

^ARTICLE 55

JAMAICA PLAIN NEIGHBORHOOD DISTRICT
(^Article inserted on September 7, 1993*)

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As of September 15, 2010

*Date of public notice: June 30, 1993 (see St. 1956, c. 665, s. 5).

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SECTION 55-1. Statement of Purpose, Goals, and Objectives. The purpose of this Article is to establish the zoning regulations for a neighborhood plan for the Jamaica Plain Neighborhood District as required by the provisions of the Jamaica Plain Interim Planning Overlay District, Article 27J of this Code. The goals and objectives of this Article and the Jamaica Plain Neighborhood Plan are to provide adequate density controls that protect established residential areas and direct growth to areas where it can be accommodated; to promote mixed-income residential development; to provide for affordable and market rate housing for individuals and families; to promote a viable neighborhood economy, and provide for new economies and expansion of job opportunities; to provide for the well-planned development of institutions to enhance their public service and economic development role in the neighborhood; to preserve, enhance, and create open space; to protect the environment and improve the quality of life; to promote the most desirable use of land in accordance with the Jamaica Plain Neighborhood Plan; and to promote the public safety, health, and welfare of the people of Boston.

SECTION 55-2. Recognition of the Jamaica Plain Neighborhood Plan. In accordance with Section 27J-7 of this Code, which requires production of comprehensive planning policies, development controls, and design guidelines for the Jamaica Plain Neighborhood District, the Commission shall recognize the Jamaica Plain Neighborhood Plan, when adopted by the Boston Redevelopment Authority, following approval by the Jamaica Plain Neighborhood Council, as the general plan for the Jamaica Plain Neighborhood District. The Jamaica Plain Neighborhood Plan, when approved, also shall serve as the portion of the general plan for the City of Boston applicable to the Jamaica Plain Neighborhood District. This Article is an integral part of, and one of the means of implementing, the Jamaica Plain Neighborhood Plan, the preparation of which is pursuant to Section 70 of Chapter 41 of the General Laws, Section 652 of the Acts of 1960, and Section 3 of Chapter 4 of the Ordinances of 1952.

SECTION 55-3. Physical Boundaries. The provisions of this Article are applicable only in the Jamaica Plain Neighborhood District. The boundaries of the Jamaica Plain Neighborhood District and its subdistricts are as shown on the maps numbered 9A, 9B, and 9C entitled "Jamaica Plain Neighborhood District," replacing "Map 9 Jamaica Plain," all of the series of maps entitled "Zoning Districts City of Boston," as amended.

SECTION 55-4. Applicability. This Article together with the rest of this Code constitute the zoning regulation for the Jamaica Plain Neighborhood District and apply as specified in Section 4-1 regarding the conformity of buildings and land to this Code. Zoning relief in the form of exceptions from the provisions of this Article pursuant to Article 6A is not available, except to the extent expressly provided in this Article or in Article 6A. Application of the provisions of Article 27J to the Jamaica Plain Neighborhood District is rescinded, and the Jamaica Plain Interim Planning Overlay District is extinguished on the effective date of this Article, except as provided below. Where conflicts exist between the provisions of this Article and the remainder of this Code, the provisions of this Article shall govern. Except where specifically indicated to the contrary in this Article, the provisions of this Article supersede Section 8-7 and Articles 13 through 24 of this Code for the Jamaica Plain Neighborhood District. A

Proposed Project, however, is exempt from the provisions of this Article, and is governed by the rest of this Code, if application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this Article, and (1) no Zoning Relief is required, or (2) any required Zoning Relief has been or thereafter is granted by the Board of Appeal; provided that construction work under such building permit, or occupancy under such occupancy permit, as the case may be, is commenced within six (6) months of the date of such permit and proceeds in good faith continuously so far as is reasonably practicable under the circumstances.

SECTION 55-5. Prohibition of Planned Development Areas. Within the Jamaica Plain Neighborhood District, no Planned Development Area shall be permitted, except as expressly provided for in Section 55-29.

SECTION 55-6. Community Participation. This Article has been developed with the extensive participation of the Jamaica Plain Neighborhood Council and its Zoning Committee, together with civic and neighborhood associations, business and trade groups, and residents. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue that role, the Jamaica Plain Neighborhood Council and its Zoning Committee, and the Jamaica Plain civic and neighborhood associations, business and trade groups, and residents, shall continue to play an ongoing role in advising the City on land use planning for Jamaica Plain.

REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

SECTION 55-7. Establishment of Residential Subdistricts. This Section 55-7 establishes Residential Subdistricts within the Jamaica Plain Neighborhood District. The purpose of the Residential Subdistricts is to maintain, enhance, and promote the character of residential neighborhoods in terms of density, housing type, and design; to provide for low- and medium-density multifamily housing appropriate to the existing built environment; and to encourage appropriate development that enhances the Residential Subdistricts while preventing overdevelopment.

The following Residential Subdistricts are established:

1. One-Family Residential ("1F") Subdistricts. The One-Family Residential ("1F") Subdistricts are established to preserve, maintain and promote low density one-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 1F Subdistrict, the maximum number of Dwelling Units allowed in a single Building is one (1).
2. Two-Family Residential ("2F") Subdistricts. The Two-Family Residential ("2F") Subdistricts are established to preserve, maintain, and promote low density two-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 2F Subdistrict, the maximum number of Dwelling Units allowed in a single Building is two (2), except where otherwise specified in Table A of this Article.
3. Three-Family Residential ("3F") Subdistricts. The Three-Family Residential ("3F") Subdistricts are established to preserve low density three-family areas with a variety of housing types appropriate to the existing fabric, including one-, two-, and three-family Dwellings, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as of right. In a 3F Subdistrict, the maximum number of Dwelling Units allowed in a single Building, including a Town House Building or Row House Building, is three (3), except where otherwise specified in Table A of this Article.
4. Multifamily Residential ("MFR") Subdistricts. The Multifamily Residential ("MFR") Subdistricts are established to encourage medium density multifamily areas with a variety of allowed housing types, including one-, two- and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings.

SECTION 55-8. Use Regulations Applicable in Residential Subdistricts. Within the Residential Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table A of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table A is subject to the provisions of

Article 6. Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden in the Residential Subdistricts.

^SECTION 55-9. Dimensional Regulations Applicable in Residential Subdistricts.

1. Lot Area, Lot Width, Lot Frontage, Usable Open Space, Yard, Building Height and FAR Requirements. The minimum Lot Area, Lot Width, Lot Frontage, Usable Open Space per Dwelling Unit, Front Yard, Side Yard, and Rear Yard required for any Lot in a Residential Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table E of this Article.
2. Lot Frontage. Within the One-Family Residential ("1F") Subdistricts, Two-Family Residential ("2F") Subdistricts, and Three-Family Residential ("3F") Subdistricts, every Lot shall have a minimum frontage on a Street not less than the minimum Lot Width specified in Table E of this Article for such Lot, and, in addition, each Detached Dwelling, Semi-Attached Dwelling, Row House Building, and Town House Building on a Lot shall have a minimum frontage on a Street not less than such minimum Lot Width.
3. Location of Main Entrance. Within the Residential Subdistricts, the main entrance of a Dwelling should face the Front Lot Line. If the main entrance does not face a Street, the building should be designed to provide visual clues, such as a porch or covered walkway, that direct one to the main entrance.

(^As amended on August 22, 1996.)

REGULATIONS APPLICABLE IN CONSERVATION PROTECTION SUBDISTRICTS

SECTION 55-10. **Establishment of Conservation Protection Subdistricts.**

This Section 55-10 establishes Conservation Protection ("CP") Subdistricts in the Jamaica Plain Neighborhood District. The Conservation Protection Subdistricts are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of Jamaica Plain.

The following Conservation Protection Subdistricts are established:

1. Adams Nervine Asylum Conservation Protection Subdistrict
2. Bussey Brook Conservation Protection Subdistrict
3. Chapman-Runyon Conservation Protection Subdistrict
4. Daughters of St. Paul Conservation Protection Subdistrict
5. Hellenic Hill Conservation Protection Subdistrict
6. Lawrence Farm Conservation Protection Subdistrict
7. Monastery of St. Clare Conservation Protection Subdistrict
8. Nazareth/Showa Conservation Protection Subdistrict
9. Our Lady of the Cedars of Lebanon Conservation Protection Subdistrict
10. Parkside Conservation Protection Subdistrict

SECTION 55-11. Use Regulations Applicable in Conservation Protection Subdistricts. Within the Conservation Protection Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table A of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table A is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden in the Conservation Protection Subdistricts.

SECTION 55-12. Dimensional Regulations Applicable in Conservation Protection Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space for any Lot in a Conservation Protection Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table F of this Article.

SECTION 55-13. Site Plan Approval Requirement. In order to assure that any significant new development within a Conservation Protection Subdistrict occurs in a manner that is protective of its special natural and scenic features in accordance with a plan considering the most desirable land uses for such area, requirements for Boston Redevelopment Authority review of site plans for Proposed Projects in Conservation Protection Subdistricts apply as provided in Article 80 for the Site Plan components of Large Project Review and Small Project Review, pursuant to Section 80B-2 (Applicability of Large Project Review) and Section 80E-2 (Applicability of Small Project Review), respectively.

(^As amended on May 9, 1996.)

REGULATIONS APPLICABLE IN OPEN SPACE SUBDISTRICTS

SECTION 55-14. **Establishment of Open Space Subdistricts.** This Section 55-14 establishes Open Space ("OS") Subdistricts in the Jamaica Plain Neighborhood District. The purpose of the Open Space Subdistricts is to enhance the quality of life for Jamaica Plain's residents by protecting open space resources. Any Lot within any Open Space Subdistrict is subject to the applicable provisions of this Code, including without limitation Article 33 (Open Space Subdistricts). The Open Space Subdistricts designated in the Jamaica Plan Neighborhood District are listed in Table 1 of this Section 55-14 and are of the following types:

1. Air-Right Open Space (OS-A) Subdistrict. Air-Right Open Space Subdistricts shall consist of land used as Transit Corridors owned by a Public Agency. Air-Right Open Space Subdistrict regulations as established in Section 33-16 shall apply to the development of spaces over such Transit Corridors.
2. Cemetery Open Space (OS-CM) Subdistrict. Cemetery Open Space Subdistricts are designated for interment uses and are subject to the provisions of Section 33-14.
3. Parkland Open Space (OS-P) Subdistrict. Parkland Open Space Subdistricts shall consist of land appropriate for passive recreational uses, including walkways, picnic areas, and sitting areas. Such land may include Vacant Public Land. Parkland Open Space Subdistricts are subject to the provisions of Section 33-9.
4. Recreation Open Space (OS-RC) Subdistrict. Recreation Open Space Subdistricts shall consist of land appropriate for active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof. Recreation Open Space Subdistricts are subject to the provisions of Section 33-10.
5. Urban Wild Open Space (OS-UW) Subdistrict. Urban Wild Open Space Subdistricts shall consist of land not in the City's park system that includes such features as undeveloped hills, rock outcroppings, quarries, woodlands, meadows, scenic views, inland waters, freshwater wetlands, flood plains, wildlife habitat, or any estuary, creek, river, stream, pond, or lake, or any land under said waters. Urban Wild Open Space Subdistricts are subject to the provisions of Section 33-12.
6. Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict. Botanical/Zoological Garden Open Space Subdistricts shall consist of land appropriate for facilities open to the general public that are devoted to the conservation, study, and observation of plant and animal species. Such facilities may include botanical gardens, arboretums, horticultural conservatories, and zoological gardens. Passive recreational uses,

including walkways, picnic areas, and sitting areas, also are allowed in Botanical/Zoological Garden Open Space Subdistricts.

The land designated in the Jamaica Plain Neighborhood District as the Arnold Arboretum Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict is governed by the terms of certain orders of taking by the Board of Park Commissioners of the City of Boston, by certain agreements between the City of Boston and President and Fellows of Harvard College (including but not limited to certain Indentures), and by rules and regulations issued by the City of Boston Parks Commission with respect to such land. Within the Arnold Arboretum Botanical/Zoological Garden Open Space Subdistrict, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, except in accordance with all such takings, agreements, rules, and regulations, as they may be amended from time to time, with respect to such land or Structure, and no Structure shall be erected, used, or arranged or designed to be used, in whole or in part, except as approved by the City of Boston Parks Commission, or any successor thereto, in accordance with such takings, agreements, rules, and regulations. The Arnold Arboretum Botanical/Zoological Garden Open Space (OS-BZ) Subdistrict is not subject to the provisions of Table J (Off-Street Parking) or Table K (Off-Street Loading) of this Article 55.

(^As amended on November 19, 1993.)

TABLE 1

**Open Space Subdistricts in the
Jamaica Plain Neighborhood District**

<u>Designation</u>	<u>Location/Name</u>
Air Right	Southwest Corridor Air Right
Botanical/Zoological Garden	Arnold Arboretum
Cemetery	Forest Hills Cemetery Hyde Park Avenue Cemetery St. Michael's Cemetery
Parkland	Arborway Heath Square Hyde Square Jamaica Way Jamaica Pond Morton/Lennoco Oakview Terrace Soldiers Monument MBTA Yard
Recreation	Beecher Street Play Area Brewer/Burroughs Tot Lot English High School Fields Flaherty Playground Hernandez School Playground Jefferson Playground Johnson Playground Mozart Street Playground Murphy Playground Olmsted Park Pagel Playground Parkman Playground Paul Gore Street Rossmore/Stedman Park South Street Mall Southwest Corridor Park Williams Street Stables
Urban Wild	Bussey Brook Urban Wild (BCC Portion) Nira Rock

REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS
SUBDISTRICTS

^SECTION 55-15. Establishment of Neighborhood Business Subdistricts.

This Section 55-15 establishes Neighborhood Business Subdistricts within the Jamaica Plain Neighborhood District. There are two types of Neighborhood Business Subdistricts in the Jamaica Plain Neighborhood District: Local Convenience ("LC") Subdistricts, providing convenience goods and services for the immediate neighborhood and pedestrians; and Neighborhood Shopping ("NS") Subdistricts, providing convenience goods and services to the larger neighborhood. Both types of Neighborhood Business Subdistricts encourage the development of neighborhood businesses that provide essential goods and services as well as jobs and entrepreneurial opportunities for the Jamaica Plain community.

The following Neighborhood Business Subdistricts are established:

1. Centre Street Local Convenience (LC) Subdistrict
2. Green Street Local Convenience (LC) Subdistrict
3. Hyde Park Avenue Local Convenience (LC) Subdistrict
4. Hyde Square Local Convenience (LC) Subdistrict
5. Morton Street Local Convenience (LC) Subdistrict
6. South Street Local Convenience (LC) Subdistrict
7. Centre Street Neighborhood Shopping (NS) Subdistrict
8. Egleston Square Neighborhood Shopping (NS) Subdistrict
9. Hyde Park Avenue Neighborhood Shopping (NS) Subdistrict
10. Hyde Square Neighborhood Shopping (NS) Subdistrict
11. Jackson Square Neighborhood Shopping (NS) Subdistrict
12. Forest Hills Neighborhood Shopping (NS) Subdistrict

(^As amended on September 22, 2004 and May 19, 2010.)

