

# Dorchester Avenue Zoning Update

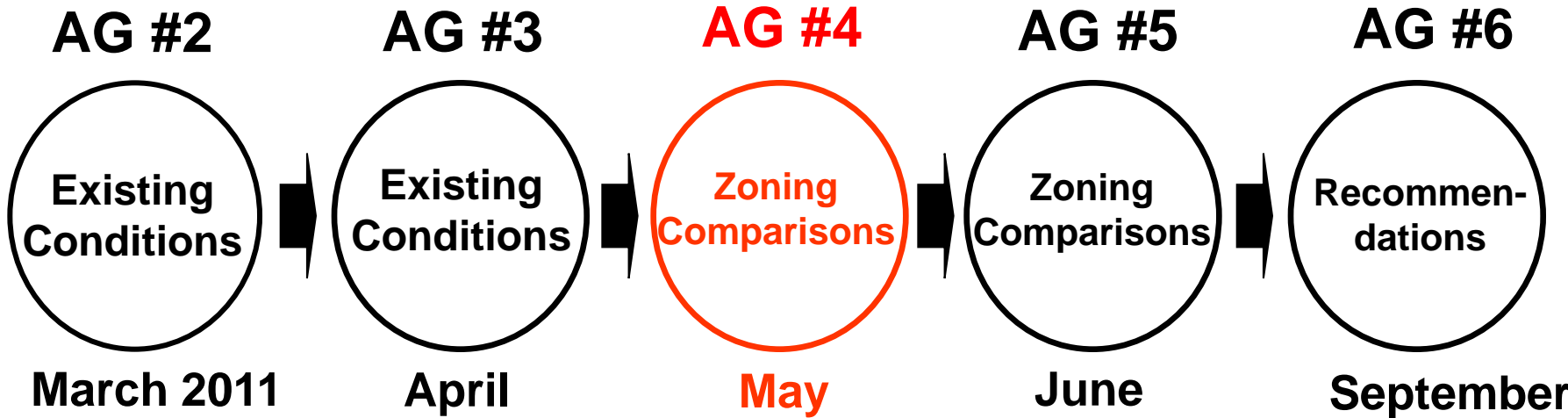
Advisory Group Meeting #4

# AGENDA

## AG Meeting #4 *Dorchester Ave vs Dorchester Zoning*

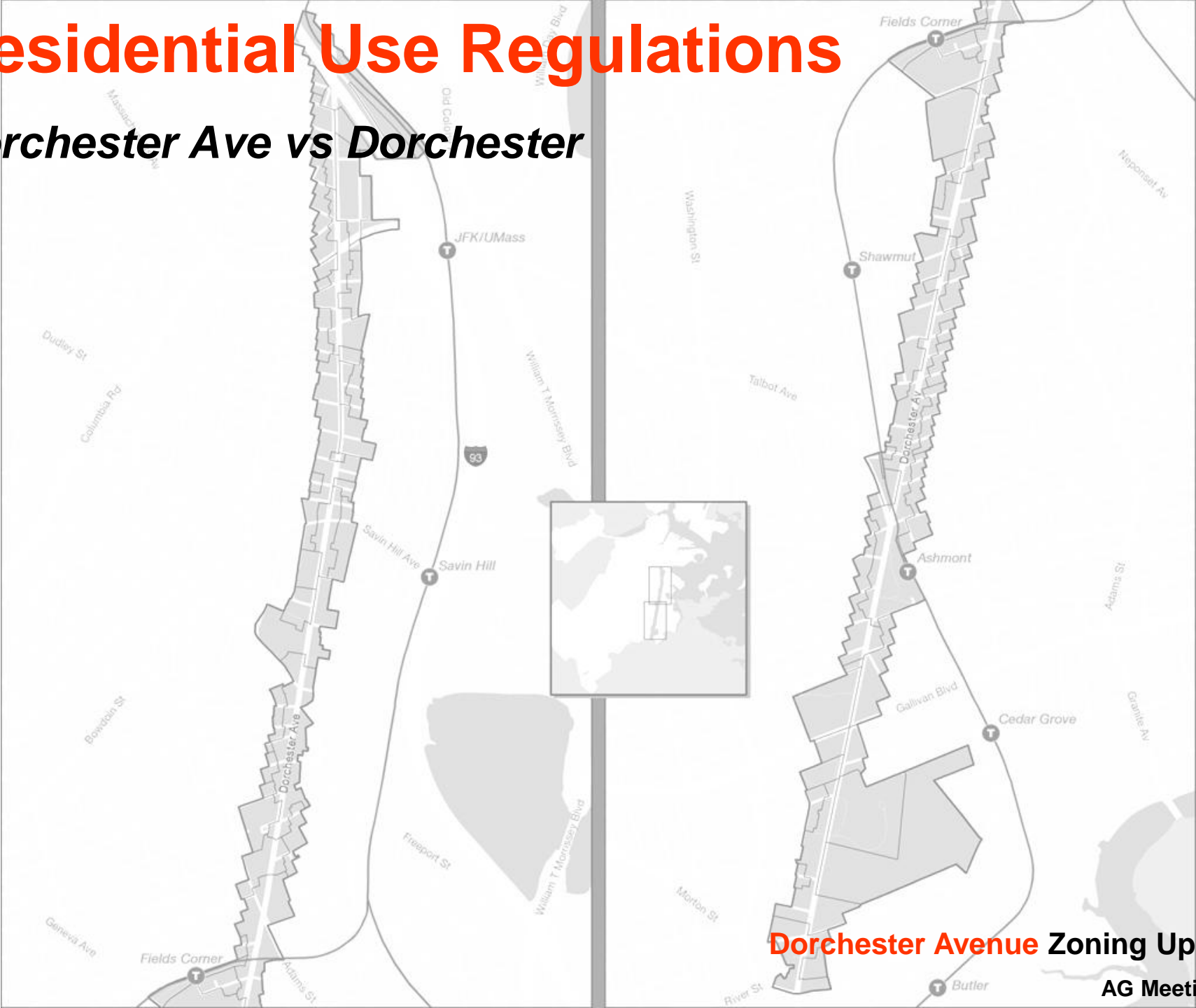
- Residential Use Regulations
- Business & Industrial Use Regulations
- Residential Dimensional Regulations
- Business & Industrial Dimensional Regulations
- Off-Street Parking

# Schedule



# Residential Use Regulations

## *Dorchester Ave vs Dorchester*



**Dorchester Avenue Zoning Update**

**AG Meeting #4**

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/ Local Service (MFR/LS)</u>
<u>Banking and Postal Uses</u>						
Automatic teller machine	F	F	F	F	F	C <sup>1</sup>
Bank	F	F	F	F	F	F C
Drive-in bank	F	F	F	F	F	F
Post office	F	F	F	F	F	C <sup>1</sup>
<u>Community Uses</u>						
Adult education center	F	F	F	F C	F C	F C
Community center	F	F	F	F	F C	C <sup>1</sup>
Day care center	C F	C F	C F	C F	C <sup>1</sup>	C <sup>1</sup>
Day care center, elderly	C F	C F	C F	C F	C <sup>1</sup>	C <sup>1</sup>
Library	A F	A F	A F	A C	A C	A C
Place of worship; monastery; convent; parish house	A	A	A	A	A	A
<u>Cultural Uses</u>						
Art gallery	F	F	F	F	F	C <sup>1</sup>
Art use	F	F	F	F	F	F
Auditorium	F	F	F	F	F	F

Key: A=Allowed, C=Conditional, F=Forbidden  
 RED = Dorchester Neighborhood Zoning District Use Regulation

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/ Local Service (MFR/LS)</u>
<u>Cultural Uses</u>						
Cinema	F	F	F	F	F	F
Concert hall	F	F	F	F	F	F
Museum	F	F	F	F	F	F A
Public art, display space	F	F	F	F	F	F C
Studios, arts	F	F	F	F	F	C <sup>1</sup>
Studios, production	F	F	F	F	F	C <sup>1</sup> F
Theatre	F	F	F	F	F	F
Ticket sales	F	F	F	F	F	C <sup>1</sup>
<u>Dormitory and Fraternity Uses</u>						
Dormitory not accessory to a use	F	F	F	F	F	F
Fraternity	F	F	F	F	F	F
<u>Educational Uses</u>						
College or university	F	F	F	F	F	F
Elementary or secondary school <sup>2</sup>	C	C	C	C	C	C
Kindergarten	C	C	C	C	C	C
Professional school	F	F	F	F	F	C <sup>1</sup> F
Trade school	F	F	F	F	F	C <sup>1</sup> F
<u>Entertainment and Recreational Uses</u>						
Adult entertainment	F	F	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F	F	F

