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This site is for informational purposes only.

 **Watertown**
MASSACHUSETTS

MapLink™ | Interactive Map

NMU Neighborhood Mixed Use [Clear](#)

District Description [Collapse](#)

Intent and Purpose. The Watertown Square/Neighborhood Mixed Use Districts were created to fulfill the goals contained in the Watertown Comprehensive Plan and the Watertown Square Area Plan. This zoning is designed to achieve these goals through sound planning and form-based code principles. The goals of these districts include:

- 1) Create lively public spaces.
- 2) Incorporate Universal Design principles to create street design that promotes safe walking, biking, and access to transit.
- 3) Ensure that small businesses can thrive.
- 4) Promote shared public-private open spaces that are activated and expanded, with more access to the Charles River.
- 5) Create expanded housing options.
- 6) Explore more opportunities for public art.
- 7) Reuse, enhance, or preserve the most significant historic structures.
- 8) Make the Square a destination for residents and visitors alike, with attractions for community members to visit and spend time.

See <https://ecode360.com/37104064> for more information.



Dimensional Standards for District [Collapse](#)

 General Dimensional Criteria: See [§ 155-5.03\(2\)](#) for detailed information.

Building Setbacks (minimum)

 **Front:** 5 feet.
A structure to be erected between existing structures adjacent to the lot need not have a front yard greater than the average of the yards in front of the existing structures.

 **Side with Party Wall:** 0 feet.

 **Side without Party Wall:** 10 feet.

 **Side Abutting Residence District:** 10 feet

 **Rear:** 10 feet.

 **Rear Abutting Residence District:** 15 feet.

 **Between Buildings on a Lot:** 20 feet.

Facade Build Out Ratio (minimum)

 **Primary Front Lot Line:** 75% of lot width at frontage or, when less, the width between side setbacks minus 15 feet.

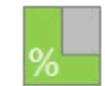
 **Secondary Front Lot Line (Corner Lot):** 50%.

Setbacks

 **Front Yards:** See [§ 155-4.13\(a\)](#) for detailed information.

 **Surface Parking Setbacks (minimum):** Facing a right of way - 12 feet.
Not facing a right of way - 5 feet.

Buildings

 **Open Space, Minimum:** 15%.
Publicly Usable Open Space required on 30,000 SF and greater lots - None.

 **Dimensional Standards:** See [§ 155-5.08\(e\)2\)](#) for detailed information.

Design Standards

 **Site Design Standards:** See [§ 155-5.08\(f\)1\)](#) for detailed information.

 **Building Design Standards:** See [§ 155-5.08\(f\)2\)](#) for detailed information.

 **Affordable Housing Bonus:** See [§ 155-5.08\(f\)3\)](#) for detailed information.

 **Active Street Frontage Requirements:** See [§ 155-5.08\(f\)4\)](#) for detailed information.

 **Facade Articulation:** See [§ 155-5.08\(f\)5\)](#) for detailed information.

 **Parking Design Standards:** See [§ 155-5.08\(f\)6\)](#) for detailed information.

Design Guidelines: See [§ 155-8.00\(c\)2\)](#) for detailed information.

Next - Select a land use

Residence (2) [Collapse](#)

Districts where use is allowed

Districts where use may be allowed with Special Permit

Dwellings, multi-family [?](#)

Dwellings, two family [?](#)

Institutional, Transportation, Utility, and Agricultural Uses (10) Collapse

- █ Districts where use is allowed
- █ Districts where use may be allowed with Special Permit
- █ Districts where use may be allowed with Site Plan Review
- █ Special Permit with Site Plan Review
- █ Arts, Sale and Studio/Exhibition Space ?
- █ Assisted living ?
- █ Cultural Center ?
- █ Nursing homes, rest homes, or convalescent homes
- █ Private Club, school, clinic
- █ Public Uses
- █ Recreational facilities
- █ Religious, education or licensed day care
- █ Solar energy systems
- █ Wireless telecommunications facilities ?

Business, Office, and Consumer Service Uses (11) Collapse

- █ Districts where use is allowed
- █ Districts where use may be allowed with Special Permit
- █ Districts where use may be allowed with Site Plan Review
- █ Special Permit with Site Plan Review
- █ Bars
- █ Business offices, bank, medical and/or dental
- █ Craft Food or Beverage Production with retail ?
- █ Creative/Maker Space ?
- █ Entertainment Center ?
- █ Home occupation ?
- █ Hotels and motels ?
- █ Restaurant including counter-only ?
- █ Retail Service Establishments ?
- █ Retail stores, including liquor stores ?
- █ Work/Live Creative Studios

Light Industry, Wholesale, Laboratory (1) Collapse

- █ Special Permit with Site Plan Review
- █ Adult use marijuana establishments ?

Information from the Town of Watertown Website. No representations made by broker(s) or seller(s) as to accuracy or current status. Buyers to do their own due diligence to verify and potential use.

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