SECTION 55-16. Use Regulations Applicable in Neighborhood Business Subdistricts. Within the Neighborhood Business Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table B of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table B is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table B for the proposed location of such use is forbidden in such location. Any use not included in Table B is forbidden in the Neighborhood Business Subdistricts.

SECTION 55-17. Dimensional Regulations Applicable in Neighborhood Business Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Business Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table G of this Article.

REGULATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

SECTION 55-18. Establishment of Local Industrial Subdistricts. This Section 55-18 establishes Local Industrial ("LI") Subdistricts within the Jamaica Plain Neighborhood District. The purpose of the Local Industrial Subdistricts is to encourage the preservation of the existing manufacturing and industrial base in a manner that is sensitive to and preserves the quality of life of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Jamaica Plain Neighborhood District.

The following Local Industrial Subdistricts are established:

1. Amory Street Local Industrial Subdistrict
2. Germania Street Local Industrial Subdistrict
3. Lanesville Terrace Local Industrial Subdistrict
4. Marbury Terrace Local Industrial Subdistrict
5. Stonely Road Local Industrial Subdistrict
6. Washington Street Local Industrial Subdistrict

SECTION 55-19. Use Regulations Applicable in Local Industrial Subdistricts. Within the Local Industrial Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table C is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location. Any use not included in Table C is forbidden in the Local Industrial Subdistricts.

SECTION 55-20. Dimensional Regulations Applicable in Local Industrial Subdistricts. The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Local Industrial Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table H of this Article.

REGULATIONS APPLICABLE IN INDUSTRIAL DEVELOPMENT AREAS

SECTION 55-21. Establishment of Industrial Development Areas. This Section 55-21 establishes Industrial Development Areas ("IDAs") within the Jamaica Plain Neighborhood District. IDAs are designed to encourage the expansion of the existing manufacturing and industrial base in a manner that is sensitive to and preserves the quality of life of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Jamaica Plain Neighborhood District. The Economic Development and Industrial Corporation ("EDIC"), as the agency with the responsibility for coordinating and implementing the Industrial Development Plan for the City of Boston, will play an ongoing and active role in overseeing the direction of growth and development in the IDAs.

The following Industrial Development Areas are established:

1. Jackson Square Industrial Development Area
2. Arborway Industrial Development Area

SECTION 55-22. Use Regulations Applicable in Industrial Development Areas. Within the Industrial Development Areas, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table C is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location. Any use not included in Table C is forbidden in the Industrial Development Areas.

SECTION 55-23. Dimensional Regulations Applicable in Industrial Development Areas. The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in an Industrial Development Area, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table H of this Article.

REGULATIONS APPLICABLE IN NEIGHBORHOOD
INSTITUTIONAL SUBDISTRICTS

SECTION 55-24. Establishment of Neighborhood Institutional Subdistricts.

This Section 55-24 establishes Neighborhood Institutional ("NI") Subdistricts within the Jamaica Plain Neighborhood District. The purpose of the Neighborhood Institutional Subdistricts is to identify major Institutional uses within residential neighborhoods and to provide regulations that will allow small-scale Institutional projects to proceed as of right, while requiring review of larger Institutional projects to ensure that such projects proceed in a manner that is sensitive to and preserves the quality of life of the surrounding residential neighborhoods.

The following Neighborhood Institutional Subdistricts are established:

1. Faulkner Hospital Institutional Subdistrict
2. Veterans Administration Hospital Institutional Subdistrict
3. Angell Memorial Hospital Institutional Subdistrict

SECTION 55-25. Use Regulations Applicable in Neighborhood Institutional Subdistricts. Within the Neighborhood Institutional Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table D of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table D is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table D for the proposed location of such use is forbidden in such location. Any use not included in Table D is forbidden in the Neighborhood Institutional Subdistricts.

SECTION 55-26. Dimensional Regulations Applicable in Neighborhood Institutional Subdistricts. The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Institutional Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table I of this Article.

REGULATIONS APPLICABLE IN GREENBELT PROTECTION AND
NEIGHBORHOOD DESIGN OVERLAY DISTRICTS

^SECTION 55-27. Establishment of Greenbelt Protection Overlay Districts.

This Section 55-27 establishes Greenbelt Protection Overlay Districts ("GPOD") in the Jamaica Plain Neighborhood District. The following Greenbelt Roadways and their adjacent areas between the boundary lines shown on Maps 9A, 9B, and 9C are designated Greenbelt Protection Overlay Districts.

1. Allandale Street GPOD
2. Arborway GPOD
3. Centre Street GPOD
4. Forest Hills Street GPOD
5. Jamaicaway GPOD
6. Morton Street GPOD
7. Perkins Street GPOD
8. Prince Street GPOD
9. Sigourney Street GPOD
10. South Street GPOD
11. Southwest Corridor GPOD
12. Walnut Avenue GPOD

Any Lot within a GPOD is subject to the provisions of this Article and Code applicable to the subdistrict within which it is located and to the provisions of Article 29 (Greenbelt Protection Overlay Districts).

(^As amended on May 9, 1996 and July 31, 1997.)

^SECTION 55-28. Establishment of Neighborhood Design Overlay Districts.

This Section 55-28 establishes Neighborhood Design Overlay Districts ("NDOD") as overlays to certain subdistricts within the Jamaica Plain Neighborhood District. The Neighborhood Design Overlay Districts are established to protect the historic character, existing scale, quality of the pedestrian environment, character of the residential neighborhoods, and concentrations of historic buildings within the Neighborhood Design Overlay Districts.

For applicability of the Design Component of Small Project Review to Proposed Projects in Neighborhood Design Overlay Districts, see Article 80. All use, dimensional, and other provisions applicable to the underlying subdistricts are applicable within the Neighborhood Design Overlay Districts.

The following Neighborhood Design Overlay Districts are established:

1. Glenvale Park Neighborhood Design Overlay District. Glenvale Park was platted in 1848 and features a significant concentration of architecturally notable Greek Revival, Italianate, and mansard residences.

2. Green Street Neighborhood Design Overlay District. The Green Street manufacturing area is characterized by a concentration of late 19th century masonry manufacturing and hotel buildings which were built near the location of the old Jamaica Plain Depot in the Stony Brook Valley.
3. Hyde Square Neighborhood Design Overlay District. The Hyde Square area features a number of triple decker residential buildings built in the 1890s by Roxbury and Jamaica Plain architects. Built in the Queen Anne style of architecture, these buildings are notable for their unusually high quality of design.
4. Monument Square Neighborhood Design Overlay District. The Monument Square area is the historic center of Jamaica Plain. The area contains many significant examples of high quality residential and public architecture.
5. Sumner Hill Neighborhood Design Overlay District. Sumner Hill has a variety of high quality architectural styles among its residential buildings. Houses in this district were built along curvilinear streets which were designed to enhance the topography of the area and create a more picturesque neighborhood form.
6. Walnut/Sigourney Neighborhood Design Overlay District. The Walnut/Sigourney area has a significant number of 19th century Victorian residences that were designed and built on large lots in order to take advantage of the close proximity to Franklin Park. These buildings are notable because of their high design quality.
7. Williams Street Neighborhood Design Overlay District. Williams Street has an eclectic mix of high design quality triple deckers and Victorian residences nestled between Franklin Park and the Parkside Conservation Protection Subdistrict. These houses were designed to take advantage of the topography of the area and create a more picturesque urban form.
8. Jamaica Hills Neighborhood Design Overlay District. Jamaica Hills is significant and stylistically distinct from surrounding areas for the manner in which its collection of intact residential buildings and landscape elements illustrates evolving architectural styles and trends in the 19th and 20th century suburban development. Jamaica Hills' well-defined boundaries are largely dictated by the area's hilly topography, as its pattern of winding roads, which follow the contours of these hills. The area is characterized by mature trees and other well-established landscape elements, including some areas of wooded or semi-rural character.

(^As amended on May 9, 1996 and September 15, 2010.)

REGULATIONS APPLICABLE IN PLANNED DEVELOPMENT AREAS

SECTION 55-29. Establishment of Areas Within Which Planned Development Areas May be Permitted. Planned Development Area ("PDAs"), as described in Section 3-1A.a, are permitted within the Conservation Protection Subdistricts and the Industrial Development Areas. PDAs are not permitted elsewhere in the Jamaica Plain Neighborhood District.

The purposes of establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the Jamaica Plain community, including the creation of new job opportunities; to allow for the diversification and expansion of Boston's and Jamaica Plain's economy through manufacturing, commercial, and scientific research and development uses; to encourage economic development in the Industrial Development Areas while ensuring public benefits and quality urban design by providing planning and design controls; to encourage economic development and commercial, manufacturing, and industrial expansion; and to protect the significant open space and significant natural features of areas in a Conservation Protection Subdistrict.

SECTION 55-30. Planned Development Areas: Use and Dimensional Regulations.

1. Use Regulations. A Proposed Project within a PDA shall comply with the use regulations applicable to the underlying subdistrict for the location of the Proposed Project, except as those regulations are expressly modified by an approved Development Plan.
2. Dimensional Regulations. The dimensional requirements for a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan, provided that the Building Height, Floor Area Ratio (FAR), and number of dwelling units per acre for such Proposed Project shall not exceed the limits set forth in Table 2, below:

^TABLE 2

**Jamaica Plain Neighborhood District
Planned Development Areas
Maximum Building Heights, Floor Area Ratios,
and Number of Dwelling Units Per Acre**

<u>Area</u>	<u>Maximum Building Height</u>	<u>FAR</u>	<u>Maximum No. of Dwelling Units/Acre</u>
Industrial Development Areas	45'	2	N/A
Conservation Protection Subdistricts	See Table F		

(^As amended on March 3, 2000.)

^SECTION 55-31. **Planned Development Area Review Requirement.** See Article 80 concerning the applicability of Planned Development Area Review to the approval of PDA Development Plans, PDA Master Plans, and Proposed Projects in Planned Development Areas.

(^As amended on May 9, 1996.)

SECTION 55-32. [Applicability of Future Amendments.] Deleted on May 9, 1996 by Text Amendment No. 230.

SECTION 55-33. [Planned Development Areas: Standards for Development Plan Approval.] Deleted on May 9, 1996 by Text Amendment No. 230. (For approval standards for Planned Development Area Development Plans, see Section 80C-4, Standards for Planned Development Area Review Approval.)

^SECTION 55-34. **Planned Development Areas: Public Benefits.** The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as meeting the requirement of Section 80C-4 (Standards for Planned development Area Review) for compliance with the applicable planning and development criteria of this Article if the Development Plan proposes a plan for public benefits, including one or more of the following: (a) diversification and expansion of Boston's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; or (b) creation of new job opportunities and establishment of educational facilities, career counseling, or technical assistance providing instruction or technical assistance in fields related to such jobs; or (c) improvements to the aesthetic character of the development site and its surroundings, which may include the provision of open space improvements, including open space connections to the Emerald Necklace open space system and the Southwest Corridor Park, the provision of street trees and other improvements that enhance open space, the improvement of the urban design characteristics of the site and its surroundings, and the enhancement of existing open space or the creation of new open space.

(^As amended on May 9, 1996.)

REGULATIONS GOVERNING DESIGN

SECTION 55-35. [Applicability of Article 31 Development Review Requirements.]
Deleted on May 9, 1996 by Text Amendment No. 230.

SECTION 55-36. Design Review and Design Guidelines.

1. Applicability of Design Review. To ensure that growth in the Jamaica Plain Neighborhood District is compatible with the character of the buildings and urban design features of the neighborhood, design review is required for certain Proposed Projects through Large Project Review (Urban Design Component) or Small Project Review (Design Component), pursuant to Article 80 of this Code.

To determine whether a Proposed Project is subject to Large Project Review, see Section 80B-2 (Applicability of Large Project Review).

To determine whether a Proposed Project is subject to Small Project Review, see Section 80E-2.1 (Applicability of Small Project Review: Design Component).

2. Design Guidelines. This Section 55-36.2 establishes the following design guidelines for the Jamaica Plain Neighborhood District.
 - (a) Site planning, including location of buildings, open space, and vehicular access and parking areas, should be designed to enhance the street frontage and surrounding building and spaces.
 - (b) Vehicular access and egress to and from a site should minimize traffic impacts on the adjacent roadways and provide safe visual access for drivers and pedestrians.
 - (c) Parking, storage, and disposal areas should not be located in the front of buildings, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary. Wherever practicable, such areas should be located behind buildings. Parking, storage, and disposal areas should be adequately screened from public view by suitable fencing and vegetation.
 - (d) New or rehabilitated residential buildings should reflect and complement the patterns of height, siting, and architectural character of the surrounding residential structures. The removal or alteration of any historic architectural feature is discouraged.
 - (e) New or rehabilitated commercial buildings should reflect and complement the patterns of height, siting, and architectural character of historically distinctive commercial buildings in the surrounding area.

- (f) For industrial buildings, siting and design of new construction and rehabilitation of existing buildings should be compatible with pedestrian activity. Where the provision of windows in the Street Wall is impracticable, articulation of the Street Wall by other means is encouraged. Where a Front Yard is required between the sidewalk edge and the Street Wall, such Front Yard should include an adequate landscaped buffer.
- (g) In the rehabilitation of residential or commercial buildings, deteriorated architectural features should be repaired rather than replaced, wherever possible and appropriate. In the event that replacement is necessary, the new material should be compatible with the existing in composition, design, texture, and appearance. Repair or replacement of missing architectural features should be based, where appropriate, on accurate duplication of original features of the building to be rehabilitated or those of other buildings of the same style and period.
- (h) Contemporary design for residential structures shall not be discouraged, if such design is compatible with the size, material, and character of the surrounding neighborhood environment.
- (i) New residential construction should reflect the traditional location and relationship of buildings on their sites. This includes setbacks from streets, spacing among buildings, and orientation of facades to the street and neighboring structures. A facade facing a Street should not consist of blank walls without windows. In addition, the location of buildings should respect significant landscape features on the site.
- (j) New residential construction should respect the standards of scale of existing residential construction in order to maintain the subdistrict's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, and landscape elements all should be consistent with the surrounding architecture and environment.
- (k) Open spaces, building entrances, shop fronts, shop windows, shop entrances, terraces, gardens, arcades, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Blank walls, without windows facing onto pedestrian areas, should be avoided to the extent practicable in building design. Consistency with the established local structure should be considered in the design of cornice and roof lines and wall articulation, including the design of bays and fenestration.
- (l) Storefronts and display windows should be open and welcoming to the shopper and stroller. Facade treatments, building materials, and design details should be in keeping with the area's finest commercial architecture. Street Wall continuity should be maintained.

