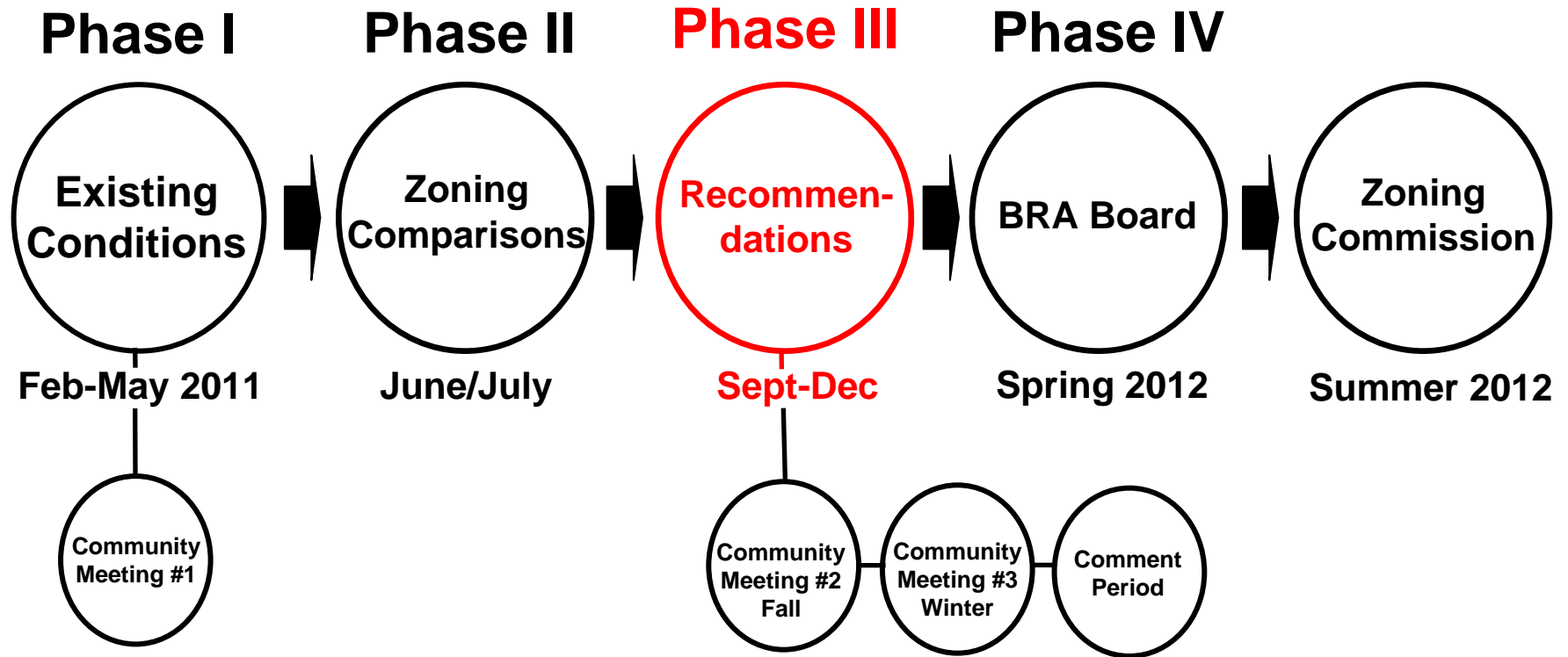


# Dorchester Avenue Zoning Update

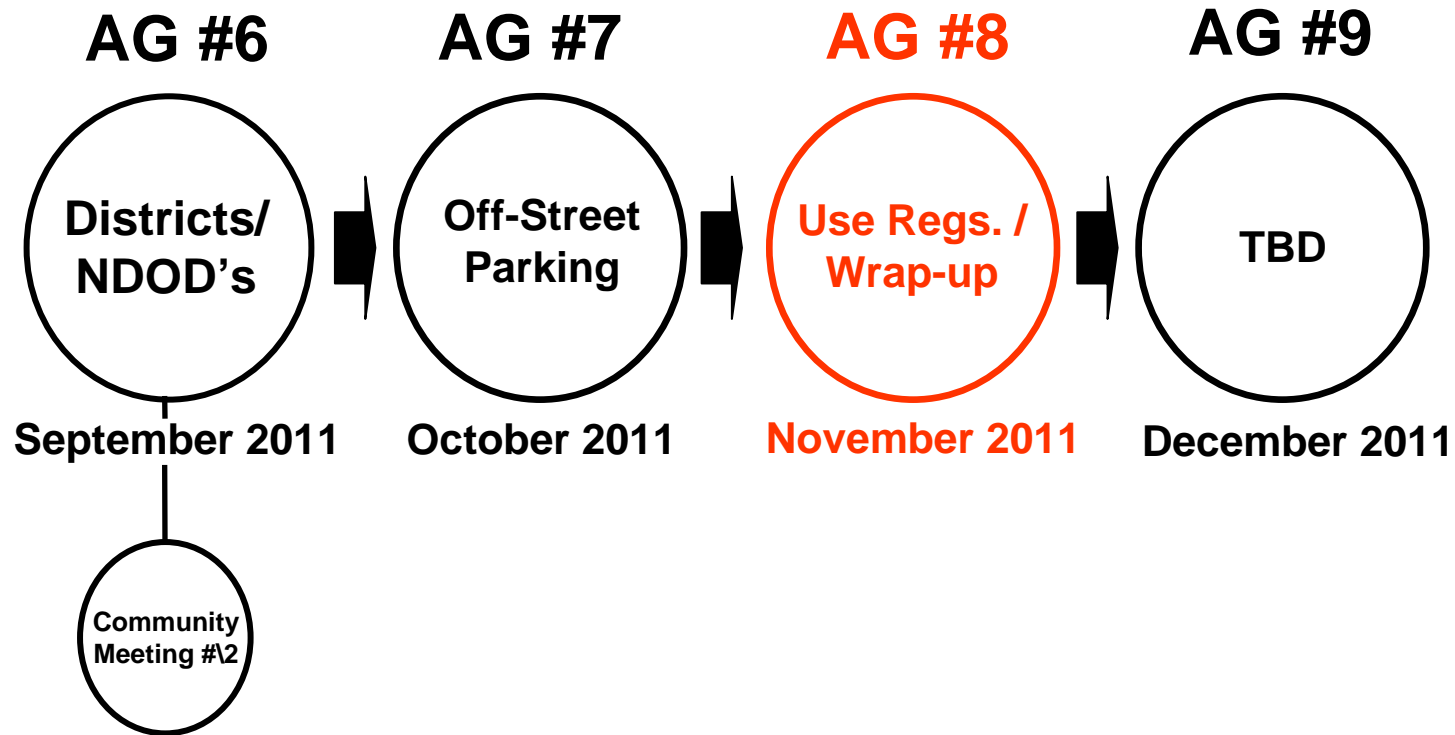
AG Meeting #8

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

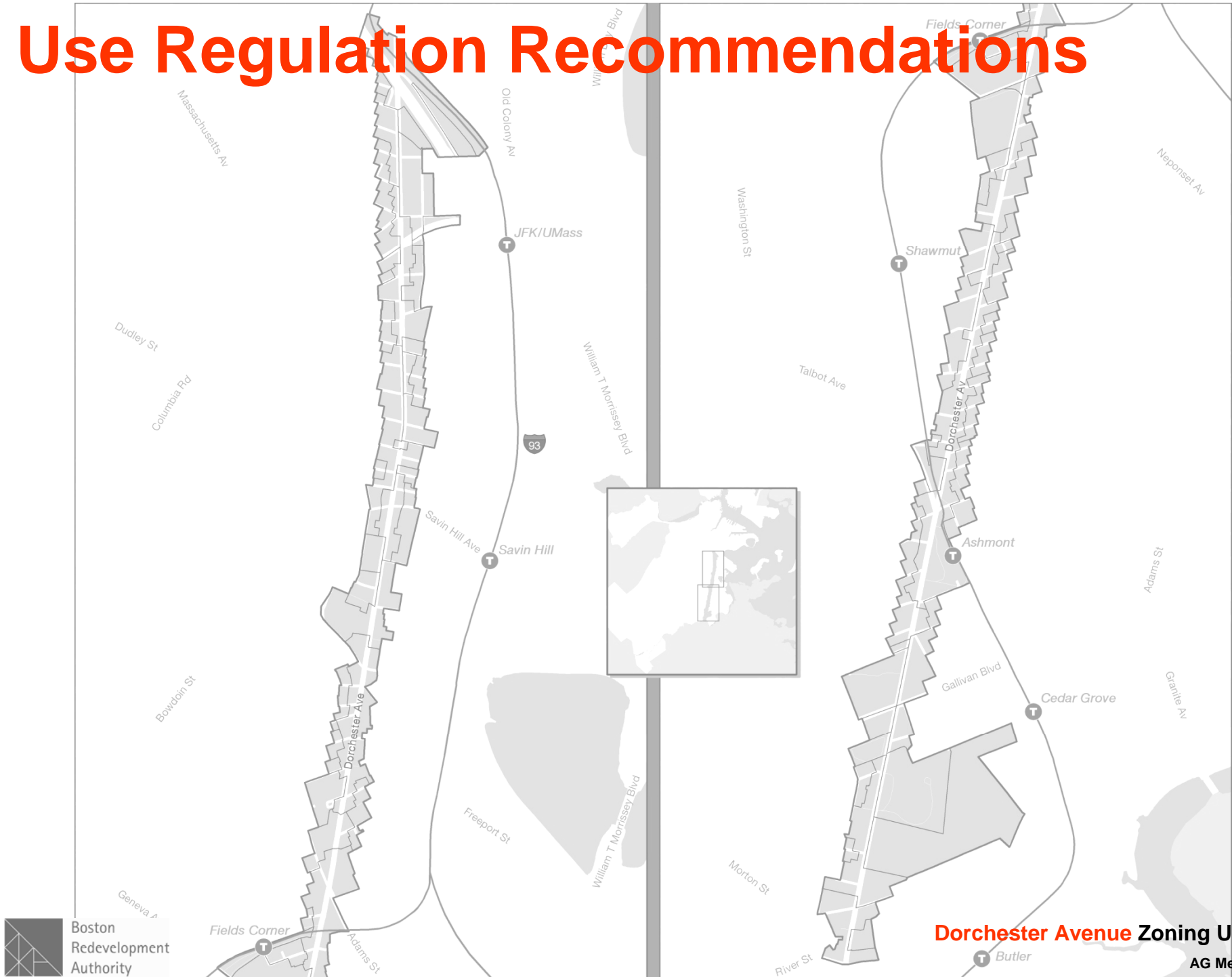
# Proposed Process



# Proposed AG Meetings



# Use Regulation Recommendations



# Proposed Use Regulations

	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
<b>Banking and Postal Uses</b>												
Automatic teller machine	C	A					F	C			F	A
Bank	F	A					C	A				
Drive-in bank									F	F*		
Post office	F	A					A	C				
<b>Community Uses</b>												
Adult education center	A	C			A	C	C	A	A	C		
Community center	A	C			A	C	C	A	A	C		
Day care center												
Day care center, elderly												
Place of worship; monastery; convent; parish house												
<b>Cultural Uses</b>												
Art gallery	C	A										