Key: A=Allowed, C=Conditional, F=Forbidden  
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	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/ Local Service (MFR/LS)</u>
<u>Entertainment and Recreational Uses (cont'd)</u>						
Amusement game machines in non-commercial establishment	F	F	F	F	F	F
Bar	F	F	F	F	F	F
Bar with live entertainment	F	F	F	F	F	F
Bowling alley	F	F	F	F	F	F
Billiard parlor	F	F	F	F	F	F
Dance hall	F	F	F	F	F	F
Drive-in theatre	F	F	F	F	F	F
Fitness center or gymnasium	F	F	F	F	F	F
Private club not serving alcohol	F	F	F	F	F	C <sup>1</sup> F
Private club serving alcohol	F	F	F	F	F	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F	F	F	F	F
Restaurant with live entertainment, operating after 10:30 p.m.	F	F	F	F	F	F
<u>Funerary Uses</u>						
Cemetery	C F	C F	C F	C F	C F	C F
Columbarium	C F	C F	C F	C F	C F	C F
Crematory	C F	C F	C F	C F	C F	C F
Funeral home	A F	A F	A F	A F	A F	A F
Mortuary chapel	C F	C F	C F	C F	C F	C F

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<u>Health Care Uses</u>						
Clinic	F	F	F	F	F	C <sup>1</sup> F
Clinical laboratory	F	F	F	F	F	F
Custodial care facility	C F	C F	C F	C F	C F	C F
Group residence, general	C F	C F	C F	C F	C F	C F
Hospital	F	F	F	F	C F	F
Nursing or convalescent home	C F	C F	C F	C F	C	C
<u>Hotel and Conference Center Uses</u>						
Bed and breakfast	C	C F	C F	C F	C F	C F
Conference center	F	F	F	F	F	F
Executive suites	F	F	F	F	F	F
Hotel	F	F	F	F	F	F
Motel	F	F	F	F	F	F
<u>Industrial Uses</u>						
Artists' mixed-use	F	F	F	F	C	C
Cleaning plant	F	F	F	F	F	F
General manufacturing use	F	F	F	F	F	F
Light manufacturing use	F	F	F	F	F	F
Printing Plant	F	F	F	F	F	F
Restricted industrial use	F	F	F	F	F	F

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	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/ Local Service (MFR/LS)</u>
<u>Office Uses</u>						
Agency or professional office	F	F	F	F	F	A <sup>1</sup>
General office	F	F	F	F	F	F
Office of wholesale business	F	F	F	F	F	C <sup>1</sup> F
<u>Open Space Uses</u>						
Golf driving range	F	F	F	F	F	F
Grounds for sports, private	F	F	F	F	F	F
Open space	A	A	A	A	A	A
Open space recreational building	C	C	C	C	C	C
Outdoor place of recreation for profit	F	F	F	F	F	F
Stadium	F	F	F	F	F	F
<u>Public Service Uses</u>						
↔Automatic telephone exchange or telecommunications data distribution center	F	F	F	F	F	F
Courthouse <sup>2</sup>	C F	C F	C F	C F	C F	C F
Fire station <sup>2</sup>	A C	A C	A C	A C	A C	A C
Penal institution <sup>2</sup>	F	F	F	F	F	F
Police station <sup>2</sup>	A C	A C	A C	A C	A C	A C
Pumping station <sup>2</sup>	F C	F C	F C	F C	F C	F C
Recycling facility (excluding facilities handling toxic waste)	F	F	F	F	F	F
Solid waste transfer station	F	F	F	F	F	F
Sub-station <sup>2</sup>	F	F	F	F	F	F
Telephone exchange	F	F	F	F	F	F
(↔As amended on October 20, 2000)						

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/ Local Service (MFR/LS)</u>
<u>Research and Development Uses</u>						
Research laboratory	F	F	F	F	F	F
Product development or prototype manufacturing	F	F	F	F	F	F
<u>Residential Uses</u>						
Congregate living complex	F	F	F	F	A C	A C
Elderly housing	C F	C F	C F	C F	A C	A C
Group residence, limited	A	A	A	A	A	A
Lodging house	C F	C F	C F	C F	C F	C F
Mobile home	F	F	F	F	F	F
Mobile home park	F	F	F	F	F	F
Multi-family dwelling	F	F	F	F	A	A
One family detached dwelling	A	A	C A	C F	F C	F C
One family semi-attached dwelling	F A	A	A	A F	A C	A C
Orphanage	A F	A F	A F	A F	A F	A F
Rowhouse	F	F	A	A F	A	A
Temporary dwelling structure	C	C	C	C	C	C
Three family detached dwelling	F	F	A	A	A	A
Townhouse	F	F	C	F	A	A
Transitional housing or homeless shelter	C F	C F	C F	C F	C	C
Two family detached dwelling	F	A	C A	C	C A	C A
Two family semi-attached dwelling	F	F A	F A	F	A	A

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<u>Restaurant Uses</u>						
Drive-in restaurant	F	F	F	F	F	F
Restaurant	F	F	F	F	F	C <sup>1</sup>
Take-out restaurant						
Small <sup>3</sup>	F	F	F	F	F	C <sup>1</sup>
Large <sup>4</sup>	F	F	F	F	F	F
<u>Retail Uses<sup>5</sup></u>						
Adult bookstore	F	F	F	F	F	F
Bakery	F	F	F	F	F	C <sup>1</sup>
General retail business	F	F	F	F	F	F
Liquor store	F	F	F	F	F	F
Local retail business	F	F	F	F	F	A <sup>1</sup>
Outdoor sale of garden supplies	F	F	F	F	F	C <sup>1</sup> F
+Pawnshop	F	F	F	F	F	F
(+As inserted on February 16, 2001)						
<u>Service Uses<sup>5</sup></u>						
Animal hospital	F	F	F	F	F	C <sup>1</sup> F
Barber or beauty shop	F	F	F	F	F	A <sup>1</sup>
>Body art establishment	F	F	F	F	F	F C
Caterer's establishment	F	F	F	F	F	C <sup>1</sup> F
;Check cashing business	F	F	F	F	F	F
+Container redemption center	F	F	F	F	F	F
Dry-cleaning shop	F	F	F	F	F	A <sup>1</sup>
Kennel	F	F	F	F	F	C <sup>1</sup>
(;As inserted on October 6, 1994)						
(+As inserted on September 30, 1993)						
(>As inserted on April 9, 2001)						

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/ Local Service (MFR/LS)</u>
<u>Service Uses<sup>5</sup> (cont'd)</u>						
Laundry, retail service	F	F	F	F	F	C <sup>1</sup>
Laundry, self-service	F	F	F	F	F	A <sup>1</sup>
Photocopying establishment	F	F	F	F	F	C <sup>1</sup>
Shoe repair	F	F	F	F	F	A <sup>1</sup>
Tailor shop	F	F	F	F	F	A <sup>1</sup>
<u>Storage Uses, Major</u>						
;Enclosed storage of solid fuel or minerals	F	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F	F
;Outdoor storage of solid fuel or minerals	F	F	F	F	F	F
Storage of flammable liquids and gases						
Small <sup>6</sup>	F	F	F	F	F	F
Large <sup>6</sup>	F	F	F	F	F	F
√Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	F	F	F	F	F	F
Warehousing	F	F	F	F	F	F
Wrecking yard	F	F	F	F	F	F

(;As amended on July 27, 1993)

(√As inserted on September 18, 2000)

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/ Local Service (MFR/LS)</u>
<u>Trade Uses<sup>5</sup></u>						
Carpenters shop	F	F	F	F	F	F
Electrician's shop	F	F	F	F	F	F
Machine shop	F	F	F	F	F	F
Photographer's studio	F	F	F	F	F	C <sup>1</sup>
Plumber's shop	F	F	F	F	F	F
Radio/television repair	F	F	F	F	F	C <sup>1</sup>
Upholsterer's shop	F	F	F	F	F	C <sup>1</sup>
Welder's shop	F	F	F	F	F	F
<u>Transportation Uses</u>						
Airport	F	F	F	F	F	F
Bus terminal	F	F	F	F	F	F
Garage with dispatch	F	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F	F
Motor freight terminal	F	F	F	F	F	F
Rail freight terminal	F	F	F	F	F	F
Railroad passenger station	F	F	F	F	F	F
<u>Vehicular Uses</u>						
;Airport-related remote parking facility	F	F	F	F	F	F
Bus servicing or storage	F	F	F	F	F	F
Carwash	F	F	F	F	F	F
Gasoline station	F	F	F	F	F	F

(;As inserted on November 21, 1996.)

