

November 8, 2022

To: The Honorable Mayor and City Council
From: Michael A. Lumbis, Planning and Community Development Director
Subject: Zoning Re-Write Update and Discussion

At the September work session, Council members were given an overview of the draft Zoning Ordinance by staff from Elan Planning and the City's Planning Department. Using input from three public open houses as well as from the work session, the City of Watertown Zoning Re-Write Steering Committee worked with Elan Planning & Design and City staff to make the following changes.

The summary of changes is as follows:

1. Residential Zoning District

- a. Removed the following uses from the Residential (R) District
 - i. Townhouses
 - ii. Community Res Facility
 - iii. Co-Housing
- b. Created a cap for the conversion of larger buildings:
 - i. Average square footage of units must be 800sf, with a cap of 5 units per building
 - ii. Exterior shall maintain appearance of a single-family home

2. Added Drive Thru as an allowed use in the Urban Mixed Use (UMU) District

- a. Added to the Use Table as a Site Plan Review
- b. Did not add to the Waterfront Overlay (WFO) Use Table as an allowed use
- c. Added Supplemental Regulations (Design guidelines) for drive thru design

3. High Street/White's Lumber Area

- a. Added 'pre-existing industrial use' as an allowed use to the Urban Mixed Use (UMU) and Neighborhood Mixed Use (NMU) to protect these businesses from becoming non-conforming

- b. Extended the NMU along the old rail line to the frontage properties on N. Hamilton

4. Warming shelter use

- a. Added into Adult Day care definition

5. Non-Conforming Uses:

- a. Still subject to the 12-month inactive period when they lose their non-conforming status

6. SEQRA Compliance:

- a. Added to Administrative section

7. Existing Project Review Status

- a. Language added to the Non-Conforming section to recognize projects in the 'pipeline' when new zoning is adopted. Projects that are deemed 'complete' can continue with the current regulations.

A complete copy of the updated draft can be found on the City's website at <https://www.watertown-ny.gov/departments/PlanningandZoning/DraftZoningOrdinance>

Monday night's work session will be to discuss any remaining questions or concerns that Council members have before the adoption process begins. Once the draft has been finalized, it will need to be reviewed by the City Planning Board and the Jefferson County Planning Board. After that, the next step will be for City Council to hold a public hearing. After the Public Hearing, the SEQR will need to be completed and then the Council can adopt the new ordinance. The adoption process is estimated to take approximately two or three months.