

Dorchester Avenue Zoning Update

Summary of Zoning Recommendations

www.dotavzoning.org

Overview

Purpose

Dorchester Avenue is one of Boston's most important boulevards. It runs over five miles providing a spine that ties together diverse residential areas and business centers that exemplify the richness of life in Boston's neighborhoods. Both private and public investment and revitalization efforts are currently underway in many places along Dorchester Avenue.

Because of its importance, in 1992 Dorchester Avenue was the subject of a planning and rezoning process that resulted in an updated zoning code for the portion of the Dorchester Avenue corridor in Dorchester, while leaving the zoning for the Dorchester neighborhood on either side of the corridor unchanged. Subsequently in 1996, the BRA began the process to update the zoning code for the Dorchester neighborhood on either side of Dorchester Avenue which was completed in 2002. The Dorchester rezoning was the result of an extensive collaborative effort between state and city agencies, public officials, commerce, residents and community groups.

The Dorchester Avenue Zoning Update seeks to consolidate the neighborhood's two existing zoning districts (Dorchester and Dorchester Avenue) into a single, unified district. Revisiting and consolidating the existing zoning of the Avenue is an important step to ensure that the current momentum and enhancements to Dorchester Avenue are sustained for the future of the corridor.

Overview

Objectives

The primary objectives of the Dorchester Avenue Zoning Update Initiative are to:

- A.** Provide zoning recommendations for the incorporation of Article 52, Dorchester Avenue into Article 65, Dorchester;
- B.** Correct inconsistencies regarding zoning districts, dimensional regulations, and usage guidelines that may exist between the current Dorchester Avenue and Dorchester zoning districts;
- C.** Where appropriate, update the zoning along Dorchester Avenue to reflect current and potential future land use.

Overview

Process

Beginning in the fall of 2010, Boston Redevelopment Authority Planning and Zoning Department staff have been leading a community process for the update of Dorchester Avenue Zoning. This process has included the following public meetings:

- Fall 2010:** Neighborhood group presentations to civic, business and institutional organizations and stakeholders along Dorchester Avenue
- Winter 2011:** Five public Advisory Group meetings and two public community-wide meetings to review existing zoning conditions.
- Fall 2011:** Four public Advisory Group meetings and one public community-wide meeting to review updates necessary to incorporate Dorchester Avenue Zoning into Dorchester Neighborhood Zoning
- Winter 2012:** Community-wide public meeting followed by public hearings at BRA Board & Zoning Commission

While all meetings are open to the public, community-wide meetings provide a broader overview of the process for those who choose not to attend every monthly Advisory Group meeting. Each community-wide meeting at start of a new phase (March 2010, September 2011 & January 2012) is advertised via e-mail mailings lists, newspaper advertisements and a mailing to every property owner in the Dorchester Avenue zoning district.

Zoning Advisory Group

Advising the BRA through the update process is a Mayoral-appointed Dorchester Avenue Zoning Update Advisory Group (AG). The AG provides representation for the residents, property owners, business owners and stakeholders along Dorchester Avenue.

Anne Riley

Arlene Lopes

Bob Susi

Desmond Ronan

Ed Crowley

Eileen Fenton

Leonard Osborne

Hang Nina Nguyen

Tam Le

Jane Howard

John Gallagher

Karen Henry-Garrett

Marisa Coleman

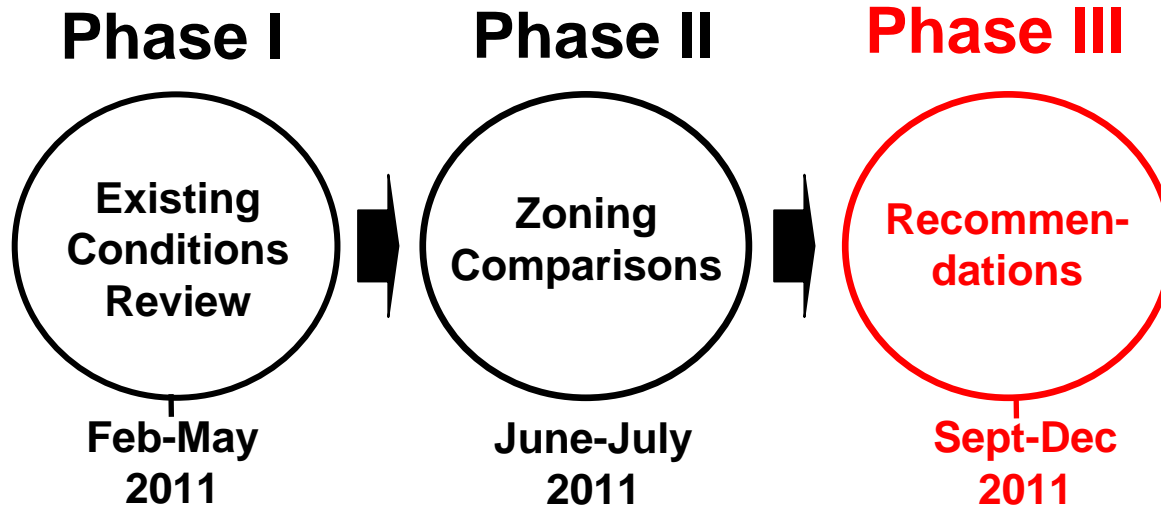
Mike Mackan

My Lam

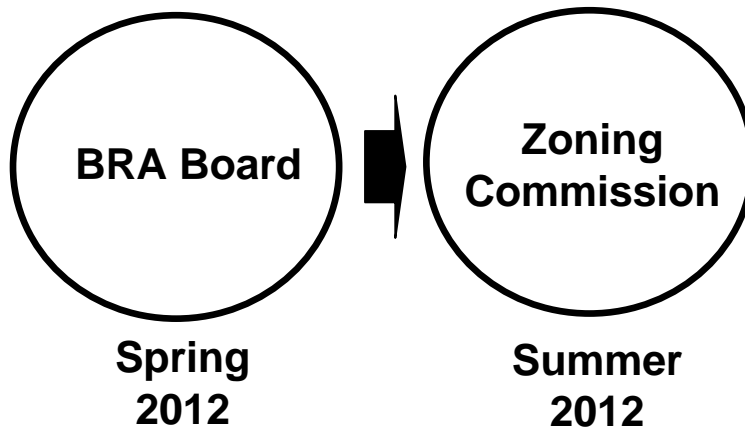
Richard O'Mara

Rosanne Foley

Planning & Zoning Process



Approval Process



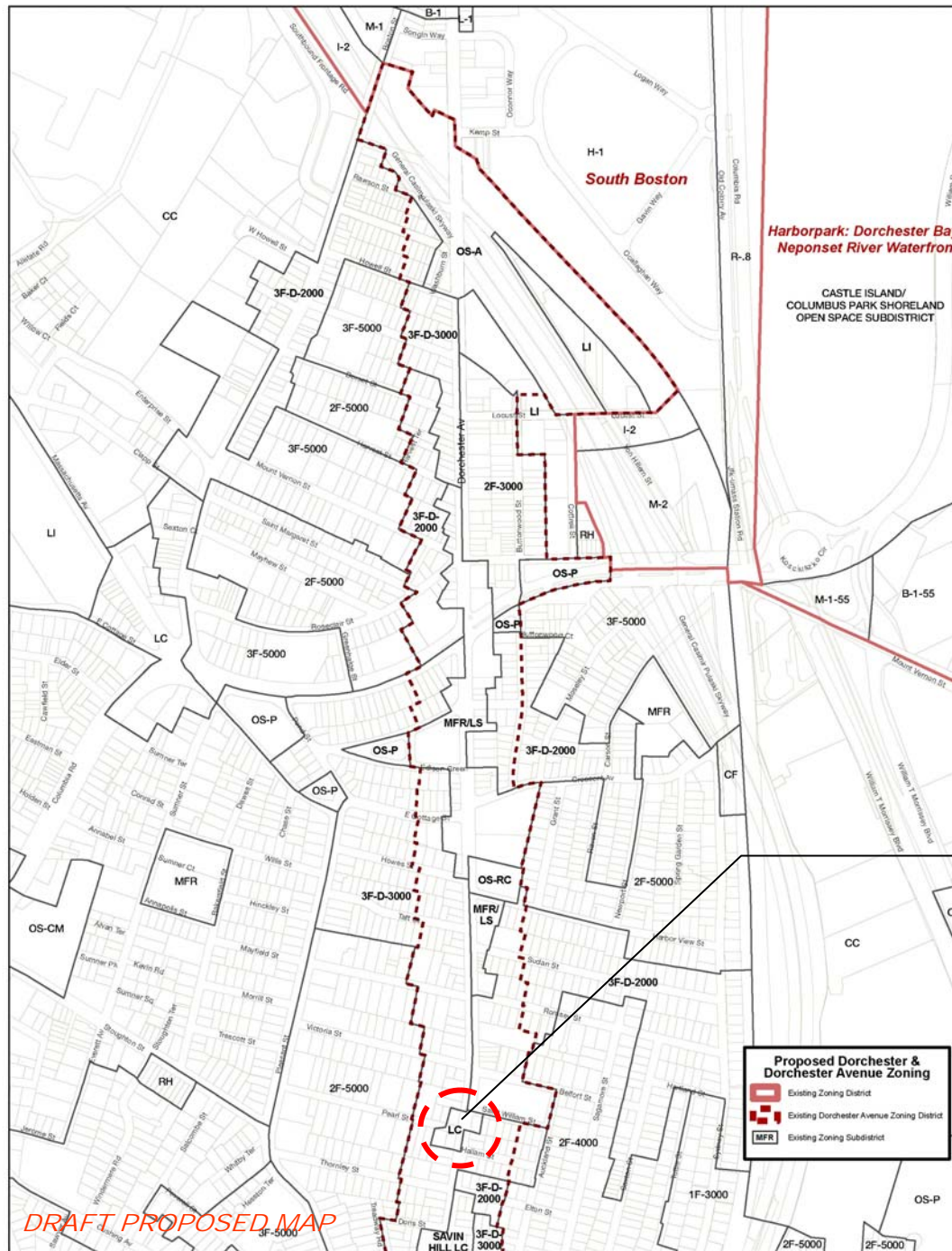
Sub-District Recommendations

Proposed Updated Zoning Map (Overview)



Sub-District Change #1

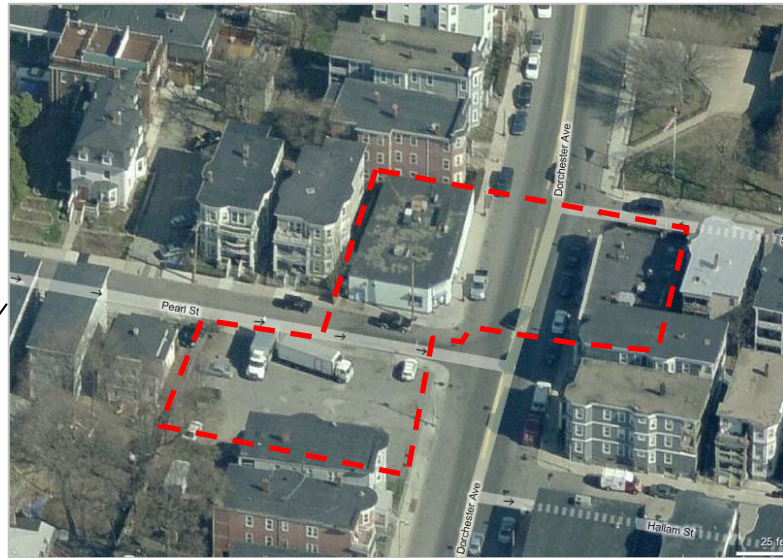
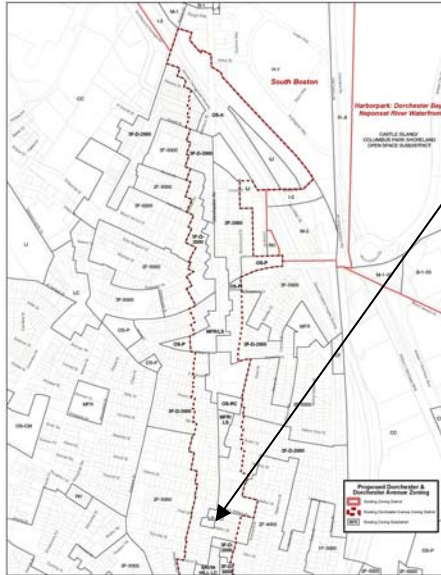
I-93 to Savin Hill