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<u>Vehicular Uses (cont'd)</u>						
+Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F	F	F
Indoor sale of automobiles and trucks	F	F	F	F	F	F
Outdoor sale of new and used vehicles	F	F	F	F	F	F
Parking garage	F	F	F	F	F	F
Parking lot	F	F	F	F	F	F
Rental agency for cars	F	F	F	F	F	F
Rental agency for trucks	F	F	F	F	F	F
Repair garage	F	F	F	F	F	F
Truck servicing or storage	F	F	F	F	F	F
(+As amended on November 7, 1996.)						
<u>Wholesale Uses</u>						
Wholesale business	F	F	F	F	F	F

Accessory and Ancillary Uses

In each subdistrict of the Dorchester Avenue Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table A and (ii) not designated "A" or "C" for such subdistrict on the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/ Local Service (MFR/LS)</u>
<u>Accessory and Ancillary Uses (cont'd)</u>						
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F	F	F	F	F	F
Accessory art use	C	C	C	C	C	C
Accessory automatic teller machine	F	F	F	F	F	A
Accessory bus servicing or storage	F	F	F	F	F	F
Accessory cafeteria	F C	F C	F C	F C	F C	F C
Accessory cultural uses	F C	F C	F C	F C	F C	F C
Accessory dormitory	F	F	F	F	F	F
Accessory drive-through restaurant	F	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	F	F
Accessory family day care home	A C	A C	A C	A C	A C	A C
Accessory home occupation	A	A	A	A	A	A
Accessory industrial use	F	F	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F	F	F	F
Accessory keeping of laboratory animals	F	F	F	F	F	F
Accessory machine shop	F	F	F	F	F	C <sup>1</sup> F
Accessory manufacture of products	F	F	F	F	F	F
Accessory offices	F	F	F	F	F	A F
Accessory outdoor cafe	F	F	F	F	F	C <sup>1</sup>
Accessory parking <sup>6</sup>	A	A	A	A	A	A
Accessory personnel quarters	F	F	F	F	C F	C F
Accessory printing	F	F	F	F	F	F

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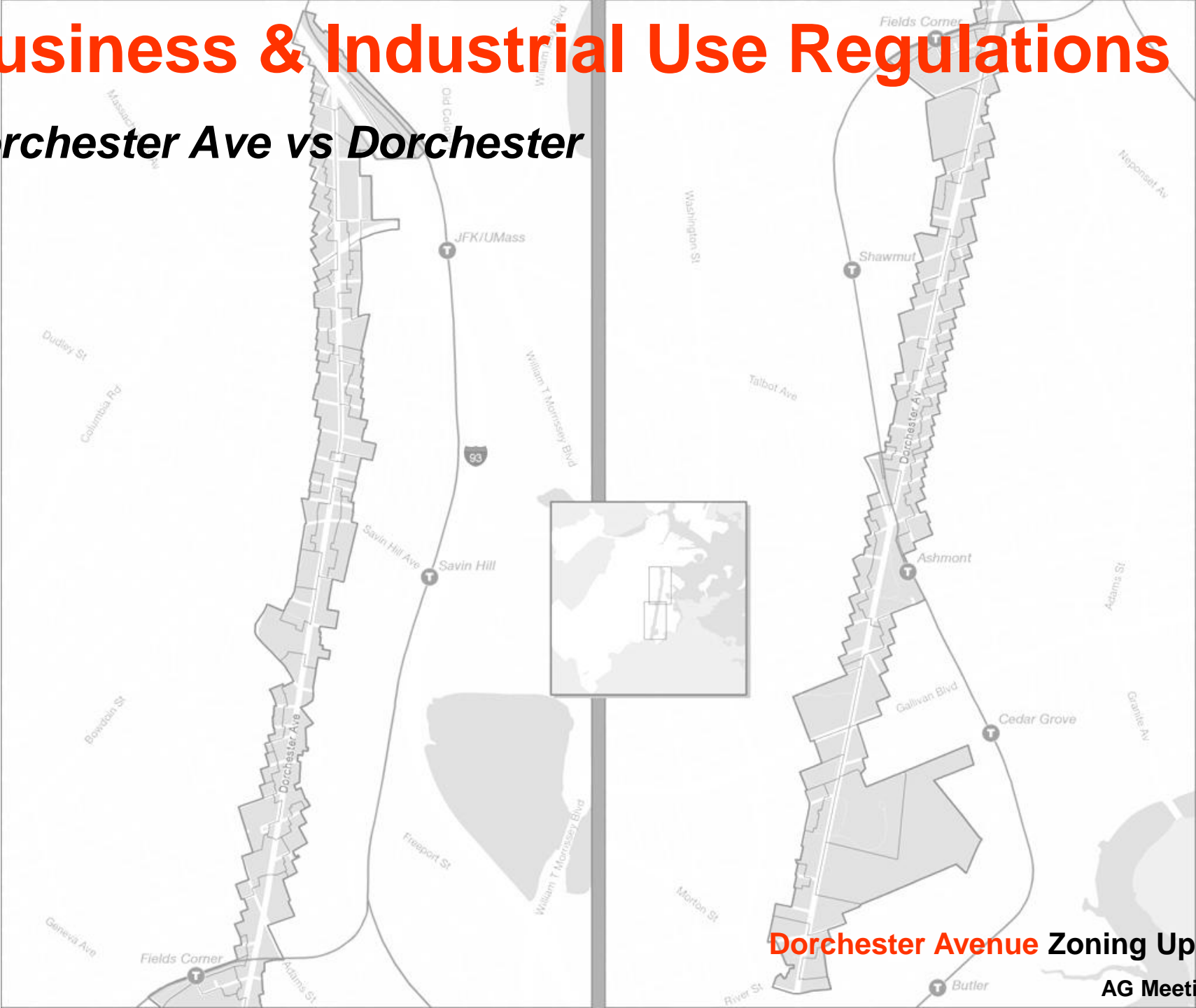
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<u>Accessory and Ancillary Uses (cont'd)</u>						
Accessory professional office in a dwelling	A	A	A	A	A	A
Accessory railroad storage yard	F	F	F	F	F	F
Accessory recycling	F	F	F	F	F	C F
Accessory repair garage	F	F	F	F	F	F
Accessory retail	F	F	F	F	F	A F
Accessory services for apartment and hotel residents	F	F	F	F	F	F
Accessory services incidental to educational uses other than a college or university use	F	F	F	F	F	F
Accessory storage of flammable liquids and gases						
Small <sup>7</sup>	F	F	F	F	F	F
Large <sup>7</sup>	F	F	F	F	F	F
Accessory swimming pool or tennis court <sup>8</sup>	A	A	A	A	A	A
Accessory trade use	F	F	F	F	F	C
Accessory truck servicing or storage	F	F	F	F	F	F
Accessory wholesale business	F	F	F	F	F	F
Ancillary use <sup>9</sup>	C	C	C	C	C	C

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# Business & Industrial Use Regulations

## Dorchester Ave vs Dorchester



**Dorchester Avenue Zoning Update**

**AG Meeting #4**

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Banking and Postal Uses</u>							
Automatic teller machine	CA	F	A	FC	A	FA	A <sup>1</sup>
Bank	FA	F	A	CA	A	A	A <sup>2</sup> C
Drive-in Bank	F	F	F	F	FC	F	F
Post office	FA	F	A	AC	A	A	AC
<u>Community Uses</u>							
Adult education center	AC	C	AC	CA	AC	A	AC
Community center	AC	C	AC	CA	AC	A	AC
Day care center	A	A	A	A	A	A	C
Day care center, elderly	A	A	A	A	A	A	C
Library	A	A	A	A	A	A	C
Place of worship; monastery; convent; parish house	A	A	A	A	A	A	AC

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	<u>Local Convenience Subdistricts</u>		<u>Neighborhood Shopping Subdistricts</u>		<u>Community Commercial Subdistricts</u>		<u>Local Industrial Subdistricts</u>
	<u>Bsmt. &amp; First Story</u>	<u>Second Story &amp; Above</u>	<u>Bsmt. &amp; First Story</u>	<u>Second Story &amp; Above</u>	<u>Bsmt. &amp; First Story</u>	<u>Second Story &amp; Above</u>	
<u>Cultural Uses</u>							
Art gallery	CA	C	A	C	A	A	C
Art use	AC	F	AC	C	A	A	CF
Auditorium	F	F	CF	A	AC	AC	CF
Cinema	F	F	C	C	A	A	C
Concert hall	CF	C	C	C	C	C	CF
Museum	FC	F	C	C	A	AC	C
Public art, display space	AC	F	A	CA	A	A	AF
Studios, arts	C	F	A	CA	A	A	AF
Studios, production	F	F	CF	C	AC	AC	AC
Theatre	F	F	AC	C	AC	AC	AF
Ticket sales	C	F	CA	C	A	CA	AF
<u>Dormitory and Fraternity Uses</u>							
Dormitory not accessory to a use	F	F	F	F	F	F	FA
Fraternity	F	F	F	F	F	F	FC
<u>Educational Uses</u>							
College or university	F	F	CF	CF	C	C	C
Elementary or secondary school <sup>3</sup>	C	F	AC	C	AC	AC	F
Kindergarten	CA	F	A	CA	AC	AC	FA
Professional school	FC	F	CF	AC	AC	AC	A
Trade school	F	F	CF	AF	C	AC	A

