



City Council

Agenda Item

Subject: First Reading of Ordinance No. 25-02, Zoning Text Amendments to Chapter 21.29 C-L Lake Commercial District, Chapter 21.30 C-L1 Lake Adjacent Commercial District (New District), Chapter 21.31 C-L2 Lake Proximity Commercial District (New District), and Chapter 21.58 C-LX Lake District Overlay (New District), Chapter 21.05 Establishment of Districts, Chapter 21.10 Summary of District Regulations, and Chapter 21.90 Definitions of the Revised Ordinances of the City of Watertown

Meeting: City Council - Mar 03 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

The C-L District Committee was tasked with addressing long standing concerns with the current C-L Commercial Lake District, Chapter 21.29. The committee's goal has been to create a framework for responsible commercial development within existing residential properties around Lake Kampeska. To achieve this the group has been working to identify specific areas where certain types of commercial development could occur as well as set specific design criteria for those uses to help alleviate ambiguity for developers and those residing around and near the lake.

The following amendments have been made:

- The C-L Lake Commercial District will remain unchanged, and the uses and conditional uses will revert to those in place when the three (3) properties currently zoned C-L were first adopted. This district will be closed to new development.
- Three (3) new districts will be established:
 - The C-L1 Lake Adjacent Commercial District
 - C-L2 Lake Proximity Commercial District
 - C-LX Lake Commercial Overlay District
- Each district is defined by its proximity to the lake. The C-LX district will be available to properties zoned C-L1 or C-L2 and allows for additional uses, bars/taverns and hotels/motels that are typically considered intrusive when surrounded primarily by residential districts.
- Other changes include adjustments to minimum lot areas and minimum lot widths, changes to the design standards and modifications to the boundary maps. The updates to the boundary maps will define the areas where each lake commercial zone can be designated and establish a projected boundary for future land use.

The process for rezoning is not being altered so the adoption of these ordinances would not change the current zoning designation of properties on or in close proximity to the lake.

Amendments were made at the Planning Commission meeting to change C-LA and C-LP to C-L1 and C-L2 and to define Permitted Special Uses in Title 21. The Planning Commission recommended approval to City Council (7-0) at the February 20, 2025, meeting.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

This is the first reading of Ordinance No. 25-02; no action required.

ATTACHMENT(S):

[Illustration](#)

[Ordinance No. 25-02](#)

FOR ILLUSTRATION PURPOSES FOR ORDINANCE NO. 25-02

**CHAPTER 21.29
C-L LAKE COMMERCIAL DISTRICT (CLOSED)**

Section		(back to Title contents)
21.2901	Purpose	
21.2902	Permitted Uses	
21.2903	Conditional Uses	
21.2904	Area and Bulk Requirements	
21.2905	Design Standards	
21.2906	Boundary Map for Lake Kampeska	
21.2907	Boundary Map for Lake Pelican	

21.2901: PURPOSE [\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L Lake Commercial Boundary Map in Section 21.2906 and 21.2907 to Lake Kampeska and Lake Pelican that are conducive to lake commercial activity.
2. To permit development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska and Lake Pelican as shown in the Comprehensive Land Use Plan.
- 2.3. This district is closed but will allow the continuation of existing properties zoned C-L to perpetuate and use the listed uses, either permitted or conditional granted by the Board of Adjustment.

Source: (Ord 20-10; Eff 5-1-2020)

21.2902: PERMITTED USES [\(back to Chapter contents\)](#)

1. Retail establishments.
2. Service Establishments.
3. Restaurants.
4. Recreational Use.
5. Recreation Facility.
6. Religious Institutions.
7. Campground.
8. Storage Shops.
9. Apartment House or Complex.
- 6.10. Dwelling unit(s) in the same structure as non-residential uses.

Source: (Ord 20-10; Eff 5-1-2020) (Ord 21-31; Rev 8-13-21)

21.2903: CONDITIONAL USES [\(back to Chapter contents\)](#)

- ~~1. Campground.~~
- ~~2. Storage Shops.~~
- ~~3. Apartment House or Complex.~~
- ~~4. Dwelling unit(s) in the same structure as non-residential uses.~~
- 5.1. Car Wash (automatic or semi-automatic).
- 6.2. Motels and Hotels.
- 7.3. Automobile parking lot.
- 8.4. Storage Units.
- 9.5. Office (Building).
- 10.6. Bar or Tavern.
- 11.7. Transit Station.

Source: (Ord 20-10; Eff 5-1-2020)

21.2904: AREA AND BULK REQUIREMENTS [\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

Source: (Ord 20-10; Eff 5-1-2020)

21.2905: DESIGN STANDARDS

[\(back to Chapter contents\)](#)

1. Structure

- a. Lot coverage shall not exceed fifty (50) percent of the total lot area.
- b. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
- c. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50’ or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.

2. Outside Storage Display and Screening

- a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
- b. Outside storage or display shall not be allowed on any regular parking spaces.
- c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
- d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.

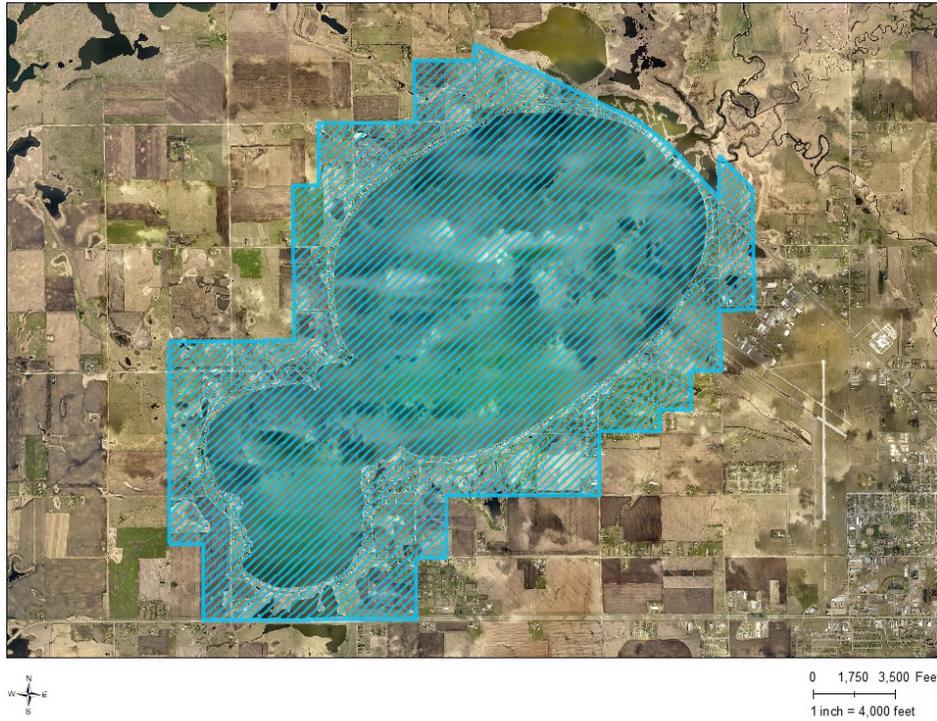
3. Transitional Yards

- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
- b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.

