



Watertown Town Council

Administration Building
 149 Main Street
 Watertown, MA 02472
 Phone: 617-972-6470

Mark S. Sideris,
 Council President

Vincent J. Piccirilli, Jr.,
 Vice President &
 District C Councilor

Caroline Bays
 Councilor At Large

Anthony J. Donato,
 Councilor At Large

John G. Gannon
 Councilor At Large

Anthony Palomba,
 Councilor At Large

Angeline B. Kounelis,
 District A Councilor

Lisa J. Feltner,
 District B Councilor

Kenneth M. Woodland,
 District D Councilor

ORDINANCE # 19

2021 – O – 19

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 January 29, 2021, the Town Council of the City known as the Town of Watertown had a first reading on an amendment submitted by the Department of Community Development and Planning, in regard to Section 5.01 and 5.03 (notes), relating to allowed uses in the Central Business Zoning District; and

WHEREAS: On March 10, 2021 with four members present, the Planning Board voted to recommend approval of the amendment and directed Department of Community Development and Planning staff to submit the Planning Board’s report and recommendations to the Town Council with respect to the proposed amendment; and

WHEREAS: On April 13, 2021 the Town Council conducted a duly advertised Public Hearing with respect to the proposed Amendment.

NOW THEREFORE BE IT ORDAINED by the Town Council of the City known as the Town of Watertown that Title XII of the Watertown Code of Ordinances, that the Zoning Ordinance is hereby amended, with struck-through language deleted and underlined language inserted, as follows:

1. Amend Article V, Section 5.01, Table of Regulations, by inserting underlined language as shown below:

ARTICLE V, SECTION 5.01 TABLE OF USE REGULATIONS

As a Principal Use 5. Light Industry, Wholesale, Laboratory

		NB	LB	CB	I-1	I-2	I-3	PSCD	ISC	RMUD
a.	Light Industry									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	N <u>(17)</u>	Y	Y	Y	SP	N	SP
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N <u>(17)</u>	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR

b.	Non-nuisance manufacturing									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	N (17)	Y	Y	Y	SP	N	Y
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N (17)	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
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	Y
	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	SP/SR
d.	Public or bonded warehouse, parcel or goods distribution.	N	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	N (17)	Y	Y	Y	Y	N	Y
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N (17)	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
f.	Motor Vehicle Repair	N	N	N	SP	SP	SP	N	N	N
g.	Motor Vehicle Body Work	N	N	N	SP(4)	SP(4)	SP(4)	N	N	N
h.	Wholesale business, warehouse.	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
i.	Self-Service Storage Facility.	N	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	N (17)	Y	Y	Y	Y	N	Y
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N (17)	SR	SR	SR	SR	N	SR
k.	Medical Marijuana Treatment Center (16)	N	SP	SP	SP	SP	SP	SP	N	SP
l.	Adult Use Marijuana Establishment (16)	N	SP	SP	SP	SP	SP	SP	N	SP
m.	Marijuana Testing Laboratories	N	N	N	SP	SP	SP	SP	N	SP

2. And further, to amend Article V, Section 5.03, Notes to Table of Use Regulations, by inserting the underlined new Note (17) after Note (16) as follows:

ARTICLE V, SECTION 5.03 NOTES TO TABLE OF USE REGULATIONS

(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 subjected to Site Plan Review as provided in §9.03.

Vincent J. Piccirilli
 S:/MWP Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Resolution was adopted by a vote 8 for, 0 against, and 0 present on April 13, 2021.

Marilyn W. Pronovost
 Marilyn W. Pronovost, Council Clerk

Mark S. Sideris
 Mark S. Sideris, Council President
 S:/MWP