- (m) Setbacks, corner treatments, and other design details should be used to minimize the sense of bulk of structures, and ornamental and decorative elements appropriate to the urban context are encouraged.
- (n) Roofs of buildings should be designed to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy, such as headhouses and mechanical equipment.
- (o) A zone for signs on the building facade should be established, defined by a change in facade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the building facade should be located within such sign band. In buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building facade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign.
- (p) Landscaping and screening should be used to make the business and industrial subdistricts more attractive, and to provide screening between business, industrial, and residential uses.
- (q) In addition to the foregoing, the design features of a Proposed Project should take into consideration any special characteristics of the site and its location, and should enhance and reinforce any historic qualities of existing structures.

(^As amended on May 9, 1996 and July 31, 1997.)

^SECTION 55-37. **Specific Design Requirements.** Except as otherwise expressly provided in this Article or Code, the provisions of this Section 55-37 shall apply to Proposed Projects within those subdistricts specified in this Section 55-37, except to the extent that provisions for Street Walls and display windows have been addressed through Large Project Review or Small Project Review, pursuant to Article 80. The provisions of Article 6A shall be applicable to the provisions of this Section 55-37.

1. Street Wall Continuity in Neighborhood Business Subdistricts. This Section 55-37.1 shall apply within the Neighborhood Business Subdistricts to any Proposed Project, except a Proposed Project for a Residential Use, that includes the erection of a new structure or the extension of an existing structure, where such extension changes the location of a Street Wall.

In any Proposed Project that is subject to this Section 55-37.1, each newly constructed or relocated Street Wall shall be built to be coextensive with the Building Line of the Block on which the Street Wall faces. If there is no determinable Building Line of said Block, then such Street Wall shall be built at a depth from the Street Line equal to that of the Building Line closest to the Street Line of the two blocks adjacent to said Block, facing the same Street.

If there is no determinable Building Line of either of said adjacent blocks, then the Proposed Project shall be deemed to be subject to the Design Component of Small Project Review for the limited purpose of determining an appropriate Street Wall location.

Except as otherwise provided in this Section 55-37.1, Street Walls shall be continuous across a Lot. However, design articulation involving deviations from the Street Wall plane of two (2) feet or less shall be permitted across the Street Wall. Larger recesses not exceeding fifteen (15) feet in depth shall be permitted, provided that such recesses do not affect more than fifty percent (50%) of the Street Wall plane. Bay Windows may extend from the Street Wall plane above the Ground Floor Ceiling Height, provided that such Bay Windows do not affect more than forty percent (40%) of the Street Wall plane.

For Proposed Projects that are subject to or elect to comply with Large Project Review or Small Project Review, recesses and bays shall be permitted if appropriate to the creation of visually interesting designs or the accommodation of a specific ground level function, provided that the facade remains compatible with its historical and architectural surroundings and visual continuity in the Block front is preserved, as certified by the Boston Redevelopment Authority in accordance with the Urban Design Component of Large Project Review or the Design Component of Small Project Review.

2. Display Window Area Regulations in Neighborhood Business Subdistricts. This Section 55-37.2 shall apply in the Neighborhood Business Subdistricts to any Proposed Project for the uses specified in this Section 55-37.2. For the purposes of these Display Window Area Regulations, the term "Display Window Area" means that area of any Street Wall between Grade and (i) the Ground Floor Ceiling Height (or the roof structure of a one-story structure), or (ii) fourteen (14) feet, whichever is lower, and excludes any area of the Street Wall serving as access to off-street loading berths or accessory off-street parking.
 - (a) Display Window Area Transparency. That portion of the Display Window Area required by this Section 55-37.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.

- (i) For Retail Uses, Restaurant Uses, Service Uses, and Trade Uses, at least sixty percent (60%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than two (2) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
 - (ii) For Office Uses and Entertainment Uses, at least fifty percent (50%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
 - (iii) For Vehicular Uses involving the servicing or washing of vehicles, and for Industrial Uses, at least fifty percent (50%) of the Display Window Area shall be glazed so as to be transparent or translucent, provided that at least twenty-five percent (25%) of the Display Window Area shall be transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
- (b) Display Window Area Usage. For Retail Uses, Service Uses, Office Uses, and Trade Uses, there shall be, to a depth of at least two (2) feet behind the Display Window Area: (i) an area for the display of goods and services available for purchase on the premises; or (ii) an area for exhibits and announcements; provided, however, that no such areas shall be required for a display window that provides pedestrians with a view of the Retail Use, Service Use, Office Use, or Trade Use conducted on the premises.
- (c) Display Window Security Grates. That portion of the Display Window Area required by Section 55-37.2(a) to be transparent glazing shall not be obstructed by a solid opaque security grate. Security grates that provide pedestrians with a view through the display window, such as grill-type security grates, may be used. Security grates should be integrated into the design of the storefront. Wherever practicable, security grates should be mounted inside the building, rather than outside, and if a security grate must be mounted on the outside of the building, the box or other housing for such grate should be concealed in an appropriate manner.

(^As amended on May 9, 1996.)

^SECTION 55-38. **Screening and Buffering Requirements.** In order to enhance the appearance of Jamaica Plain's commercial and industrial subdistricts and to ensure that these subdistricts are appropriately separated from adjacent areas, the

screening and buffering requirements of this Section 55-38 shall apply to those Proposed Projects described in this Section 55-38, except where provisions for adequate screening and buffering have been established for a Proposed Project through Large Project Review or Small Project Review, pursuant to Article 80. The provisions of Article 6A shall apply to the provisions of this Section 55-38.

1. Screening and Buffering Along Property Lines Abutting Public Streets, Public Parks, and Certain Subdistricts and Uses. Where any Lot line of a Proposed Project located in a Neighborhood Business Subdistrict abuts (a) a public park, or (b) a Residential Subdistrict or Residential Use, and where any Lot line of a Proposed Project located in a Local Industrial Subdistrict or an Industrial Development Area abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) a Neighborhood Business Subdistrict, such Proposed Project shall provide and maintain, along each Lot line abutting such street, park, subdistrict, or use, a strip of shrubs and trees densely planted along the inside edge of a wall or heavy-duty fence. Trees may be planted without shrubs along the inside edge of a solid wall or of a stockade or board-type wooden fence that is constructed to be at least sixty percent (60%) opaque.

The width of the planting strip shall be appropriate for the species and quantities of plant materials necessary to provide adequate screening, but shall in no event be less than five (5) feet wide. Along a Lot line abutting a public street or public park, the height of the fence or wall shall be no less than three (3) feet and no more than four (4) feet above Grade. Along a Lot line abutting a Residential Subdistrict, Residential Use, or Neighborhood Business Subdistrict, the height of the fence or wall shall be no less than four (4) feet and no more than seven (7) feet above Grade. If the planting strip abuts a parking area, a curb six (6) inches in height shall separate the landscaped area from the parking area.

2. Screening and Buffering of Parking, Loading, and Storage Areas. Any off-street parking facility or lot, off-street loading area, or accessory storage area that abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) in the case of a Lot located in a Local Industrial Subdistrict or Industrial Development Area, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 55-38.2. Such screening shall consist of trees and shrubs densely planted in a strip at least five (5) feet wide on the inside edge of a steel-picket or stockade or board-type wooden fence. Such fence shall not be more than fifty percent (50%) opaque and shall be no less than three (3) feet and no more than four (4) feet high. The planting strip shall be separated from any parking area by a curb six (6) inches in height.

Any material or equipment stored outdoors to a height greater than four (4) feet above Grade shall be surrounded by a wall or fence or vegetative screen of such height, not less than six (6) feet high, as may be

necessary to screen such material or equipment from view from any public street or public open space.

3. Screening of Disposal Areas and Certain Equipment. Disposal areas, dumpsters, and ground-mounted mechanical equipment that abut (a) a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) in the case of a Lot located in a Local Industrial Subdistrict or an Industrial Development Area, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 55-38.3. Disposal areas and dumpsters shall be screened with an opaque wall or fence at least six (6) feet high or by vegetation. Ground-mounted mechanical equipment shall be screened with an opaque wall or fence sufficiently high to provide effective screening.
4. Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall be painted to blend with adjacent or nearby building materials or shall be screened by wood, brick, or similar material.
5. Materials for Walls and Fences. Walls and fences may be made of one or more materials, such as masonry (piers or walls), iron pickets, decorative metal, wrought iron, shadow box, vinyl coated or galvanized chain link with or without redwood strips woven through it, or stockade or board-type wood. The use of chain link fencing without wooden strips is discouraged except on small areas not facing a public street or public park. The use of plywood sheeting also is discouraged. Two or more materials may be used in combination with each other, and piers and walls may be used in combination with fences.
6. Specifications for Plantings. Shrubs required by this Section 55-38 may be deciduous or evergreen, or a mixture of both types. Shrubs must be densely planted to provide a mature appearance within three (3) years. Trees required by this Section 55-38 may be evergreen or a combination of deciduous and evergreen. Deciduous trees shall be at least three (3)-inch caliper at the time of planting (measured six (6) to twelve (12) inches above Grade) and shall be at least twelve (12) feet tall and planted fifteen to twenty (15-20) feet on center, and evergreen trees shall be at least twelve (12) feet tall and planted twelve to fifteen (12-15) feet on center. Ground cover consisting of grass or other plantings or four to six (4-6) inches of pine-bark or similar mulch shall be placed within the planting strip at the time of planting and replenished as necessary. Existing mature trees and shrubs should be retained when possible. The use of bulbs, perennials, and annuals also is encouraged.
7. Maintenance of Landscaped Areas. Landscaping required by this Section 55-38 shall be maintained in a healthy growing condition, free of refuse and debris. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles in areas used for screening and buffering. Outside

storage of any materials, supplies, or products is not permitted within any landscaped area required by this Section 55-38.

(;As amended on May 9 and August 22, 1996.)

MISCELLANEOUS PROVISIONS

^SECTION 55-39. **Sign Regulations.** The provisions of this Section 55-39 shall apply to all Proposed Projects except to the extent that sign requirements have been established through Large Project Review or Small Project Review, pursuant to Article 80.

1. Sign Regulations Applicable in Residential Subdistricts, Open Space Subdistricts and Conservation Protection Subdistricts. In all Residential Subdistricts, Open Space Subdistricts and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs in residential districts.
2. Sign Regulations Applicable in All Subdistricts Other Than Residential, Open Space, and Conservation Protection Subdistricts. In all subdistricts other than Residential Subdistricts, Open Space Subdistricts, and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs outside residential districts and as provided in this Section 55-39. Notwithstanding any provision of Section 11-2 to the contrary, the following regulations shall apply:
 - (a) Signs Parallel to Building Wall. For Signs parallel to a Building wall, including Signs painted on or affixed to awnings, canopies, marquees, security grate housings, or other Building projections, but not including Signs on windows above the first floor, free-standing Signs, directional Signs, and public purpose Signs listed in items (g) through (k) of Section 11-1, the total Sign Area, in square feet, shall not exceed the lesser of the Sign Frontage multiplied by two (2), or forty-five (45) square feet. No such Sign shall measure more than thirty (30) inches from top to bottom. No part of any such Sign shall be located less than two (2) feet from either edge of the Building wall to which such Sign is parallel, provided that, if the Sign Frontage is shorter than the length of such Building wall, no part of any such Sign shall be located less than two (2) feet from either end of that portion of such Building wall that is used to measure the Sign Frontage.

The bottom of any such Sign should be at least eight (8) feet above Grade. Where the Building wall includes a Sign band, Signs parallel to such wall should be located within such band whenever practicable.
 - (b) Signs Attached at Right Angles to Building. A Sign attached at right angles to a Building shall not have a Sign Area in excess of four (4) square feet on either face; except that an additional four (4) square feet on each face is allowed for a Sign that incorporates a public service message device, such as a time and temperature Sign, provided such public service message device operates no less than seventy-five percent (75%) of every hour.

- (c) Free-standing Signs. Free-standing Signs shall be permitted only for Gasoline Stations and conditional for all other uses. Where such free-standing Signs are permitted, there shall be only one (1) free-standing Sign on a Lot. Such free-standing Sign shall not have a Sign Area in excess of: (i) fifteen (15) square feet, if there is one use on the Lot, or (ii) thirty (30) square feet, if there are two or more uses on the Lot. The bottom of such Sign shall not be higher than ten (10) feet above Grade nor lower than eight (8) feet above Grade, and the top of such Sign shall not be higher than eighteen (18) feet above Grade.
- (d) Billboards. Any billboard, signboard, or other advertising subject to the provisions of Section 11-6, except those legally in existence as of the effective date of this Article, is forbidden in the Jamaica Plain Neighborhood District.
- (e) Total Sign Area. The total Sign Area, in square feet, of all permanent Signs, except for signs on windows above the first floor, directional signs, and public purpose signs listed in items (g) through (k) of Section 11-1, shall not exceed the Sign Frontage multiplied by two (2).
- (f) Display of Permit Number and Posting Date. Each permanent Sign, including any Sign painted on or affixed to an awning, canopy, or marquee, shall display the Sign's building permit number clearly but unobtrusively, in letters and numbers not exceeding one (1) inch in height. Temporary signs shall display the date of posting.

(^As amended on May 9, 1996.)

^SECTION 55-40. Off-Street Parking and Loading Requirements. For any Proposed Project that is subject to or has elected to comply with Large Project Review, required off-street parking spaces and off-street loading facilities shall be determined through such review in accordance with the provisions of Article 80. For all other Proposed Projects, the minimum required off-street parking spaces are as set forth in Table J, and the minimum required off-street loading spaces are as set forth in Table K.

1. Outdoor Uses. For the purpose of computing required off-street parking spaces, where a main use on a Lot is an open-air use not enclosed in a Structure, the area of the part of the Lot actually devoted to such open-air use shall constitute floor area.
2. Pre-Code Structures. If a Structure existing on the effective date of this Article is altered or extended so as to increase its gross floor area or the number of dwelling units, only the additional gross floor area or the additional number of dwelling units shall be counted in computing the off-street parking facilities required.