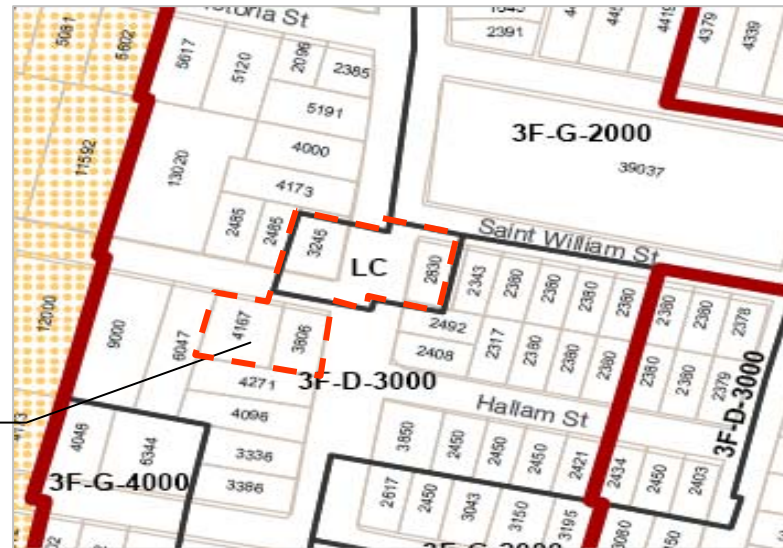
Sub-District Change #1
LC expanded to adjacent two parcels

Sub-District Change #1

I-93 to Savin Hill



Aerial View

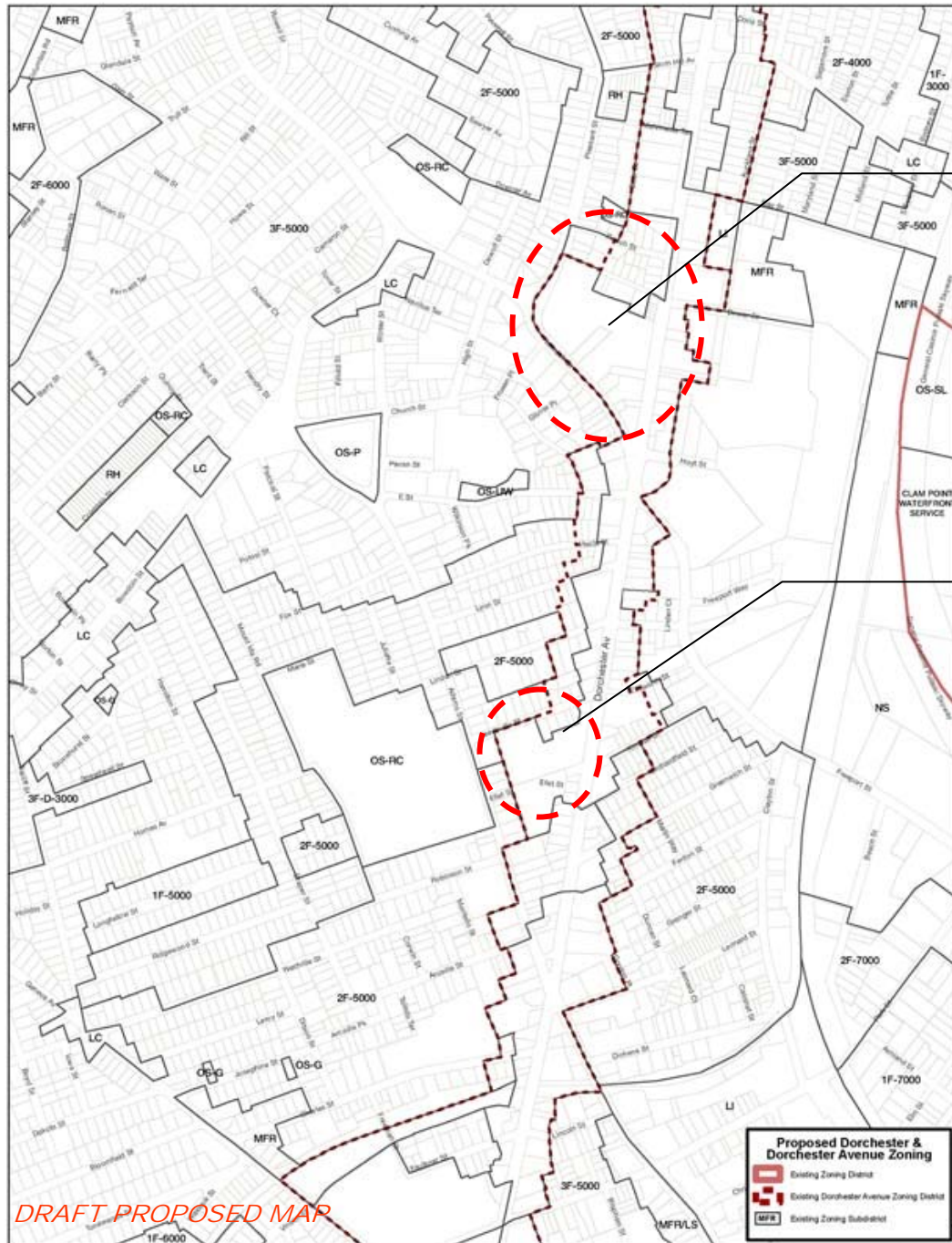


Existing Zoning

Sub-District Change #1
LC expanded to two adjacent parcels

Sub-District Change #2 & #3

Savin Hill to Fields Corner



Sub-District Change #2
 LI changed to NS,
 combined with Glovers
 Corner NS

Sub-District Change #3
 3F-3000 to NS, combined
 with Glovers Corner NS

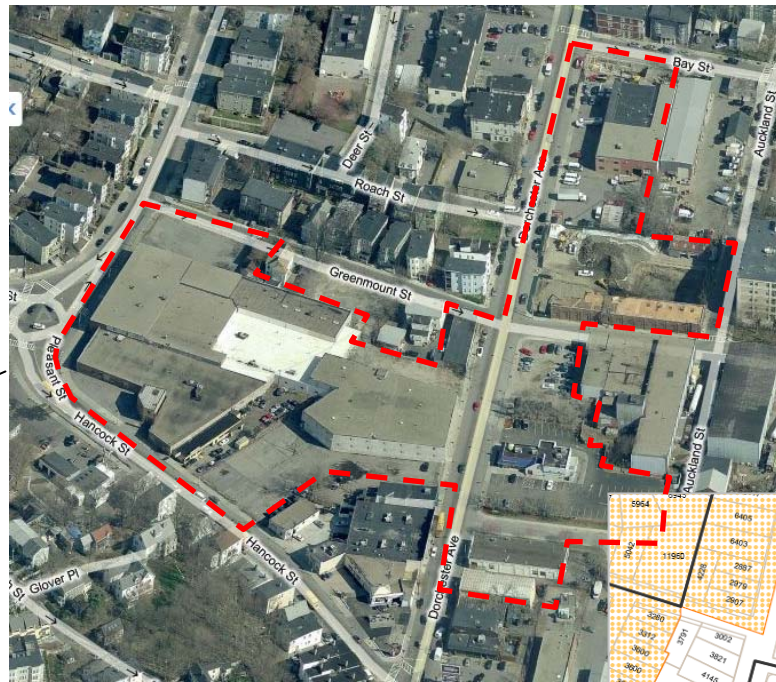
DRAFT PROPOSED MAP

Proposed Dorchester & Dorchester Avenue Zoning

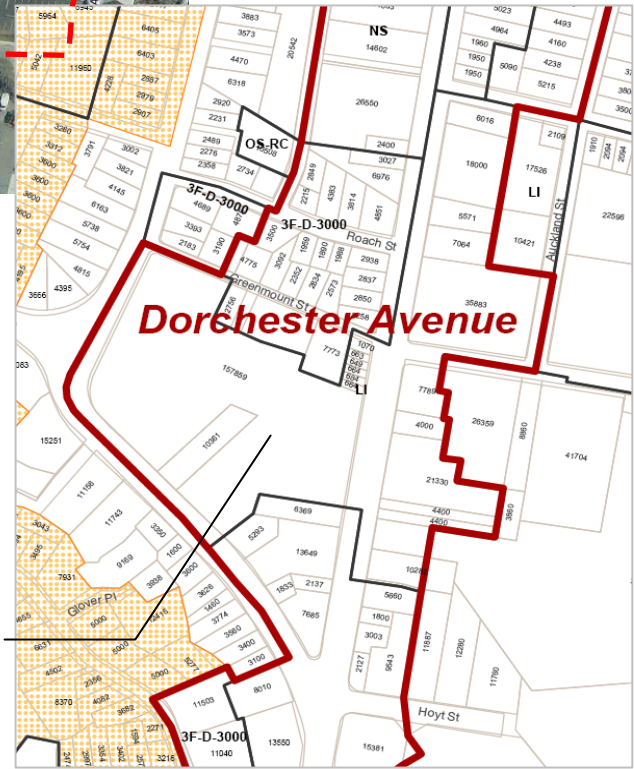
- Existing Zoning District
- Existing Dorchester Avenue Zoning District
- Existing Zoning Subdistrict

Sub-District Change #2

Savin Hill to Fields Corner



Aerial View

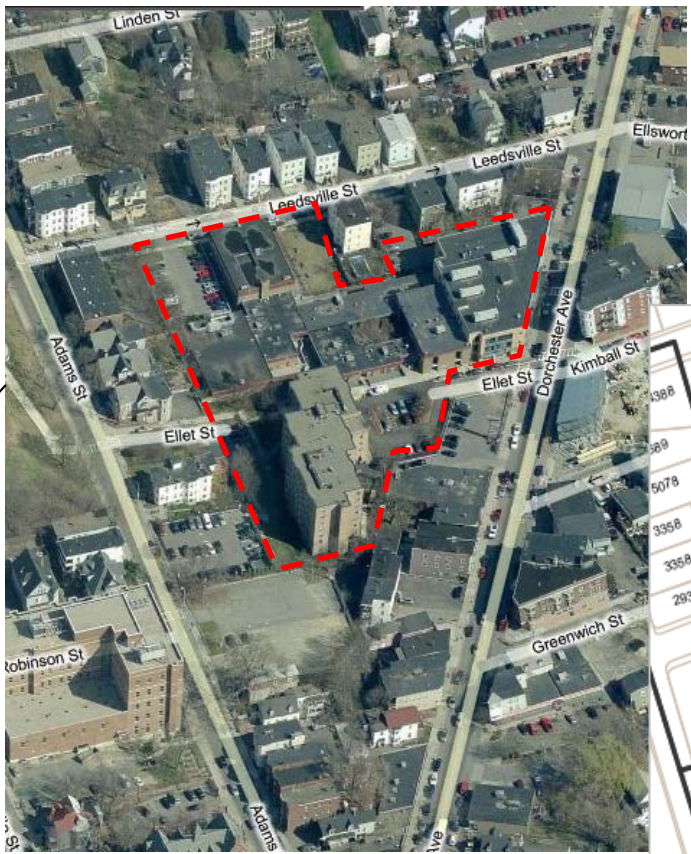
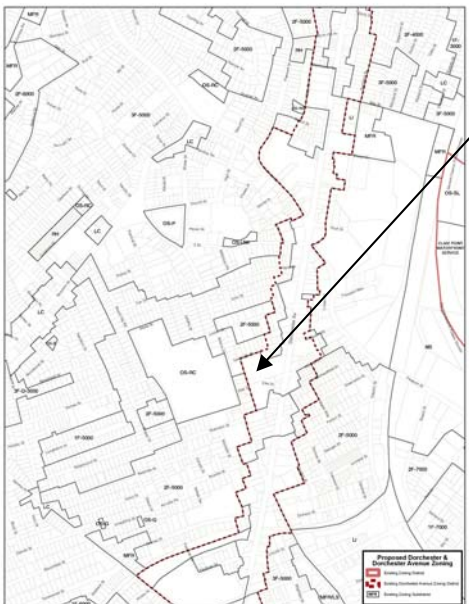


