
3. incentives to attract private developments that set aside 20-30% of units as deed-restricted affordable—especially for very low income households—and
4. the potential to reserve a certain number of units in each new development for housing choice (Section 8) voucher holders.

Furthermore, I hope the city's study of affordability bonuses has a firm deadline. Ideally no later than August. Time is of the essence and I have great hopes for this study to have a positive impact on our community. The more we wait, the more our housing prices are pressured to rise further and further. The worst thing we can do is drag our feet as this affordability issue continues to impact life-long residents. Please have a sense of urgency for this study.

Best,
Brian Ho

Dear City Councilors,

We're looking forward to the continuation of the Watertown Square Zoning Amendment discussion tonight. We broadly support the thoughtful changes made so far as summarized by the Planning Board in their report. We are particularly excited about the Planning Staff's proposal to work with the City Council and Affordable Housing Trust on citywide amendments to the affordable housing section of our zoning ordinance.

As the council considers this proposal, we are advocating for the following to maximize the impact of this process:

- The city's study of affordability bonuses should have a firm deadline, ideally no later than nine months from now. Throughout the Watertown Square Area planning process, residents have emphasized the need for more affordable housing in Watertown, and setting a firm deadline for the study and subsequent amendments demonstrates to residents that the city is serious about addressing their concerns through swift action.
- The study and subsequent amendments should include a review the following topics, each of which are linked to a 2023 Comprehensive Plan Strategy and 2021 Housing Plan Goal or Strategy:

1. Policies to encourage affordable smaller-scale developments (those with fewer than 20 units), as discussed in
    1. Comp Plan Strategy 5C-2
    2. Housing Plan Strategy 4C
2. 100% affordable housing overlays from area communities, as discussed in
    1. Comp Plan Strategy 5F-2
    2. Housing Plan Goal 1
    3. Housing Plan Strategy 4C
3. Incentives to attract private developments that set aside 20-30% of units as deed-restricted affordable—especially for very low income households—as discussed in
    1. Comp Plan Strategy 5F
    2. Housing Plan Goal 1
    3. Housing Plan Strategy 2C
4. The potential to reserve a certain number of units in each new development for housing choice (Section 8) voucher holders, as discussed in

1. Comp Plan Strategy 5F
2. Housing Plan Strategy 2C

We thank you for your consideration of our previous affordable housing proposals, and look forward to the swift and thoughtful study and implementation of zoning incentives to increase affordable housing production in Watertown.

Sincerely,

Housing for All Watertown Steering Committee

Rita Colafella, Sam Ghilardi, Daniel Pritchard, Josh Rosmarin, Jacky van Leeuwen

'ERSION APPROVED BY CC ON 12/12/2023

Table of Development Incentive Bonuses. In exchange for incorporating certain provisions that further the City's goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for certain development permissions beyond what is allowed as of right.

Development Incentive Bonuses	
Provide active ground floor space at no less than 75% of the ground floor.	1 additional story
Provide a minimum of 50% or the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits, local business under 10 employees)	1 additional story
Affordability Requirements	
• Designate 20% of the total required affordable units at or below 65% AMI, OR • Designate 30% of the total required affordable units at or below 65% AMI	1 additional story OR 2 additional stories
• Provide an additional 20% additional affordable units above the required number, OR • Provide an additional 30% additional affordable units above the required number,	1 additional story OR 2 additional stories
Building is certified as Net Zero Emissions Building	1 additional story
Development is: certified as LEED Gold or equivalent standard, OR Certified as LEED Platinum or equivalent standard	1 additional story OR 2 additional stories

Multi-Building Lots. In the WSMOD, lots may have more than one principal building.

Exceptions. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.

Exceptions: Renewable Energy Installations. The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [x] E. Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.