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	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Entertainment and Recreational Uses</u>							
Adult entertainment	F	F	F	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F	C F	F	F A
Amusement game machines in non-commercial establishment	F	F	C F	F C	C F	F C	C <sup>1</sup> A
Bar <sup>4</sup>	C	F	C F	F	C	F C	C <sup>1</sup>
Bar with live entertainment <sup>4</sup>	F	F	C F	F	C F	F	F
Bowling alley	F	F	C F	A C	A C	A C	F A
Billiard parlor	F	F	C F	C	C	C	F A
Dance hall	F	F	F	C F	F	C F	C A
Drive-in theatre	F	F	F	F	F	F	F A
Fitness center or gymnasium	F	F	C	C	A	A	C <sup>1</sup> A
Private club not serving alcohol	F	F	C	F	C	C	C
Private club serving alcohol	F	F	F	F C	F C	F C	F
Restaurant with live entertainment, not operating after 10:30 p.m. <sup>4</sup>	F C	F	A C	C F	A	C	F A
Restaurant with live entertainment operating after 10:30 p.m. <sup>4</sup>	F	F	C F	C F	C	C	F A
<u>Funerary Uses</u>							
Cemetery	F	F	F	F	F	F	F
Columbarium	F	F	F	F	F	F	F A
Crematory	F	F	F	F	F	F	F A

Key: A=Allowed, C=Conditional, F=Forbidden

RED = Dorchester Neighborhood Zoning District Use Regulation

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Funerary Uses (cont'd)</u>							
Funeral home	A C	A	A C	A C	A	A	F A
Mortuary chapel	A F	F	A F	C F	A	A	F A
<u>Health Care Uses</u>							
Clinic	C F	F	C F	C F	C	C	C
Clinical laboratory	F	F	A F	C F	A C	A C	A C
Custodial care facility	F	F	C F	C F	C F	C F	C
Group care residence, general	F	F	C F	C F	C F	C F	F
Hospital	F	F	C F	C F	C F	C F	C
Nursing or convalescent home	F	F	C F	A F	F C	F C	F
(:As amended on September 20, 1996.)							
<u>Hotel and Conference Center Uses</u>							
Bed and breakfast	F C	C	C	A C	C	C	F C
Conference center	F	F	F	F	C F	C F	F C
Executive suites	F	F	F	C F	C	C	C
Hotel	F	F	F	F	C	C	C
Motel	F	F	F	F	F C	F C	C

Key: A=Allowed, C=Conditional, F=Forbidden  
 RED = Dorchester Neighborhood Zoning District Use Regulation

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Industrial Uses</u>							
Artists' mixed-use	F C	C	C	A C	F C	A C	A
Cleaning plant	F	F	F	F	F	F	C A
General manufacturing use	F	F	F	F	F	F	C
Light manufacturing use	F	F	F	F	F	F	A
Printing plant	F	F	C F	C F	C C	C F	A
Restricted industrial use	F	F	F	F	F	F	C F
C							
<u>Office Uses</u>							
Agency or professional office	A	A	A	A	A	A	A
General office	F C	F	C	A	A	A	A <sup>5</sup>
Office of wholesale business	F	F	C F	F C	A C	C	A
<u>Open Space Uses</u>							
Golf driving range	F	F	F	F	F	F	F A
Grounds for sports, private	F	F	F	F	F	F C	C
Open space	A	A	A	A	A	A	A
Open space recreational building	A C	A C	A C	A C	A C	A C	A
Outdoor place of recreation for profit	F	F	F	F	F C	F C	C A
Stadium	F	F	F	F	F C	F	C A

Key: A=Allowed, C=Conditional, F=Forbidden

RED = Dorchester Neighborhood Zoning District Use Regulation

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Public Service Uses</u>							
↔Automatic telephone exchange or telecommunications data distribution center	C	C	C	C	C	C	C
Courthouse <sup>3</sup>	F	F	C	C	A	A	A
Fire station <sup>3</sup>	A	A	A	A	A	A	A
Penal institution <sup>3</sup>	F	F	F	F	F	F	F
Police station <sup>3</sup>	A	A	A	A	A	A	A
Pumping station <sup>3</sup>	C	F	C	F	C	F	A
Recycling facility (excluding facilities handling toxic waste)	C	F	C	C	C	C	C
Solid waste transfer station	F	F	F	F	F	F	F
Sub-station <sup>3</sup>	F	F	F	C	F	C	A
Telephone exchange	C	F	C	C	C	C	C
(↔As amended on October 20, 2000)							
<u>Research and Development Uses<sup>6</sup></u>							
Research laboratory	F	F	F	C F	C F	C F	A C
Product development or prototype manufacturing	F	F	F	C F	C F	C F	A A
<u>Residential Uses</u>							
Congregate living complex	C F	A	C	A C	F C	A C	F
Elderly housing	C F	A	C	A C	F C	A C	F
Group residence, limited	A F	A	C F	A F	C	C	F
Homeless shelter	C F	C	C F	C F	C	C	F

Key: A=Allowed, C=Conditional, F=Forbidden  
 RED = Dorchester Neighborhood Zoning District Use Regulation

	<u>Local Convenience Subdistricts</u>		<u>Neighborhood Shopping Subdistricts</u>		<u>Community Commercial Subdistricts</u>		<u>Local Industrial Subdistricts</u>
	<u>Bsmt. &amp; First Story</u>	<u>Second Story &amp; Above</u>	<u>Bsmt. &amp; First Story</u>	<u>Second Story &amp; Above</u>	<u>Bsmt. &amp; First Story</u>	<u>Second Story &amp; Above</u>	
<u>Residential Uses (cont'd)</u>							
Lodging house	F	C	CF	C	F	F	F
Mobile home	F	F	F	F	F	F	F
Mobile home park	F	F	F	F	F	F	FA
Multi-family dwelling	AC	A	C	A	C	A	F
One family detached dwelling	FC	F	FC	F	F	F	F
One family semi-attached dwelling	FC	F	FC	F	F	F	F
Orphanage	F	F	CF	C	CF	C	F
Rowhouse	AC	A	FC	F	F	F	F
Temporary dwelling structure	F	F	F	F	F	F	FC
Three family detached dwelling	AC	A	C	A	CF	A	F
Townhouse	AC	A	C	A	CF	A	F
Transitional housing	CF	A	CF	A	CF	A	F
Two family detached dwelling	AC	A	FC	F	F	F	F
Two family semi-attached dwelling	AC	A	FC	F	F	F	F
<u>Restaurant Uses</u>							
Drive-in restaurant	F	F	F	F	FC	F	FA
Restaurant	C	F	A	C	A	CA	A
Take-out restaurant							
Small <sup>7</sup>	AC	F	AC	F	AC	FC	A <sup>1</sup>
Large <sup>8</sup>	CF	F	C	F	C	FC	CA

Key: A=Allowed, C=Conditional, F=Forbidden  
 RED = Dorchester Neighborhood Zoning District Use Regulation



	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<b>Retail Uses</b>							
Adult bookstore	F	F	F	F	F	F	F
Bakery	A	F	A	C	A	CA	A
;General retail business <sup>16</sup>	F	F	FC	FC	A	CA	CA
Liquor store	F	F	C	F	C	F	FA
Local retail business	A	F	A	CA	A	CA	A
Outdoor sale of garden supplies	AC	F	AC	FC	AC	FC	C <sup>1</sup> A
+Pawnshop	C	C	C	C	C	CC	C

(;As amended on December 19, 1994.)