Existing Zoning

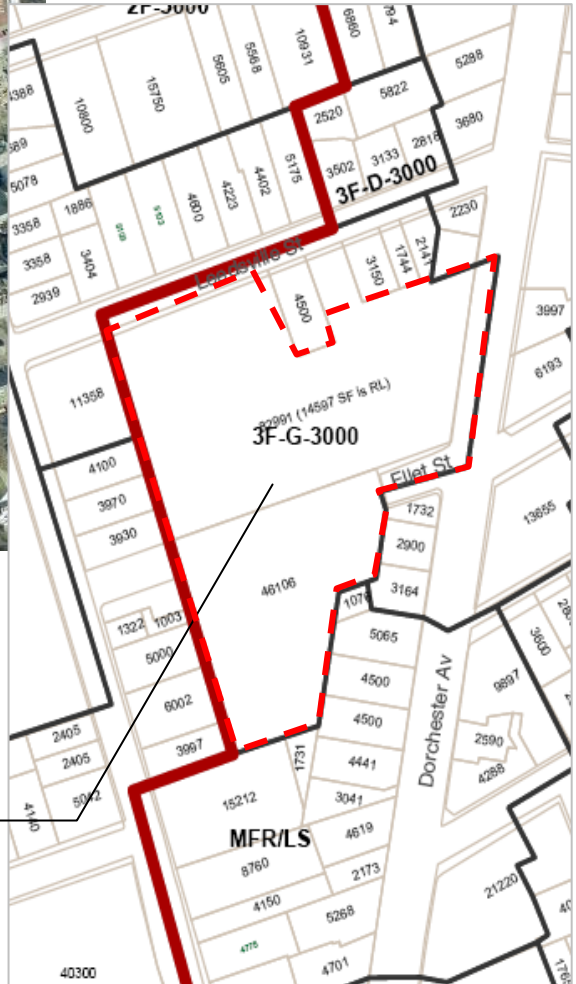
Sub-District Change #2
 LI changed to NS,
 combined with Glovers
 Corner NS

Sub-District Change #3

Savin Hill to Fields Corner



Aerial View

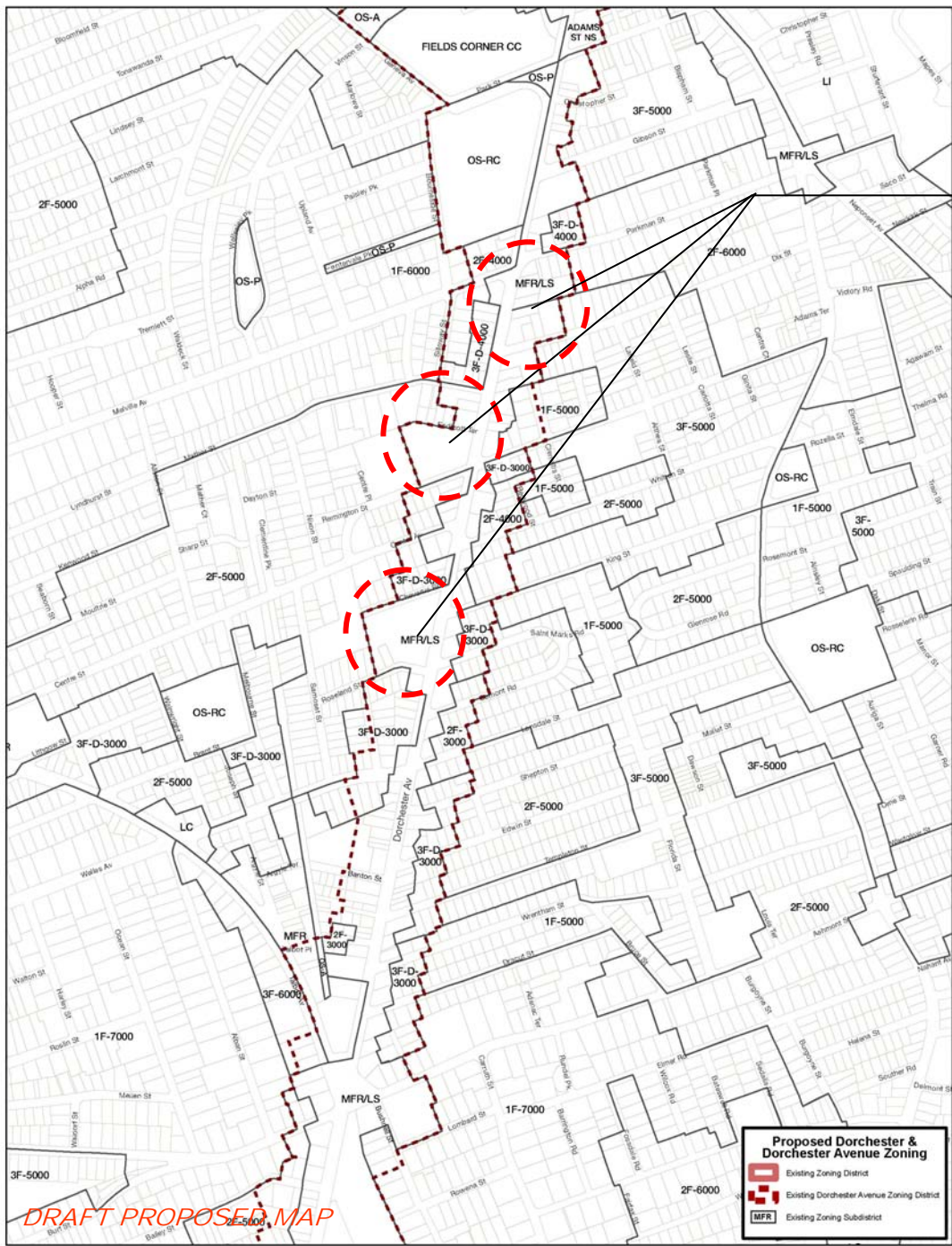


Existing Zoning

Sub-District Change #3
Majority of existing 3F-3000 to NS, combined with Glovers Corner NS

Sub-District Change #4

Fields Corner to Peabody Square



Subdistrict Change #4
 3F-3000 changed to MFR/LS

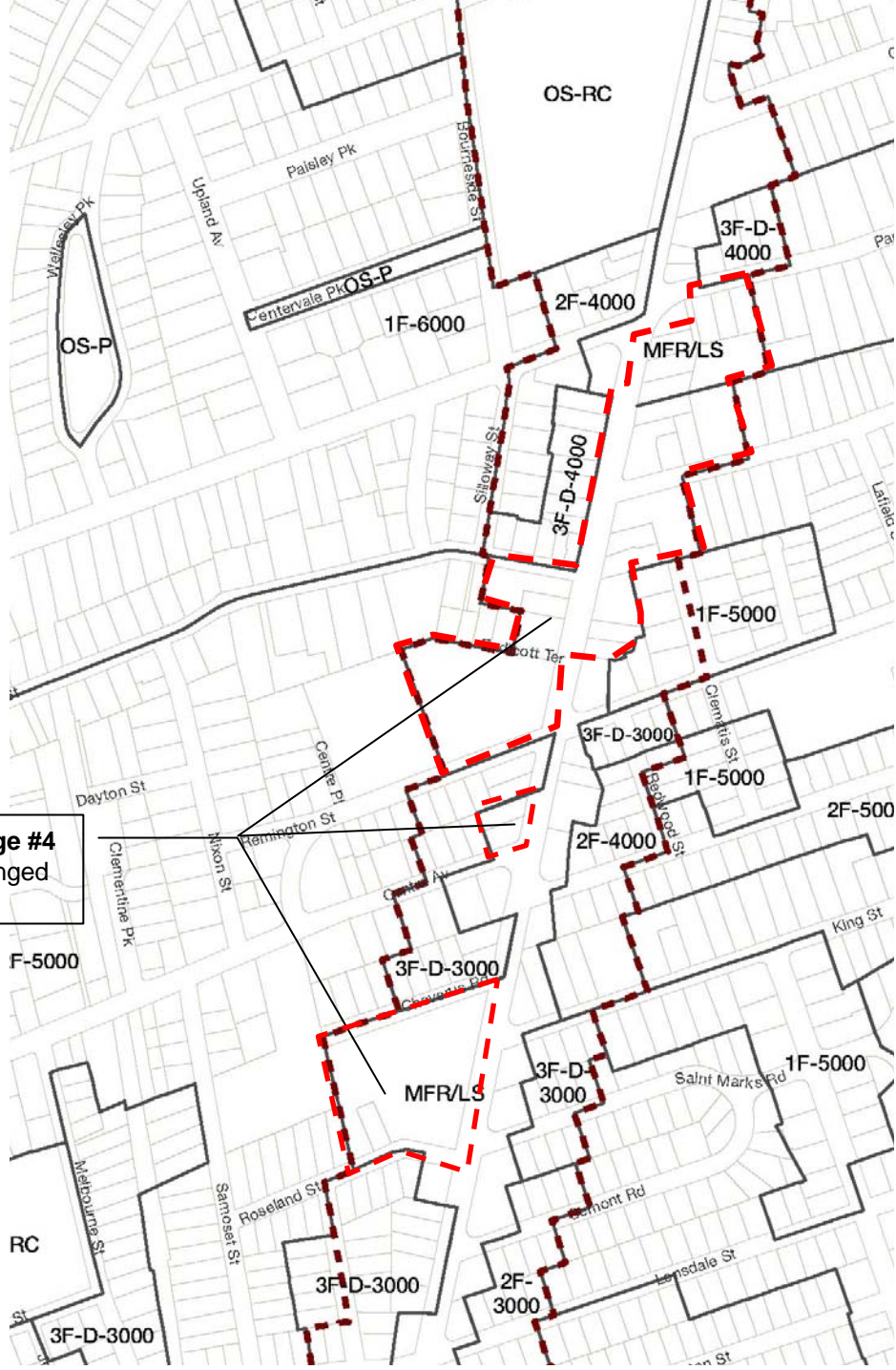
Proposed Dorchester & Dorchester Avenue Zoning

- Existing Zoning District
- Existing Dorchester Avenue Zoning District
- Existing Zoning Subdistrict