Source: (Ord 20-10; Eff 5-1-2020) (Ord 20-30; Rev 10-02-20)

21.2906: BOUNDARY MAP FOR LAKE KAMPESKA

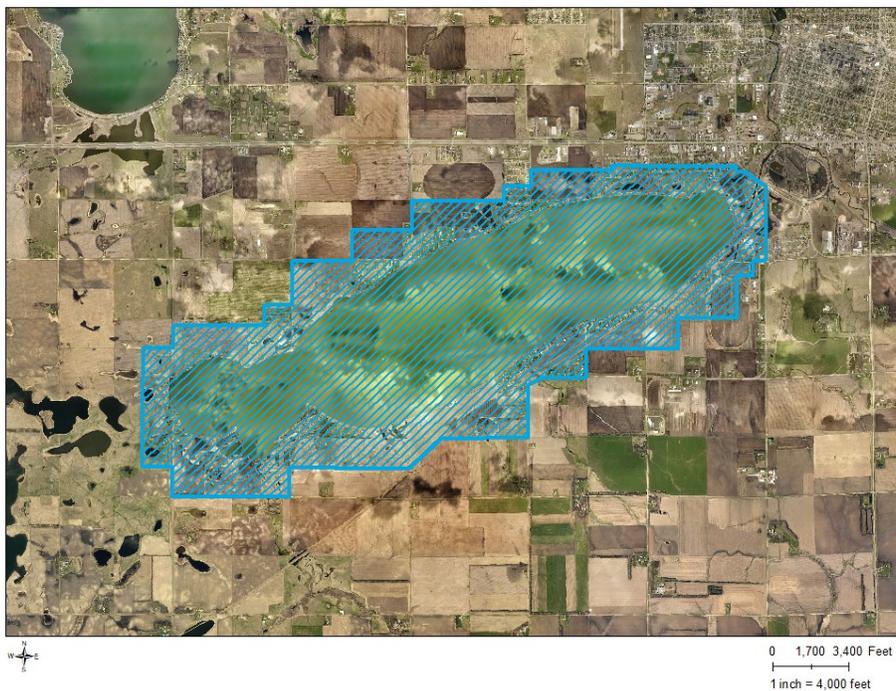
[\(back to Chapter contents\)](#)



Source: (Ord 20-10; Eff 5-1-2020)

21.2907: BOUNDARY MAP FOR LAKE PELICAN

[\(back to Chapter contents\)](#)



C-~~LA-L1~~ LAKE ADJACENT COMMERCIAL DISTRICT

Section

[\(back to Title contents\)](#)

[21.3001 Purpose](#)

[21.3002 Definitions](#)

[21.3003 ~~Lake-Adjacent~~ Permitted and Special Permitted Uses](#)

[21.3004 Restaurants Special Permitted Use Provisions](#)

[21.3005 Reserved](#)

[21.3006 Area and Bulk Requirements](#)

[21.3007 Design Requirements](#)

[21.3008 Boundary Map for Lake Kampeska](#)

[21.3009 ~~Boundary Map for Lake Pelican~~](#)

21.3001: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-~~LA~~^{A2} Lake ~~Adjacent~~ Commercial Boundary Map in Section 21.~~2906-3008~~ and ~~21.290721.3009~~ to Lake Kampeska ~~and Lake Pelican~~ that are conducive to lake commercial activity.
2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska ~~and Lake Pelican~~ as shown in the Comprehensive Land Use Plan.

21.3002: ~~DEFINITIONS~~ DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.30. All other uses are as defined in Chapter 21.90

1. **Lake-Adjacent:** Any property that directly abuts the shoreline of Lake Kampeska ~~or Lake Pelican~~ as shown on the boundary maps.
2. **Lake Retail and Service Establishments:** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.
3. **Mixed Use Structures:** A commercial building where the upper floors of the same structure are used for residential units.

21.3003: ~~LAKE-ADJACENT~~ PERMITTED AND ~~SPECIAL~~ ~~PERMITTED~~ PERMITTED SPECIAL USES

[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.3004.
3. Recreational Use (Public).
4. Religious Institutions.
5. Mixed Use Structures.

21.3004: RESTAURANTS SPECIAL ~~PERMITTED~~ USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

21.3005: RESERVED

21.~~3006~~²⁹⁰⁶: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

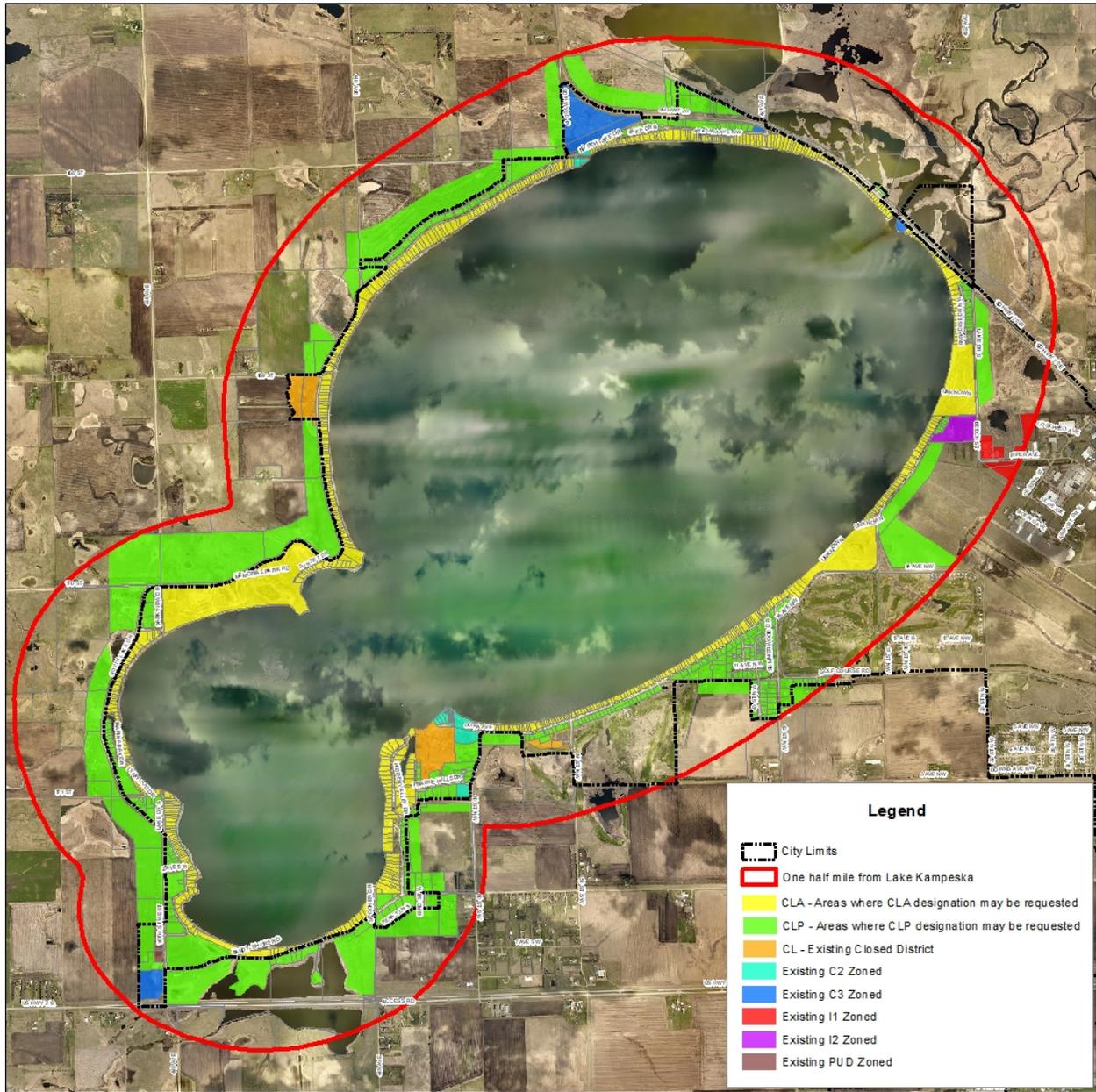
See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

21.~~2907~~³⁰⁰⁷: DESIGN REQUIREMENTS

[\(back to Chapter contents\)](#)

1. Structure
 - a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - b. The exterior of the building shall have varied detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
2. Transitional Yards
 - a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.
3. Outside Storage Display and Screening
 - a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard.
 - c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
 - e. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.
4. Signage
 - a. [Freestanding signs and electronic message centers are prohibited in the yard adjacent to the lakeshore of Lake Kampeska and Lake Pelican.](#)
5. Lighting
 - a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.
6. Outdoor Music Events
 - a. Events utilizing a Special Alcoholic Beverage License shall follow § 2.0118.
 - b. Outdoor Music Events require a Lake Use Special Event Permit issued by the Community Development Division.
 - i. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year. Additional events in excess of four in one calendar year shall be approved by the Board of Adjustment.
 - ii. Events must be concluded by 12:00 AM (midnight) on the day the event is held.

