



MEMORANDUM

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TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator KAM

SUBJECT: Zoning Text Amending §310-1, Definition of Family and §310-34, Accessory Uses in Residence Districts

DATE: June 19, 2013

Staff from the Engineering Office, Code Enforcement Bureau, and Planning Office, and the City Attorney have reviewed and discussed the changes to the Zoning Ordinance proposed in the attached ordinance. We recommend the following.

The definition of "family" should be changed as proposed, but with slightly different wording. Our proposal is: "any number of individuals living *and cooking* together *on the premises* as a single housekeeping unit." This is the definition from the City's original 1922 Zoning Ordinance. It is broad enough to allow most household living arrangements.

"The taking of not more than four non-transient roomers, provided that no sign is displayed" should not be added back to Section 310-34. There has been a stated desire to not explicitly allow this type of commercial activity in Residence A Districts. As previously noted though, we have no way of determining whether money is paid for the right to live in a room.

"Boarding houses" are allowed in Residence B and C Districts. A definition of "boarding house" should be added to differentiate a "boarding house" from a "family dwelling." We are proposing: "an establishment with no more than ten sleeping rooms providing lodging for compensation. The rooms do not have separate cooking facilities. Meals may or may not be provided from a common kitchen, but no meals are served to non-lodgers. This term shall include lodging houses, rooming houses, tourist houses, bed-and-breakfasts and other group living arrangements."