DRAFT PROPOSED MAP

Sub-District Change #4

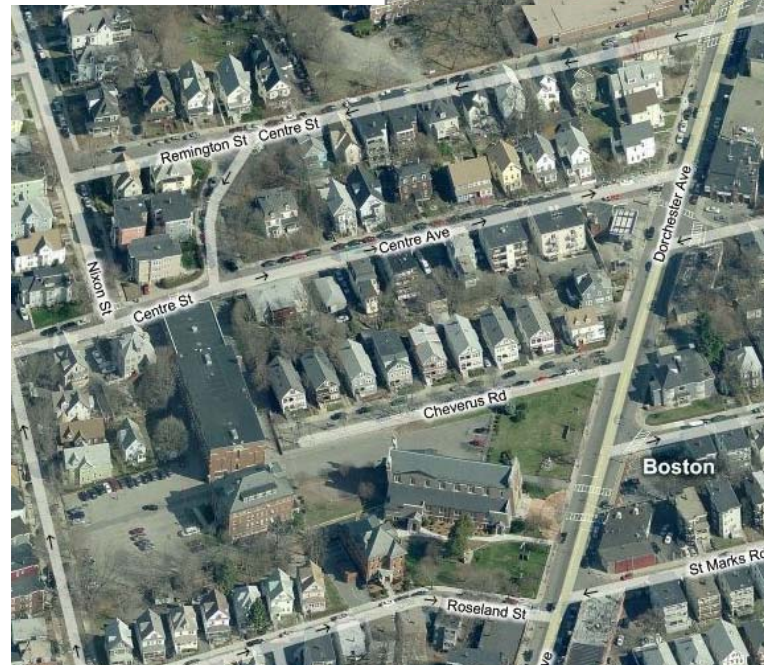
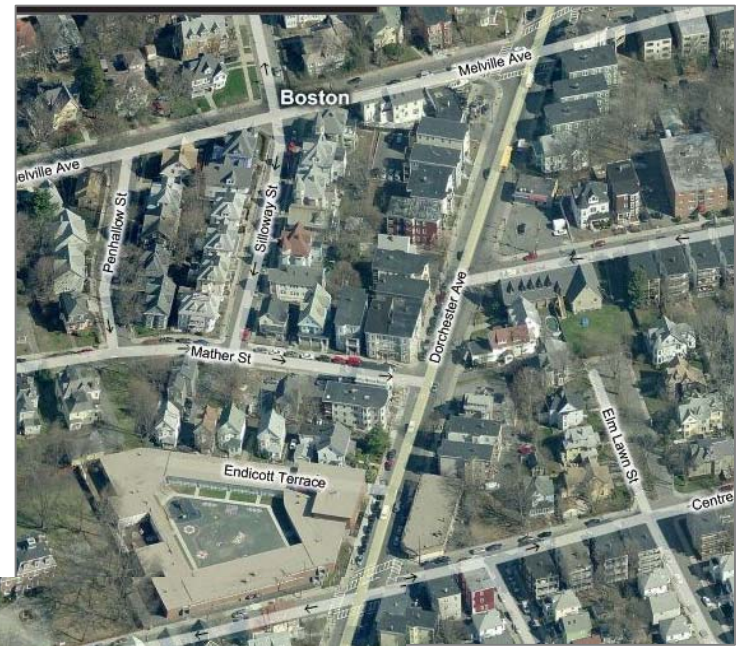
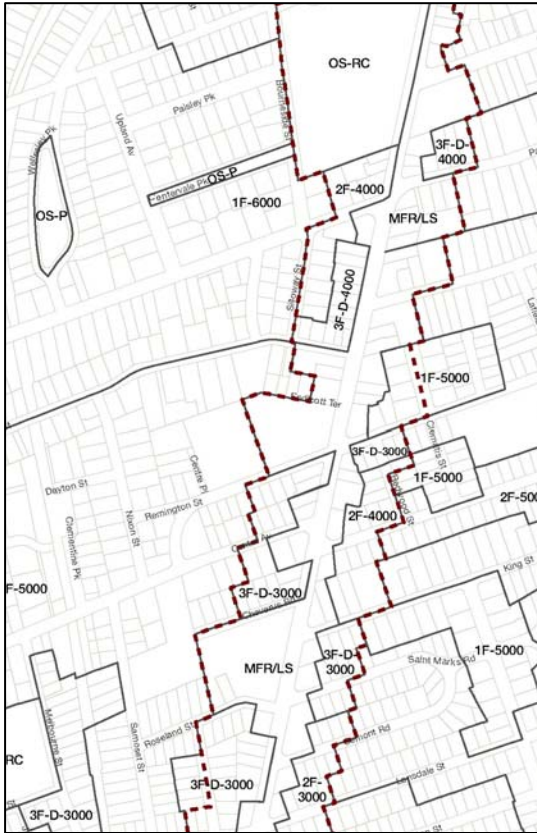
Fields Corner to Peabody Square
(St. Mark's Area)



Subdistrict Change #4
3F-3000/4000 changed
to MFR/LS

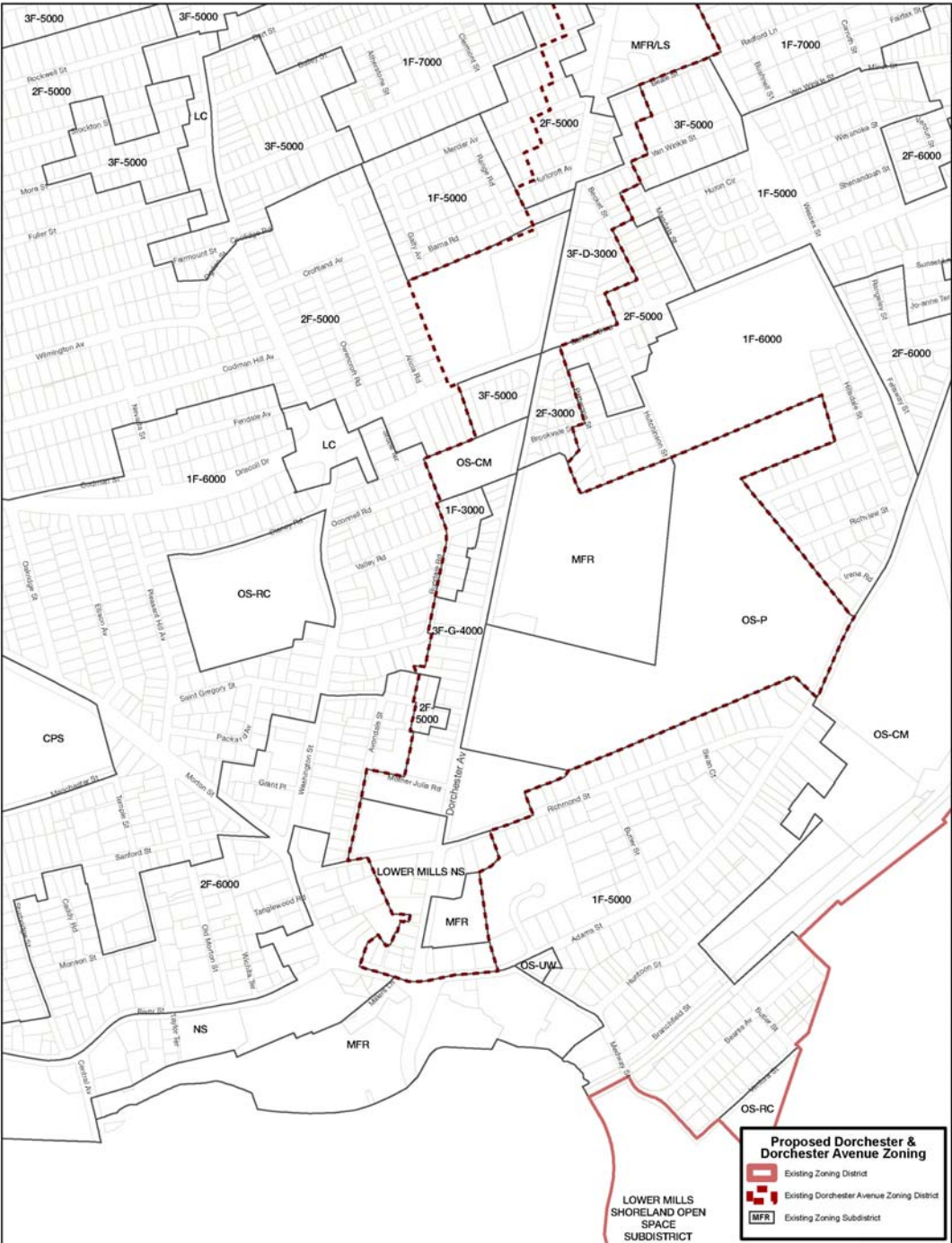
Sub-District Change #4

Fields Corner to Peabody Square
(St. Mark's Area)



No Changes

Peabody Square to Lower Mills



Proposed Dorchester & Dorchester Avenue Zoning

- Existing Zoning District
- Existing Dorchester Avenue Zoning District
- Existing Zoning Subdistrict

NDOD Recommendations

NDOD Recommendations

Overview

NDOD stands for Neighborhood Design Overlay District. An overlay district is an area delineated on the zoning map where an additional set of regulations apply to properties located within a defined boundary. The purpose NDOD's is to protect historically and architecturally significant areas within the City of Boston. Dorchester Avenue contains eleven such areas, listed on the map on the following page.

Process for NDOD Designation

NDOD designation is applied to historically significant areas of the city, as determined by the recommendations of the Boston Landmarks Commission. Typically the Landmarks Commission will survey a neighborhood and produce a map and report recommending which areas are National Register Eligible. In turn, neighborhood zoning maps and zoning articles are amended to implement NDOD's in these specific areas.

Dorchester Avenue NDOD Timeline

Because the most recent Dorchester Landmarks Commission survey took place *after* the last update to Dorchester Avenue Zoning, recommendations for NDOD's along Dorchester Avenue have not yet been implemented. The current zoning update process seeks to correct this omission by implementing the recommendations of the 1995 Landmarks Commission Report.

- 1992: *First Dorchester Avenue Rezoning*
- 1995: Landmarks Commission report completed
- 2002: Dorchester Neighborhood Rezoning: Landmarks NDOD recommendations are implemented (Dot Ave is excluded from the 2002 rezoning process)
- 2012: *Dot Ave Zoning Update: opportunity to implement Landmarks recommendations*