3. Mixed Uses. If a Lot includes multiple uses, then the required number of off-street parking spaces for such Lot shall be the total of the required number of off-street parking spaces for each use, and the required number of off-street loading spaces for such Lot shall be the total of the required number of off-street loading spaces for each use.
4. Location.
 - (a) Off-street parking and loading spaces shall not be located in any part of a landscaped area required by this Article or in any part of a Front Yard, except as specifically provided in this Section 55-40. If a Lot is located in a Residential Subdistrict, a total of two (2) accessory parking spaces serving residential uses on such Lot may be located in that portion of the Front Yard that lies between the side yard and the Front Lot Line, provided that the total width of such Front Yard area used for parking does not exceed ten (10) feet.
 - (b) Except in the case of a Lot serviced by a common parking facility, the off-street parking facilities required by this Section 55-40 shall be provided on the same Lot as the main use to which they are accessory; provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4, may grant permission for such facilities to be on another Lot in the same ownership in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2) where the main use on a Lot is for non-residential uses, and the other Lot is within twelve hundred (1,200) feet of that Lot.
 - (c) After public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, the Board of Appeal may grant permission for a common parking facility cooperatively established and operated to service two or more uses of the same or different types; provided that there is a permanent allocation of the requisite number of spaces for each use, and that the total number of spaces is not less than the aggregate of the number of spaces required for each use, unless the Board of Appeal determines that a reduction in the total number of required off-street parking spaces is appropriate because shared parking arrangements, in which parking spaces are shared by different uses for which peak parking use periods are not coincident, will adequately meet the parking demand associated with the Proposed Project.
5. Design. All off-street parking facilities provided to comply with this Article shall meet the following specifications:

- (a) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic. Such facilities shall be Accessible to physically handicapped persons. All lighting for such facilities shall be arranged so as to shine downward and away from streets and residences.
 - (b) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained, and maintained as to prevent water and dust therefrom from going upon any street or another Lot.
 - (c) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling, or servicing of any kind.
 - (d) Each car space shall be located entirely on the Lot. Fifty percent (50%) of the required spaces may be no less than seven (7) feet in width and eighteen (18) feet in length, and the remainder shall be no less than eight and one half (8-1/2) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives.
6. Maintenance. All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long as a use requiring them exists. Such facilities shall be used in such a manner as at no time to constitute a nuisance or a hazard or unreasonable impediment to traffic.

(^As amended on May 9 and August 22, 1996.)

SECTION 55-41. **Application of Dimensional Requirements.**

- 1. Conformity with Existing Building Alignment. If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there exist two or more Buildings fronting on the same side of the same Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.
- 2. Traffic Visibility Across Corner. Whenever a minimum Front Yard is required and the Lot is a Corner Lot, no Structure or planting interfering with traffic visibility across the corner, or higher, in any event, than two and one-half (2-1/2) feet above the curb of the abutting Street, shall be maintained within that part of the required Front Yard that is within the triangular area formed by the abutting side lines of the intersecting Streets and a line joining points on such lines thirty (30) feet distant from their point of intersection.

3. Front Wall of Building Not Parallel to Front Lot Line. If the front wall of a Building is not parallel to the Front Lot Line, but the average distance between such wall and such Lot Line is no less than the minimum Front Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Front Yard depth so otherwise required, the Front Yard requirements of this Article shall be deemed to be met.
4. Special Provisions for Corner Lots. If a Lot abuts more than one Street, the requirements for Front Yards shall apply along every Street Line except as otherwise provided in this Section 55-41. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line that is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.
5. Side Wall of Building Not Parallel to Side Lot Line. If the side wall of a Building is not parallel to the side Lot line nearest to it, but the average distance between such wall and such Lot line is no less than the minimum Side Yard width otherwise required by this Article, and the distance between such wall and such Lot line is at no point less, in the case of a side Lot line that is not also a Street Line, than three-fourths (3/4) of the minimum Side Yard width so otherwise required, and in the case of a side Lot line that is also a Street Line, than one-half (1/2) of the minimum Side Yard width so otherwise required, the Side Yard requirements of this Article shall be deemed to be met.
6. Side Yards of Certain Narrow Lots. For each full foot by which a Lot existing at the time this Article takes effect is narrower than (i) the minimum Lot Width specified for such Lot in this Article, or (ii) fifty (50) feet if no minimum Lot Width is so specified, a deduction of one and one half (1-1/2) inches shall be made from the width otherwise required by this Article for each Side Yard of such Lot; provided that in no event shall either Side Yard of any such Lot be less than seven (7) feet wide. No Side Yard in which there is a driveway providing access to off-street parking or off-street loading facilities required by this Article shall be less than ten (10) feet wide.
7. Accessory Buildings in Side or Rear Yard. Accessory Buildings may be erected in a Side or Rear Yard; provided that no such Accessory Building is more than fifteen (15) feet in height, or nearer than four (4) feet to any side or rear Lot line, or closer than sixty-five (65) feet to the front Lot line.
8. Rear Wall of Building Not Parallel to Rear Lot Line. If the rear wall of a Building is not parallel to the Rear Lot Line, and the Rear Lot Line is not also a Street Line, but the average distance between such wall and such Lot Line is no less than the minimum Rear Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Rear Yard depth so otherwise

required, the Rear Yard requirements of this Article shall be deemed to be met.

9. Rear Yards of Through Lots. The Front Yard requirements of this Article, and not the Rear Yard requirements, shall apply to that part of a Rear Yard that is also a Street Line, except in the case of a Rear Yard that abuts a Street less than twenty (20) feet in width.
10. Rear Yards of Certain Shallow Lots. For each full foot by which a Lot existing at the time this Article takes effect is less than one hundred (100) feet deep, six (6) inches shall be deducted from the depth otherwise required by this Article for the Rear Yard of such Lot; provided that in no event shall the Rear Yard of any such Lot be less than fifteen (15) feet deep.
11. Underground Encroachments in Yards. Any garage or other accessory Structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings, and parapets of such Structure, shall not extend more than five (5) feet above Grade.
12. Two or More Dwellings on Same Lot. Where a Dwelling (other than a temporary Dwelling) designed for occupancy or occupied by one or more families is on the same Lot as, and to the side of, another Dwelling or other Main Building, the distance between such Dwelling and such other Dwelling or Main Building shall be not less than twice the minimum Side Yard depth required by this Article for such other Dwelling or Main Building; and the requirements of this Article with respect to Lot Area, Lot Width, Lot Frontage, Usable Open Space, Front Yard, Rear Yard, and Side Yards shall apply as if such Dwelling were on a separate Lot. A Dwelling shall not be built to the rear of another Dwelling, Accessory Building, or Main Building. After public notice and hearing and subject to the provisions of Section 6-2, the Board of Appeal may grant permission for a variation from the requirements of this Section 55-41.12 if it finds that open space for all occupants, and light and air for all rooms designed for human occupancy, will not be less than would be provided if the requirements of this Section 55-41.12 were met.
13. Two or More Buildings on One Lot. If on one Lot there are two or more Main Buildings other than Dwellings, including temporary Dwellings, the yard requirements of this Article shall apply at each actual Lot line and not as if each Building were on a separate Lot.

SECTION 55-42. Nonconformity as to Dimensional Requirements. A Building or use existing on the effective date of this Article and not conforming to the applicable dimensional requirements specified in other provisions of this Article may nevertheless be altered or enlarged, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

SECTION 55-43. Regulations. The Boston Redevelopment Authority may promulgate regulations to administer this Article.

SECTION 55-44. **Severability.** The provisions of this Article are severable, and if any provision of this Article shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Article.

SECTION 55-45. **Definitions.** Words and phrases in this Article have the meanings set forth in Article 2A.

SECTION 55-46. **Tables.** The following tables are hereby made part of this Article:

- Tables A - D Use Regulations
- A - Residential Subdistricts
Conservation Protection Subdistricts
 - B - Neighborhood Business Subdistricts
 - C - Local Industrial Subdistricts
Industrial Development Areas
 - D - Neighborhood Institutional Subdistricts

- Tables E - I Dimensional Regulations
- E - Residential Subdistricts
 - F - Conservation Protection Subdistricts
 - G - Neighborhood Business Subdistricts
 - H - Local Industrial Subdistricts
Industrial Development Areas
 - I - Neighborhood Institutional Subdistricts

- Tables J - K Parking and Loading Regulations
- J - Off-Street Parking
 - K - Off-Street Loading

TABLE A

**Jamaica Plain Neighborhood District
Use Regulations
Residential Subdistricts and Conservation Protection Subdistricts**

Key: A=Allowed, C=Conditional, F=Forbidden
For definitions of use categories and certain specific uses, see Article 2A.

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Banking and Postal Uses</u>					
Automatic teller machine	F	F	F	F	F
Bank	F	F	F	F	F
Drive-in bank	F	F	F	F	F
Post office	F	F	F	F	F
<u>Community Uses</u>					
^Adult education center	F	F	F	F ⁽¹⁴⁾	C
Community center	C	C	C	C ⁽¹⁾	A ⁽²⁾
Day care center	C	C	C	C ⁽¹⁾	A ⁽²⁾
Day care center, elderly	C	C	C	C ⁽¹⁾	A ⁽²⁾
Library	A	A	A	A	A ⁽²⁾
Place of worship; monastery; convent; parish house	A	A	A	A	A

(^As amended on September 22, 2004.)

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Cultural Uses</u>					
Art gallery	F	F	F	F	A ⁽²⁾
Art use	F	F	F	F	A ⁽²⁾
Auditorium	F	F	F	F	C
Cinema	F	F	F	F	F
Concert hall	F	F	F	F	C
Museum	F	F	F	F	A ⁽²⁾
Public art, display space	F	F	F	F	C
Studios, arts	F	F	F	F	C
Studios, production	F	F	F	F	C
Theatre	F	F	F	F	C
Ticket sales	F	F	F	F	F
<u>Dormitory and Fraternity Uses</u>					
Dormitory not accessory to a use	F	F	F	F	F
Fraternity	F	F	F	F	F
<u>Educational Uses</u>					
College or university ⁽³⁾	F	F	F	F	C
Elementary or secondary school ⁽⁴⁾	A	A	A	A	A
Kindergarten	A	A	A	A	C
Professional school	F	F	F	F	C
Trade school	F	F	F	F	C

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Entertainment and Recreational Uses</u>					
Adult entertainment	F	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F	F
Amusement game machines in non-commercial establishment	F	F	F	F	F
Bar	F	F	F	F	F
Bar with live entertainment	F	F	F	F	F
Bowling alley	F	F	F	F	F
Billiard parlor	F	F	F	F	F
Dance hall	F	F	F	F	F
Drive-in theatre	F	F	F	F	F
Fitness center or gymnasium	F	F	F	F	F
Private club not serving alcohol	F	F	F	F	F
Private club serving alcohol	F	F	F	F	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F	F	F	F
Restaurant with live entertainment, operating after 10:30 p.m.	F	F	F	F	F
<u>Funerary Uses</u>					
Cemetery	F	F	F	F	A
Columbarium	F	F	F	F	F
Crematory	F	F	F	F	F

TABLE A - Continued

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Funerary Uses (cont.)</u>					
^Funeral home	A	A	A	A ^{(1) (15)}	F
^Mortuary chapel	C	C	C	C ^{(1) (15)}	A
(As amended on September 22, 2004.)					
<u>Health Care Uses</u>					
Clinic	F	F	F	F	F
Clinical laboratory	F	F	F	F	F
Custodial care facility	F	F	F	F	C
Group residence, general	F	F	F	C	F
Hospital ⁽³⁾	F	F	F	F	F
Nursing or convalescent home ⁽³⁾	F	F	F	C	C
<u>Hotel and Conference Center Uses</u>					
Bed and breakfast	C	C	C	A	C
Conference center	F	F	F	F	A ⁽²⁾
Executive suites	F	F	F	F	F
Hotel	F	F	F	F	F
Motel	F	F	F	F	F

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Industrial Uses</u>					
Artists' mixed-use	F	F	F	C	F
Cleaning plant	F	F	F	F	F
General manufacturing use	F	F	F	F	F
Light manufacturing use	F	F	F	F	F
Printing plant	F	F	F	F	F
Restricted industrial use	F	F	F	F	F
<u>Office Uses</u>					
Agency or professional office	F	F	F	F	F
General office	F	F	F	F	F
Office of wholesale business	F	F	F	F	F
<u>Open Space Uses</u>					
Golf driving range	F	F	F	F	F
^Grounds for sports, private	C	C	C	C ⁽¹⁵⁾	C
Open space	A	A	A	A	A
Open space recreational building	C	C	C	C	C
Outdoor place of recreation for profit	F	F	F	F	C
Stadium	F	F	F	F	F

(^As amended on September 22, 2004.)

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Public Service Uses</u>					
↔Automatic telephone exchange or telecommunications data distribution center ⁽⁴⁾	F	F	F	F	F
Courthouse ⁽⁴⁾	C	C	C	C	F
^Fire station ⁽⁴⁾	A	A	A	A ⁽¹⁵⁾	C
*Outdoor payphone	F	F	F	F	C
Penal institution	F	F	F	F	F
^Police station ⁽⁴⁾	A	A	A	A ⁽¹⁵⁾	A
Pumping station ⁽⁴⁾	C	C	C	C	C
Recycling facility (excluding toxic waste)	F	F	F	F	F
Solid waste transfer station	F	F	F	F	F
^Sub-station ⁽⁴⁾	C	C	C	C ⁽¹⁵⁾	C
Telephone exchange	F	F	F	F	F
(↔As amended on October 20, 2000)					
(^As amended on September 22, 2004)					
(*As inserted on March 15, 2006)					
<u>Research and Development Uses⁽⁵⁾</u>					
Research laboratory	F	F	F	F	C
Product development or prototype manufacturing	F	F	F	F	F

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Residential Uses</u> ⁽⁶⁾					
Congregate living complex	F	F	F	C	C
Elderly housing	F	F	F	A	A
Group residence, limited	A	A	A	A	A
Lodging house	F	F	C	C	C
Mobile home	F	F	F	F	F
Mobile home park	F	F	F	F	F
Multi-family dwelling	F	F	F	A	A ⁽⁷⁾
One family detached dwelling	A	A	A	A	C
One family semi-attached dwelling	F	A	A	A	A
Orphanage	C	C	C	C	C
Rowhouse	F	F	A	A	A
Temporary dwelling structure	C	C	C	C	C
Three family detached dwelling	F	F ⁽⁸⁾	A	A	A
Townhouse	F	F	A	A	A
Transitional housing or homeless shelter	C	C	C	C	C
Two family detached dwelling	F	A	A	A	A
Two family semi-attached dwelling	F	F	A	A	A

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Restaurant Uses</u>					
Drive-in restaurant	F	F	F	F	F
Restaurant	F	F	F	F	F
Take-out restaurant					
Small ⁽⁹⁾	F	F	F	F	F
Large ⁽⁹⁾	F	F	F	F	F
<u>Retail Uses</u>					
Adult bookstore	F	F	F	F	F
Bakery	F	F	F	F	F
General retail business	F	F	F	F	F
Liquor store	F	F	F	F	F
Local retail business	F	F	F	F	F
Outdoor sale of garden supplies	F	F	F	F	F
;Pawnshop	F	F	F	F	F

(;As inserted on February 16, 2001)

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Service Uses</u>					
Animal hospital	F	F	F	F	F
Barber or beauty shop	F	F	F	F	F
>Body art establishment	F	F	F	F	F
Caterer's establishment	F	F	F	F	F
;Check cashing business	F	F	F	F	F
+Container redemption center	F	F	F	F	F
Dry-cleaning shop	F	F	F	F	F
Kennel	F	F	F	F	F
Laundry, retail service	F	F	F	F	F
Laundry, self-service	F	F	F	F	F
Photocopying establishment	F	F	F	F	F
Shoe repair	F	F	F	F	F
Tailor shop	F	F	F	F	F

(;As inserted on October 6, 1994)

(+As inserted on September 30, 1993)

(>As inserted on April 9, 2001)

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Storage Uses, Major</u>					
Enclosed storage of solid fuel or minerals	F	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F
Storage of flammable liquids and gases					
Small ⁽¹⁰⁾	F	F	F	F	F
Large ⁽¹⁰⁾	F	F	F	F	F
Storage or transfer of toxic waste	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, or site assigned and licensed solid waste management facility	F	F	F	F	C
Warehousing	F	F	F	F	F
Wrecking yard	F	F	F	F	F

(√Inserted September 18, 2000)

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Trade Uses</u>					
Carpenters shop	F	F	F	F	F
Electrician's shop	F	F	F	F	F
Machine shop	F	F	F	F	F
Photographer's studio	F	F	F	F	F
Plumber's shop	F	F	F	F	F
Radio/television repair	F	F	F	F	F
Upholsterer's shop	F	F	F	F	F
Welder's shop	F	F	F	F	F
<u>Transportation Uses</u>					
Airport	F	F	F	F	F
Bus terminal	F	F	F	F	F
Garage with dispatch	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F
Motor freight terminal	F	F	F	F	F
Rail freight terminal	F	F	F	F	F
Railroad passenger station	F	F	F	F	F
Water terminal	F	F	F	F	F

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Vehicular Uses</u>					
;Airport-related remote parking facility	F	F	F	F	F
Bus servicing or storage	F	F	F	F	F
Carwash	F	F	F	F	F
Gasoline station	F	F	F	F	F
+Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F	F
^Indoor sale of motor vehicles	F	F	F	F	F
^Outdoor sale of new and used motor vehicles	F	F	F	F	F
Parking garage	F	F	F	F	F
Parking lot	F	F	F	F	F
Rental agency for cars	F	F	F	F	F
Rental agency for trucks	F	F	F	F	F
Repair garage	F	F	F	F	F
Truck servicing or storage	F	F	F	F	F

(+As amended on November 7, 1996.)