21.3008: BOUNDARY MAP FOR LAKE KAMPESKA



21.3009: BOUNDARY MAP FOR LAKE PELICAN

Chapter 21.31
~~C-LP2-2 OPPOSITE ADJACENT LAKE~~
PROXIMITY COMMERCIAL DISTRICT

Section

[\(back to Title contents\)](#)

[21.3101 Purpose](#)

[21.3102 Definitions](#)

[21.3103 ~~Opposite Adjacent Lake Permitted and Special Permitted Uses~~](#)

[21.3104 Restaurants Special Permitted Use Provisions](#)

[21.3106 Area and Bulk Requirements](#)

[21.3107 Design Requirements](#)

[21.3108 Boundary Map for Lake Kampeska](#)

~~[21.3109 Boundary Map for Lake Pelican](#)~~

21.3101: PURPOSE

[\(back to Chapter contents\)](#)

3.1. To establish appropriate locations within the C-L2 Lake Proximity Commercial Boundary Map in Section 21.~~3108~~~~2906~~ and 21.~~3109~~~~2907~~ to Lake Kampeska ~~and Lake Pelican~~ that are conducive to lake commercial activity.

4.2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska ~~and Lake Pelican~~ as shown in the Comprehensive Land Use Plan.

21.3102: ~~DEFINITIONS~~DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.3~~10~~. All other uses are as defined in Chapter 21.90

4.1. ~~Opposite Lake Adjacent~~**Lake Proximity**: Any property that does not directly abut the shoreline but is located across the right-of-way from lakefront properties ~~and included in the boundary maps.~~

2. **Lake Retail and Service Establishments** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.

5.3. **Mixed Use Structures**: ~~A commercial building where the upper floors of the same structure are used for residential units.~~

21.3103: ~~OPPOSITE LAKE ADJACENT PERMITTED USES AND SPECIAL PERMITTED~~ PERMITTED SPECIAL

USES[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.~~2907~~.3104.
3. Recreational Use (Public).
4. Recreational Use (Private).
5. Religious Institutions.
6. Mixed Use Structure.

21.3104: RESTAURANTS SPECIAL ~~PERMITTED~~ USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

21.3106: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

21.3107: DESIGN REQUIREMENTS

[\(back to Chapter contents\)](#)

1. Structure
 - a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:

- i. Face brick
- ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
- iii. Tile (masonry, stone or clay)
- iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
- b. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
- ~~c. Roof types shall be pitched or gable style consistent with the surrounding primary residential structures.~~

2. Transitional Yards

- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
- b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.

3. Outside Storage Display and Screening

- a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
- b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
- c. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
- d. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.

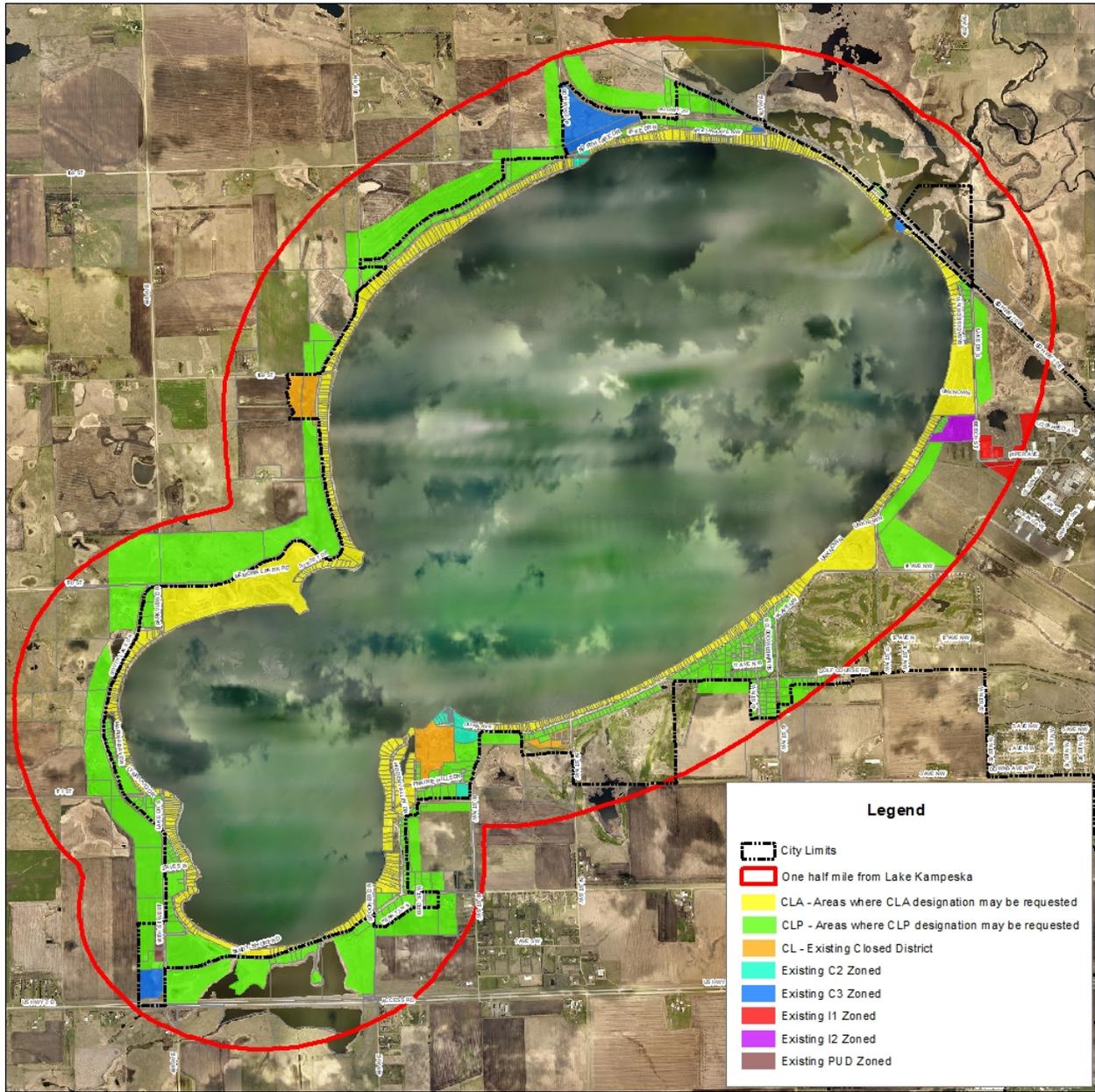
4. Lighting

- a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.

5. Outdoor Music Events

- a. Events utilizing a Special Alcoholic Beverage License shall follow § 2.0118.
- b. Outdoor Music Events require a Lake Use Special Event Permit issued by the Community Development Division.
 - i. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year. Additional events in excess of four in one calendar year shall be approved by the Board of Adjustment.
 - ii. Events must be concluded by 12:00 AM (midnight) on the day the event is held.

21.3108: BOUNDARY MAP FOR LAKE KAMPESKA



21.3109: BOUNDARY MAP FOR LAKE PELICAN

Chapter 21.587
~~“X”C-LX LAKE COMMERCIAL~~
OVERLAY DISTRICT

Section

(back to Title contents)

21.5801: Purpose And Intent

21.5802: Establishment

21.5803: Applicability

21.5804: Special Permitted Uses

21.5805: Bar or Tavern Special Use Provisions

21.5801: PURPOSE AND INTENT

It is the purpose and intent of the Watertown City Council and Watertown Planning Commission to establish a district within the Commercial Lake Boundary Map, aimed at integrating a broader range of complementary commercial uses into the existing commercial zone. These uses may be more intrusive than those typically permitted but have additional design standards enhance the overall commercial environment while minimizing negative impacts on surrounding areas.

21.5802: ESTABLISHMENT

This overlay district is only allowed to be applied for following the zoning process if the underlying zoning district is C-LA Lake Adjacent Commercial District or C-LP Lake Proximity Commercial District.