St. Margaret's/Boston Street NDOD

King Square NDOD

Melville/Wellesley Park NDOD

Pleasant Street North NDOD

Ashmont Hill NDOD

Jones Hill NDOD

St. Marks/Mather Street NDOD

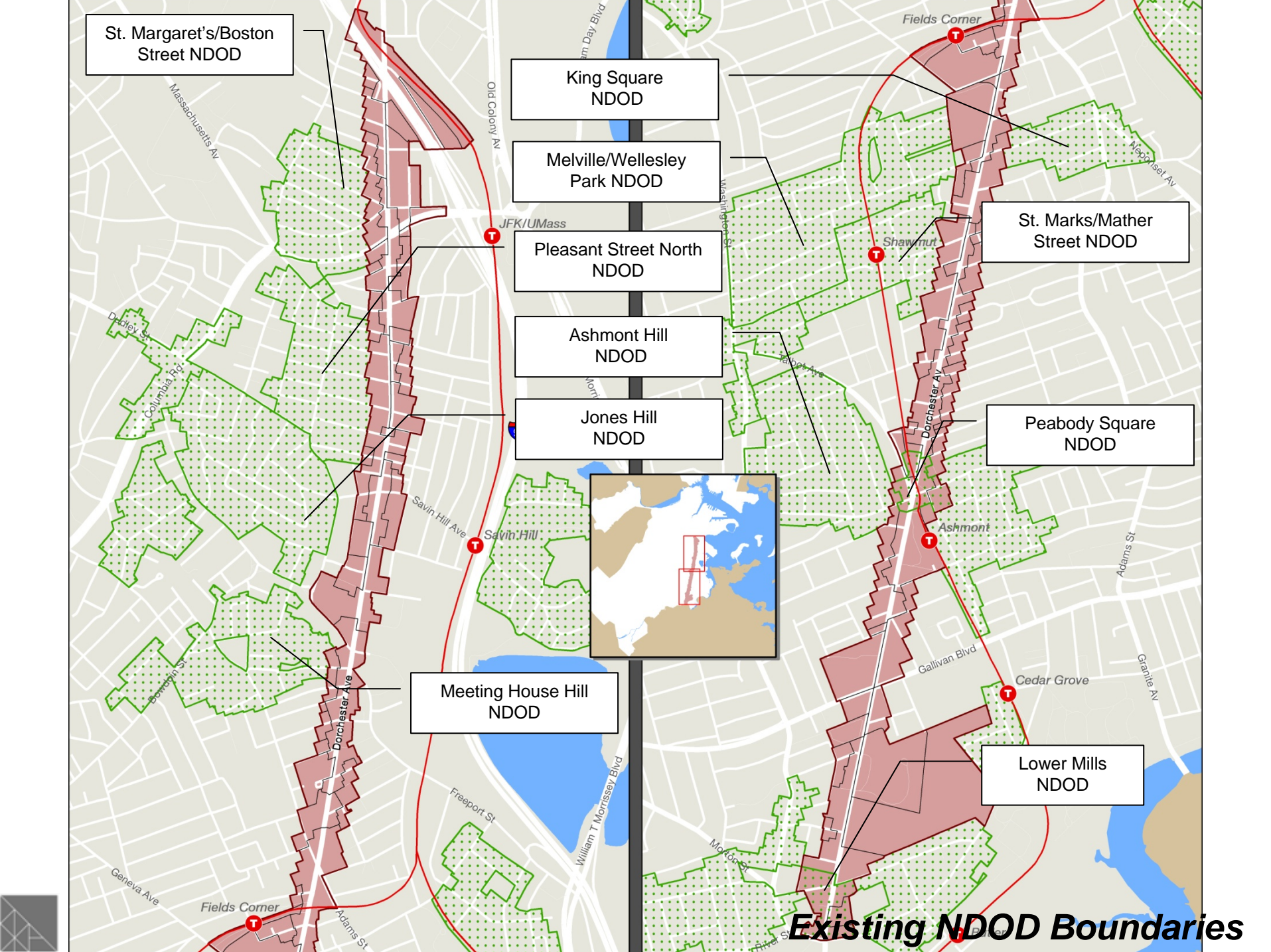
Peabody Square NDOD

Meeting House Hill NDOD

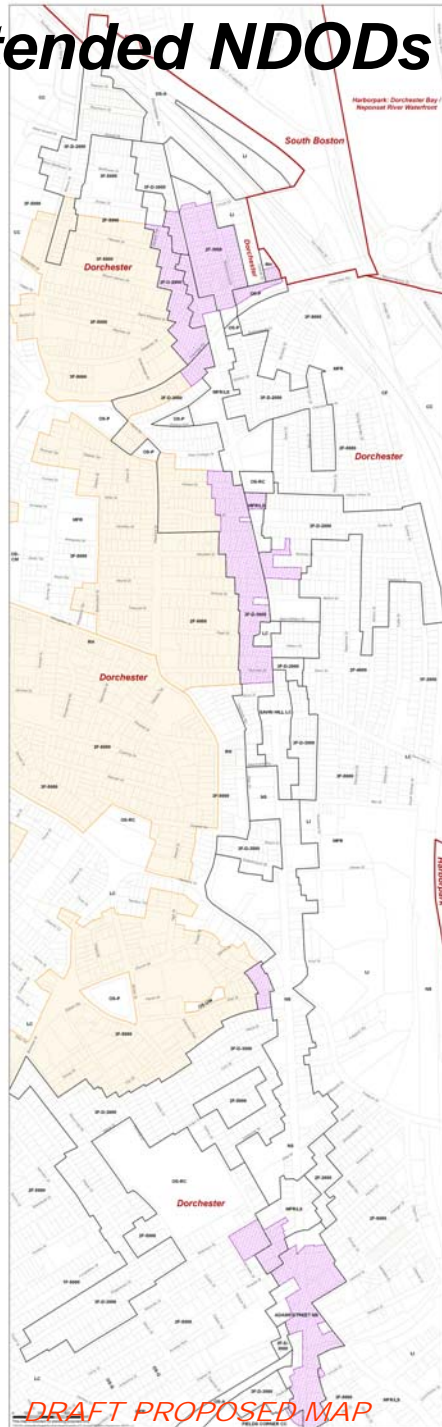
Lower Mills NDOD



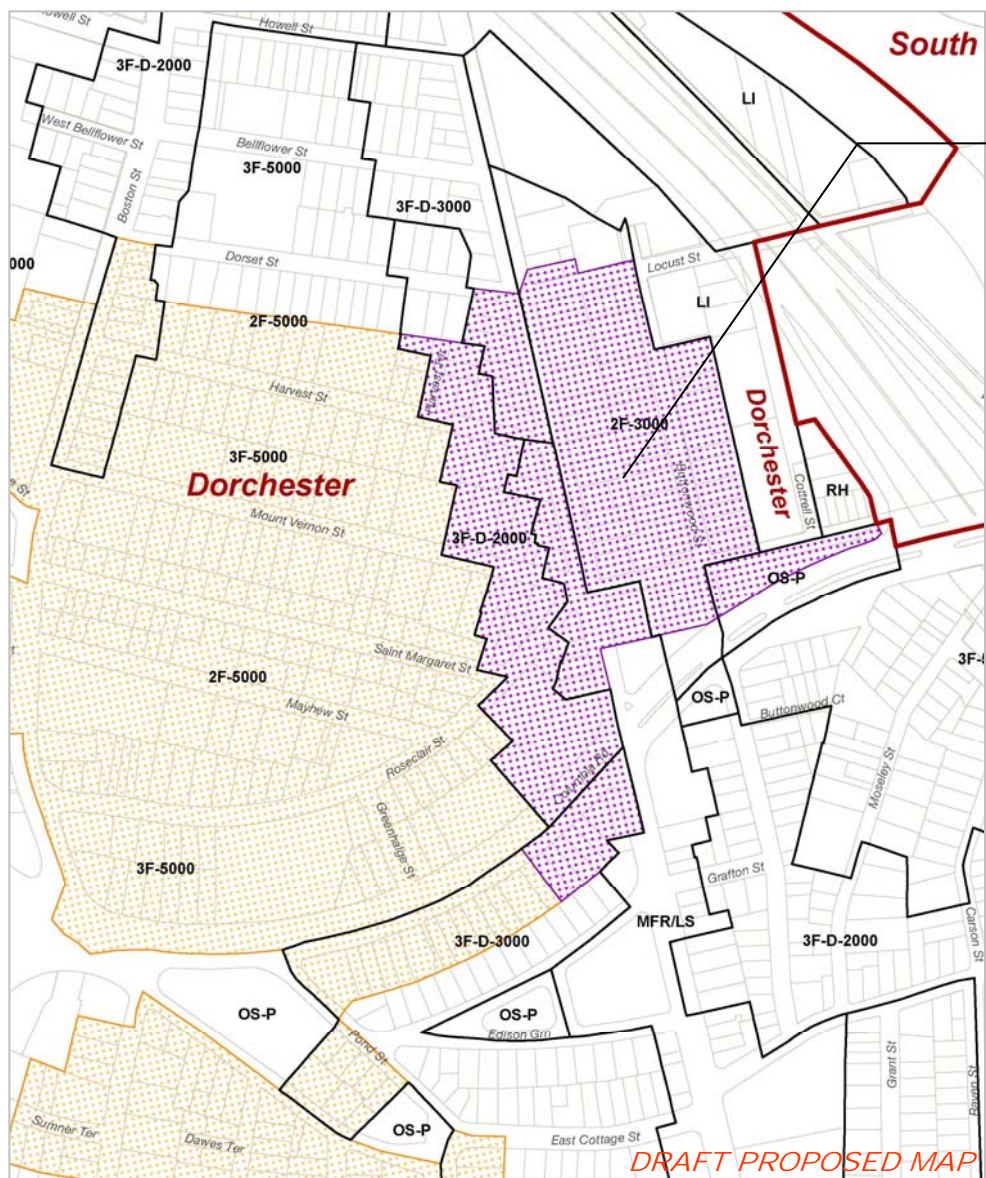
Existing NDOD Boundaries



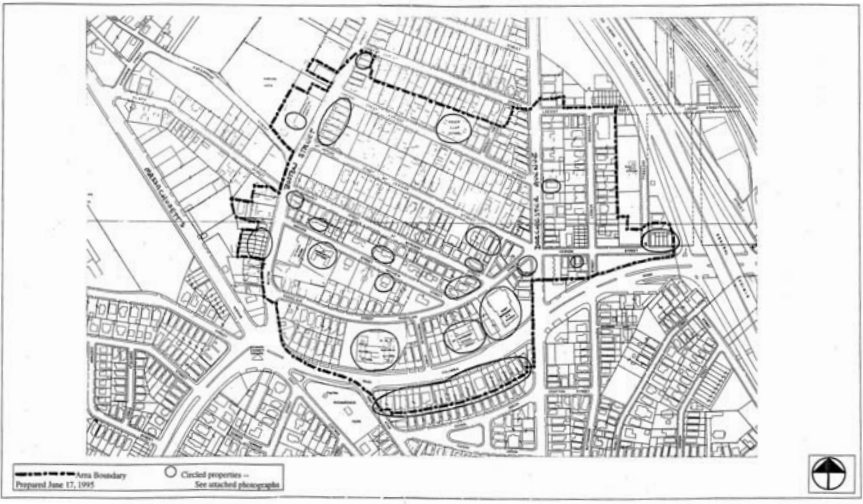
Proposed Extended NDODs



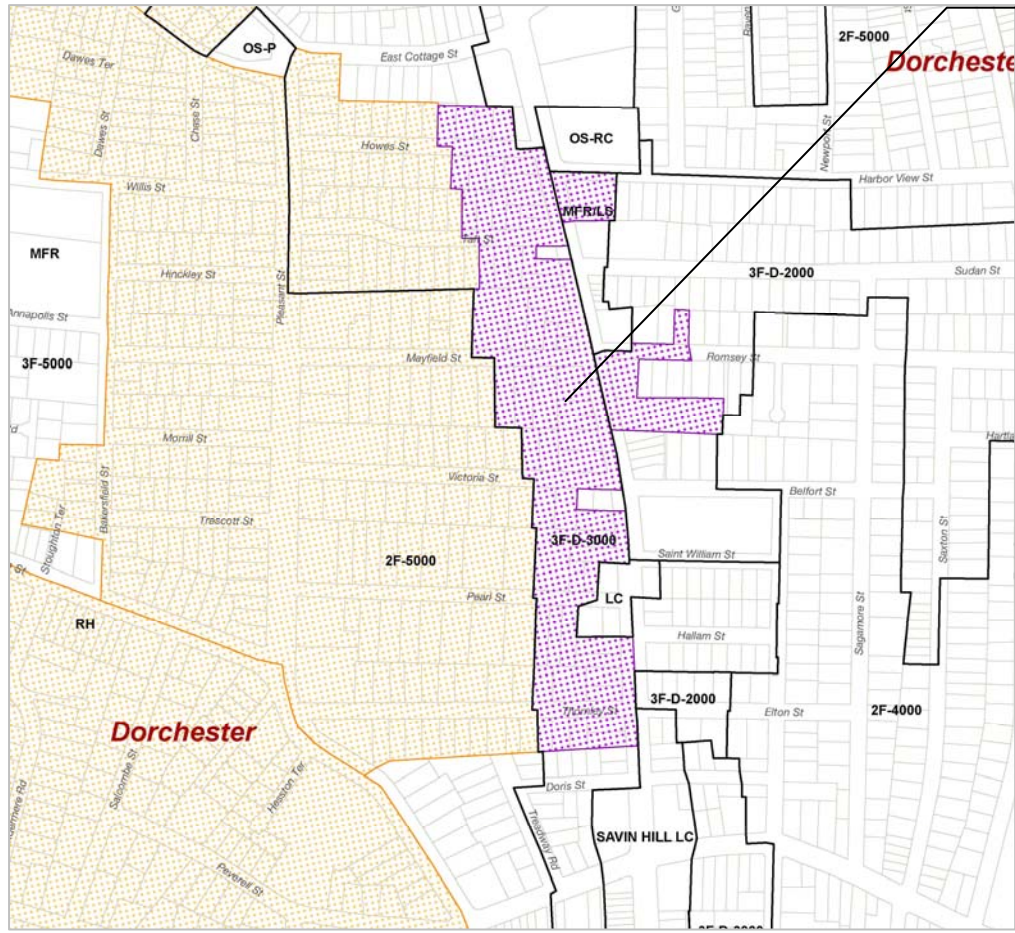
St. Margaret's NDOD



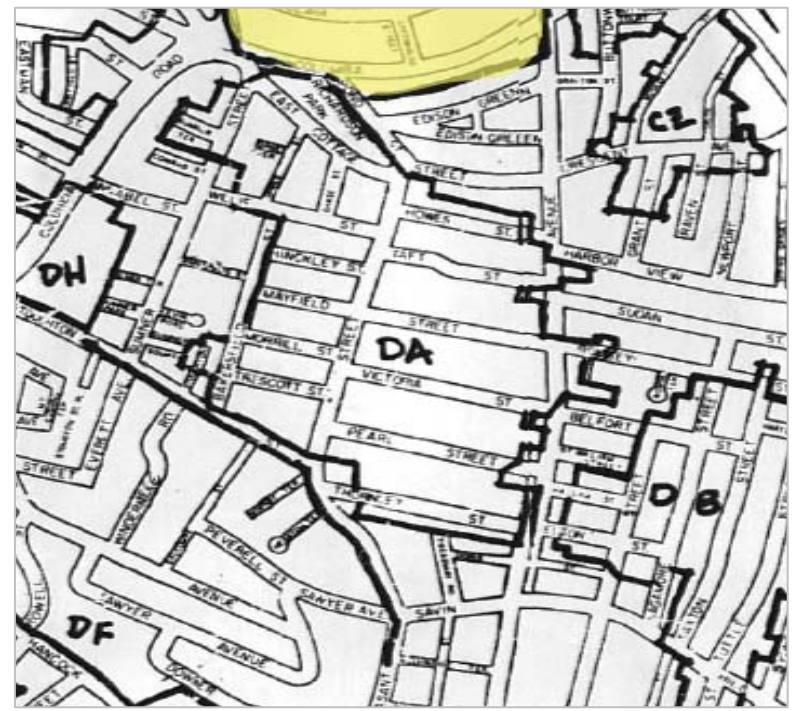
Extend St. Margaret's/Boston Street NDOD