(;As inserted on November 21, 1996.)

(^As amended on March 15, 2006)

Wholesale Uses

Wholesale business	F	F	F	F	F
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TABLE A - Continued

<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
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Accessory and Ancillary Uses

In each subdistrict of the Jamaica Plain 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 in 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	F	F	F	F	F
Accessory art use ⁽¹¹⁾	A	A	A	A	A
Accessory automatic teller machine	F	F	F	F	A
Accessory bus servicing or storage	F	F	F	F	A
Accessory cafeteria	F	F	F	F	A
Accessory cultural uses	F	F	F	F	A
Accessory dormitory	F	F	F	F	A
Accessory drive-through restaurant	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	F
^Accessory family day care home	C	C	C	C ⁽¹⁶⁾	C
Accessory home occupation	A	A	A	A	A
*Accessory indoor maintenance and operation of a payphone ¹⁷	F	F	F	F	A
Accessory industrial use	F	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F	F	F

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Accessory and Ancillary Uses (cont.)</u>					
Accessory keeping of laboratory animals ⁽⁵⁾	F	F	F	F	C
Accessory machine shop	F	F	F	F	A
Accessory manufacture of products	F	F	F	F	F
Accessory offices	F	F	F	F	A
Accessory outdoor cafe	F	F	F	F	C
Accessory parking	A	A	A	A	A
Accessory personnel quarters	F	F	F	C	A
Accessory printing	F	F	F	F	C
Accessory professional office in a dwelling	A	A	A	A ⁽¹⁾	A
Accessory railroad storage yard	F	F	F	F	F
Accessory repair garage	F	F	F	F	C
Accessory retail	F	F	F	F	F
Accessory recycling	F	F	F	F	F
Accessory services for apartment and hotel residents	F	F	F	C	A
Accessory services incidental to educational uses other than a college or university use	F	F	F	F	A
Accessory service uses	F	F	F	F	A

TABLE A - Continued

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection (CP)</u>
<u>Accessory and Ancillary Uses (cont.)</u>					
Accessory storage of flammable liquids and gases					
Small ⁽¹⁰⁾	C	C	C	C	C
Large ⁽¹⁰⁾	F	F	F	F	F
Accessory storage or transfer of toxic waste	F	F	F	F	F
^Accessory swimming pool or tennis court ⁽¹²⁾	A	A	A	A ⁽¹⁴⁾	A
Accessory trade use	F	F	F	F	C
Accessory truck servicing or storage	F	F	F	F	C
Accessory wholesale business	F	F	F	F	F
Ancillary use ⁽¹³⁾	C	C	C	C	C

(^As amended on September 22, 2004)

-
1. Where designated "A" or "C," provided that such use is located on the ground floor, or in a basement with a separate entrance; otherwise forbidden.
 2. Where designated "A," provided that such use does not occupy a total gross floor area exceeding fifty thousand (50,000) square feet; otherwise conditional.

TABLE A - Continued

3. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table A. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or as an accessory or ancillary use. Where any portion of a Proposed Institutional Project is for Institutional subuses that are not High Impact Subuses, each Institutional subuse shall be allowed, conditional, or forbidden as provided in this Table A for the use category (other than an Institutional use) that most closely describes such subuse.
4. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
5. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
6. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.
7. Where designated "A," provided that such use is located entirely in those portions of a Building or Buildings for which a building permit was issued prior to the first notice of hearing before the Zoning Commission for the adoption of this Article.
8. A three-family detached dwelling may be permitted as a conditional use in a 2F-9000 Residential Subdistrict, provided that the dimensional requirements set forth in Table E of this Article are met.
9. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.
10. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.

TABLE A - Continued

11. Provided that art classes as part of an accessory art use are conditional in a Residential Subdistrict.
12. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
13. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which is it ancillary.
14. Except C in the Jackson Square MFR Subdistrict.
(^As amended on September 22, 2004)
15. Except F in the Jackson Square MFR Subdistrict.
(^As amended on September 22, 2004)
16. Except A in the Jackson Square MFR Subdistrict.
(^As amended on September 22, 2004)
- *17. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance.
(*As inserted on March 15, 2006)

TABLE B

**Jamaica Plain Neighborhood District
Use Regulations
Neighborhood Business Subdistricts**

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

For definitions of use categories and certain specific uses, see Article 2A.

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Banking and Postal Uses</u>				
Automatic teller machine	C	F	A	F
Bank	C ⁶	C	A	C
;Drive-in bank	F	F	C ¹	F
^Post office	A	F	A ²⁹	A ²⁹
(^As amended on September 22, 2004.)				
(;As amended on August 22, 1996.)				
<u>Community Uses</u>				
Adult education center	A	A ^{2,3,4}	C ¹⁵	A
Community center	A	A ^{2,3,4}	A	A
Day care center	A	A	A	A
Day care center, elderly	A	A	A	A
Library	A	A	A	A

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Community Uses cont.</u>				
Place of worship; monastery; convent; parish house	A	A	A	A
<u>Cultural Uses</u>				
Art gallery	A	A	A	A
Art use	A	C ⁶	A	C ¹⁵
Auditorium	F	F	C	C
;Cinema	F ^{5,8}	C	A	C
Concert hall	F ^{5,8}	C	C	C
Museum	A	A	A	A
Public art, display space	A	A	A	A
Studios, arts	C	C	C	A
Studios, production	C	C	C	A
Theatre	C	C	C	C
^Ticket sales	A	C	A ²⁹	C
(^As amended on September 22, 2004.)				
(;As amended on August 22, 1996.)				
<u>Dormitory/Fraternity Uses</u>				
Dormitory not accessory to a use	F	F	F	F
Fraternity	F	F	F	F

TABLE B - Continued

Local Convenience

Neighborhood Shopping

Bsmt.
& First
Story

Second
Story &
Above

Bsmt.
& First
Story

Second
Story &
Above

Educational Uses

^College or university ¹⁰	F	F	F ²⁹	F ²⁹
Elementary or secondary school ¹¹	A ⁹	A	A	C
Kindergarten	A ⁹	A	A	C
Professional school	A ⁹	A	C	A
Trade school	A ⁹	A	C	A

(^As amended on September 22, 2004.)

Entertainment and Recreational Uses

Adult entertainment	F	F	F	F
^Amusement game machines in commercial establishment	C	F	C ³⁰	F
^Amusement game machines in non-commercial establishment	C	C	C ³⁰	C ³⁰
^Bar ¹²	C	F	C ³⁰	F
^Bar with live entertainment ¹²	C	F	C ³⁰	F
Bowling alley	F	F	C	F
^Billiard parlor	C	F	A ^{29,32}	A ^{30,32}
Dance hall	F	F	C	F
Drive-in theatre	F	F	F	F
Fitness center or gymnasium	A	A	A	A

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Entertainment and Recreational Uses cont.</u>				
^Private club not serving alcohol	C	C	C	A ²⁹
^Private club serving alcohol	C	C	C ³⁰	C ³⁰
Restaurant with live entertainment, not operating after 10:30 p.m. ¹²	C	C	A	C
Restaurant with live entertainment operating after 10:30 p.m. ¹²	C	C	C	C

(^As amended on September 22, 2004 and May 19, 2010.)

Funerary Uses

Cemetery	F	F	F	F
Columbarium	F	F	F	F
Crematory	F	F	F	F
^Funeral home	A	A	A ³⁰	A ³⁰
Mortuary chapel	F	F	F	F

(^As amended on September 22, 2004.)

TABLE B - Continued

Local Convenience

Neighborhood Shopping

Bsmt.
& First
Story

Second
Story &
Above

Bsmt.
& First
Story

Second
Story &
Above

Health Care Uses

;Clinic	C	C	C	C
Clinical laboratory	C	C	F ¹³	C
Custodial care facility	F	C	F ¹³	C
Group care residence, general	F	F	F	F
Hospital ¹⁰	F	F	F	F
Nursing or convalescent home ¹⁰	F	C	C	C

(;As amended on September 20, 1996.)

Hotel and Conference Center Uses

Bed and breakfast	C	C	C	C
Conference center	F	F	F	F
Executive suites	F	F	F	F
Hotel	F	F	F	F
Motel	F	F	F	F

Industrial Uses

Artists' mixed-use	F	A	F	A
Cleaning plant	F	F	F	F
General manufacturing use	F	F	F	F

TABLE B - Continued

Local Convenience

Neighborhood Shopping

Bsmt.
& First
Story

Second
Story &
Above

Bsmt.
& First
Story

Second
Story &
Above

Industrial Uses cont.

Light manufacturing use
Printing plant
Restricted industrial use

F	F	F	F
F	F	F	F
F	F	F	F

Office Uses

Agency or professional office
General office
Office of wholesale business

A	A	A	A
A ^{17,18}	A	A ^{17,18}	A
F ²	A	F ¹⁵	A

Open Space Uses

Golf driving range
Grounds for sports, private
Open space
Open space recreational building
Outdoor place of recreation for profit
Stadium

F	F	F	F
F	F	F	F
A	A	A	A
A	A	A	A
F	F	F	F
F	F	F	F

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>

Public Service Uses

^↔Automatic telephone exchange or telecommunications data distribution center ¹¹
 Courthouse¹¹
 ^Fire station¹¹
 *Outdoor payphone
 Penal institution
 ^Police station¹¹
 Pumping station¹¹
 Recycling facility (excluding toxic waste)
 Solid waste transfer station
 Sub-station¹¹
 ^Telephone exchange
 (^As amended on September 22, 2004.)
 (↔As amended on October 20, 2000)
 (*As inserted on March 15, 2006)

^↔Automatic telephone exchange or telecommunications data distribution center ¹¹	C	C	C ³⁰	C ³⁰
Courthouse ¹¹	C	C	C	C
^Fire station ¹¹	A	A	A ³⁰	A ³⁰
*Outdoor payphone				
Penal institution	F	F	F	F
^Police station ¹¹	A	A	A ³⁰	A ³⁰
Pumping station ¹¹	F	F	F	F
Recycling facility (excluding toxic waste)	F	F	F	F
Solid waste transfer station	F	F	F	F
Sub-station ¹¹	F	F	F	F
^Telephone exchange	F	C	F	C ³⁰

Research and Development Uses¹⁹

^Research laboratory
 Product development or prototype manufacturing
 (^As amended on May 19, 2010)

^Research laboratory	F ^{3,4}	C	F	C ³²
Product development or prototype manufacturing	F ^{3,4}	C	F	C

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Residential Uses</u>				
Congregate living complex	C	A	F	A
Elderly housing	C	A	F	A
Group residence, limited	C	A	F	A
Lodging house	F	C	F	C
Mobile home	F	F	F	F
Mobile home park	F	F	F	F
Multi-family dwelling	C	A	F	A
One family detached dwelling	F	A	F	C
One family semi-attached dwelling	F	A	F	C
Orphanage	C	C	F	C
Rowhouse	C	A	F	C
Temporary dwelling structure	F	F	F	F
Three family detached dwelling	F	A	F	C
Townhouse	C	A	F	C
Transitional housing or homeless shelter	C	C	C	C
Two family detached dwelling	F	A	F	C
Two family semi-attached dwelling	F	A	F	C
<u>Restaurant Uses</u>				
Drive-in restaurant	F	F	F	F
Restaurant	A	C	A	A

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Restaurant Uses cont.</u>				
Take-out restaurant				
Small ²⁰	F	F	C	F
Large ²⁰	F	F	C	F
<u>Retail Uses²¹</u>				
Adult bookstore	F	F	F	F
Bakery	A	C	A	C
;General retail business ²⁸	F	F	A ³³	A ³³
^Liquor store	C	F	C ³⁰	F
Local retail business	A	C	A	A
Outdoor sale of garden supplies	A	F	A	F
^+Pawnshop	C	C	C ^{30,32}	C ^{30,32}

(;As amended on December 19, 1994.)

(+As inserted on February 16, 2001)

(^As amended on September 22, 2004, May 19, 2010.)

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Service Uses</u> ²¹				
Animal hospital	C	F	A ²²	C
Barber or beauty shop	A	F	A	A
>Body art establishment	C	C	C	C
^Caterer's establishment	A	F	A	A ²⁹
;^Check cashing business	F	F	C ^{30,32}	C ^{30,32}
+^Container redemption center ^{21a}	F	F	C ³⁰	C ³⁰
^Dry-cleaning shop	A	F	A	A ²⁹
Kennel	F	F	F	F
Laundry, retail service	A	F	A	F
Laundry, self-service	A	F	A	F
^Photocopying establishment	A	C	A	A ²⁹
^Shoe repair	A	C	A	A ²⁹
^Tailor shop	A	C	A	A ²⁹

(;As inserted on October 6, 1994)

(+As inserted on September 30, 1993)

(>As inserted on April 9, 2001)

(^As amended on September 22, 2004, May 19, 2010.)

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Storage Uses, Major</u>				
Enclosed storage of solid fuel or minerals	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F
Outdoor storage of new materials	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F
Storage of flammable liquids and gases				
Small ²³	F	F	F	F
Large ²³	F	F	F	F
Storage or transfer of toxic waste	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 ³⁰	C ³⁰
^Warehousing	F	F	F ³⁰	F ³⁰
Wrecking yard	F	F	F	F

(√Inserted September 18, 2000)

(^As amended on September 22, 2004.)

