

SCHEDULE OF REGULATIONS

1	2	3	4	5	6	7	8	9	10	11	12	
Districts	Permitted Principal Uses	Permits Required	Minimum Lot Size		Lot Coverage	Minimum Floor Area	Maximum Building Height		Minimum Yard Dimensions			
			Area (square feet)	Lot Frontage (feet)	Maximum Percent	Square Feet	Stories	Feet	Front from Road Right-of-Way (feet)	Side (feet)	Rear (feet)	
R-1 Residential	One-family dwellings	A	40,000	150	20	900	3	35	30	30	40	
	Manufactured home, double-wide	A										
	Animal hospitals. See § 107-10E.	B										
	Outdoor water pools, public. See § 107-17.	B										
	Kennels. See § 107-10E.	B										
	Public utility facilities	B										
	Nursery schools	B										
	Public and semipublic facilities	C										
	Campgrounds. See § 107-8B(5).	B										
	Airport/landing strips	C							200	200	200	
	Membership club houses	B			200			2	35	80	80	80
	Nursing or convalescent homes	B						3	45			
	Battery energy storage system	C	--	--	--	--	--	--	--	100	300	200
Large solar energy system	C			40								
Agricultural operations	A	5 acres	400	--	--			45	80	80	80	
R-2 Residential	One-family dwellings	A	40,000	150	20	1,200	2 ½	35	25	25	30	
	Manufactured home, double-wide	A										
	Public and semipublic facilities	C										
	Battery energy storage system	C	--	--	--	--	--	--	100	300	200	
	Large solar energy system	C			40							
	Agricultural operations	A	5 acres	400	--	--	3	45	80	80	80	
R-3 Residential	One-family dwellings	A	15,000	100	35	900	2 ½	35	40	20	20	
	Animal hospitals. See § 107-10E.	B										
	Outdoor water pools, public. See § 107-17.	B										
	Kennels. See § 107-10E.	B										
	Public utility facilities	B										
	Nursery schools	B										
	Public and semipublic facilities	B										
	Campgrounds. See § 107-8B(5).	B										
Agricultural operations	A	5 acres	400	--	--	3	45	80	80	80		

R-4 Residential	One-family dwellings	A	15,000	100	40	900	3	45	30	15	15
	Two-family dwellings	A				1,000					
	Manufactured home, single-wide	A				720	--	--			
	Manufactured home, double-wide	A									
	Animal hospitals. See § 107-10E.	B									
	Outdoor water pools, public. See § 107-17.	B									
	Kennels. See § 107-10E.	B									
	Public utility facilities	B									
	Nursery schools	B									
	Public and semipublic facilities	B									
	Campgrounds. See § 107-8B(5).	B									
Agricultural operations	A	5 acres	400	--	--	--	45	80	80	80	
R-6 Multifamily	Multi-family dwellings	C	5 acres	400	50	380	6	--	25	25	25
	Animal hospitals. See § 107-10E.	B									
	Campgrounds. See § 107-8B(5).	B									
	Outdoor water pools, public. See § 107-17.	B									
	Kennels. See § 107-10E.	B									
	Public utility facilities	B									
	Nursery schools	B									
	Manufactured home parks. See § 107-8B(3).	C									

NOTE: If no dimension indicated, then dimension shall be last dimension listed for use above it.

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

A = Zoning permit required.

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Town of Watertown Zoning: Schedule of Regulations											
1	2	3	4	5	6	7	8	9	10	11	12
Districts	Permitted Principal Uses	Permits Required	Minimum Lot Area (square feet)	Minimum Lot Frontage on State on County Highway (feet)	Minimum Lot Frontage on Town or Private Drive (feet)	Minimum Floor Area	Maximum Building Height		Minimum Setbacks		
						Square Feet per dwelling unit	Stories	Feet	From Road Right-of-Way (feet)	From Side Lot Line (feet)	From Rear Lot Line (feet)
B Business	One-family dwellings**	A	15,000	100	100**	--	--	45	40	20	20
	Two-family dwellings**	A			**	1000					
	Manufactured home, single-wide**	A			**	600					
	Manufactured home, double-wide**	A			**						
	Animal hospitals. See § 107-10E.	B									
	Outdoor water pools, public. See § 107-17.	B									
	Kennels. See § 107-10E.	B									
	Public utility facilities	B									
	Nursery schools	B									
	Public and semipublic facilities	B									
	Administrative, business, professional or research offices	B									
	Residential health facilities	B									
	Printing establishments	B									
	Mortuary establishments	B									
	Public parking lots	B									
	Temporary residences	B									
	Retail sales and services	B									
	Wholesale facilities	B									
	Telecommunications facilities. See Chap. 104.	C									
	Outdoor drive-in theaters	B									
	Light assembly	B									
	Retail gasoline outlet. See § 107-8B(4).	B		20,000	150	150					
	Motor vehicle repair shop. See § 107-8B(4).	B									
Light manufacturing	C		40,000	200	200			60	50	25	25
Airport/landing strips	C								100	100	100
Multifamily dwellings	C		3 acres								
Campgrounds. See § 107-8B(5).	B										
Agricultural operations	A		5 acres	400	400	--	--	45	80	80	80
Battery energy storage system	C		--	--	--			--	100	100	100
Large solar energy system	C										