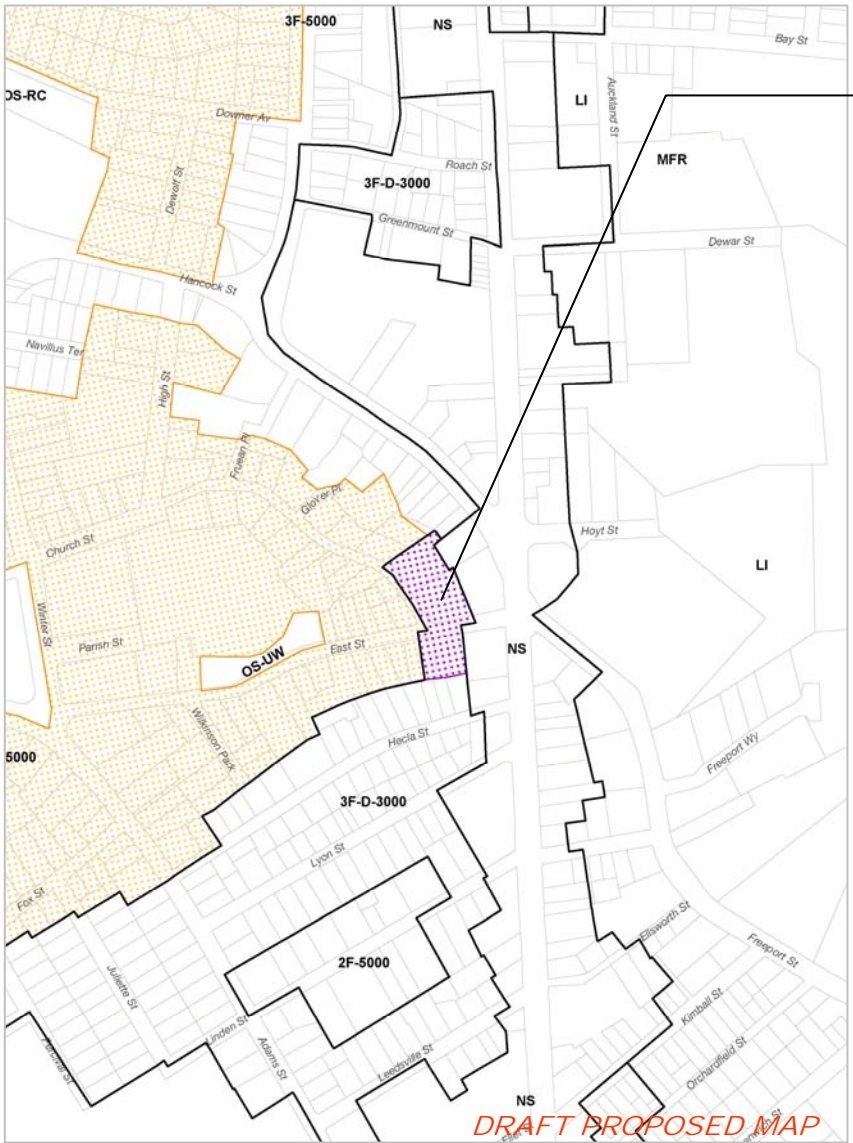
Pleasant Street North NDOD



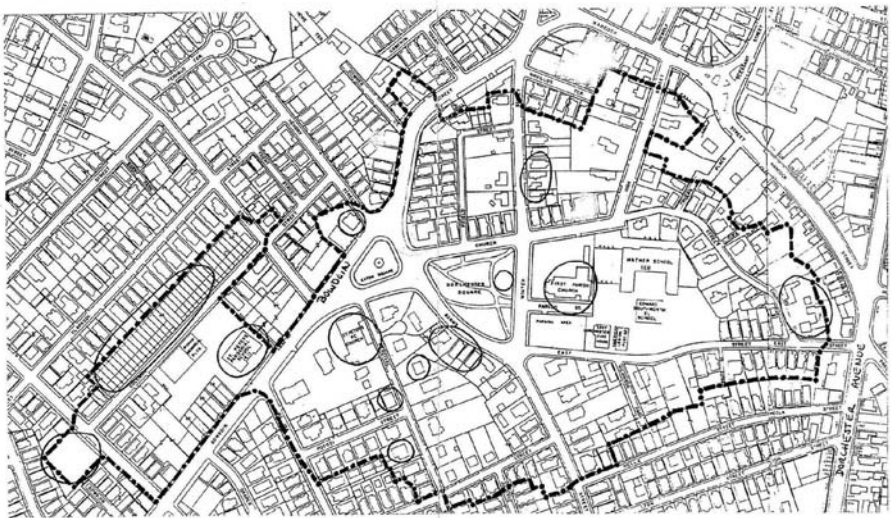
Extend Pleasant Street North NDOD



Meetinghouse Hill NDOD

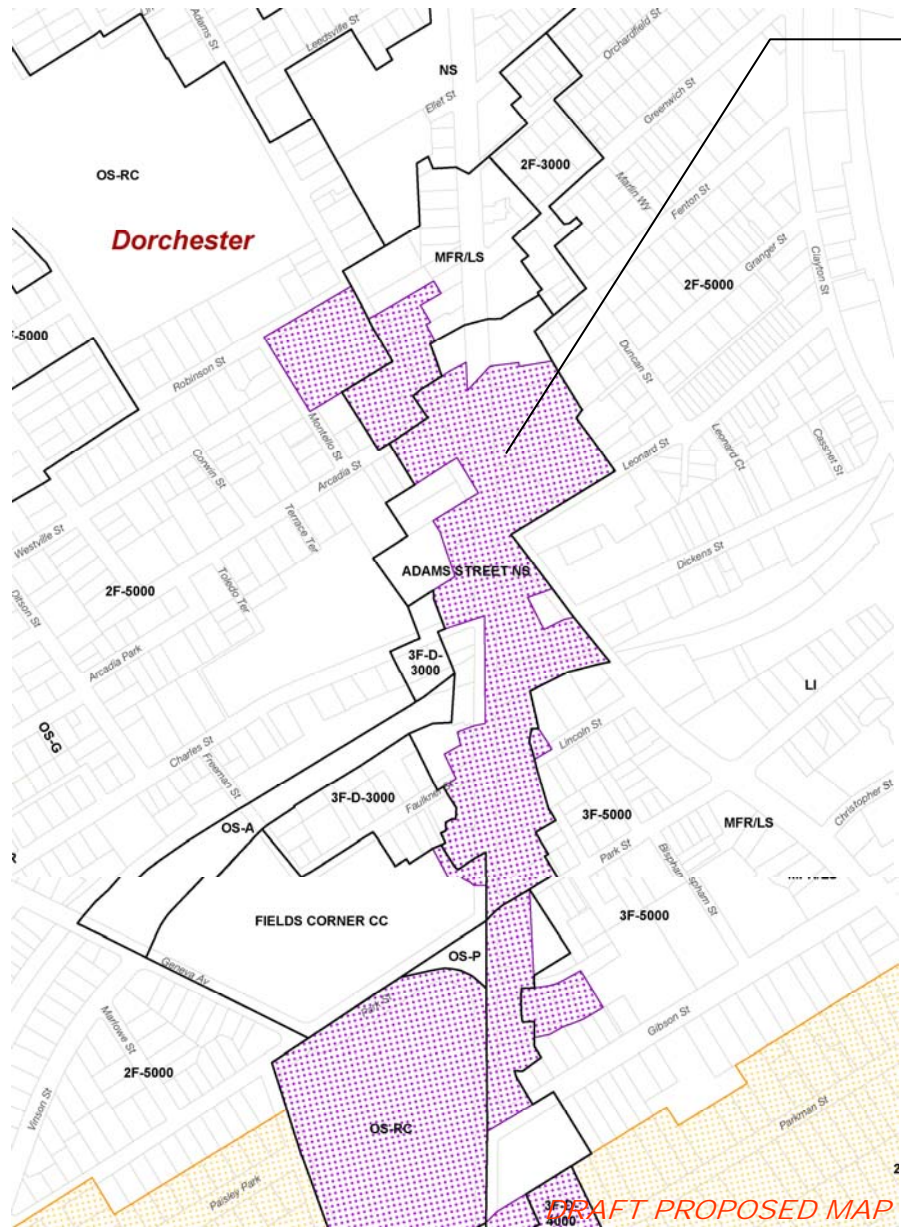


Extend Meeting House Hill NDOD

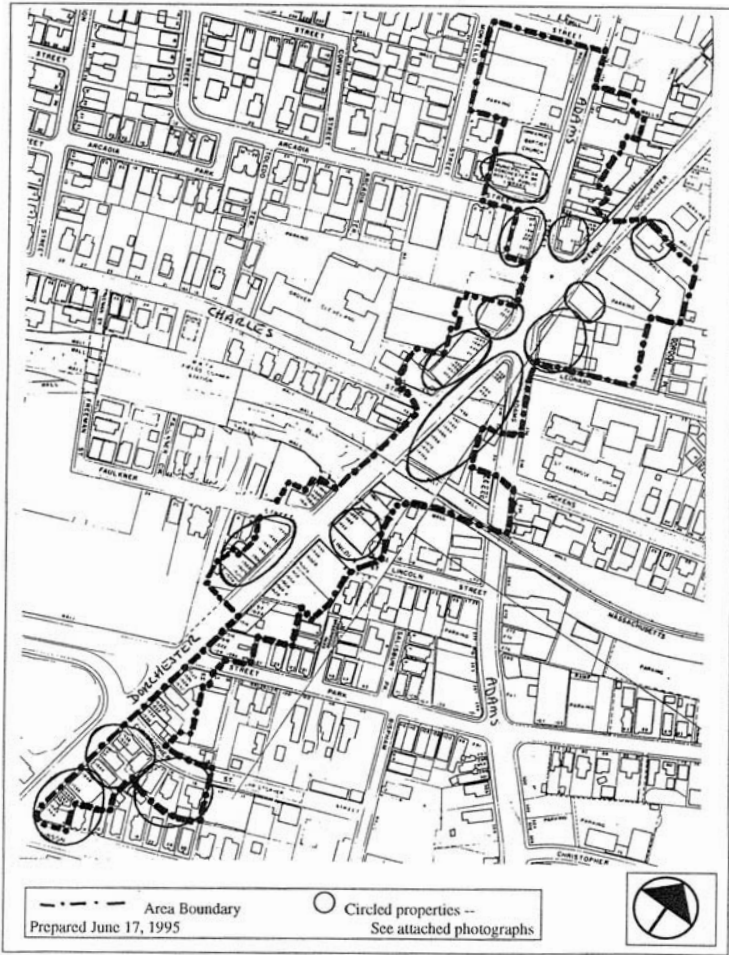


DRAFT PROPOSED MAP

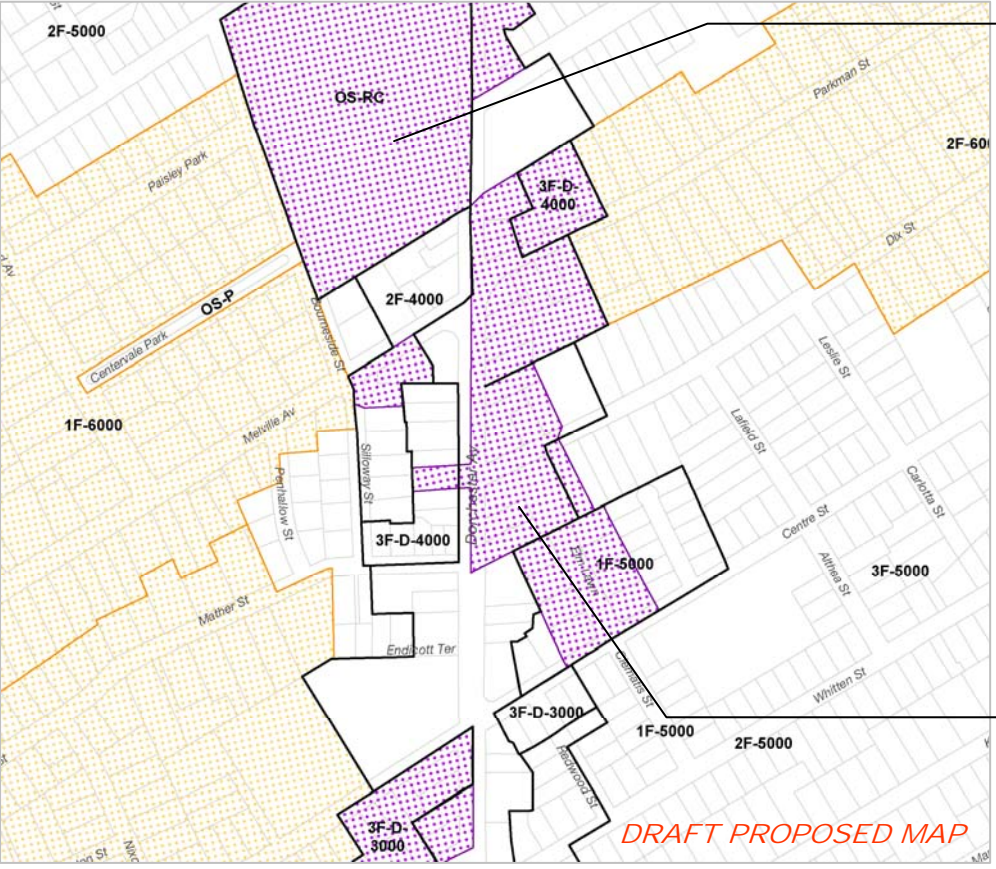
Fields Corner NDOD



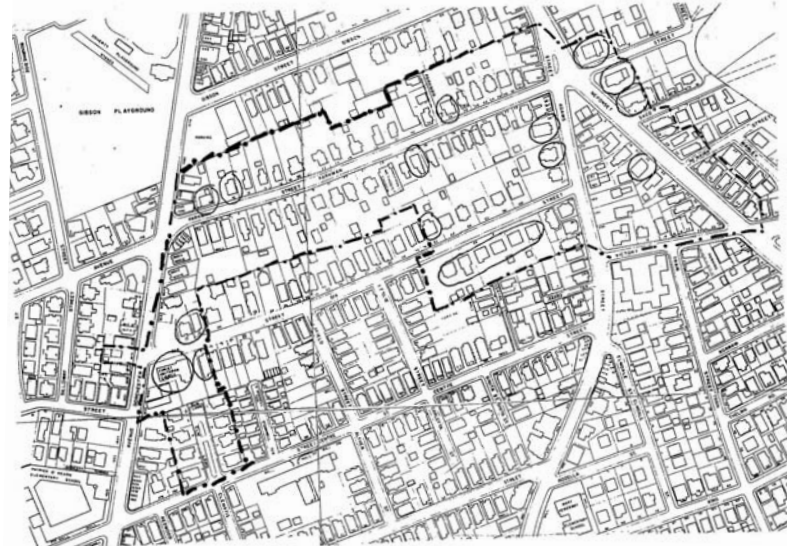
New Fields Corner NDOD



Melville & Kings Square NDOD