Art use	A	C			A	C						
Auditorium					C	F			A	C	A	C
Cinema												
Concert hall	C	F										
Museum	F	C									A	C
Public art, display space	A	C					C	A				
Studios, arts							C	A				
Studios, production					C	F			A	C	A	C
Theatre					A	C			A	C	A	C
Ticket sales					C	A					C	A
<b>Dormitory and Fraternity Uses</b>												
Dormitory not accessory to a use												
Fraternity												

Grey: Proposed Change OK

Yellow: Proposed Change Rec.

# Proposed Use Regulations

	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
<b>Educational Uses</b>												
College or university					C	F	C	F				
Elementary or secondary school					A	C			A	C	A	C
Kindergarten	C	A					C	A	A	C	A	C
Professional school	F	C			C	F	A	C	A	C	A	C
Trade school					C	F	A	F			A	C
<b>Entertainment and Recreational Uses</b>												
Adult entertainment												
Amusement game machines in commercial establishment												
Amusement game machines in non-commercial establishment							F	C	C	F	F	C
Bar <sup>3</sup>					C	C*					F	C
Bar with live entertainment					C	F			C	F		
Bowling alley					C	C*	A	C	A	C	A	C
Billiard parlor					C	C*						
Dance hall							C	C*	C	C*	C	C*
Drive-in theatre												
Fitness center or gymnasium												
Private club not serving alcohol												
Private club serving alcohol							F	C	F	C	F	C
Restaurant with live entertainment, not operating after 10:30 p.m.	F	C			A	C	C	F				
Restaurant with live entertainment, operating after 10:30 p.m.					C	F	C	F				
<b>Funerary Uses</b>												
Cemetery												
Columbarium												
Crematory												
Funeral home	A	C			A	C	A	C				
Mortuary chapel	A	F			A	F	C	F				

Grey: Proposed Change OK

Yellow: Proposed Change Rec.