TABLE B - Continued

Local Convenience

Neighborhood Shopping

Bsmt.
& First
Story

Second
Story &
Above

Bsmt.
& First
Story

Second
Story &
Above

Trade Uses²¹

^Carpenters shop	C	C	C	A ³⁰
^Electrician's shop	C	C	C	A ³⁰
^Machine shop	C	C	C	A ³⁰
^Photographer's studio	A	C	A	A ³⁰
^Plumber's shop	C	C	C	A ³⁰
^Radio/television repair	A	C	A	A ³⁰
^Upholsterer's shop	A	C	A	A ²⁹
Welder's shop	F	F	F	F

(^As amended on September 22, 2004.)

Transportation Uses

Airport	F	F	F	F
Bus terminal	F	F	F	F
Garage with dispatch	F	F	F	F
Helicopter landing facility	F	F	F	F
Motor freight terminal	F	F	F	F
Rail freight terminal	F	F	F	F
Railroad passenger station	F	F	F	F
Water terminal	F	F	F	F

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Vehicular Uses</u>				
;Airport-related remote parking facility	F	F	F	F
Bus servicing or storage	F	F	F	F
^Carwash ²⁴	F	F	C ³⁰	F
^Gasoline station ²⁴	F	F	C ³⁰	F
^+Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	C ³⁰	F
*^Indoor sale of motor vehicles	F	F	C ³⁰	F
*^Outdoor sale of new and used motor vehicles	F	F	C ³⁰	F
^Parking garage	C	C	C ³⁰	C ³⁰
^Parking lot	C	F	C ³⁰	F
^Rental agency for cars	F	F	C ³⁰	F
^Rental agency for trucks	F	F	C ³⁰	F
Repair garage	F	F	F	F
Truck servicing or storage	F	F	F	F

(+As amended on November 7, 1996.)

(;As inserted on November 21, 1996.)

(^As amended on September 22, 2004.)

(*As amended on March 15, 2006)

Wholesale Uses

Wholesale business	F ²	F	F	F
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TABLE B - Continued

<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>

Accessory and Ancillary Uses

In each subdistrict of the Jamaica Plain 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 in 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	F	C ³⁰	F
Accessory art use	A	A	A	A
Accessory automatic teller machine	A	F	A	F
Accessory bus servicing or storage	F ³	F	F	F
Accessory cafeteria	A	A	A	A
Accessory cultural use	A	A	A	A
Accessory dormitory	F	F	F	F
Accessory drive-through restaurant	F	F	F	F
Accessory drive-through retail	F	F	F	F
Accessory family daycare home	A	A	A	A
Accessory home occupation	A	A	A	A
*Accessory indoor maintenance and operation of a payphone ³¹	A	A	A	A
Accessory industrial use	F	F	F	F

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Accessory and Ancillary Uses (cont.)</u>				
^Accessory keeping of animals other than laboratory animals	F	F	C ³⁰	F
Accessory keeping of laboratory animals ¹⁹	F	F	F	F
^Accessory machine shop	A	A	A ³⁰	A ³⁰
^Accessory manufacture of products	F	F	F ²⁹	F
Accessory offices	A	A	A	A
Accessory offices for university	F	F	F	F
Accessory outdoor cafe ²⁵	A	F	A	F
Accessory parking	A	F	A	F
^Accessory personnel quarters	F	C	C ³⁰	C
^Accessory printing	A	A	A ³⁰	A ²⁹
Accessory professional office in a dwelling	A	A	A	A
Accessory railroad storage yard	F	F	F	F
Accessory recycling	C	C	C	C
Accessory repair garage	F ³	F	F	F
Accessory retail	A	A	A	A
^Accessory service uses	A	A	A	A ²⁹
Accessory services for apartment and hotel residents	A	A	A	A

TABLE B - Continued

	<u>Local Convenience</u>		<u>Neighborhood Shopping</u>	
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Accessory and Ancillary Uses</u> (cont.)				
Accessory services incidental to educational uses other than college or university use	F	F	F	F
Accessory storage of flammable liquids and gases				
^Small ²³	A	F	A ²⁹	F
Large ²³	C	F	C	F
Accessory storage or transfer of toxic waste	F	F	F	F
^Accessory swimming pool or tennis court ²⁶	A	A	A ²⁹	A ²⁹
^Accessory trade use	A	A	A ²⁹	A ²⁹
Accessory truck servicing or storage	F	F	F	F
^Accessory wholesale business	C	F	C ³⁰	F
Ancillary use ²⁷	C	C	C	C

(^As amended on September 22, 2004.)

-
1. Except A in Egleston Square Neighborhood Shopping Subdistrict.
 2. Except C in Green Street Local Convenience Subdistrict.

TABLE B - Continued

3. Except C in Hyde Park Avenue Local Convenience Subdistrict.
4. Except C in Morton Street Local Convenience Subdistrict.
5. Except C in Hyde Square Local Convenience Subdistrict.
6. Except A in Hyde Square Local Convenience Subdistrict.
7. Except A in Centre Street Local Convenience Subdistrict.
8. Except C in Centre Street Local Convenience Subdistrict.
9. Except F in Green Street, Hyde Park Avenue, and Morton Street Local Convenience Subdistricts.
10. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table B. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or an accessory or ancillary use. Where any portion of a Proposed Institutional Project is for Institutional subuses that are not High Impact Subuses, each Institutional subuse shall be allowed, conditional, or forbidden as provided in this Table B for the use category (other than an Institutional use) that most closely describes such subuse.
11. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
12. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
13. Except C in Hyde Square Neighborhood Shopping Subdistrict.

TABLE B - Continued

14. Except F in Hyde Square Neighborhood Shopping Subdistrict.
15. Except A in Hyde Square Neighborhood Shopping Subdistrict.
16. Except A in Centre Street Neighborhood Shopping Subdistrict.
17. Except F in Centre Street Local Convenience Subdistrict.
18. Except F in Hyde Square Local Convenience Subdistrict.
19. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
20. Small: total gross floor area not exceeding 2,500 square feet per restaurant; Large: total gross floor area exceeding 2,500 square feet per restaurant.
21. Where a Retail, Service, or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after midnight or before 6:00 a.m.
- ;21a. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Conservation Protection Subdistrict.

(;As inserted on September 30, 1993)
22. Except C in Egleston Square Neighborhood Shopping Subdistrict.
23. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.

TABLE B - Continued

24. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
25. Except conditional in Rear Yard abutting a Residential Subdistrict.
26. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
27. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
- ;28. Where designated "A," provided that any Proposed Project for a General Retail Business shall be conditional if it:
(a) establishes an occupancy for a General Retail Business having a gross floor area of seventy-five thousand (75,000) or more square feet; or (b) changes to a General Retail Business the use of a gross floor area of seventy-five thousand (75,000) or more square feet; or (c) enlarges a General Retail Business so as to result in a total gross floor area of seventy-five thousand (75,000) or more square feet.

(;As inserted on December 19, 1994.)
- ^29. Except C in the Jackson Square Neighborhood Shopping Subdistrict

(^As inserted on September 22, 2004.)
- ^30. Except F in the Jackson Square Neighborhood Shopping Subdistrict

(^As inserted on September 22, 2004.)

TABLE B - Continued

*31. Provided that such shall be forbidden unless located within a building located at least ten (10) feet from an entrance.

(*As inserted on March 15, 2006)

^32. Except forbidden in the Forest Hills Neighborhood Shopping Subdistrict.

(^As inserted on May 19, 2010)

^33. Allowed, except allowed uses are limited to store retailing one or more of the following: food, baked goods, groceries, drugs, clothing, dry goods, books, flowers, paint and hardware; otherwise conditional in the Forest Hills Neighborhood Shopping Subdistrict.

(^As inserted on May 19, 2010)

TABLE C

**Jamaica Plain Neighborhood District
Use Regulations
Local Industrial Subdistricts and Industrial Development Areas**

Key: A = Allowed, C = Conditional, F = Forbidden
For definitions of use categories and certain specific uses, see Article 2A.

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Banking and Postal Uses</u>		
Automatic teller machine	A	A
Bank	A ¹	A ¹
Drive-in bank	A ¹	A ¹
Post office	A	A
<u>Community Uses</u>		
Adult education center	A	A
Community center	A	A
Day care center	C	A
Day care center, elderly	C	A
Library	C	A
Place of worship; monastery; convent; parish house	A	A

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Cultural Uses</u>		
Art gallery	A	C
Art use	A	C
Auditorium	F	C
Cinema	C	C
Concert hall	F	C
Museum	C	C
Public art, display space	A	A
Studios, arts	A	A
Studios, production	A	A
Theatre	A	A
Ticket sales	A	A
<u>Dormitory/Fraternity Uses</u>		
Dormitory not accessory to a use	F	F
Fraternity	F	F
<u>Educational Uses</u>		
College or university ²	F	F
Elementary or secondary school ³	F	F
Kindergarten	F	F
Professional school	A	F
Trade school	A	F

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Entertainment and Recreational Uses</u>		
Adult entertainment	F	F
Amusement game machines in commercial establishment	C	F
Amusement game machines in non-commercial establishment	C	F
Bar ⁴	A	F
Bar with live entertainment ⁴	C	F
Bowling alley	A	F
Billiard parlor	A	F
Dance hall	C	F
Drive-in theatre	F	F
Fitness center or gymnasium	C	F ⁵
Private club not serving alcohol	F	C
Private club serving alcohol	F	F
Restaurant with live entertainment, not operating after 10:30 p.m. ⁴	A	F
Restaurant with live entertainment operating after 10:30 p.m. ⁴	C	F
<u>Funerary Uses</u>		
Cemetery	F	F
Columbarium	F	F
Crematory	F	F
Funeral home	F	F

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Funerary Uses (cont.)</u>		
Mortuary chapel	F	F
<u>Health Care Uses</u>		
;Clinic	C	C
Clinical laboratory	C	A
Custodial care facility	C	F
Group care residence, general	F	F
Hospital ²	F	F
Nursing or convalescent home ²	F	F
(;As amended on September 20, 1996.)		
<u>Hotel and Conference Center Uses</u>		
Bed and breakfast	F	F
Conference center	F	F ⁵
Executive suites	F	C ⁶
Hotel	F	C
Motel	F	C
<u>Industrial Uses</u>		
Artists' mixed-use	A	A
Cleaning plant	A	A
General manufacturing use	A	A

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Industrial Uses (cont.)</u>		
Light manufacturing use	A	A
Printing plant	A	A
Restricted industrial use	F	F
<u>Office Uses</u>		
Agency or professional office	A ⁷	A
General office	A ⁷	A
Office of wholesale business	A ⁷	A
<u>Open Space Uses</u>		
Golf driving range	F	F
Grounds for sports, private	C	C
Open space	A	A
Open space recreational building	A	A
Outdoor place of recreation for profit	C	C
Stadium	F	F
<u>Public Service Uses</u>		
↔Automatic telephone exchange or telecommunications data distribution center ³	C	C
Courthouse ³	A	A
Fire station ³	A	A
^Outdoor payphone	C	C
Penal institution	F	F

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Public Service Uses (cont.)</u>		
Police station ³	A	A
Pumping station ³	A	A
Recycling facility (excluding toxic waste)	A	C
Solid waste transfer station	F	F
Sub-station ³	A	A
Telephone exchange	A	A
<u>Research and Development Uses⁸</u>		
Research laboratory	A	A
Product development or prototype manufacturing	A	A
(↔As amended on October 20, 2000)		
<u>Residential Uses</u>		
Congregate living complex	F	F
Elderly housing	F	F
Group residence, limited	F	F
Lodging house	F	F
Mobile home	F	F
Mobile home park	F	F
Multi-family dwelling	F	F
One family detached dwelling	F	F
One family semi-attached dwelling	F	F

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Residential Uses</u> (cont.)		
Orphanage	F	F
Rowhouse	F	F
Temporary dwelling structure	F	F
Three family detached dwelling	F	F
Townhouse	F	F
Transitional housing or homeless shelter	F	F
Two family detached dwelling	F	F
Two family semi-attached dwelling	F	F
<u>Restaurant Uses</u>		
Drive-in restaurant	F	F
Restaurant	A	A
Take-out restaurant		
Small ⁹	C	C
Large ⁹	C	C
<u>Retail Uses</u> ¹⁰		
Adult bookstore	F	F
Bakery	A	A
*General retail business ¹⁹	C	C
Liquor store	C	F
Local retail business	A	A
Outdoor sale of garden supplies	A	A
;Pawnshop	C	C

TABLE C - Continued

	Local Industrial <u>Subdistrict</u>	Industrial Development <u>Area</u>
(*As amended on December 19, 1994.)		
(;As inserted on February 16, 2001)		
<u>Service Uses</u> ¹⁰		
Animal hospital	F	A
Barber or beauty shop	A ¹	A
>Body art establishment	C	C
Caterer's establishment	A	A
;Check cashing business	C	C
+Container redemption center ^{10a}	A	A
Dry-cleaning shop	A ¹	A
Kennel	A	A
Laundry, retail service	A ¹	A
Laundry, self-service	A	A
Photocopying establishment	A	A
Shoe repair	A ¹	A
Tailor shop	A ¹	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)

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Storage Uses, Major</u>		
Enclosed storage of solid fuel or minerals	F	C ¹²
Outdoor storage of solid fuel or minerals	F	C ¹²
Outdoor storage of new materials	F ¹¹	C ¹²
Outdoor storage of damaged or disabled vehicles	C	C ¹²
Outdoor storage of junk and scrap	F ¹¹	C ¹²
Storage of flammable liquids and gases		
Small ¹³	A	A
Large ¹³	C	A
Storage or transfer of toxic waste	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
Warehousing	A	A ⁵
Wrecking yard	F	F

(√Inserted September 18, 2000)

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Trade Uses</u> ¹⁰		
Carpenters shop	A	A
Electrician's shop	A	A
Machine shop	A	A
Photographer's studio	A	A
Plumber's shop	A	A
Radio/television repair	A	A
Upholsterer's shop	A	A
Welder's shop	A	A
<u>Transportation Uses</u>		
Airport	F	F
Bus terminal	C	A
Garage with dispatch	A	A ¹²
Helicopter landing facility	F	F
Motor freight terminal	C	C
Rail freight terminal	F	C
Railroad passenger station	C	C
Water terminal	F	F
<u>Vehicular Uses</u>		
;Airport-related remote parking facility	C	C
Bus servicing or storage	C	A
Carwash ¹⁴	A ¹⁵	A ¹⁵

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Vehicular Uses (cont.)</u>		
Gasoline station ¹⁴	A ¹⁵	A ¹⁵
+Indoor sale, with or without installation, of automotive parts, accessories and supplies	A	A
^Indoor sale of motor vehicles	A	C
^Outdoor sale of new and used motor vehicles	A	A
Parking garage	A	A ⁵
Parking lot	A	C
Rental agency for cars	C	A ⁵
Rental agency for trucks	C	A ⁵
Repair garage	A ¹⁵	A ⁵
Truck servicing or storage	C	A ⁵
(;As inserted on November 21, 1996.)		
(+As amended on November 7, 1996.)		
(^As amended on March 15, 2006)		
<u>Wholesale Uses</u>		
Wholesale business	A	A