(+As inserted on February 16, 2001)

**Service Uses<sup>9</sup>**

Animal hospital	CF	F	C	C	CA	FA	C
Barber or beauty shop	A	F	AC	A	AC	A	A
>Body art establishment	C	C	C	C	C	C	C
Caterer's establishment	AC	F	AC	AC	AC	C	A
;Check cashing business	F	F	CF	CF	C	C	C
+Container redemption center <sup>9a</sup>	F	F	CF	CF	C	C	A
Dry-cleaning shop	AC	F	A	AF	A	C	A
Kennel	CF	F	CF	F	C	FC	A <sup>2</sup>
Laundry, retail service	A	F	A	FC	A	FC	A
Laundry, self-service	A	F	A	FC	A	FC	A

(;As inserted on October 6, 1994)

(+As inserted on September 30, 1993 and amended on October 6, 1994)

(>As inserted on April 9, 2001)

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Services Uses (cont'd)</u>							
Photocopying establishment	A	F	A	A	A	A	A
Shoe repair	A	F	A	A	A	A	A
Tailor shop	A	F	A	A	A	A	A
<u>Storage Uses, Major</u>							
;Enclosed storage of solid fuel or minerals	F	F	F	F	F	F	FA
Outdoor storage of new materials	F	F	F	F	F	F	CA
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F	F	F
;Outdoor storage of solid fuel or minerals	F	F	F	F	F	F	F
Storage of flammable liquids and gases							
Small <sup>10</sup>	CF	C	CF	CF	CF	CF	A
Large <sup>10</sup>	F	F	F	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F	F	F	F
√Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	C	C	C	C	C	C	C
Warehousing	F	F	F	F	FC	FC	CA
Wrecking yard	F	F	F	F	F	F	F

(;As amended on July 27, 1993)  
(√As inserted on September 18, 2000)

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Trade Uses</u>							
Carpenters shop	A C	F	A C	C	A C	C	A
Electrician's shop	A C	F	A C	C	A C	C	A
Machine shop	C F	F	C F	C F	A F	C F	A
Photographer's studio	A	F	A	C A	A	C A	A
Plumber's shop	A F	F	A C	C F	A C	C F	A
Radio/television repair	A	F	A	C A	A	C A	A
Upholsterer's shop	A	F	A	C A	A	C A	A
Welder's shop	F	F	C F	F	C F	F	A
<u>Transportation Uses</u>							
Airport	F	F	F	F	F	F	F
Bus terminal	F	F	F	F	F	F	F A
Garage with dispatch	C F	F	C F	C F	C F	C F	C
Helicopter landing facility	F	F	F	F	F	F	F
Motor freight terminal	F	F	F	F	F	F	F
Rail freight terminal	F	F	F	F	F C	F	F
Railroad passenger station	C F	C	C	C F	C	C F	C A
<u>Vehicular Uses</u>							
;Airport-related remote parking facility	F	F	F	F	C F	C F	C F

(;As inserted on November 21, 1996.)

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Vehicular Uses (cont'd)</u>							
Bus servicing or storage	F	F	F	F	F	F	F C
Carwash <sup>11</sup>	F	F	F	F	F C	F	F A
Gasoline station <sup>11</sup>	F	F	F	F	F C	F	F A
+Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F	F C	F C	F A
Indoor sale of automobiles and trucks	F	F	F	F	F C	F C	F A
Outdoor sale of new and used vehicles	F	F	F C	F C	F C	F C	F A
Parking garage <sup>12</sup>	F	F	C F	C F	C F	C F	A C
Parking lot <sup>12</sup>	F	F	C F	F	C F	F	A C
Rental agency for cars	F	F	F	F	F C	F C	F A
Rental agency for trucks	F	F	F	F	F	F	F A
Repair garage <sup>11</sup>	F	F	F	F	C	F	C <sup>1</sup> A
Truck servicing or storage	F	F	F	F	F	F	F C
(+As amended on November 7, 1996.)							
<u>Wholesale Uses</u>							
Wholesale business	F	F	C F	F	C	C	A

Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	

Accessory and Ancillary Uses

In each subdistrict of the Dorchester Avenue Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict on the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines

(not more than four) in commercial or non-commercial establishment	C A	F	C A	C	C	F	F
Accessory art use	A	F	C A	A	A	A	F <sup>13</sup> A
Accessory automatic teller machine	C A	F	C A	F A	A	F A	A
Accessory bus servicing or storage	F	F	F	F	F	F	C
Accessory cafeteria	A C	C	A	C	A C	A C	A
Accessory cultural use	A	A	A	A	A	A	A
Accessory dormitory	F	F	F	F	F	F	F
Accessory drive-through restaurant	F	F	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	C	F	C <sup>1</sup>
Accessory family day care home	A	A	A	A	A	A	A
Accessory home occupation	A	A	A	A	A	A	F A
Accessory industrial use	F	F	F	F	F	F	A
Accessory keeping of animals other than laboratory animals	C F	F	C F	F	C F	C F	C A
Accessory keeping of laboratory animals <sup>6</sup>	F	F	C F	C	C	C	C

Key: A=Allowed, C=Conditional, F=Forbidden

RED = Dorchester Neighborhood Zoning District Use Regulation

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Accessory and Ancillary Uses (cont'd)</u>							
Accessory machine shop	F	F	F	F	A F	F	A <sup>1</sup>
Accessory manufacture of products	F	F	F	F	C F	C	C C
Accessory offices	A	A	A	A	A	A	A
Accessory offices for university	F	F	F	F	F	F	F
Accessory outdoor cafe	A C	F	A	F A	A C	F C	A <sup>1</sup>
Accessory parking <sup>12</sup>	A	F	A	F A	A	F A	A <sup>1</sup>
Accessory personnel quarters	F C	F	F C	F C	F C	F C	F C
Accessory printing	C	C	A	C	A	C	A
Accessory professional office in a dwelling	A	A	A	A	A	A	A
Accessory railroad storage yard	F	F	F	F	F	F	F
Accessory recycling	F	C	F	C F	C F	A C	A C
Accessory repair garage	F	F	F C	F C	F C	F C	F A
Accessory retail	A	C	A	C A	A	A	A
Accessory services for apartment and hotel residents	A C	A	A C	A C	A C	A C	A C
Accessory services incidental to educational uses other than college or university use	F c	F	F C	F C	C C	C C	C
Accessory storage of flammable liquids and gases							
Small <sup>10</sup>	C F	C	C	C	A C	A C	A
Large <sup>10</sup>	F	F	F C	F C	F C	F C	F A

Key: A=Allowed, C=Conditional, F=Forbidden

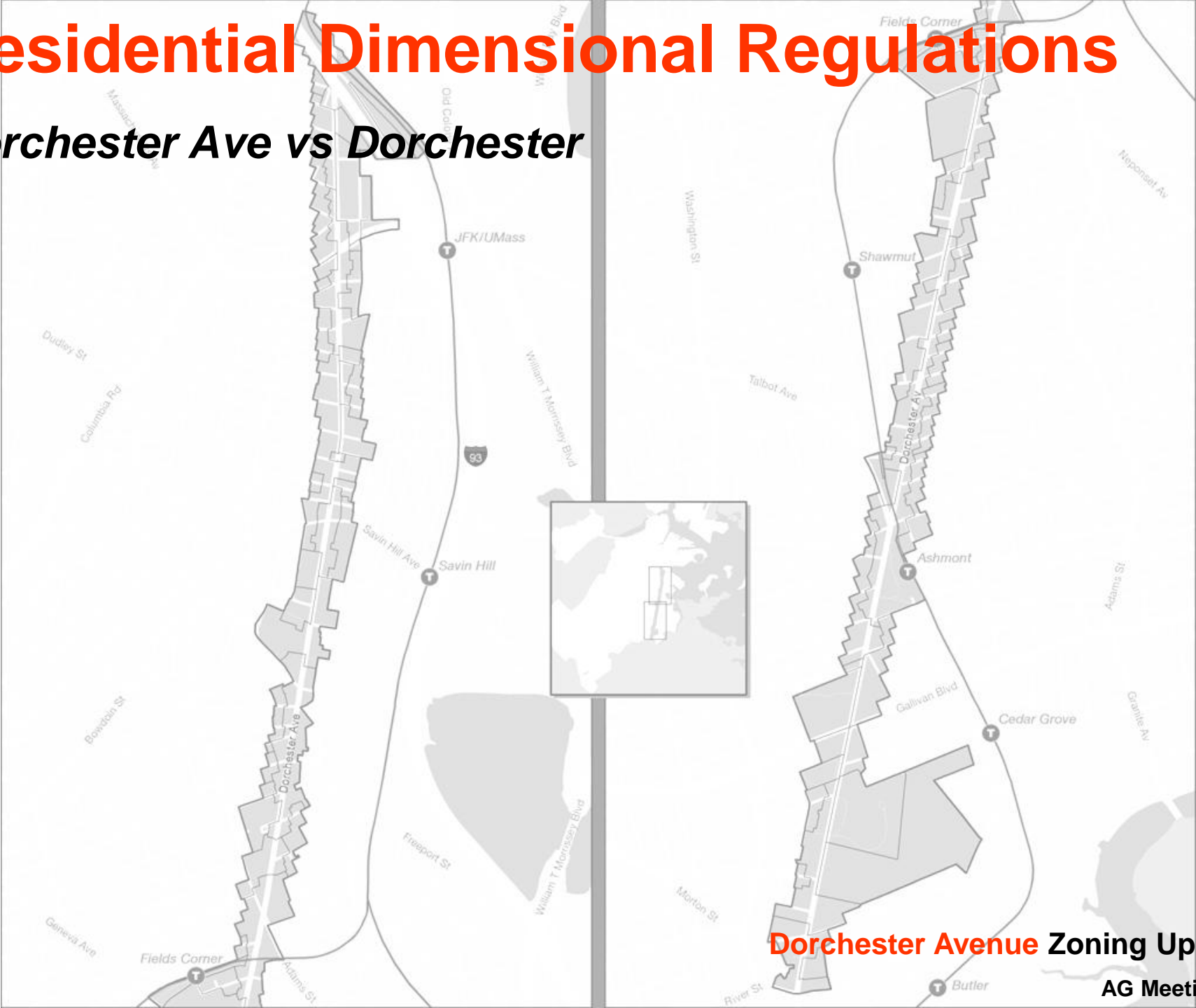
RED = Dorchester Neighborhood Zoning District Use Regulation

