

CITY OF WATERTOWN
COUNTY OF CARVER

STATE OF MINNESOTA

ORDINANCE NO. 442

AMENDING CHAPTER 62, ARTICLE IV, DIVISION 24 OF THE WATERTOWN
CITY CODE TO ESTABLISH A NEW ZONING DISTRICT - PLANNED UNIT
DEVELOPMENT – RIVER RIDGE (PUD-RR)

THE CITY OF WATERTOWN DOES ORDAIN:

Section 1. Section 62, Article IV, Division 24 of the Watertown City Code is hereby as follows:

Sec. 62-470.55. - Purpose and intent.

The purpose of the (PUD-RR) Planned Unit Development – River Ridge is to permit the development of various residential and public uses of land in an orderly manner.

Residential buildings shall incorporate recognized pedestrian scale, personal character, and quality, including low maintenance but architecturally significant building materials, porches and stoops, lighting, shutters, door and window locations and orientation.

Buildings and structures are located to form and define public gathering spaces throughout the neighborhood. Buildings with porches, stoops, balconies, and decks contribute a personal character to the street, contribute to a safe neighborhood, and serve as a buffer between the public street and the private house interior and recreational spaces beyond.

Sec. 62-470.56. - Definitions.

Build-to line means an alignment established a certain distance from the curb line along which a building shall be built.

Sec. 62-470.57. - General regulations.

Subdivision. The subdivision of any lots shall be expressly prohibited, following approval of a final platting.

Sec. 62-470.58. - District regulations.

A. Buildings shall be located as shown on an approved site plan. It is the goal of these regulations is to encourage a pedestrian oriented, walkable development. Therefore, it is necessary that pedestrian oriented amenities and features be incorporated into the house and site design.

1. *Permitted uses.* Single-family detached residential.

2. *Conditional uses.* None.

3. *Bulk regulations.*

(Single Family Buildings).

- (a) Front Yard Setback: 25 feet.
- (b) Corner Yard Setback: 20 feet.
- (c) Side Yard Setback: 7.5 feet.
- (d) Rear Yard Setback: 20 feet.
- (e) Height: 35 feet.

4. *Accessory structures.*

- (a) *Sidewalks.* Each unit should extend a walk from a door to the sidewalk along the street or sidewalk trail system as shown on an approved site plan. Homes shall be permitted to utilize the driveway for a portion of the connection between the door and street, sidewalk or trail system.
- (a) *Sheds.* Accessory sheds shall not be permitted.
- (b) Detached garages shall not be permitted.
- (d) *Fences.* Fences may be permitted on the property, as provided for in section 62-477. The following additional regulations apply: All fences in the front or corner side yard shall provide, at minimum 50 percent openness, meaning the open space shall be at least as wide as the picket width. Wire fences shall not be permitted.

5. *Design standards.* Buildings in the district shall be designed to promote a unique personal character, utilizing quality building materials.

- (a) *Building walls.* The following materials shall be construed as permitted materials for exterior walls.

(Single Family Buildings)

Front façade:

- 20% of the front façade, not including the roof gables, shall have stone or brick coverage
- Stone
- Brick
- Stucco, smooth texture only, no cake icing
- Wood Siding, including cement fiber products and LP SmartSide, eight-inch max exposure.

Accent trim:

- Shakes, including cedar or quality vinyl shakes.

Side and rear facades:

- Stone
- Brick
- Stucco, smooth texture only, no cake icing
- Wood Siding, including cement fiber products and LP SmartSide, eight-inch max exposure
- Steel
- Aluminum
- Vinyl .042 minimum thickness

All lap siding material shall provide a maximum of eight-inch maximum exposure.

Accent trim

- Shakes, including cedar or quality vinyl shakes

(b) Roofs. The following shall be permitted materials and styles:

- Asphalt dimensional shingles 30-year grade or better or an equal or superior product approved in writing by the city
- Metal, standing seam with concealed fasteners
- Slate or rubber "slate" tile
- Hipped and gabled roofs shall be pitched between 6:12 and 12:12
- Eaves should overhang between 12 inches and 30 inches on the principal structure
- Rakes (gable end) must overhang between eight inches and 24 inches

Roof colors shall be light to dark grays, browns, black except wood shingles and slate tiles may be their natural material color.

(c) Foundation walls and piers: stucco, stone, split faced concrete block, brick or approved trowel able (spreadable) cement or polymerized rock or stone.

Open foundations shall be enclosed by privacy lattice with one-inch maximum openings.

Posts and piers may include the following materials: wood, stone, stucco, brick.

Railings may include the following materials: wood, aluminum, or approved paintable alternative.

Porches shall have roofs, with supporting posts, piers, and/or columns.

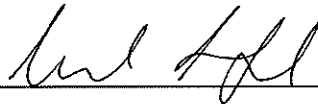
- (d) *Garage doors.* Garage doors when visible to public areas, including parks, trails, open space, and streets, must be designed and located to minimize the visual impact on the adjacent public areas, and blend into the design of the structure, using complementary colors, materials, and patterns as employed in the principal structure. Garage doors must include one of the following architectural features such as windows, accent trim which varies in color, or a superior material that distinguishes itself from the surrounding home with written approval by the city.
6. *Entrance monumentation.* Entrance Monumentation shall be consistent in style and color throughout the zoning district. In all other respects, signage shall be consistent with the regulations provided in the Watertown Sign Ordinance.

Section. 2. This ordinance shall take effect upon the day of publication.

Adopted this 9th day of July 2024.



Michael Walters, Mayor

ATTEST: 

Michael Sommerfeld, Administrative Services Director