TABLE C - Continued

<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
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Accessory and Ancillary Uses

In each subdistrict of the Jamaica Plain 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 C and (ii) not designated "A" or "C" for such subdistrict in 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	A	A
Accessory art use	A	A
Accessory automatic teller machine	A	A
Accessory bus servicing or storage	C	A
Accessory cafeteria	A	A
Accessory cultural use	A	A
Accessory dormitory	F	F
Accessory drive-through restaurant	C	F
Accessory drive-through retail	C	F
Accessory family daycare home	F	F
Accessory home occupation	F	F
^Accessory indoor maintenance and operation of a payphone ²⁰	A	A
Accessory industrial use	A	A
Accessory keeping of animals other than laboratory animals	C	C
Accessory keeping of laboratory animals ⁸	A	F

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Accessory and Ancillary Uses (cont.)</u>		
Accessory machine shop	A	A
Accessory manufacture of products	A	A
Accessory offices	A	A
Accessory offices for university	C	F
Accessory outdoor cafe ¹⁶	A	A
Accessory parking	A	A
Accessory personnel quarters	F	C
Accessory printing	A	A
Accessory professional office in a dwelling	F	F
Accessory railroad storage yard	F	C
Accessory recycling	A	A
Accessory repair garage	C	A
Accessory retail	A	A
Accessory service uses	A	A
Accessory services for apartment and hotel residents	A	A
Accessory services incidental to educational uses other than college or university use	C	C
Accessory storage of flammable liquids and gases		
Small ¹³	A	A
Large ¹³	C	A

TABLE C - Continued

	<u>Local Industrial Subdistrict</u>	<u>Industrial Development Area</u>
<u>Accessory and Ancillary Uses (cont.)</u>		
Accessory storage or transfer of toxic waste	F	F
Accessory swimming pool or tennis court ¹⁷	A	A
Accessory trade use	A	A
Accessory truck servicing or storage	C	A
Accessory wholesale business	A	A
Ancillary use ¹⁸	C	C

-
1. Where designated "A," provided that the total gross floor area does not exceed one thousand (1,000) square feet per use; otherwise conditional.
 2. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table C. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or an accessory or ancillary use. Where any portion of a Proposed Institutional Project is for Institutional subuses that are not High Impact Subuses, each Institutional subuse shall be allowed, conditional, or forbidden as provided in this Table C for the use category (other than an Institutional use) that most closely describes such subuse.

TABLE C - Continued

3. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
4. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
5. Except C in the Arborway IDA.
6. Except A in the Arborway IDA.
7. Provided that such use shall not exceed forty percent (40%) of the gross floor area allowed within a Lot.
8. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
9. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.
10. Where a Retail, Service, or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors, or if such establishment is open to the public after midnight or before 6:00 a.m.
- ;10a. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Conservation Protection Subdistrict.

(;As inserted on September 30, 1993)
11. Except C in the Amory Street Local Industrial Subdistrict.

TABLE C - Continued

12. Except F in the Arborway IDA.
13. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
14. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
15. Except conditional if within one hundred (100) feet of a Residential Subdistrict.
16. Except conditional in Rear Yard abutting a Residential Subdistrict.
17. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate which is locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
18. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
- ;19. Where designated "A," provided that any Proposed Project for a General Retail Business shall be conditional if it:
(a) establishes an occupancy for a General Retail Business having a gross floor area of seventy-five thousand (75,000) or more square feet; or (b) changes to a General Retail Business the use of a gross floor area of seventy-five thousand (75,000) or more square feet; or (c) enlarges a General Retail Business so as to result in a total gross floor area of seventy-five thousand (75,000) or more square feet.

(;As inserted on December 19, 1994.)

TABLE C - Continued

^20. Provided that such use shall be forbidden unless located within a building located at least ten (10) feet from an entrance.

(^As inserted on March 15, 2006)

TABLE D

**Jamaica Plain Neighborhood District
Use Regulations
Neighborhood Institutional Subdistricts**

Key: A=Allowed, C=Conditional, F=Forbidden
For definitions of use categories and certain specific uses, see Article 2A.

	<u>Neighborhood Institutional Subdistricts</u>
<u>Banking and Postal Uses</u>	
Automatic teller machine	A
Bank	F
Drive-in bank	F
Post office	A
<u>Community Uses</u>	
Adult education center	A
Community center	A
Day care center	A
Day care center, elderly	A
Library	A
Place of worship; monastery; convent; parish house	A

TABLE D - Continued

	<u>Neighborhood Institutional Subdistricts</u>
<u>Cultural Uses</u>	
Art gallery	A
Art use	C
Auditorium	C
Cinema	F
Concert hall	F
Museum	A
Public art, display space	A
Studios, arts	C
Studios, production	C
Theatre	C
Ticket sales	C
<u>Dormitory and Fraternity Uses</u>	
Dormitory not accessory to a use	F
Fraternity	F
<u>Educational Uses</u>	
College or university ^{1,2}	C
Elementary or secondary school ³	A
Kindergarten	A
Professional school	C
Trade school	C

TABLE D - Continued

	<u>Neighborhood Institutional Subdistricts</u>
<u>Entertainment and Recreational Uses</u>	
Adult entertainment	F
Amusement game machines in commercial establishment	F
Amusement game machines in non-commercial establishment	F
Bar	F
Bar with live entertainment	F
Bowling alley	F
Billiard parlor	F
Dance hall	F
Drive-in theatre	F
Fitness center or gymnasium	A
Private club not serving alcohol	F
Private club serving alcohol	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F
Restaurant with live entertainment, operating after 10:30 p.m.	F
<u>Funerary Uses</u>	
Cemetery	F
Columbarium	F
Crematory	F
Funeral home	A
Mortuary chapel	C

TABLE D - Continued

	<u>Neighborhood Institutional Subdistricts</u>
<u>Health Care Uses</u>	
Clinic	A
Clinical laboratory	A
Custodial care facility	C
Group residence, general	C
Hospital ^{1,2}	A
Nursing or convalescent home ^{1,2}	A
<u>Hotel and Conference Center Uses</u>	
Bed and breakfast	A
Conference center	F
Executive suites	F
Hotel	F
Motel	F
<u>Industrial Uses</u>	
Artists' mixed-use	F
Cleaning plant	F
General manufacturing use	F
Light manufacturing use	F
Printing plant	F
Restricted industrial use	F

TABLE D - Continued

	<u>Neighborhood Institutional Subdistricts</u>
<u>Office Uses</u>	
Agency or professional office	F
General office	F
Office of wholesale business	F
<u>Open Space Uses</u>	
Golf driving range	F
Grounds for sports, private	C
Open space	A
Open space recreational building	C
Outdoor place of recreation for profit	F
Stadium	F
<u>Public Service Uses</u>	
↔Automatic telephone exchange or Telecommunications data distribution center ³	C
Courthouse ³	C
Fire station ³	A
^Outdoor payphone	C
Penal institution	F
Police station ³	A
Pumping station ³	C
Recycling facility (excluding toxic waste)	F
Solid waste transfer station	F

TABLE D - Continued

	<u>Neighborhood Institutional Subdistricts</u>
<u>Public Service Uses</u> (cont.)	
Sub-station ³	C
Telephone exchange	F
(↔As amended on October 20, 2000) (^As inserted on March 15, 2006)	
<u>Research and Development Uses</u> ⁴	
Research laboratory	A
Product development or prototype manufacturing	F
<u>Residential Uses</u> ⁵	
Congregate living complex	C
Elderly housing	A
Group residence, limited	A
Lodging house	C
Mobile home	F
Mobile home park	F
Multi-family dwelling	A
One family detached dwelling	A
One family semi-attached dwelling	A
Orphanage	A
Rowhouse	A
Temporary dwelling structure	C
Three family detached dwelling	A

TABLE D - Continued

	<u>Neighborhood Institutional Subdistricts</u>
<u>Residential Uses</u> ⁵ (cont.)	
Townhouse	A
Transitional housing or homeless shelter	C
Two family detached dwelling	A
Two family semi-attached dwelling	A
<u>Restaurant Uses</u>	
Drive-in restaurant	F
Restaurant	F
Take-out restaurant	
Small ⁶	F
Large ⁶	F
<u>Retail Uses</u>	
Adult bookstore	F
Bakery	F
General retail business	F
Liquor store	F
Local retail business	F
Outdoor sale of garden supplies	F
;Pawnshop	C

(;As inserted on February 16, 2001)

TABLE D - Continued

	Neighborhood Institutional <u>Subdistricts</u>
<u>Service Uses</u>	
Animal hospital	A ²
Barber or beauty shop	F
>Body art establishment	C
Caterer's establishment	F
;Check cashing business	F
+Container redemption center ^{6a}	C
Dry-cleaning shop	F
Kennel	F
Laundry, retail service	F
Laundry, self-service	F
Photocopying establishment	F
Shoe repair	F
Tailor shop	F

(;As inserted on October 6, 1994.)

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

(>As inserted on April 9, 2001)

Storage Uses, Major

Enclosed storage of solid fuel or minerals	F
Outdoor storage of solid fuel or minerals	F
Outdoor storage of new materials	F
Outdoor storage of damaged or disabled vehicles	F

TABLE D - Continued

	<u>Neighborhood Institutional Subdistricts</u>
<u>Storage Uses, Major</u> (cont.)	
Outdoor storage of junk and scrap	F
Storage of flammable liquids and gases	
Small ⁷	F
Large ⁷	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
Warehousing	F
Wrecking yard	F
 (√Inserted on September 18, 2000)	
<u>Trade Uses</u>	
Carpenters shop	F
Electrician's shop	F
Machine shop	F
Photographer's studio	F
Plumber's shop	F
Radio/television repair	F
Upholsterer's shop	F
Welder's shop	F

TABLE D - Continued

	Neighborhood Institutional <u>Subdistricts</u>
<u>Transportation Uses</u>	
Airport	F
Bus terminal	F
Garage with dispatch	F
Helicopter landing facility	F
Motor freight terminal	F
Rail freight terminal	F
Railroad passenger station	F
Water terminal	F
<u>Vehicular Uses</u>	
;Airport-related remote parking facility	C
Bus servicing or storage	F
Carwash	F
Gasoline station	F
+Indoor sale, with or without installation, of automotive parts, accessories and supplies	F
^Indoor sale of motor vehicles	F
^Outdoor sale of new and used motor vehicles	F
Parking garage	F
Parking lot	F
Rental agency for cars	F
Rental agency for trucks	F
Repair garage	F

Vehicular Uses (cont.)

Truck servicing or storage	F
(;As inserted on November 21, 1996.)	
(+As amended on November 7, 1996.)	
(^As amended on March 15, 2006)	

Wholesale Uses

Wholesale business	F
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Accessory and Ancillary Uses

In each subdistrict of the Jamaica Plain 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 D and (ii) not designated "A" or "C" for such subdistrict in 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	F
Accessory art use	A
Accessory automatic teller machine	A
Accessory bus servicing or storage	C
Accessory cafeteria	A
Accessory cultural uses	A
Accessory dormitory	C
Accessory drive-through restaurant	F

TABLE D - Continued

	Neighborhood Institutional <u>Subdistricts</u>
<u>Accessory and Ancillary Uses (cont.)</u>	
Accessory drive-through retail	F
Accessory family day care home	A
Accessory home occupation	A
^Accessory indoor maintenance and operation of a payphone	A
Accessory industrial use	F
Accessory keeping of animals other than laboratory animals	F
Accessory keeping of laboratory animals ⁴	A
Accessory machine shop	F
Accessory manufacture of products	F
Accessory offices	A
Accessory outdoor cafe	A
Accessory parking	A
Accessory personnel quarters	A
Accessory printing	A
Accessory professional office in a dwelling	A
Accessory railroad storage yard	F
Accessory repair garage	F
Accessory retail	F
Accessory recycling	F
Accessory services for apartment and hotel residents	C
Accessory services incidental to educational uses other than a college or university use	A

TABLE D - Continued

	Neighborhood Institutional <u>Subdistricts</u>
<u>Accessory and Ancillary Uses (cont.)</u>	
Accessory service uses	F
Accessory storage of flammable liquids and gases	
Small ⁷	A
Large ⁷	C
Accessory storage or transfer of toxic waste	A
Accessory swimming pool or tennis court ⁸	A
Accessory trade use	F
Accessory truck servicing or storage	C
Accessory wholesale business	F
Ancillary use ⁹	C

-
1. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table D. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or as an accessory or ancillary use.
 2. Where an Institutional Use is designated "A," a Proposed Institutional Project for such use is allowed, provided that such Proposed Institutional Project does not result in the addition of an aggregate gross floor area of fifty thousand (50,000) or more square feet, and provided further that such area is not a phase of another Proposed Institutional Project; otherwise conditional.
 3. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the

residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.

4. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
5. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.
6. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.
- ;6a. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Conservation Protection Subdistrict.

(;As inserted on September 30, 1993)

7. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
8. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate which is locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
9. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which is it ancillary.
- ^10. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance.