	Local Convenience Subdistricts		Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Accessory and Ancillary Uses (cont'd)</u>							
Accessory swimming pool or tennis court <sup>14</sup>	A C	C	A	C F	A	C C	C A
Accessory trade uses	A C	A	A	A	A	A	A
Accessory truck servicing or storage	F C	F	F C	F C	F C	F F	F A
Accessory wholesale business	F	F	F C	F C	C	C	C
Ancillary use <sup>15</sup>	C	C	C	C	C	C	C

Key: A=Allowed, C=Conditional, F=Forbidden  
 RED = Dorchester Neighborhood Zoning District Use Regulation

# Residential Dimensional Regulations

## *Dorchester Ave vs Dorchester*



**Dorchester Avenue Zoning Update**

**AG Meeting #4**



# One Family Sub-Districts

	Lot Area Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addtl Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Building Height Maximum Feet	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Dor 1F-3000</b>												
1 Family Detached	3,000	N/A	40	40	0.5	2 1/2	35	750	15	10	20	25
Any Other Dwelling or Use	3,000	N/A	50	50	0.5	2 1/2	35	none	15	10	40	25
<b>DA 1F-4,000</b>												
1 Family Detached	4,000	N/A	45	45	0.5	2 1/2	30	1,000	15	10	30	25
Any Other Dwelling or Use	4,000	N/A	45	45	0.5	2 1/2	30	none	15	10	30	20
<b>Dor 1F-5,000</b>												
1 Family Detached	5,000	N/A	40	40	0.5	2 1/2	35	1,250	15	10	20	25
<b>DA 1F-5,000</b>												
1 Family Detached	5,000	N/A	50	50	0.5	2 1/2	20	1,250	20	10	20	25
<b>Dor 1F-5,000</b>												
Any Other Dwelling or Use	5,000	N/A	50	50	0.5	2 1/2	35	none	15	10	40	25
<b>DA 1F-5,000</b>												
Any Other Dwelling or Use	5,000	N/A	50	50	0.5	2 1/2	20	none	20	10	20	20

Key: RED = Dot Ave Zoning Sub-district not found in Dorchester Zoning  
 YELLOW & BLUE = Dimensional differences between Dot Ave & Dorchester

# Two Family Sub-Districts

	Lot Area Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Add'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Building Height Maximum Feet	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Dor 2F-4000</b> 1 Family Detached or Semi-Attached or 2 Family Detached	4,000 for 1 or 2 units	N/A	40	40	0.5	2 1/2	35	600	15	10	20	25
<b>DA 2F-4000</b> 1 or 2 Family Detached	4,000 for 1 or 2 units	N/A	40	40	0.7	2 1/2	35	750	10	7	25	25
<b>Dor 2F-4000</b> Any Other Dwelling or Use	4,000	N/A	50	50	0.5	2 1/2	35	none	15	10	30	25
<b>DA 2F-4000</b> Other Use	4,000	N/A	40	40	0.7	2 1/2	35	none	15	7	25	20
<b>Dor 2F-5000</b> 1 Family Detached or Semi-Attached or 2 Family Detached	5,000 for 1 or 2 units	N/A	40	40	0.5	2 1/2	35	750	15	10	20	25
<b>DA 2F-5000</b> 1 or 2 Family Detached	5,000 for 1 or 2 units	N/A	45	45	0.6	2 1/2	35	800	10	10	30	25
<b>Dor 2F-5000</b> Any Other Dwelling or Use	5,000	N/A	50	50	0.5	2 1/2	35	none	15	10	30	25
<b>DA 2F-5000</b> Other Use	5,000	N/A	45	45	0.6	2 1/2	35	none	15	10	30	20

Key: RED = Dot Ave Zoning Sub-district not found in Dorchester Zoning  
 YELLOW & BLUE = Dimensional differences between Dot Ave & Dorchester

# Three Family Sub-Districts

	Lot Area Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addtl Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Building Height Maximum Feet	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>DA 3F-G-2000</b>												
Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	30	30	1.3	3	35	300	10	5	20	25
Any Other Dwelling or Use	2,000 for 1 or 2 units	1,000	30	30	1.3	3	35	300	10	see FN 5, Art. 52, Dor. Ave, Table C	20	20
<b>DA 3F-G-3000</b>												
Semi-attached Dwelling, Row House Building, or Town House Building	1,500 for 1 unit	1,500	35	35	1	3	35	300	10	5	20	25
Any Other Dwelling or Use	3,000 for 1 or 2 units	1,500	35	35	1	3	35	300	10	see FN 5, Art. 52, Dor. Ave, Table C	20	20
<b>DA 3F-G-4000</b>												
Semi-attached Dwelling, Row House Building, or Town House Building	2,000 for 1 unit	2,000	40	40	0.8	3	35	300	10	5	30	25
Any Other Dwelling or Use	4,000 for 1 or 2 units	2,000	40	40	0.8	3	35	300	10	see FN 5, Art. 52, Dor. Ave, Table C	30	20

Key: RED = Dot Ave Zoning Sub-district not found in Dorchester Zoning  
 YELLOW & BLUE = Dimensional differences between Dot Ave & Dorchester

# Three Family Sub-Districts (cont.)

	Lot Area Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addtl Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Building Height Maximum Feet	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Dor 3F-5000</b> Semi-attached Dwelling, Row House Building, or Town House Building	5,000 for up to 2 units	2,500	40	40	0.5	2 1/2	35	750	15	10	20	25
<b>DA 3F-G-5000</b> Semi-attached Dwelling, Row House Building, or Town House Building	2,500 for 1 unit	2,500	40	40	0.7	3	35	300	10	5	40	25
<b>Dor 3F-5000</b> Any other Dwelling or Use	5,000	N/A	50	50	0.5	2 1/2	35	none	15	10	30	25
<b>DA 3F-G-5000</b> Any other Dwelling or Use	5,000 for 1 or 2 units	2,500	40	40	0.7	3	35	300	10	see FN 5, Art. 52, Dor. Ave, Table C	40	20
<b>Dor 3F-6000</b> Semi-attached Dwelling, Row House Building, or Town House Building	6,000 for up to 2 units	3,000	40	40	0.4	2 1/2	35	750	15	10	20	25
<b>DA 3F-G-6000</b> Semi-attached Dwelling, Row House Building, or Town House Building	3,000 for 1 unit	3,000	70	70	0.6	3	35	300	20	10	50	25
<b>Dor 3F-6000</b> Any other Dwelling or Use	6,000	N/A	50	50	0.4	2 1/2	35	none	15	10	30	25
<b>DA 3F-G-6000</b> Any other Dwelling or Use	6,000 for 1 or 2 units	3,000	70	70	0.6	3	35	300	20	see FN 5, Art. 52, Dor. Ave, Table C	50	20

Key: RED = Dot Ave Zoning Sub-district not found in Dorchester Zoning  
 YELLOW & BLUE = Dimensional differences between Dot Ave & Dorchester