21.5803: APPLICABILITY

1. The provisions of this chapter shall apply to the zoning designations of C-LA Lake Adjacent Commercial District or C-LP Lake Proximity Commercial District.
2. Where the provisions of Chapter 21.58 conflict with other provisions of this title, the provisions of Chapter 21.58 shall prevail.
3. Standards, uses, and regulations not addressed in Chapter 21.58 shall be regulated elsewhere in this title and conform to the underlying zoning district.

21.5804: PERMITTED USES AND PERMITTED SPECIAL ~~PERMITTED~~ USES

1. Bar or Tavern in accordance with 21.5805
2. Motels and Hotels

21.5805: BAR OR TAVERN SPECIAL USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

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Chapter 21.05
ESTABLISHMENT OF DISTRICTS

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21.0501: ESTABLISHMENT OF DISTRICTS

[\(back to Chapter contents\)](#)

For the purpose of this ordinance, the City is divided into the following districts:

- A-1 Agricultural District
- R-1 Single Family Residential District
- R-2 Single Family Attached Residential District
- R-2A Single Family Attached Residential District
- R-3 Multiple Family Residential District
- R-4 Manufactured Home Residential
- R-G Residential Garage District
- C-1 Community Commercial District
- C-2 Local Commercial District
- C-3 Highway Service Commercial District
- C-L Lake Commercial District (~~closed district~~)
- C-LA1 Lake Adjacent Commercial District
- C-LP2 Lake Proximity Commercial District
- BP Business Park District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- PUD Planned Unit Development District

21.0502: ESTABLISHMENT OF OVERLAY DISTRICTS

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For the purpose of this ordinance, each overlay district contains additional requirements which shall be included in, and take precedence over, underlying district regulations except for C-LX Lake Commercial District which shall be approved through the zoning process to be applicable.

- AP Aquifer Protection District
- WE Wind Energy District
- GT-1 Gateway District
- DT Downtown District
- C-LX Lake Commercial

**Chapter 21.10
SUMMARY OF DISTRICT REGULATIONS**

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21.1003: NON-RESIDENTIAL HEIGHT AND PLACEMENT REGULATIONS [\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in this ordinance, no development, use or structure shall exceed the limits specified below. (Ord 18-02; Rev 04-27-18)

		Minimum Density (SF/d.u.) ^a	Minimum Lot Area (SF)	Minimum Required Lot Width	Minimum Required Front Yard	Minimum Required Side Yard	Minimum Required Rear Yard	Maximum Mean Height b
C-L Districts	No New Dev.	NA	10,000	100'	30	30'	30'	35'
C-L Districts (structures greater than 35' in height)	No New Dev	NA	10,000	150'	30'	25'	30'	60'
C-LA1 Districts		NA	15,000	150'	30'	30'	30'	35'
C-LP2 Districts		NA	15,000	150'	30'	30'	30'	35'
C-LA1 and C-LP2 Districts (structures greater than 35' in height)		NA	15,000	200'	30'	35'	30'	60'

21.1004: NON-RESIDENTIAL HEIGHT & PLACEMENT REGULATIONS FOR ACCESSORY STRUCTURES

[\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in the ordinance, accessory uses shall meet the standards specified below.

	Maximum Height	Minimum Setbacks		
		Front	Side	Rear
A-1 Districts	40'	30'	10'	20'
C-1 Districts	30'	0'	0'	0'
C-2 Districts	30'	40'	10'	10'
C-3 Districts	30'	40'	10'	10'
C-L Districts	30'	30'	10'	10' ^a
C-LA-1 Districts	30'	30'	15'	10'^a
C-LP Districts	30'	30'	15'	10'^a
C-L2 Districts	30'	30'	15'	10'^a
I-1 District	40'	40'	10'	10'
I-2 Districts	40'	75'	20'	20'
BP Districts	20'	50'	20'	20'

a. For properties with lake frontage, the ~~rear yard~~-setback shall be thirty feet (30’).

TITLE 21

ZONING

Chapter

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21.01	Purpose
21.02	Administration and Enforcement
21.03	General Provisions
21.04	Nonconformities
21.05	Establishment of Districts
21.10	Summary of District Regulations
21.12	A-1 Agricultural District
21.14	R-1 Single Family Residential District
21.15	R-1C Compact Single Family Residential District
21.16	R-2 Single Family Attached Residential District
21.18	R-2A Single Family Attached Residential District
21.20	R-3 Multi-Family Residential District
21.22	R-4 Manufactured Home Residential District
21.23	R-G Residential Garage District
21.24	R-S Residential Storage District
21.25	C-1 Community Commercial District
21.26	C-2 Local Commercial District
21.28	C-3 Highway Commercial District
21.29	C-L Lake Commercial District
21.30	C-L1A Lake Adjacent Commercial District
21.31	C-L2P Lake Proximity Commercial District
21.320	BP Business Park District
21.342	I-1 Light Industrial District
21.36	I-2 Heavy Industrial District
21.38	PUD Planned Unit Development
21.50	Overlay District – A-P Aquifer Protection
21.52	Overlay District – W-E Wind Energy
21.54	Overlay District – GT-1 Gateway
21.56	Overlay District – D-T Downtown
21.58	Overlay District – CL-X Lake
21.60	Required Yards and Open Space
21.61	Fences, Walls and Hedges
21.62	All Lots and Buildings to Front on Public or Approved Private Street
21.63	Off-Street Parking and Loading Requirements (All Districts)
21.64	Performance Standards
21.65	Outside Storage and Display Requirements for Specific Uses
21.70	Modular Home Provisions
21.71	Manufactured and Mobile Home Provisions
21.72	Microwave Antennas
21.73	21.67 Landscape and Lighting Standards
21.74	Specific Use Office Building
21.75	Bed and Breakfast
21.76	Campgrounds
21.77	Wireless Telecommunications Towers
21.78	Communal Living
21.79	Swimming Pools
21.80	Signs and Outdoor Advertising
21.81	Firework Activities
21.82	Home Occupations
21.83	Day Care, Home
21.90	Definitions
21.97	Interpretation, Abrogation and Severability
21.98	Cross References

|

DEFINITIONS

[\(back to Title contents\)](#)

Outline Lighting: an arrangement of incandescent lamps or electric-discharge lighting to outline or draw attention to certain features such as the shape of a building or the decoration of a window.

Overlay District: a set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying primary zone. Development within the overlay district must conform to the requirements of both underlying primary zone and the overlay district or the more restrictive of the two.

Owner: any person(s), agent(s), firm(s) or corporation(s) having a legal or equitable interest in a property or premises or who, by virtue of an existing legal relationship, have direct control over a property or premises.

Parasitic Sign: A non-exempt sign without a permit that is:

1. Attached to a permitted sign or
2. Affixed to a permanent supporting structure which is in addition to signs specifically designed for said supporting structure, or
3. Attached to a bollard, canopy support, or other rigid structure with a primary purpose other than the support of signage. (Ord 17-33; Add 09-29-17)

Parapet or Parapet Wall: that portion of a building wall that rises above the roof level.

Parcel: one or more tracts of land, which at the time of filing for a building permit, is designed by the owner or developer as a tract to be used, developed, or built upon as a unit, under single or unified ownership or control, and assigned to the particular use, building or structure, for which the building permit is issued and including such area of land as may be required by the provisions of this ordinance for such use, building or structure.

Parking Lot: an area, usually divided into individual spaces, intended for temporary parking of motor vehicles. The area may or may not be on the same lot as a primary structure.

Parking Space: a space for parking of automobiles which complies with the Engineering Design Standards.

Pedestrian Signs: a sign directed to pedestrians.

Pennant: any lightweight plastic, fabric, or other material, whether or not containing a message, suspended from a rope, wire, or string, usually in series.

Permanent Foundation: any structural system for transporting loads from a structure to the earth at a depth below the established frostline without exceeding the safe bearing capacity of the supporting soil.

Permanent Perimeter Enclosure: a permanent perimeter structural system completely enclosing the space between the floor joists of the home and the ground.

Permanent Sign: a sign permanently attached to framing, or a sign with a support member at or below the frost line or attached to a building or other structure by direct attachment to a rigid wall, frame or structure.