(^As inserted on March 15, 2006)

TABLE E

Jamaica Plain Neighborhood District
Residential Subdistricts Dimensional Regulations

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum Stories	Feet	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
<u>One-Family Residential Subdistrict</u>												
<u>1F-3,000⁽¹⁾</u>												
1 Family Detached	3,000	N/A	40	40	0.6	2-1/2	35	750	15	⁽⁶⁾	20	25
Other Use	3,000	N/A	40	40	0.6	2-1/2	35	750	15	10	20	25
<u>1F-4,000⁽¹⁾</u>												
1 Family Detached	4,000	N/A	45	45	0.6	2-1/2	35	1,000	20	10	20	25
Other Use	4,000	N/A	45	45	0.6	2-1/2	35	1,000	20	10	20	25
<u>1F-5,000⁽¹⁾</u>												
1 Family Detached	5,000	N/A	50	50	0.5	2-1/2	35	1,250	20	10	20	25
Other Use	5,000	N/A	50	50	0.5	2-1/2	35	1,250	20	10	20	25

TABLE E - Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum Stories	Feet	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
<u>One-Family Residential Subdistrict</u>												
<u>1F-6,000⁽¹⁾</u>												
1 Family Detached	6,000	N/A	60	60	0.4	2-1/2	35	1,800	20	10	20	25
Other Use	6,000	N/A	60	60	0.4	2-1/2	35	1,800	20	10	20	25
<u>1F-9,000⁽¹⁾</u>												
1 Family Detached	9,000	N/A	70	70	0.3	2-1/2	35	2,000	25	12	40	25
Other Use	9,000	N/A	70	70	0.3	2-1/2	35	2,000	25	12	20	25

TABLE E - Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum Stories	Feet	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
<u>Two-Family Residential Subdistrict</u>												
<u>2F-4,000⁽¹⁾</u>												
1 Family Detached or Semi-Attached or 2 Family Detached	3,000 for 1 unit	1,000 ⁽¹⁾	40	40	0.6	2-1/2	35	600 for 1 unit plus 200 for each addit'l unit	15	10	20	25
Other Use	4,000	N/A	50	50	0.6	2-1/2	35	800 per lot	15	10	20	20
<u>2F-5,000⁽¹⁾</u>												
1 Family Detached or Semi-Attached or 2 Family Detached	3,000 for 1 unit	2,000	45	45	0.6	2-1/2	35	750 for 1 unit plus 500 for each addit'l unit	15	10	20	25
Other Use	5,000	N/A	45	45	0.6	2-1/2	35	1,250 per lot	15	10	20	25

TABLE E- Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum Stories	Feet	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
<u>Two-Family Residential Subdistrict</u>												
<u>2F-7,000⁽¹⁾</u>												
1 Family Detached or Semi-Attached or 2 Family Detached	5,000 for 1 unit	2,000	50	50	0.5	2-1/2	35	1,250 for 1 unit plus 500 for each addit'l unit	20	10	20	25
Other Use	7,000	N/A	50	50	0.5	2-1/2	35	1,750 per lot	20	10	20	25
<u>2F-9,000⁽¹⁾</u>												
1 Family Detached or Semi-Attached or 2 Family Detached	6,000 for 1 unit	3,000 ⁽¹⁾	50	50	0.5	2-1/2	35	1,500 for 1 unit plus 750 for each addit'l unit	20	10	20	25
Other Use	9,000	N/A	50	50	0.5	2-1/2	35	2,250 per lot	20	10	20	25

TABLE E- Continued

	<u>Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)</u>	<u>Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)</u>	<u>Lot Width Minimum (Feet)</u>	<u>Lot Frontage Minimum (Feet)</u>	<u>Floor Area Ratio Maximum</u>	<u>Building Height⁽²⁾ Maximum Stories</u>	<u>Feet</u>	<u>Usable Open Space⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit</u>	<u>Front Yard⁽⁴⁾ Minimum Depth (Feet)</u>	<u>Side Yard⁽⁵⁾ Minimum Width (Feet)</u>	<u>Rear Yard Minimum Depth (Feet)</u>	<u>Rear Yard Maximum Occupancy by Accessory Buildings (Percent)</u>
<u>Three-Family Residential Subdistrict</u>												
<u>3F-4,000⁽¹⁾</u>												
Row House Building or Town House Building	3,000 for 1 unit	1,000	25	25	0.8	3	35	600 for 1 unit plus 200 for each addit'l unit	15	⁽⁶⁾	20	25
Semi-Attached or Detached Dwelling	3,000 for 1 unit	1,000	40	40	0.7	3	35	600 for 1 unit plus 200 for each addit'l unit	15	⁽⁶⁾	20	25
Any Other Use	4,000	N/A	45	45	0.7	3	35	800 per lot	15	⁽⁶⁾	20	25

TABLE E- Continued

	<u>Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)</u>	<u>Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)</u>	<u>Lot Width Minimum (Feet)</u>	<u>Lot Frontage Minimum (Feet)</u>	<u>Floor Area Ratio Maximum</u>	<u>Building Height⁽²⁾ Maximum Stories</u>	<u>Feet</u>	<u>Usable Open Space⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit</u>	<u>Front Yard⁽⁴⁾ Minimum Depth (Feet)</u>	<u>Side Yard⁽⁵⁾ Minimum Width (Feet)</u>	<u>Rear Yard Minimum Depth (Feet)</u>	<u>Rear Yard Maximum Occupancy by Accessory Buildings (Percent)</u>
<u>Three-Family Residential Subdistrict</u>												
<u>3F-5,000⁽¹⁾</u>												
Row House Building or Town House Building	3,000 for 1 unit	2,000	25	25	0.6	3	35	750 for 1 unit plus 500 for each addit'l unit	15	⁽⁶⁾	20	25
Semi-Attached or Detached Dwelling	3,000 for 1 unit	2,000	40	40	0.6	3	35	750 for 1 unit plus 500 for each addit'l unit	15	⁽⁶⁾	20	25
Any Other Use	5,000	N/A	45	45	0.6	3	35	1,250 per lot	15	⁽⁶⁾	20	25

TABLE E- Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum Stories	Feet	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Multifamily Residential Subdistrict												
<u>MFR⁽¹⁾</u>												
1 or 2 Family Detached Dwelling or Semi-Attached Dwelling	3,000 per bldg. of 1 or 2 units	3,000 per bldg. of 1 or 2 units	40	40	1.0	3	35	600 for 1 unit plus 200 for each addit'l unit	20	10	20	25
Row House Building or Town House Building	3,000 for up to 4 units per bldg.	3,000 for up to 4 units per bldg.	30 for each bldg.	30 for each bldg.	1.0	3	35	200	15	10	20	25
Any other Dwelling or Use	4,000 for first 3 units	1,000	40	40	1.0	3	35	150	15	10	20	25

TABLE E - Continued

Footnotes

1. See Map 9A, Map 9B, Map 9C, and Section 55-7. In a 1F subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2), provided that: (a) a third dwelling unit may be allowed as a conditional use in the 2F-4,000 and 2F-9,000 subdistricts, and (b) the maximum number of dwelling units allowed in a semi-attached dwelling shall be one (1). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure, or in any combination of semi-attached or attached structures (including Semi-Attached Dwellings, Town House Buildings, and Row House Buildings), shall be three (3).
2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
3. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory/Fraternity Uses.

For any lot that exceeds the minimum lot area specified in this Table E, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table E, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table E for the lot.

All ground level open space used to satisfy the minimum usable open space requirements specified in this Table E must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table E, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 55-41 (Application of Dimensional Requirements).

In the 3F Subdistricts and the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.

4. See Section 55-41.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.

TABLE E - Continued

5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.
6. Seven (7) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, provided that: (a) the aggregate width of two side yards shall be not less than seventeen (17) feet, and (b) the width of any side yard in which there is a driveway providing access to off-street parking spaces or off-street loading facilities required by this Article shall be not less than ten (10) feet.

TABLE F

**Jamaica Plain Neighborhood District
Conservation Protection Subdistricts
Dimensional Regulations(1)**

	<u>Conservation Protection Subdistrict</u>	
Maximum Floor Area Ratio(2)	0.3	
Maximum Building Height(2)	35	
Maximum number of units/acre	3	(3)
Minimum Lot Size		
Residential use	1 acre	(3)
Other use	none	
Minimum Lot Width	none	
Minimum Lot Frontage	none	
Minimum Front Yard	50	(4)
Minimum Side Yard	50	(4)
Minimum Rear Yard	50	(4)

(;As amended on March 3, 2000.)

TABLE F

;1. A Proposed Project in a Conservation Protection Subdistrict may be subject to the Site Plan Component of Large Project Review or Small Project Review, pursuant to Section 80B-2 or 80E-2.
(;As amended on May 9, 1996.)

;2. For a Proposed Project in a Planned Development Area, the maximum building height, Floor Area Ratio, and number of dwelling units per acre are as follows:

Maximum Building Height	45
Maximum Floor Area Ratio	0.5
Maximum number of dwelling units per acre:	

4 units/acre if the Lot contains less than 15 acres; and
6 units/acre if the Lot contains 15 or more acres;

provided, however, that for a Proposed Project to establish a residential use in a building legally in existence prior to March 3, 2000, the Planned Development Area Development Plan may provide for a greater number of dwelling units/acre.

(;As amended on March 3, 2000.)

;3. If a Lot assessed as a separate parcel or in separate ownership of record (by plan or deed) as of March 3, 2000 does not meet the minimum Lot Size requirement, the Board of Appeal may authorize the construction of: (a) one dwelling unit, if the Lot meets at least one-third of the minimum Lot Size requirement, or (b) two units, if the Lot meets at least two-thirds of the minimum Lot Size requirement.

(;As amended on March 3, 2000.)

;4. Except where the Site Plan Component of Small Project Review or Large Project Review determines that a smaller yard dimension would more effectively protect the significant natural features on the Lot without substantially increasing the Proposed Project's impacts outside the Lot.

(;As amended on March 3, 2000.)

TABLE G

Jamaica Plain Neighborhood District

**Neighborhood Business Subdistricts
Dimensional Regulations**

	<u>Local Convenience Subdistricts</u>	<u>Neighborhood Shopping Subdistricts</u>
Maximum Floor Area Ratio	1.0	2.0
^Maximum Building Height (^As amended on September 22, 2004.)	35	45 (6)
Minimum Lot Size	none	none
Minimum Lot Area Per Dwelling Unit	none	none
Minimum Usable Open Space (1) per Dwelling Unit	50	50
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard (2)	none (3)	none (3)
Minimum Side Yard (4)	none	none
Minimum Rear Yard (5)	20	20

TABLE G - Continued

Footnotes:

1. In a Neighborhood Business Subdistrict, all or a portion of required usable open space may be met by suitably designed and accessible space on balconies of main buildings or on roofs of wings of main buildings, or on the roofs of accessory buildings.
2. In a required front yard, no plaza, terrace or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefor.

In a Neighborhood Business Subdistrict, every front yard required by this code shall be at grade level along every lot line on which such yard abuts.

- ^3. See Section 55-37.1, Street Wall Continuity, except that along Amory Street, in the Jackson Square Neighborhood Shopping Subdistrict, the minimum Front Yard shall be fifteen (15) feet.

(^As amended on September 22, 2004.)

4. In a Neighborhood Business Subdistrict, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
5. In a Neighborhood Business Subdistrict, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
- ^6. In the Jackson Square Neighborhood Shopping Subdistrict, the maximum Building Height shall be sixty (60) feet, except forty-five (45) feet for Structures located within the area extending one hundred (100) feet westward from the western Street Line of Amory Street.
(^As inserted on September 22, 2004.)

TABLE H

Jamaica Plain Neighborhood District

**Local Industrial Subdistricts and Industrial Development Areas
Dimensional Regulations**

	<u>Local Industrial Subdistricts</u>	<u>Industrial Development Areas</u>
Maximum Floor Area Ratio	1.0	1.0(1)
Maximum Building Height	35	35(1)
Minimum Lot Size	none	none
Minimum Lot Area Per Dwelling Unit	none	none
Minimum Usable Open Space (Square Feet per Dwelling Unit)	50	50
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard	none	none
Minimum Side Yard	none	none
Minimum Rear Yard	20	20

TABLE H - Continued

1. For maximum Building Heights and Floor Area Ratios for Planned Development Areas, see Section 55-30.

TABLE I

**Jamaica Plain Neighborhood District
Neighborhood Institutional Subdistricts
Dimensional Regulations**

	<u>Veterans Administration</u>	<u>Angell Memorial Hospital</u>	<u>Faulkner Hospital</u>
Maximum Floor Area Ratio	1.0	0.5	0.6
Maximum Building Height	45	45	45
Residential Use(1)			
Other Use			
Minimum Lot Size	none	none	none
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard	20	20	20
Minimum Side Yard	10	10	10
Minimum Rear Yard	20	20	20

TABLE I

1. For any Residential Use, as defined in Article 2A, there shall be a minimum lot size of one (1) acre and a maximum of four and one-half (4.5) dwelling units per acre.

TABLE J

**Jamaica Plain Neighborhood District
Off-Street Parking Requirements (1),(2)**

	<u>Space(s) Per 1,000 Square Feet of Gross Floor Area</u>
<u>Banking and Postal Uses</u>	1.0(3)
<u>Community Uses</u>	1.0(3)
<u>Educational Uses</u>	
Day Care Center	0.7
Elementary or Secondary School	0.7
Kindergarten	0.7
Other Educational Uses	1.0(3)
<u>Health Care Uses</u>	1.0(3)
<u>Industrial Uses</u>	0.5
<u>Office Uses</u>	2.0(3)
<u>Public Service Uses(3)</u>	
Police Station	1.0
Fire Station	1.0
All other Public Service Uses	0
<u>Research and Development Uses</u>	0.5
<u>Retail Uses</u>	2.0(3)
<u>Service and Trade Uses</u>	2.0(3)
<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

TABLE J - Continued

- ;1. The provisions of this Table J do not apply to Proposed Projects that are subject to Large Project Review. See Section 55-40 (Off-Street Parking and Loading Requirements).

(;As amended on May 9, 1996.)

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.

- ^3. Except 0.75 in the Forest Hills Neighborhood Shopping Subdistrict.
(^As inserted on May 19, 2010)

TABLE J - Continued

**Jamaica Plain Neighborhood District
Off-Street Parking Requirements (1),(2)**

	If there are seats: <u>(spaces per seat) (3)</u>	If there are no seats (spaces per 1,000 square feet of public <u>floor area in structures)</u>
<u>Cultural Uses</u>	0.2	2.0
<u>Entertainment Uses</u>	0.3	4.0
<u>Funerary Uses</u>		
Funeral home	0.1	3.0
Mortuary chapel	0.1	3.0
All other funerary uses	none	none
<u>Places of Worship</u>	0.1	3.0
<u>Restaurant Uses</u>		
Restaurant	0.3	4.0
Other Restaurant Uses	0.15	0.5
<u>Open Space Uses</u>		
Stadium	0.2	N/A
Other Open Space Uses	0.2	2.0

;1. The provisions of this Table J do not apply to Proposed Projects that are subject to Large Project Review. See Section 55-40 (Off-Street Parking and Loading Requirements).

(;As amended on May 9, 1996.)

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.

3. Where benches are used, each two (2) linear feet of bench shall constitute one (1) seat.

TABLE J - Continued

**Jamaica Plain Neighborhood District
Off-Street Parking Requirements (1),(2)**

Residential and Related Uses

	<u>Spaces per Dwelling Unit(3)</u>
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
<u>Residential Uses</u>	
Elderly Housing	0.2
Group Care, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
Other Residential Uses (4)	
1-3 units	1.0
4-9 units	1.25
10+ units	1.5

;1. The provisions of this Table J do not apply to Proposed Projects that are subject to Large Project Review. See Section 55-40 (Off-Street Parking and Loading Requirements).

(;As amended on May 9, 1996.)

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.

TABLE J - Continued

3. Where a use is not divided into Dwelling Units:
 - (a) if sleeping rooms have accommodations for not more than two (2) persons, each group of two (2) sleeping rooms shall constitute a Dwelling Unit;
 - (b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.
4. For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement for Proposed Projects under 50,000 square feet of gross floor area shall be 0.7 parking spaces per Dwelling Unit.

TABLE K

**Jamaica Plain Neighborhood District
Off Street Loading Requirements (1)**

<u>Gross Floor Area</u>	<u>Required Off-Street Loading Bays</u>
0-15,000 square feet	0
15,001-49,999 square feet	1.0

- ;1. The provisions of this Table K do not apply to Proposed Projects that are subject to Large Project Review. See Section 55-40 (Off-Street Parking and Loading Requirements).

(;As amended on May 9, 1996.)