# Triple Decker Sub-Districts

	Lot Area Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addtl Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Building Height Maximum Feet	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Dor 3F-D-2000</b>												
Triple-Decker Detached	2,000	N/A	30	30	1.3	3	40	300	5	5	15	25
Any Other Dwelling or Use	2,000	1,000	30	30	1.3	3	40	300	5	5	15	20
<b>Dor 3F-D-3000</b> Triple-Decker Detached	3,000	N/A	30	30	1.3	3	40	300	5	5	15	25
<b>DA 3F-D-3000</b> Triple-Decker Detached	3,000	N/A	30	30	1.3	3	40	300	5	5	15	25
<b>Dor 3F-D-3000</b> Any other Dwelling or Use	3,000	1,500	30	30	1.3	3	40	300	5	5	15	20
<b>DA 3F-D-4000</b> Triple-Decker Detached	4,000	N/A	40	40	1.3	3	40	300	7	5	30	25

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# Multi Family Sub-Districts

	Lot Area Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Add'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Building Height Maximum Feet	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Dor MFR and MFR/LS</b> 1,2, or 3 Family Detached Dwelling or Semi-attached Dwelling	3000 per building of 1 or 2 units	1000	40	40	1	3	35	400	5	10	20	25
<b>DA MFR and MFR/LS</b> 1,2, or 3 Family Detached Dwelling or Semi-attached Dwelling	3000 per building of 1 or 2 units	1000	40	40	1	3	35	400	5	10	30	25
<b>Dor MFR and MFR/LS</b> Any other Dwelling or Use	4000 for first 4 units	1000	30	30	1	3	35	400	5	10	30	25
<b>DA MFR and MFR/LS</b> Any other Dwelling or Use	4000 for first 4 units	1000	40	40	1	3	35	200	5	10	20	25

Key: RED = Dot Ave Zoning Sub-district not found in Dorchester Zoning  
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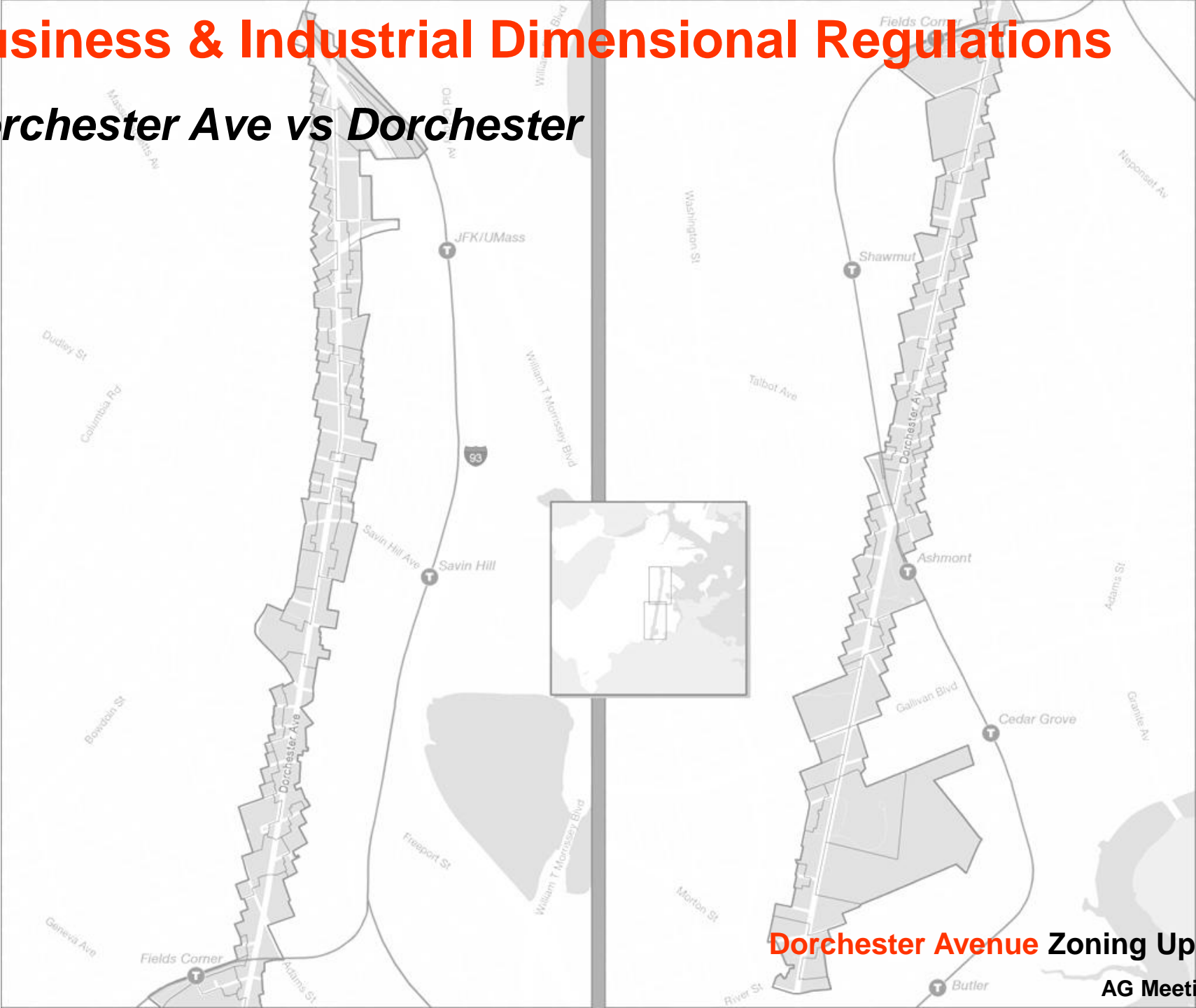
# Row House Sub-Districts

	Lot Area Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addtl Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Building Height Maximum Feet	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Dor</b> Row House Building or Townhouse Building	3000 for up to 4 units per building	3000 for up to 4 units per building	30 for each building	30 for each building	1	3	35	200	5	5	20	25
<b>DA MFR and MFR/LS</b> Row House Building or Townhouse Building	3000 for up to 4 units per building	3000 for up to 4 units per building	30 for each building	30 for each building	1	3	35	200	5	see FN 6, Art. 52, Dor. Ave, Table C	30	25
<b>Dor</b> Any Other Dwelling or Use	4000 for first 4 units	1000	30	30	1	3	35	400	5	10	30	25
<b>DA</b> Any Other Dwelling or Use (same as above MFR and MFR/LS)	4000 for first 4 units	1000	40	40	1	3	35	200	5	10	20	25

Key: RED = Dot Ave Zoning Sub-district not found in Dorchester Zoning  
 YELLOW & BLUE = Dimensional differences between Dot Ave & Dorchester

# Business & Industrial Dimensional Regulations

## Dorchester Ave vs Dorchester



**Dorchester Avenue Zoning Update**

**AG Meeting #4**



# Commercial *(Identical Regulation Sub-Districts)*

	Maximum Floor Area Ratio	Maximum Building Height	Minimum Lot Size	Minimum Lot Area Per Dwelling Unit (DA only)	Minimum usable Open Space per Dwelling Unit (Sq. Ft.)	Minimum Lot Width	Minimum Lot Frontage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
<b>Dor</b> Community Facilities Subdistricts	2	65	none		50	none	none	none	none	20
Not in DA article										
<b>Dor</b> Local Convenience Subdistricts	1	40	none		50	none	none	none	none	20
<b>DA</b> Local Convenience Subdistricts	1	40	none	none	50	none	none	none	none	20
<b>Dor</b> Neighborhood Shopping Subdistricts	1	40	none		50	none	none	none	none	20
<b>DA</b> Neighborhood Shopping Subdistricts	1	40	none	none	50	none	none	none	none	20
<b>Dor</b> Waterfront Service Subdistricts	1	35	none		N/A	none	none	none	none	12
Not in DA article										

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 YELLOW & BLUE = Dimensional differences between Dot Ave & Dorchester