# Proposed Use Regulations

	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
<b>Health Care Uses</b>												
Clinic	C	F			C	F	C	F				
Clinical laboratory					A	F	C	F	A	C	A	C
Custodial care facility					C	F	C	F	C	F	C	F
Group care residence, general					C	F	C	F	C	F	C	F
Hospital					C	F	C	F	C	F	C	F
Nursing or convalescent home					C	F	A	F	F	C	F	C
<b>Hotel and Conference Center Uses</b>												
Bed and breakfast	F	C					A	C				
Conference center									C	F	C	F
Executive suites							C	F				
Hotel												
Motel									F	C	F	C
<b>Industrial Uses</b>												
Artists' mixed-use	F	C					A	C	F	C	A	C
Cleaning plant												
General manufacturing use												
Light manufacturing use												
Printing plant					C	F	C	F			C	F
Restricted industrial use												
<b>Office Uses</b>												
Agency or professional office												
General office	F	C										
Office of wholesale business					C	F	F	C	A	C		
<b>Open Space Uses</b>												
Golf driving range												
Grounds for sports, private											F	C
Open space												
Open space recreational building	A	C	A	C	A	C	A	C	A	C	A	C
Outdoor place of recreation for profit									F	C	F	C
Stadium									F	C		

Grey: Proposed Change OK

Yellow: Proposed Change Rec.

# Proposed Use Regulations

	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
<b>Public Service Uses</b>												
Automatic telephone exchange												
or telecommunications data distributions center												
Courthouse												
Fire station												
Penal institution												
Police station												
Pumping station												
Recycling facility (excluding facilities handling toxic waste)												
Solid waste transfer station												
Sub-station												
Telephone exchange												
<b>Research and Development Uses</b>												
Research laboratory							C	F	C	F	C	F
Product development; prototype manufacturing							C	F	C	F	C	F
<b>Residential Uses</b>												
Congregate living complex	C	F					A	C	F	C	A	C
Elderly housing	C	F					A	C	F	C	A	C
Group residence, limited	A	F			C	F	A	F				
Homeless shelter	C	F			C	F	C	F				
Lodging house					C	F						
Mobile home												
Mobile home park												
Multi-family dwelling	A	C										
One family detached dwelling	F	C			F	C						
One family semi-attached dwelling	F	C			F	C						
Orphanage					C	F			C	F		
Rowhouse	A	C			F	C						
Temporary dwelling structure												
Three family detached dwelling	A	C							C	F		
Townhouse	A	C							C	F		
Transitional housing	C	F			C	F			C	F		
Two family detached dwelling	A	C			F	C						
Two family semi-attached dwelling	A	C			F	C						

Grey: Proposed Change OK

Yellow: Proposed Change Rec.





# Proposed Use Regulations

	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
<b>Restaurant Uses</b>												
Drive-in restaurant									F	C		
Restaurant											C	A
Take-out restaurant												
Small	A	C			A	C			A	C	F	C
Large	C	C*			C	C*			C	C*	F	C
<b>Retail Uses<sup>8</sup></b>												
Adult bookstore												
Bakery											C	A
General retail business <sup>13</sup>					F	C	F	C	A	C*	C	C*
Liquor store												
Local retail business							C	A			C	A
Outdoor sale of garden supplies	A	C			A	C	F	C	A	C	F	C
Pawnshop (Inserted on 2/16/01)												
<b>Service Uses<sup>8</sup></b>												
Animal hospital	C	C*							C	A	F	A
Barber or beauty shop	A	C*			A	C	A	C*	A	C	A	C*
Body Art Establishment (Inserted on 4/9/01)												
Caterer's establishment	A	C			A	C	A	C	A	C		
Check cashing business					C	F	C	F				
Container redemption center <sup>9</sup>					C	F	C	F				
Dry-cleaning shop	A	C					A	F				
Kennel	C	F			C	F					F	C
Laundry, retail service							F	C			F	C
Laundry, self-service							F	C			F	C
Photocopying establishment												
Shoe repair												
Tailor shop												

Grey: Proposed Change OK

Yellow: Proposed Change Rec.