NC Neighborhood Commercial	One-family dwellings**	A	30,000	--	150**	1,500	--	45	40	30	30
	Two-family dwellings**	A		--	**	1,200					
	Animal hospitals. See § 107-10E.	B		250							
	Outdoor water pools, public. See § 107-17.	B									
	Kennels. See § 107-10E.	B									
	Public utility facilities	B									
	Nursery schools	B									
	Public and semipublic facilities	B									
	Administrative, business, professional or research offices	B									
	Printing establishments	B									
	Mortuary establishments	B									
	Public parking lots	B									
	Retail sales and services	B									
	Wholesale facilities	B									
	Telecommunications facilities. See Chap 104.	C									
	Light assembly	B									
	Temporary residences	B						75			
	Light manufacturing	B	40,000	200				60	50		
	Planned unit development	C								50	50
	Laboratories: research, experimental and testing	B									
	Stone or monument works	B									
	Health clubs	B									
	Residential health care facilities	B									
	Storage, manufacturing, warehousing, and freight terminals	B						45			
Multifamily dwelling	C	3 acres					75	80	80	80	
Agricultural operations	A	5 acres	400	--							
Battery energy storage system	C	--	--			--	--	100	100	100	
Large solar energy system	C										

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

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			Area (square feet)	Lot Frontage (feet)	Maximum Percent	Square Feet	Stories	Feet	Front from Highway Right-of-Way (feet)	Side (feet)	Rear (feet)	
M Manufacturing	One-family dwellings	A	15,000	100	--	--	--	45	40	20	20	
	Two-family dwellings	A				600						
	Manufactured home, single-wide	A				720						
	Manufactured home, double-wide	A										
	Animal hospitals. See § 107-10E.	B										
	Outdoor water pools, public. See § 107-17.	B										
	Kennels. See § 107-10E.	B										
	Public utility facilities	B										
	Nursery schools	B										
	Public and semipublic facilities	B										
	Administrative, business, professional or research offices	B										
	Printing establishments	B										
	Mortuary establishments	B										
	Public parking lots	B										
	Temporary residents	B										
	Retail sales and services	B										
	Wholesale facilities	B										
	Telecommunications facilities. See Chap. 104	C										
	Outdoor drive-in theaters	B										
	Light assembly	B										
	Retail gasoline outlet. See § 107-8B(4).	B		20,000	150							
	Motor vehicle repair shops.	B										
	Light manufacturing	B		40,000	200				60	50	25	25
	Airport/landing strips	B								100	100	100
Laboratories: research, experimental and testing	B											
Stone or monument works	B											
Battery energy storage system	C		--	--		--		--	100	100	100	
Large solar energy system	C		--	--	40							
Storage, manufacturing, warehouses, and freight terminals	B				--			70	30	15	30	
Adult entertainment uses. See § 107-8B(8).	C											
Tattoo parlors/body piercing studios	C											

	Salvage yards	C									
	Sanitary landfills. See § 107-8B(2).	C									
	Campgrounds. See § 107-8B(5).	B									
	Agricultural operations	A	5 acres	400	--	--	--	45	80	80	80
NP Natural Products	Zone change required if 5 acres or more. Mining operations. See § 107-8B(1).	C	5 acres	--	--	--	--	--	--	--	--
R-A Recreation Area	Zone change required if 5 acres or more. Recreation area. See § 107-8B(7).	C	5 acres	--	--	--	--	--	--	--	--

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