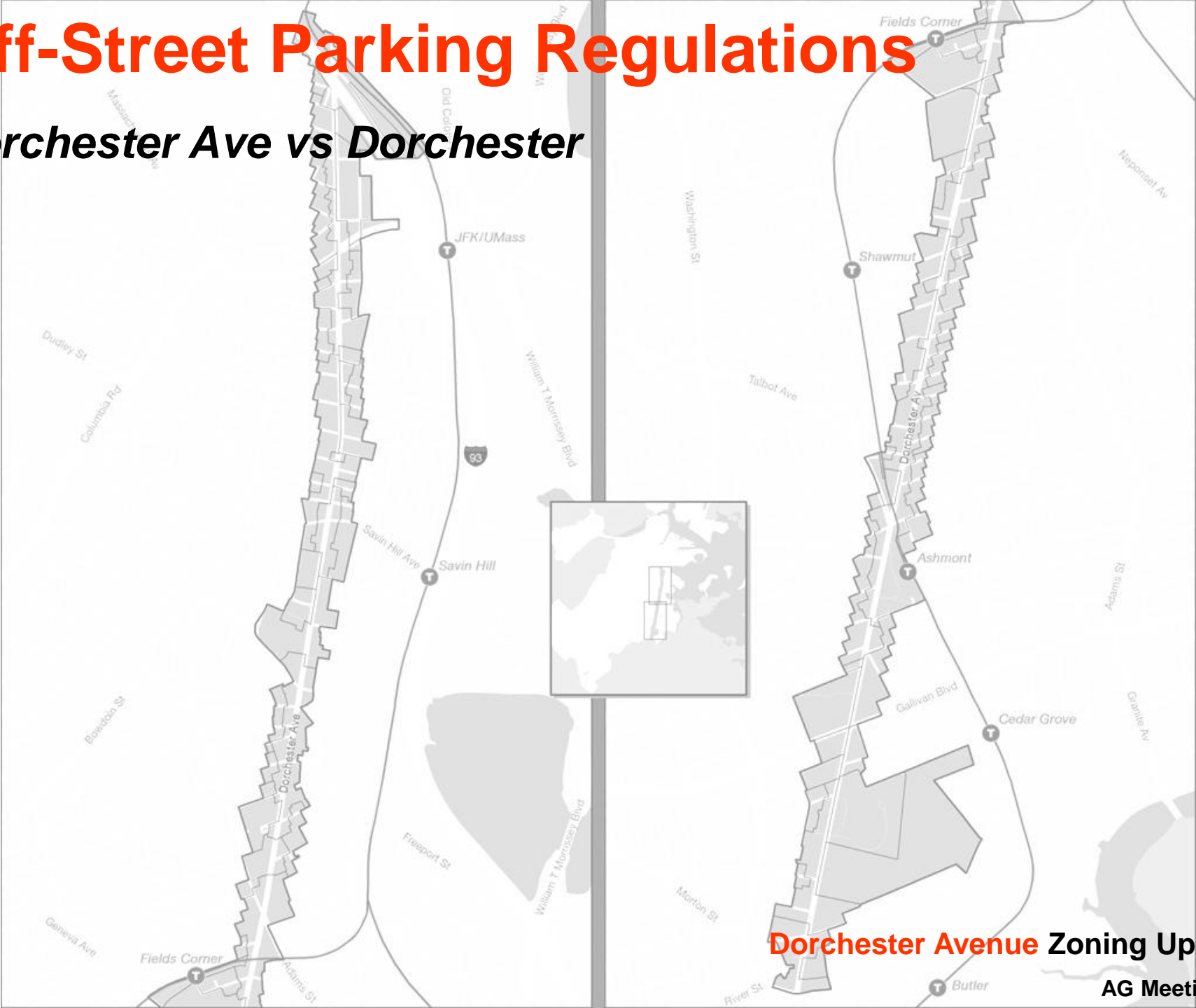
# Commercial *(Non-Identical Regulation Sub-Districts)*

	Maximum Floor Area Ratio	Maximum Building Height	Minimum Lot Size	Minimum Lot Area Per Dwelling Unit (DA only)	Minimum usable Open Space per Dwelling Unit (Sq. Ft.)	Minimum Lot Width	Minimum Lot Frontage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
<b>Dor</b> Community Commercial Subdistricts	2	45	none		50	none	none	none	none	20
<b>DA</b> Community Commercial Subdistricts	1	40	none	none	50	none	none	none	none	20
<b>Dor</b> Local Industrial Subdistricts	2	45	none		N/A	none	none	none	none	none
<b>DA</b> Local Industrial Subdistricts	1	40	none	none	50	none	none	6	none	20

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 YELLOW & BLUE = Dimensional differences between Dot Ave & Dorchester

# Off-Street Parking Regulations

## Dorchester Ave vs Dorchester



**Dorchester Avenue Zoning Update**

**AG Meeting #4**

# Off-Street Parking Regulations

	Space(s) per 1,000 Square Feet of Gross Floor Area		If there are seats (spaces per seat) <sup>3</sup>	If there are no seats (spaces per 1,000 square feet of public floor area in structures) <sup>3</sup>
<u>Banking and Postal Uses</u>	1.0	<u>Cultural Uses</u>		
<u>Community Uses</u>	1.0	Auditorium, Cinema, Concert Hall, Theatre	0.2	1.0
<u>Educational Uses</u>		All other cultural uses	0.1	1.0
Day Care Center	0.7	<u>Entertainment and Recreational Uses</u>	0.15	4.0
Elementary School or Secondary School	0.7	<u>Funerary Uses</u>		
Middle School (through 9th Grade)	0.7	Funeral home	0.1	3.0
Kindergarten	0.7	Mortuary chapel	0.1	3.0
Other Educational Uses	1.0	All other funerary uses	none	none
<u>Health Care Uses</u>	1.0	<u>Open Spaces Uses</u>		
<u>Industrial Uses</u>	0.5	Stadium	-	20.0 N/A
<u>Office Uses</u>	2.0	All other	0.2	6.0 2.0
<u>Public Service Uses</u>		<u>Places of Worship</u>	0.1	3.0
Courthouse	2.0	<u>Restaurant Uses</u>	0.15	4.0
Police Station	1.5	Other	.15	.5
Fire Station	1.0			
All other Public Service Uses	0			
<u>Research and Development Uses</u>	0.5			
<u>Retail Uses</u>	2.0			
<u>Service and Trade Uses</u>	2.0			
<u>Storage Uses, Major</u>	0.5			
<u>Transportation Uses</u>	0.25			
<u>Vehicular Uses</u>	0.5			
<u>Wholesale Uses</u>	0.25			

**Black: Dorchester Avenue**  
**Red: Dorchester Neighborhood**

# Off-Street Parking Regulations

	<u>Space(s) per Dwelling Unit</u>
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
<u>Residential Uses</u>	
Affordable Housing	0.7
Elderly Housing	0.5 .2
Group Residence Limited	0.5
Homeless Shelter	0.25
Lodging House	0.5
Transitional Housing	0.25
Other Residential Uses	1.00
1-3 Units	1.0
4-9 Units	1.25
10+ Units	1.5

Black: Dorchester Avenue  
Red: Dorchester Neighborhood

# BTD Off-Street Parking Rec.'s\*

PARKING REQUIREMENTS IN EXISTING ZONING	PROPOSED PARKING RATIO GOALS	PUBLIC TRANSPORTATION ACCESS
<b>DORCHESTER</b>		
<ul style="list-style-type: none"> <li>• Restricted Parking District in the Savin Hill area</li> <li>• Ongoing rezoning</li> <li>• Office/Retail: 1.0-2.0 spaces/1,000 square feet</li> <li>• Residential: 0.5-1.0 spaces/unit based on housing type and Floor Area Ratio</li> <li>• Restaurant: 4.0 spaces/1,000 square feet</li> </ul>	<p style="text-align: center;"><u><b>Distant from MBTA Station</b></u></p> <ul style="list-style-type: none"> <li>• Non-residential: 1.0-1.5 spaces/1,000 square feet</li> <li>• Residential: 1.0-1.5 spaces/unit based on housing type</li> </ul> <p style="text-align: center;"><u><b>Near MBTA Station</b></u></p> <ul style="list-style-type: none"> <li>• Cost of parking for employees should be equal to or greater than transit cost</li> <li>• Non-residential: 0.75-1.25 spaces/1,000 square feet</li> <li>• Residential: 0.75-1.25 spaces/unit based on housing type</li> </ul>	<ul style="list-style-type: none"> <li>• Red Line</li> <li>• Commuter Rail at JFK/UMass</li> <li>• Local MBTA bus routes</li> <li>• Proposed Urban Ring</li> <li>• Proposed improved Fairmount Line</li> </ul>

\* From Access Boston 2000-2010 Transportation Plan

# Next Meeting - June 15th

## AG Meeting #5 *Zoning Comparision (Dot Ave vs. Dorchester)*

- Urban Design Regulations
- Signage
- Next Steps

WEBSITE: [www.dotavzoning.org](http://www.dotavzoning.org)

BRA ALERTS: [www.bostonredevelopmentauthority.org](http://www.bostonredevelopmentauthority.org)

BRA ZONING INFO:

[www.bostonredevelopmentauthority.org/zoning/zoning.asp](http://www.bostonredevelopmentauthority.org/zoning/zoning.asp)