Permitted Use: any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Permitted Special Use: a use allowed in a zoning district, subject to specific conditions for that use and the restrictions applicable to that zoning district.

Persons: any individual, partnership, corporation, company, association or body politic including trustees, receivers, assignees or other representatives.

Petroleum Sales: establishments that provide for the retail sales of petroleum products.

Planned Unit Development (PUD): A procedure for planning a tract of land as a unit under single or unified ownership or control.

Pole sign: a freestanding sign wholly supported by one or more poles.

Political Signs: are signs that indicate or promote a political candidate, political issue, or political message.

Portable Sign: any sign not permanently attached to the ground or other permanent structure designed to be transported from structure to structure or site to site at periodic intervals. Portable signs include signs attached to or painted on vehicles, unless said vehicle is used in the normal day-to-day operations of the business. Portable signs are temporary signs.

Premises: a tract of land regarded as the smallest conveyable unit of real estate.

Principal Building: the building within which principal use of the parcel is conducted. Lots with multiple principal uses

may have multiple principal buildings, but storage buildings, garages, and other accessory structures shall not be
The above and foregoing Ordinance was moved for adoption by Alderperson _____, seconded by
Alderperson _____, and upon voice vote motion carried, whereupon the Mayor declared the
Ordinance duly passed and adopted.

I certify that Ordinance No. 25-02 was published in the Watertown Public Opinion, the official newspaper
of said City, on the ___ day of _____, 2025.

Kristen Bobzien, Chief Financial Officer

First Reading: March 3, 2025
Second Reading: March 17, 2025
Published: March 22, 2025
Effective: April 16, 2025

City of Watertown

Attest:

Kristen Bobzien
Chief Financial Officer

Ried Holien
Mayor

**To the City Council of the City of Watertown, Codington County, South Dakota:
The undersigned hereby certifies that the following is a true, correct and complete copy of an
Ordinance introduced, fully discussed, and approved and adopted during the duly called
meeting of the City Planning Commission held on the 20th day of February 2025:**

ORDINANCE NO. 25-02

**AN ORDINANCE AMENDING CHAPTER 21.29 C-L LAKE COMMERCIAL DISTRICT,
CHAPTER 21.30 C-L1 LAKE ADJACENT COMMERCIAL DISTRICT (NEW DISTRICT),
CHAPTER 21.31 C-L2 LAKE PROXIMITY COMMERCIAL DISTRICT (NEW DISTRICT),
CHAPTER 21.58 C-LX LAKE DISTRICT OVERLAY (NEW DISTRICT) CHAPTER 21.05
ESTABLISHMENT OF DISTRICTS, CHAPTER 21.90 DEFINITIONS, AND CHAPTER 21.10
SUMMARY OF DISTRICT REGULATIONS OF THE REVISED ORDINANCES OF THE CITY
OF WATERTOWN**

WHEREAS, The City of Watertown amends the provisions related lake commercial zoning of Title 21 Zoning Ordinance.

BE IT ORDAINED by the Planning Commission of the City of Watertown, South Dakota, that the following chapters amended as follows:

**CHAPTER 21.29
C-L LAKE COMMERCIAL DISTRICT (CLOSED)**

Section		(back to Title contents)
21.2901	Purpose	
21.2902	Permitted Uses	
21.2903	Conditional Uses	
21.2904	Area and Bulk Requirements	
21.2905	Design Standards	
21.2906	Boundary Map for Lake Kampeska	
21.2907	Boundary Map for Lake Pelican	

21.2901: PURPOSE [\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L Lake Commercial Boundary Map in Section 21.2906 and 21.2907 to Lake Kampeska and Lake Pelican that are conducive to lake commercial activity.
2. To permit development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska and Lake Pelican as shown in the Comprehensive Land Use Plan.
3. This district is closed but will allow the continuation of existing properties zoned C-L to perpetuate and use the listed uses, either permitted or conditional granted by the Board of Adjustment.

Source: (Ord 20-10; Eff 5-1-2020)

21.2902: PERMITTED USES [\(back to Chapter contents\)](#)

1. Retail establishments.
2. Service Establishments.
3. Restaurants.
4. Recreational Use.
5. Recreation Facility.
6. Religious Institutions.
7. Campground.
8. Storage Shops.
9. Apartment House or Complex.
10. Dwelling unit(s) in the same structure as non-residential uses.

Source: (Ord 20-10; Eff 5-1-2020) (Ord 21-31; Rev 8-13-21)

21.2903: CONDITIONAL USES

[\(back to Chapter contents\)](#)

1. Car Wash (automatic or semi-automatic).
2. Motels and Hotels.
3. Automobile parking lot.
4. Storage Units.
5. Office (Building).
6. Bar or Tavern.
7. Transit Station.

Source: (Ord 20-10; Eff 5-1-2020)

21.2904: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

Source: (Ord 20-10; Eff 5-1-2020)

21.2905: DESIGN STANDARDS

[\(back to Chapter contents\)](#)

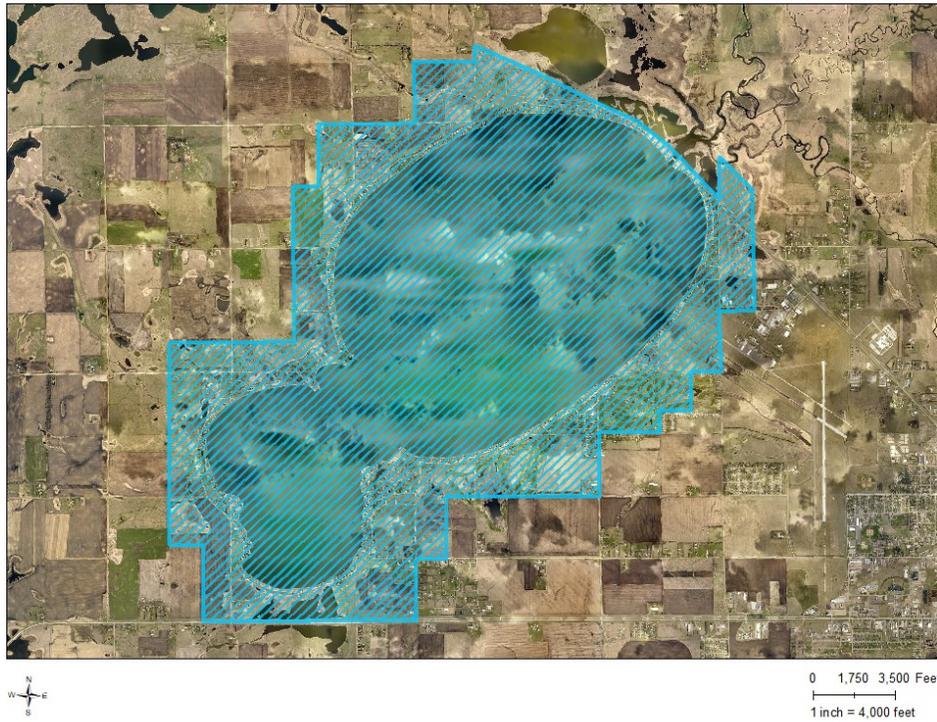
1. Structure
 - a. Lot coverage shall not exceed fifty (50) percent of the total lot area.
 - b. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - c. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
2. Outside Storage Display and Screening
 - a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces.

- c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
3. Transitional Yards
- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.

