



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, SUITE 304, WATERTOWN, NY 13601
PHONE: (315) 785-7730 – FAX: (315) 782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: LWRP Zone Changes Round 2 – Downtown Area

DATE: January 31, 2012

Last June, the Planning Board reviewed and recommended approval of zone changes to government-owned properties within the LWRP boundary. The rest of the proposed changes have been divided into five further phases.

Phase 2, currently before you, involves the areas around Public Square. The draft LWRP recommends that this area be changed to Downtown District (DD). Most of the areas under consideration are currently zoned Commercial, and few properties are Light Industry. The proposed changes will also eliminate the outdated PDD #5, created in 1962 as part of the City's Urban Renewal Project.

The Downtown District allows multi-family residential and most commercial uses—excluding gas stations and automobile repair shops, and ground floor residential units. The District has no setback or lot coverage requirements, except that 250 square feet of ground area is required for each residential unit.

Attached are two maps: one showing the current zoning, and one showing proposed changes. The next phase will be properties along the river owned or used by hydroelectric firms for generation.

Cc: City Council Members
Robert Slye, City Attorney
Justin Wood, Civil Engineer II