# Proposed Use Regulations

	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
<b>Storage Uses, Major</b>												
Enclosed storage of solid fuel or minerals												
Outdoor storage of solid fuel or minerals												
Outdoor storage of new materials												
Outdoor storage of damaged or disabled vehicles												
Outdoor storage of junk and scrap												
Storage of certain materials												
Storage of dumpsters not accessory 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 (Inserted on 9/18/00)												
Storage of flammable liquids and gases												
Small <sup>10</sup>	C	F			C	F	C	F	C	F	C	F
Large <sup>10</sup>												
Storage or transfer of toxic waste												
Warehousing									F	F*	F	F*
Wrecking yard												
<b>Trade Uses<sup>8</sup></b>												
Carpenters shop	A	C			A	C			A	C		
Electrician's shop	A	C			A	C			A	C		
Machine shop	C	F			C	F	C	F	A	F	C	F
Photographer's studio					F	C*	C	A			C	A
Plumber's shop	A	F			A	C	C	F	A	C	C	F
Radio/television repair							C	A			C	A
Upholsterer's shop							C	A			C	A
Welder's shop					C	F			C	F		

Grey: Proposed Change OK

Yellow: Proposed Change Rec.

# Proposed Use Regulations

	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
<b>Transportation Uses</b>												
Airport												
Bus terminal												
Garage with dispatch	C	F			C	F	C	F	C	F	C	F
Helicopter landing facility												
Motor freight terminal												
Rail freight terminal									F	C		
Railroad passenger station	C	F					C	F			C	F
<b>Vehicular Uses</b>												
Airport-related remote parking facility									C	F	C	F
Bus servicing or storage												
Carwash <sup>11</sup>									F	C		
Gasoline station <sup>11</sup>									F	C		
Indoor sale, with or without installation, of automotive parts, accessories and supplies									F	C	F	C
^Indoor sale of motor vehicles (^As amended on 3/15/06)									F	C	F	C
^Outdoor sale of new and used motor vehicles (^As amended on 3/15/06)					F	C	F	C	F	C	F	C
Parking garage <sup>16,17,20</sup>					C	F	C	F	C	F	C	F
Parking lot												
Rental agency for cars									F	C	F	C
Rental agency for trucks												
Repair garage <sup>11</sup>												
Truck servicing or storage												
<b>Wholesale Uses</b>												
Wholesale business					C	F						

Grey: Proposed Change OK

Yellow: Proposed Change Rec.

# Proposed Use Regulations

	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
<b>Accessory and Ancillary Uses</b>												
Accessory amusement game machines not more than four) in commercial or non-commercial establishment	C	A			C	A						
Accessory art use					C	A						
Accessory automatic teller machine	C	A			C	A	F	A			F	A
Accessory bus servicing or storage												
Accessory cafeteria	A	C			A	C*			A	C	A	C
Accessory cultural uses												
Accessory dormitory												
Accessory drive-through restaurant												
Accessory drive-through retail												
Accessory family day care home												
Accessory home occupation												
Accessory industrial use												
Accessory indoor maintenance and operation of a payphone <sup>18</sup>												
Accessory keeping of animals, other than laboratory animals	C	F			C	F			C	F	C	F
Accessory keeping of laboratory animals					C	F						
Accessory machine shop									A	F		
Accessory manufacture of products									C	F		
Accessory offices												
Accessory offices for university												
Accessory outdoor cafe	A	C					F	C*	A	C	F	C
Accessory parking <sup>16,17</sup>							F	A			F	A
Accessory personnel quarters	F	C			F	C	F	C	F	C	F	C
Accessory printing												
Accessory professional office in a dwelling												
Accessory railroad storage yard												
Accessory recycling							C	F	C	F	A	C
Accessory repair garage					F	C	F	C	F	C	F	C
Accessory retail							C	A				
Accessory services for apartment and hotel residents	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	C	F	C				
Accessory storage of flammable liquids and gases												

Grey: Proposed Change OK

Yellow: Proposed Change Rec.