Source: (Ord 20-10; Eff 5-1-2020) (Ord 20-30; Rev 10-02-20)

21.2906: BOUNDARY MAP FOR LAKE KAMPESKA

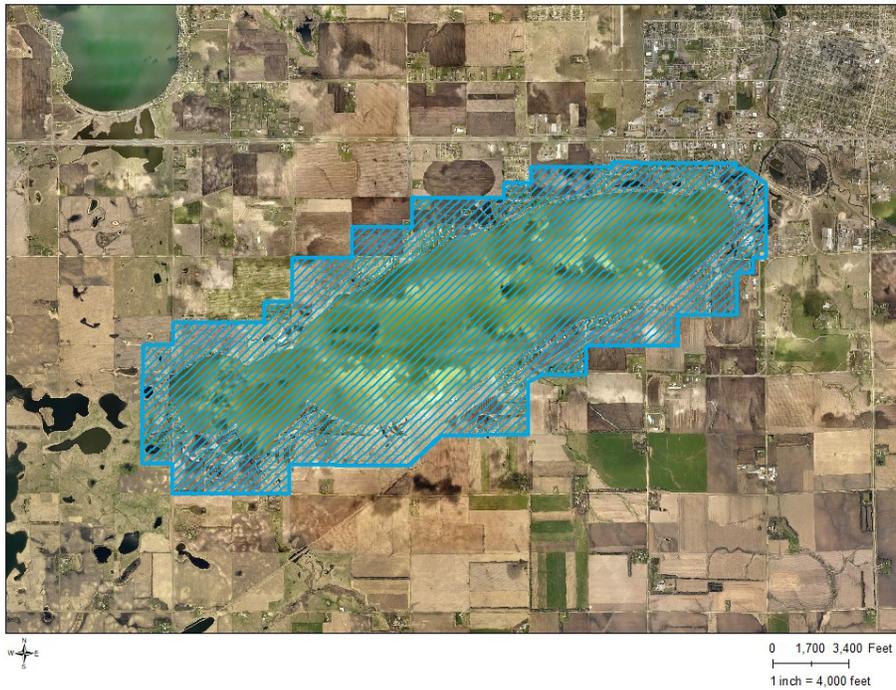
[\(back to Chapter contents\)](#)



Source: (Ord 20-10; Eff 5-1-2020)

21.2907: BOUNDARY MAP FOR LAKE PELICAN

[\(back to Chapter contents\)](#)



C-L1 LAKE ADJACENT COMMERCIAL DISTRICT

Section

[\(back to Title contents\)](#)

21.3001	Purpose
21.3002	Definitions
21.3003	Permitted and Special Permitted Uses
21.3004	Restaurants Special Permitted Use Provisions
21.3005	Reserved
21.3006	Area and Bulk Requirements
21.3007	Design Requirements
21.3008	Boundary Map for Lake Kampeska

21.3001: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L2 Lake Adjacent Commercial Boundary Map in Section 21.3008 and 21.3009 to Lake Kampeska that are conducive to lake commercial activity.
2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska as shown in the Comprehensive Land Use Plan.

21.3002: DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.30. All other uses are as defined in Chapter 21.90

1. **Lake-Adjacent:** Any property that directly abuts the shoreline of Lake Kampeska as shown on the boundary maps.
2. **Lake Retail and Service Establishments:** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.
3. **Mixed Use Structures:** A commercial building where the upper floors of the same structure are used for residential units.

21.3003: PERMITTED AND PERMITTED SPECIAL USES

[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.3004.
3. Recreational Use (Public).
4. Religious Institutions.
5. Mixed Use Structures.

21.3004: RESTAURANTS SPECIAL USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

21.3005: RESERVED

21.3006: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

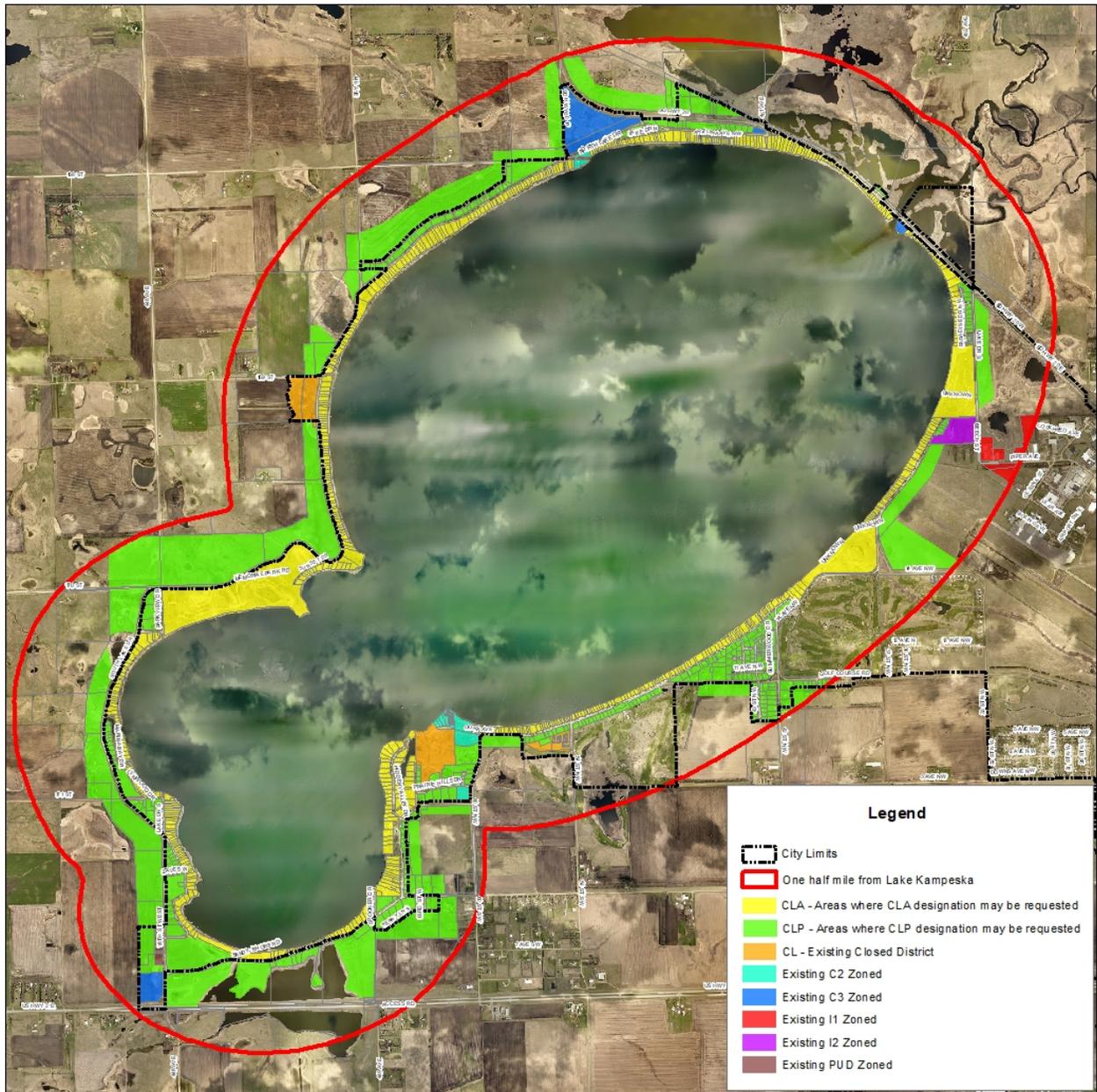
21.3007: DESIGN REQUIREMENTS

[\(back to Chapter contents\)](#)

1. Structure
 - a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:

- i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - b. The exterior of the building shall have varied detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
2. Transitional Yards
- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.
3. Outside Storage Display and Screening
- a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard.
 - c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
 - e. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.
4. Signage
- a. Freestanding signs and electronic message centers are prohibited in the yard adjacent to the lakeshore of Lake Kampeska
5. Lighting
- a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.
6. Outdoor Music Events
- a. Events utilizing a Special Alcoholic Beverage License shall follow § 2.0118.
 - b. Outdoor Music Events require a Lake Use Special Event Permit issued by the Community Development Division.
 - i. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year. Additional events in excess of four in one calendar year shall be approved by the Board of Adjustment.
 - ii. Events must be concluded by 12:00 AM (midnight) on the day the event is held.

