

## FOR SALE | DEVELOPMENT LAND

1200 Rear Jewell Drive, 1316 Rear Ives Street & 19953 County Route 65,  
Watertown, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



### PROPERTY HIGHLIGHTS

Parcel Size: 79.35 ± acres

City Zoning: Residential – See attached allowable uses and requirements

Town Zoning: R3 – See attached allowable uses and requirements

Tax Parcel ID: 14-49-117.000, 14-49-116.000 & 82.20-1-16.1

Sale Price: \$1,975,000.00

**Comments:** This 79.35 ± acre development parcel is located in the City and Town of Watertown. The property was formerly 9 holes of an 18-hole golf course and offers potential for various development projects.

*READY TO MAKE A DEAL? CLICK HERE NOW!*



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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
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## City Zoning

a. RESIDENTIAL	D	UMU	NMU	C	R	PC	IND	P&OS	Supp Regs
Dwelling, Single Unit		DR	DR		P				
Dwelling, Two Unit		P	P		DR				
Dwelling, Multi-Units, pre-existing		P	P		P				
Dwelling- townhouse/rowhouse	S	S	S			S			X
Dwelling, Multi-Unit	S	S	DR			S			
Residential Adaptive Reuse, pre-existing	S				SUP				X
Dwelling, Apartment Building	S	S	S	S		S			
Dwelling, Accessory Unit			DR		DR				X
Co-Housing	S	S	SUP			S			
Communal Housing	S	S	S			S			
Home Occupation, Minor	P	P	P		P				X
Home Occupation, Major	DR	DR	DR		DR				X
Community Residential Facility	P	P	P			P			
Assisted Living	S	S	S		S	S			
Skilled Nursing Facility		S	S			S			
Live-Work Unit	DR	DR	DR						X
Manufactured (Mobile) Home Parks						S			X
b. LODGING	D	UMU	NMU	C	R	PC	IND	P&OS	Supp Regs
Bed and Breakfast		S	S		SUP	S			
Inn	S	S		S		S			
Hotel/Motel/Hostel	S	S		S					
Short Term Rental	P	P	P		P				X

Districts	
D	Downtown
UMU	Urban Mixed Use
NMU	Neighborhood Mixed Use
C	Commercial Corridor
R	Residential
PC	Planned Campus
IND	Industrial
P&OS	Parks and Open Space
WFO	Waterfront Overlay (See Waterfront Overlay Use Table)
CCO	City Center Overlay - Ground Floor Residential Prohibited

Key To Symbols	
P	Permitted By Right
DR	Department Review
S	Site Plan Review
SUP	Special Use Permit
Blank	Not Allowed
X	Supplemental Regulations

City of Watertown Zoning Update  
February 2023



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## Town Zoning

### SCHEDULE OF REGULATIONS

Districts	Permitted Principal Uses	Permits Required	Minimum Lot Size		Lot Coverage	Minimum Floor Area	Maximum Building Height		Minimum
			Area (square feet)	Lot Frontage (feet)	Maximum Percent	Square Feet	Stories	Feet	Front from Road Right-of-Way (feet)
<b>R-1</b> Residential	One-family dwellings	A	40,000	150	20	900	3	35	30
	Manufactured home, double-wide	A							
	Animal hospitals. See § 107-10E.	B							
	Outdoor water pools, public. See § 107-17.	B							
	Kennels. See § 107-10E.	B							
	Public utility facilities	B							
	Nursery schools	B							
	Public and semipublic facilities	C							
	Campgrounds. See § 107-8B(5).	B							
	Airport/landing strips	C							200
	Membership club houses	B		200			2	35	80
	Nursing or convalescent homes	B					3	45	
	Battery energy storage system	C	--	--	--	--	--	--	100
Large solar energy system	C			40					
Agricultural operations	A		5 acres	400	--	--	45	80	
<b>R-2</b> Residential	One-family dwellings	A	40,000	150	20	1,200	2 ½	35	25
	Manufactured home, double-wide	A							
	Public and semipublic facilities	C							
	Battery energy storage system	C	--	--	--	--	--	--	100
	Large solar energy system	C			40				
	Agricultural operations	A		5 acres	400	--	--	3	45
<b>R-3</b> Residential	One-family dwellings	A	15,000	100	35	900	2 ½	35	40
	Animal hospitals. See § 107-10E.	B							
	Outdoor water pools, public. See § 107-17.	B							
	Kennels. See § 107-10E.	B							
	Public utility facilities	B							
	Nursery schools	B							
	Public and semipublic facilities	B							
	Campgrounds. See § 107-8B(5).	B							
	Agricultural operations	A		5 acres	400	--	--	3	45

- SCHEDULE 1 -



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