# Proposed Use Regulations

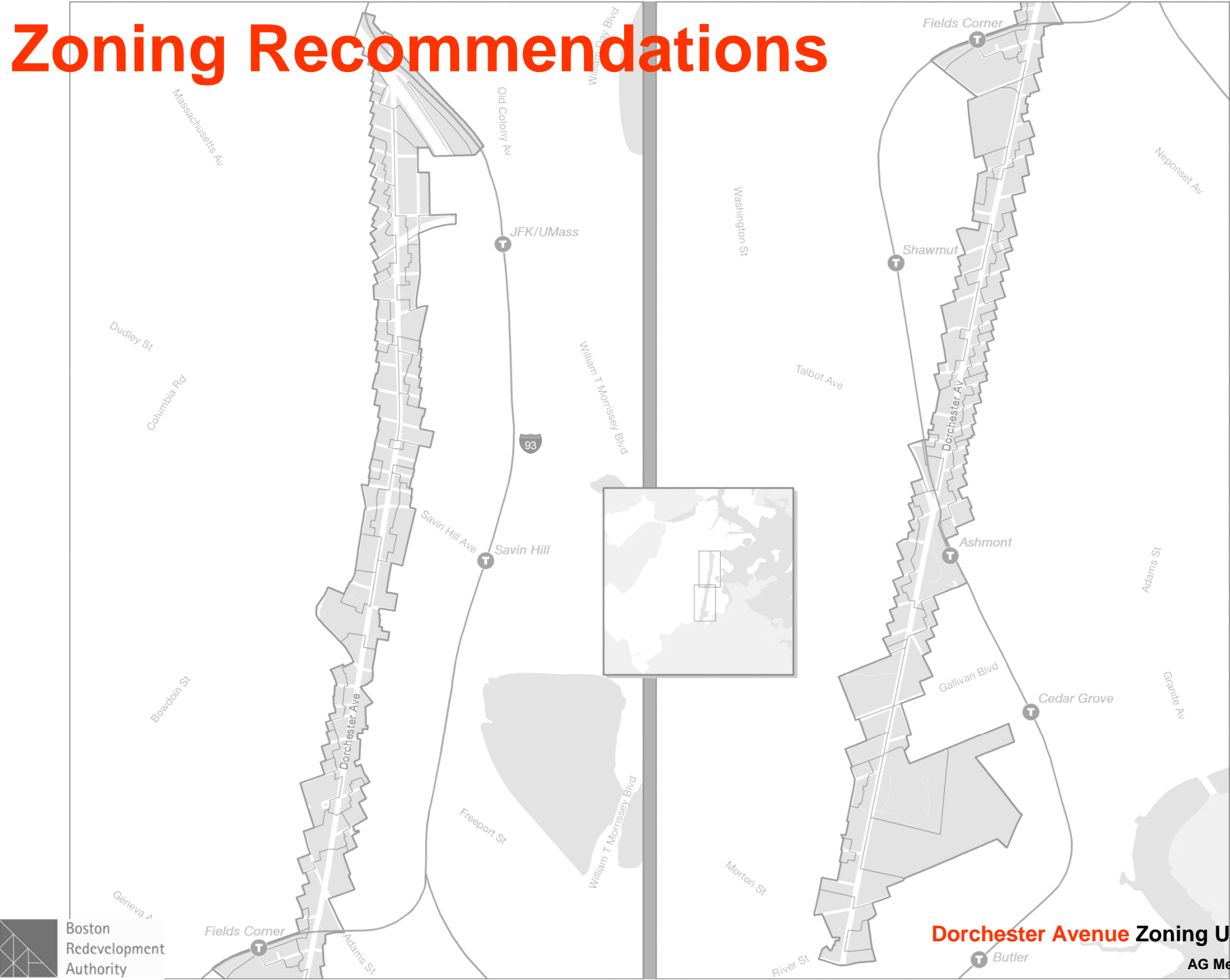
	Local Convenience				Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
Small <sup>10</sup>	C	F							A	C	A	C
Large <sup>10</sup>					F	C	F	C	F	C	F	C
Accessory swimming pool or tennis court	A	C					C	F				
Accessory trade uses	A	C										
Accessory truck servicing or storage	F	C			F	C	F	C	F	C		
Accessory wholesale business					F	C	F	C				
Ancillary use <sup>13</sup>												

Grey: Proposed Change OK

Yellow: Proposed Change Rec.



# Zoning Recommendations



# Next Steps

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- **Community Meeting #3—Late January 2012**
- **Recommendations—30 Day Comment Period**
- **BRA Board Meeting—March 2012**
- **Boston Zoning Commission—April 2012**

**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)