21.3008: BOUNDARY MAP FOR LAKE KAMPESKA



Chapter 21.31
C-L2 LAKE PROXIMITY COMMERCIAL
DISTRICT

Section

[\(back to Title contents\)](#)

- [21.3101 Purpose](#)
- [21.3102 Definitions](#)
- [21.3103 Permitted and Special Permitted Uses](#)
- [21.3104 Restaurants Special Permitted Use Provisions](#)
- [21.3106 Area and Bulk Requirements](#)
- [21.3107 Design Requirements](#)
- [21.3108 Boundary Map for Lake Kampeska](#)

21.3101: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L2 Lake Proximity Commercial Boundary Map in Section 21.3108 and 21.3109 to Lake Kampeska that are conducive to lake commercial activity.
2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska as shown in the Comprehensive Land Use Plan.

21.3102: DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.31. All other uses are as defined in Chapter 21.90

1. **Lake Proximity:** Any property that does not directly abut the shoreline but is located across the right-of-way from lakefront properties and included in the boundary maps.
2. **Lake Retail and Service Establishments** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.
3. **Mixed Use Structures:** A commercial building where the upper floors of the same structure are used for residential units.

21.3103: PERMITTED USES AND PERMITTED SPECIAL USES[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.3104.
3. Recreational Use (Public).
4. Recreational Use (Private).
5. Religious Institutions.
6. Mixed Use Structure.

21.3104: RESTAURANTS SPECIAL USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

21.3106: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

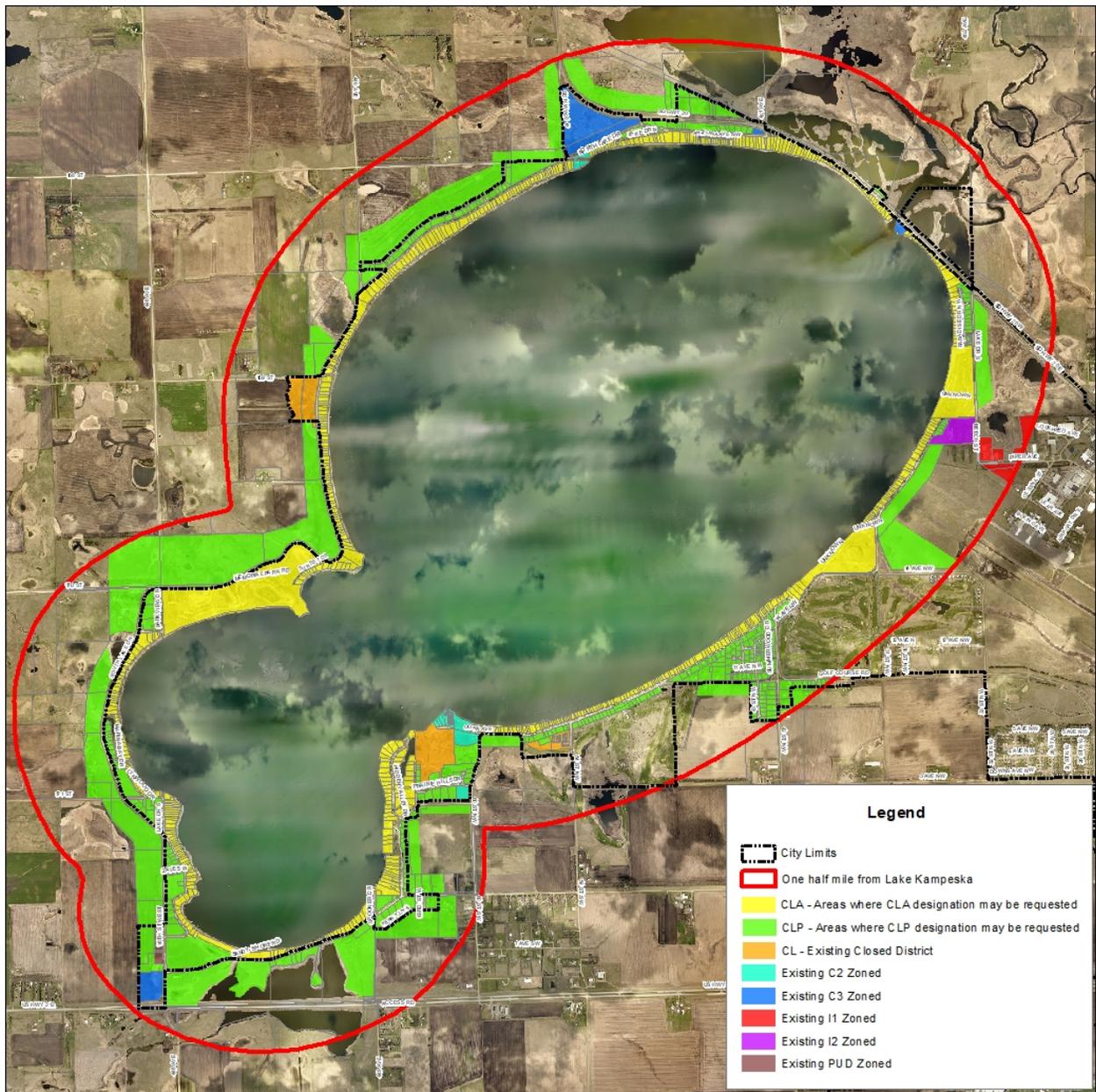
21.3107: DESIGN REQUIREMENTS

[\(back to Chapter contents\)](#)

1. Structure
 - a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an

- applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - b. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
- 2. Transitional Yards
 - a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.
- 3. Outside Storage Display and Screening
 - a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - c. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
 - d. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.
- 4. Lighting
 - a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.
- 5. Outdoor Music Events
 - a. Events utilizing a Special Alcoholic Beverage License shall follow § 2.0118.
 - b. Outdoor Music Events require a Lake Use Special Event Permit issued by the Community Development Division.
 - i. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year. Additional events in excess of four in one calendar year shall be approved by the Board of Adjustment.
 - ii. Events must be concluded by 12:00 AM (midnight) on the day the event is held.

21.3108: BOUNDARY MAP FOR LAKE KAMPESKA



Chapter 21.58
C-LX LAKE COMMERCIAL OVERLAY
DISTRICT

Section

[\(back to Title contents\)](#)

[21.5801: Purpose And Intent](#)

[21.5802: Establishment](#)

[21.5803: Applicability](#)

[21.5804: Special Permitted Uses](#)

[21.5805: Bar or Tavern Special Use Provisions](#)

21.5801: PURPOSE AND INTENT

It is the purpose and intent of the Watertown City Council and Watertown Planning Commission to establish a district within the Commercial Lake Boundary Map, aimed at integrating a broader range of complementary commercial uses into the existing commercial zone. These uses may be more intrusive than those typically permitted but have additional design standards enhance the overall commercial environment while minimizing negative impacts on surrounding areas.

21.5802: ESTABLISHMENT

This overlay district is only allowed to be applied for following the zoning process if the underlying zoning district is C-LA Lake Adjacent Commercial District or C-LP Lake Proximity Commercial District.

21.5803: APPLICABILITY

1. The provisions of this chapter shall apply to the zoning designations of C-LA Lake Adjacent Commercial District or C-LP Lake Proximity Commercial District.
2. Where the provisions of Chapter 21.58 conflict with other provisions of this title, the provisions of Chapter 21.58 shall prevail.
3. Standards, uses, and regulations not addressed in Chapter 21.58 shall be regulated elsewhere in this title and conform to the underlying zoning district.

21.5804: PERMITTED USES AND PERMITTED SPECIAL USES

1. Bar or Tavern in accordance with 21.5805
2. Motels and Hotels

21.5805: BAR OR TAVERN SPECIAL USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 12:00AM.

-

Chapter 21.05
ESTABLISHMENT OF DISTRICTS

[\(back to Title contents\)](#)

21.0501: ESTABLISHMENT OF DISTRICTS

[\(back to Chapter contents\)](#)

For the purpose of this ordinance, the City is divided into the following districts:

- A-1 Agricultural District
- R-1 Single Family Residential District
- R-2 Single Family Attached Residential District
- R-2A Single Family Attached Residential District
- R-3 Multiple Family Residential District
- R-4 Manufactured Home Residential
- R-G Residential Garage District
- C-1 Community Commercial District
- C-2 Local Commercial District
- C-3 Highway Service Commercial District
- C-L Lake Commercial District (closed district)
- C-L1 Lake Adjacent Commercial District
- C-L2 Lake Proximity Commercial District
- BP Business Park District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- PUD Planned Unit Development District

21.0502: ESTABLISHMENT OF OVERLAY DISTRICTS

[\(back to Chapter contents\)](#)

For the purpose of this ordinance, each overlay district contains additional requirements which shall be included in, and take precedence over, underlying district regulations except for C-LX Lake Commercial District which shall be approved through the zoning process to be applicable.

