



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 – Land use review of Factory St and Water St areas

DATE: March 23, 2012

Prior to initiating the zone change process for these areas, Staff is requesting that the Planning Board review the existing land uses and compare them to the proposal from the draft LWRP. Following the draft proposal strictly would result in numerous and notable nonconforming uses in these areas.

A description of the land use categories follows:

- Commercial – Uses typically associated with Neighborhood Business District or Commercial District, including retail, restaurants, and offices.
- Heavy Commercial – Uses which typically require a Special Use Permit in NBD zones, including auto repair and gas stations. Two billboards are included in this category as well, one at 559 Factory Street, and one at the corner of Water Street and Marble Street. Billboards are nonconforming in all districts, except some PDDs.
- Industry – Uses associated with Heavy Industry and Light Industry districts, including manufacturing, warehouses, and self-storage facilities.
- Multi-family – Residential development with more than one dwelling unit per parcel, including boarding houses.
- Single Family – Residential development with a single unit per parcel.
- Vacant – Parcels which are either completely undeveloped, or contain dilapidated and unused buildings.

Attached to this memo, you will find two existing land use maps, a current zoning map, and a copy of the “Proposed Land and Water Uses” map from the draft LWRP.

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