- AP Aquifer Protection District
- WE Wind Energy District
- GT-1 Gateway District
- DT Downtown District
- C-LX Lake Commercial

**Chapter 21.10
SUMMARY OF DISTRICT REGULATIONS**

[\(back to Title contents\)](#)

21.1003: NON-RESIDENTIAL HEIGHT AND PLACEMENT REGULATIONS [\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in this ordinance, no development, use or structure shall exceed the limits specified below. (Ord 18-02; Rev 04-27-18)

		Minimum Density (SF/d.u.) ^a	Minimum Lot Area (SF)	Minimum Required Lot Width	Minimum Required Front Yard	Minimum Required Side Yard	Minimum Required Rear Yard	Maximum Mean Height ^b
C-L Districts	No New Dev.	NA	10,000	100'	30	30'	30'	35'
C-L Districts (structures greater than 35' in height)	No New Dev	NA	10,000	150'	30'	25'	30'	60'
C-L1 Districts		NA	15,000	150'	30'	30'	30'	35'
C-L2 Districts		NA	15,000	150'	30'	30'	30'	35'
C-L1 and C-L2 Districts (structures greater than 35' in height)		NA	15,000	200'	30'	35'	30'	60'

21.1004: NON-RESIDENTIAL HEIGHT & PLACEMENT REGULATIONS FOR ACCESSORY STRUCTURES

[\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in the ordinance, accessory uses shall meet the standards specified below.

	Maximum Height	Minimum Setbacks		
		Front	Side	Rear
A-1 Districts	40'	30'	10'	20'
C-1 Districts	30'	0'	0'	0'
C-2 Districts	30'	40'	10'	10'
C-3 Districts	30'	40'	10'	10'
C-L Districts	30'	30'	10'	10' ^a
C-L1 Districts	30'	30'	15'	10' ^a
C-L2 Districts	30'	30'	15'	10' ^a
I-1 District	40'	40'	10'	10'
I-2 Districts	40'	75'	20'	20'
BP Districts	20'	50'	20'	20'

a. For properties with lake frontage, the setback shall be thirty feet (30').

TITLE 21

ZONING

Chapter

[\(back to Table of Contents\)](#)

21.01	Purpose
21.02	Administration and Enforcement
21.03	General Provisions
21.04	Nonconformities
21.05	Establishment of Districts
21.10	Summary of District Regulations
21.12	A-1 Agricultural District
21.14	R-1 Single Family Residential District
21.15	R-1C Compact Single Family Residential District
21.16	R-2 Single Family Attached Residential District
21.18	R-2A Single Family Attached Residential District
21.20	R-3 Multi-Family Residential District
21.22	R-4 Manufactured Home Residential District
21.23	R-G Residential Garage District
21.24	R-S Residential Storage District
21.25	C-1 Community Commercial District
21.26	C-2 Local Commercial District
21.28	C-3 Highway Commercial District
21.29	C-L Lake Commercial District
21.30	C-L1 Lake Adjacent Commercial District
21.31	C-L2 Lake Proximity Commercial District
21.32	BP Business Park District
21.34	I-1 Light Industrial District
21.36	I-2 Heavy Industrial District
21.38	PUD Planned Unit Development
21.50	Overlay District – A-P Aquifer Protection
21.52	Overlay District – W-E Wind Energy
21.54	Overlay District – GT-1 Gateway
21.56	Overlay District – D-T Downtown
21.58	Overlay District – CL-X Lake
21.60	Required Yards and Open Space
21.61	Fences, Walls and Hedges
21.62	All Lots and Buildings to Front on Public or Approved Private Street
21.63	Off-Street Parking and Loading Requirements (All Districts)
21.64	Performance Standards
21.65	Outside Storage and Display Requirements for Specific Uses
21.70	Modular Home Provisions
21.71	Manufactured and Mobile Home Provisions
21.72	Microwave Antennas
21.73	21.67 Landscape and Lighting Standards
21.74	Specific Use Office Building
21.75	Bed and Breakfast
21.76	Campgrounds
21.77	Wireless Telecommunications Towers
21.78	Communal Living
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CHAPTER 21.90
DEFINITIONS

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Outline Lighting: an arrangement of incandescent lamps or electric-discharge lighting to outline or draw attention to certain features such as the shape of a building or the decoration of a window.

Overlay District: a set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying primary zone. Development within the overlay district must conform to the requirements of both underlying primary zone and the overlay district or the more restrictive of the two.

Owner: any person(s), agent(s), firm(s) or corporation(s) having a legal or equitable interest in a property or premises or who, by virtue of an existing legal relationship, have direct control over a property or premises.

Parasitic Sign: A non-exempt sign without a permit that is:

1. Attached to a permitted sign or
2. Affixed to a permanent supporting structure which is in addition to signs specifically designed for said supporting structure, or
3. Attached to a bollard, canopy support, or other rigid structure with a primary purpose other than the support of signage. (Ord 17-33; Add 09-29-17)

Parapet or Parapet Wall: that portion of a building wall that rises above the roof level.

Parcel: one or more tracts of land, which at the time of filing for a building permit, is designed by the owner or developer as a tract to be used, developed, or built upon as a unit, under single or unified ownership or control, and assigned to the particular use, building or structure, for which the building permit is issued and including such area of land as may be required by the provisions of this ordinance for such use, building or structure.

Parking Lot: an area, usually divided into individual spaces, intended for temporary parking of motor vehicles. The area may or may not be on the same lot as a primary structure.

Parking Space: a space for parking of automobiles which complies with the Engineering Design Standards.

Pedestrian Signs: a sign directed to pedestrians.

Pennant: any lightweight plastic, fabric, or other material, whether or not containing a message, suspended from a rope, wire, or string, usually in series.

Permanent Foundation: any structural system for transporting loads from a structure to the earth at a depth below the established frostline without exceeding the safe bearing capacity of the supporting soil.

Permanent Perimeter Enclosure: a permanent perimeter structural system completely enclosing the space between the floor joists of the home and the ground.

Permanent Sign: a sign permanently attached to framing, or a sign with a support member at or below the frost line or attached to a building or other structure by direct attachment to a rigid wall, frame or structure.

Permitted Use: any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Permitted Special Use: a use allowed in a zoning district subject to specific conditions for that use and the restrictions applicable to that zoning district.

Persons: any individual, partnership, corporation, company, association or body politic including trustees, receivers, assignees or other representatives.

Petroleum Sales: establishments that provide for the retail sales of petroleum products.

Planned Unit Development (PUD): A procedure for planning a tract of land as a unit under single of unified ownership or control.

Pole sign: a freestanding sign wholly supported by one or more poles.

Political Signs: are signs that indicate or promote a political candidate, political issue, or political message.

Portable Sign: any sign not permanently attached to the ground or other permanent structure designed to be transported from structure to structure or site to site at periodic intervals. Portable signs include signs attached to or painted on vehicles, unless said vehicle is used in the normal day-to-day operations of the business. Portable signs are temporary signs.

The above and foregoing Ordinance was moved for adoption by Alderperson _____, seconded by Alderperson _____, and upon voice vote motion carried, whereupon the Mayor declared the Ordinance duly passed and adopted.

I certify that Ordinance No. 25-02 was published in the Watertown Public Opinion, the official newspaper of said City, on the ___ day of _____, 2025.

Kristen Bobzien, Chief Financial Officer

First Reading: March 3, 2025
Second Reading: March 17, 2025
Published: March 22, 2025
Effective: April 16, 2025

City of Watertown

Attest:

Kristen Bobzien
Chief Financial Officer

Ried Holien
Mayor