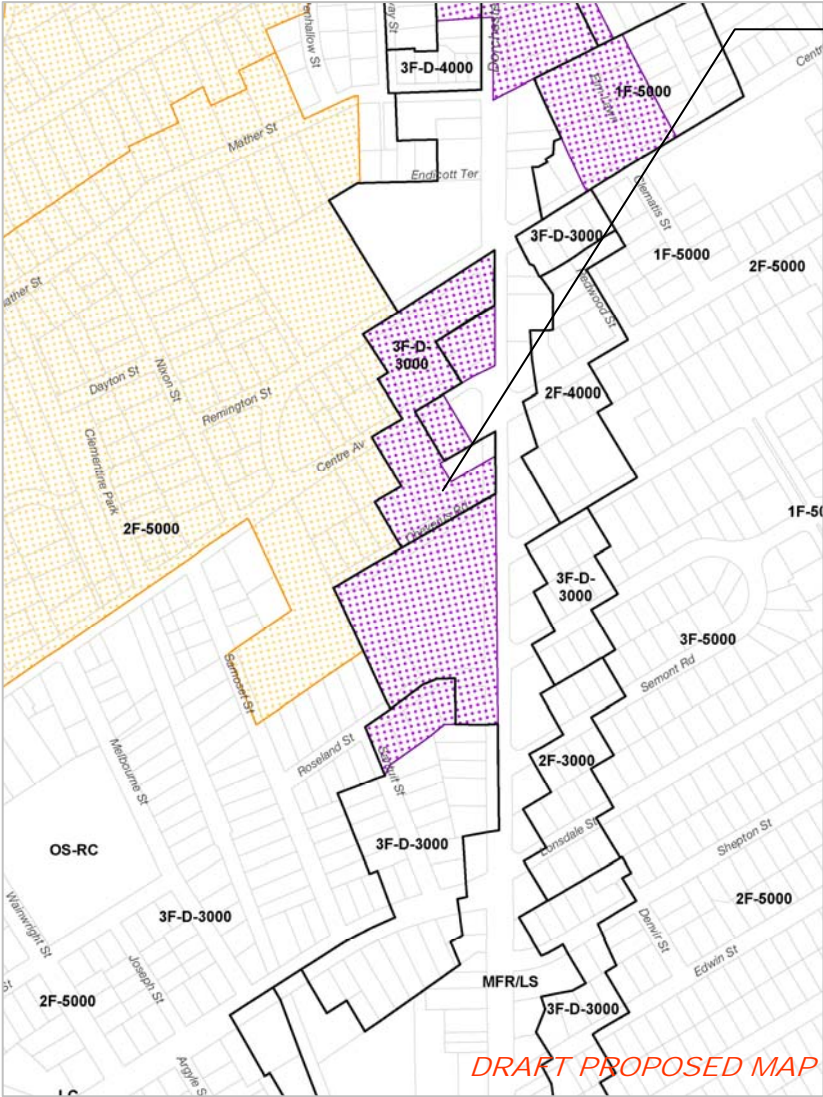


Extend Melville/Wellesley Park NDOD

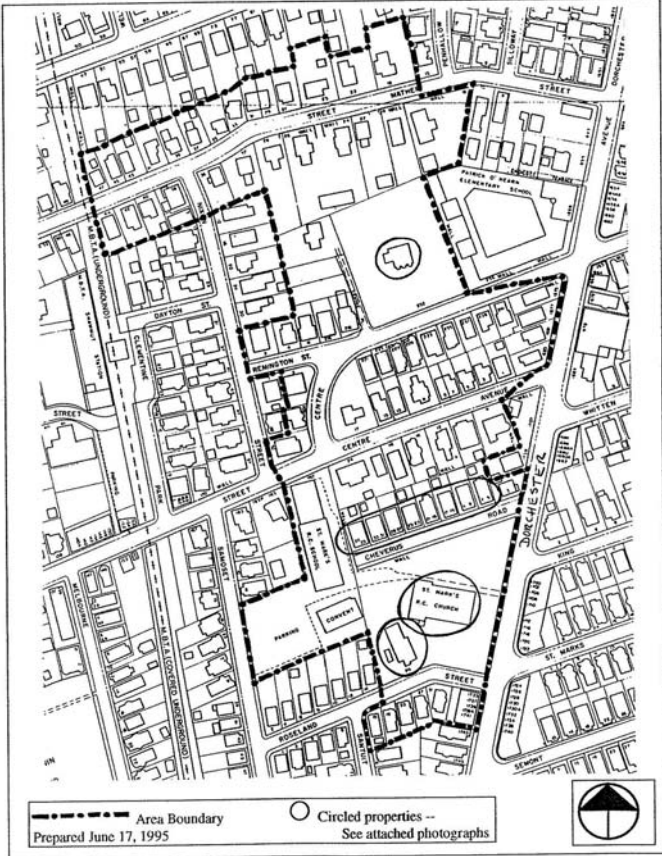


Extend King Square NDOD

St. Mark's NDOD

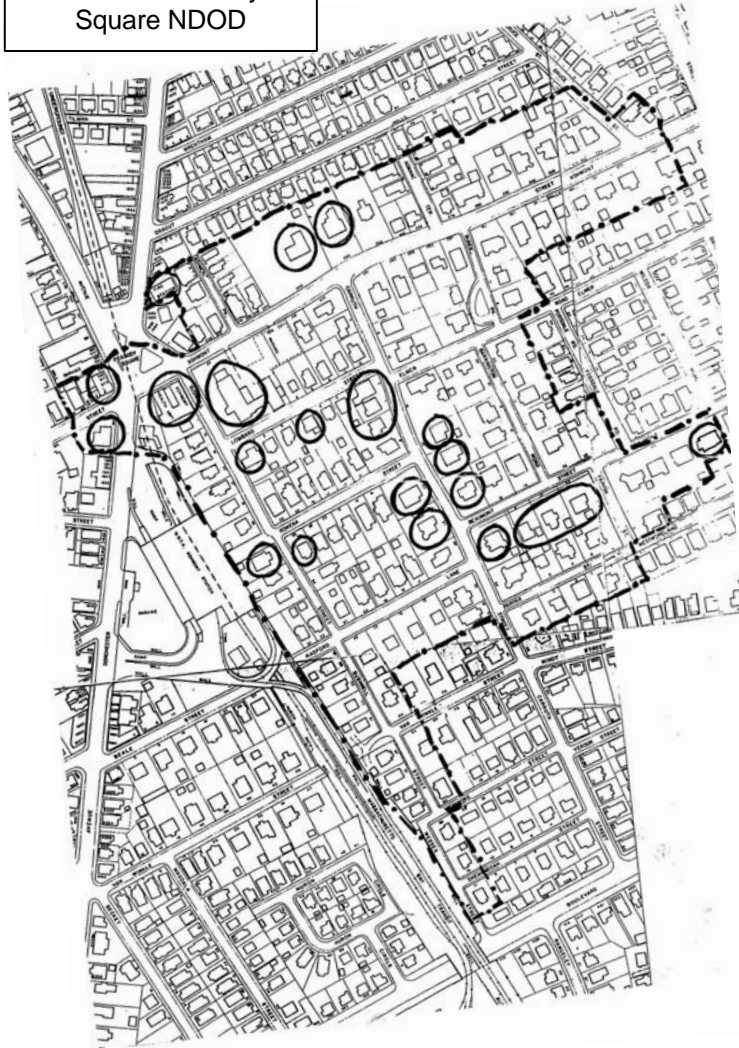
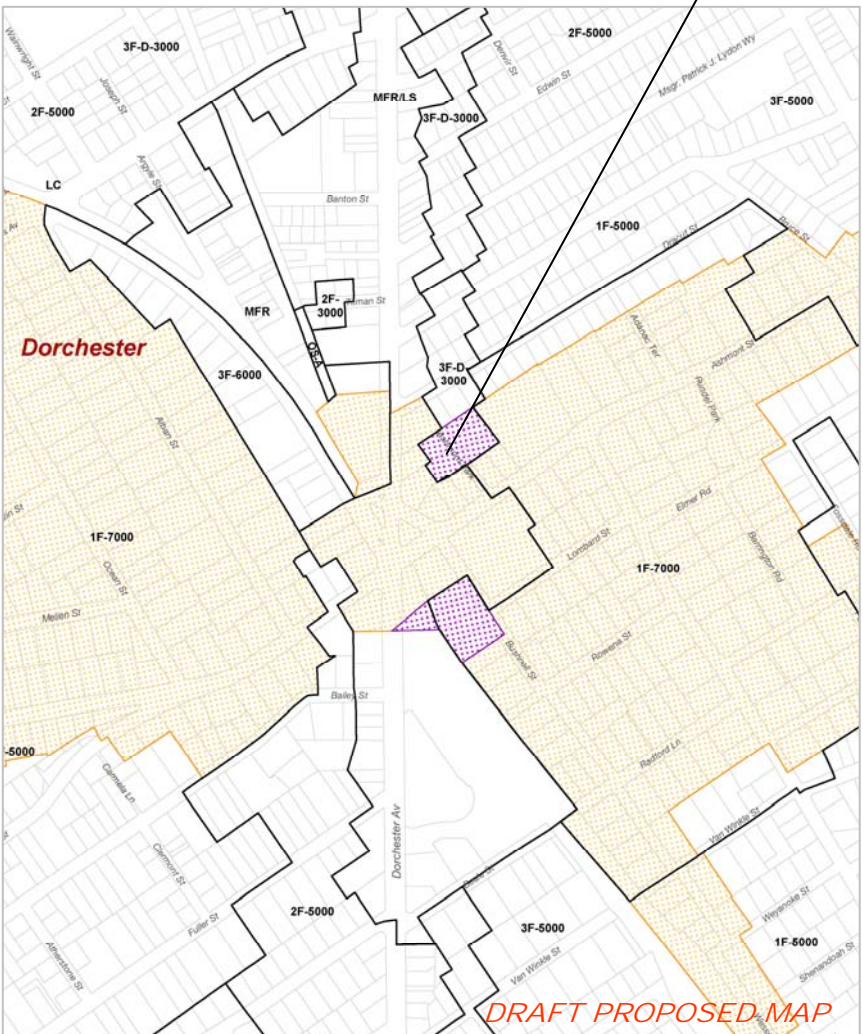


Extend St. Marks/Mather Street NDOD

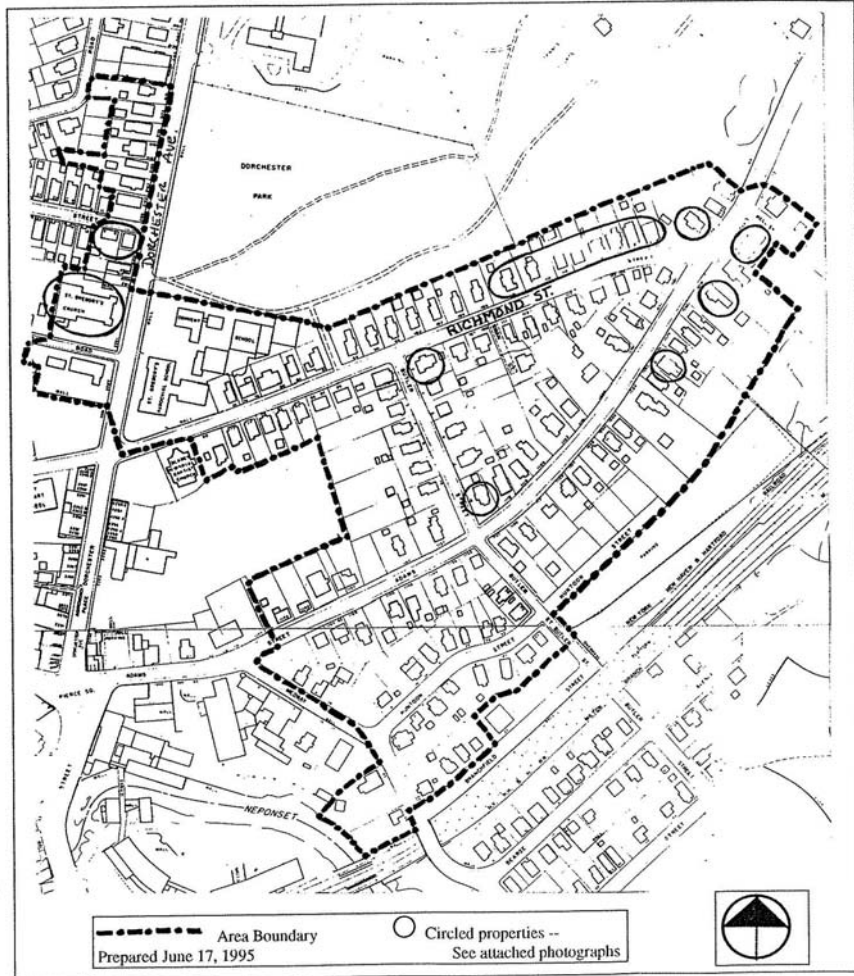
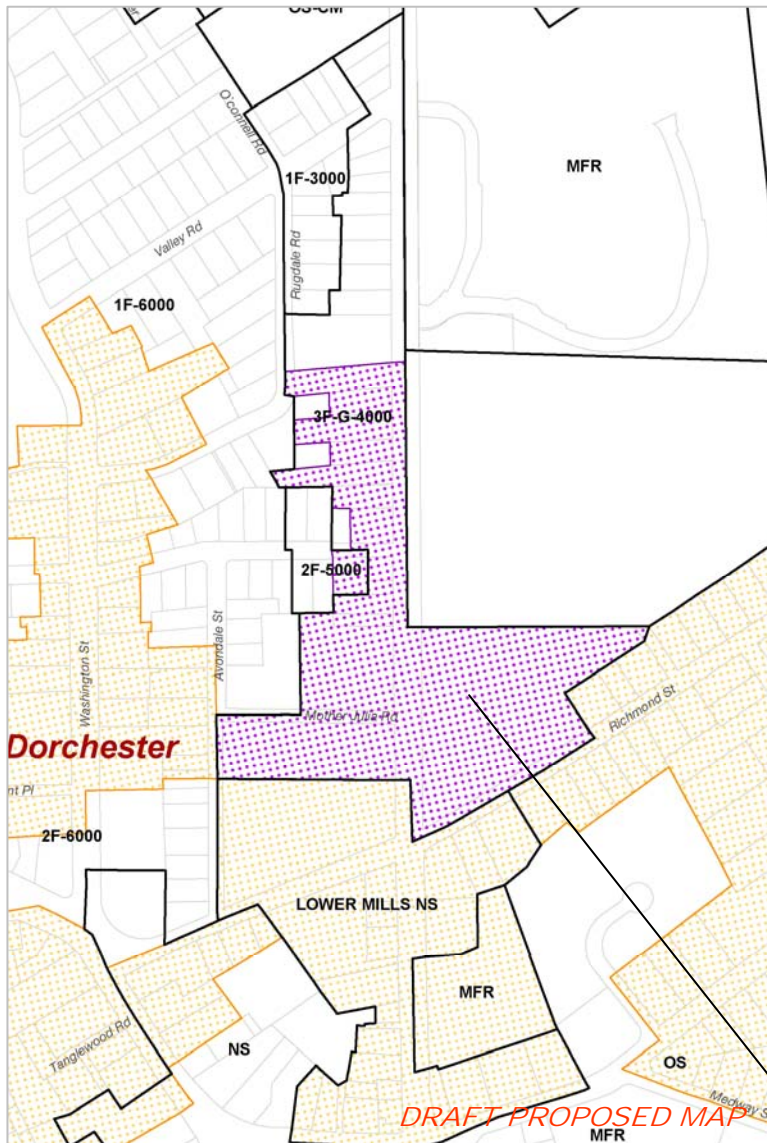


Peabody Sq NDOD

Extend Peabody Square NDOD



Lower Mills East NDOD



Extend Lower Mills NDOD

Off-Street Parking Recommendations

Off-Street Parking Recommendations

Overview

The off-street parking recommendations are the following:

- Residential sub-districts will utilize the Dorchester Neighborhood off-street parking regulations (one parking space required per unit)
- Commercial sub-districts will institute a minimum off-street parking requirement per 1,000 sq. ft of floor area of zero and a maximum off-street parking requirement of two (per 1,000 sq. ft of floor area).

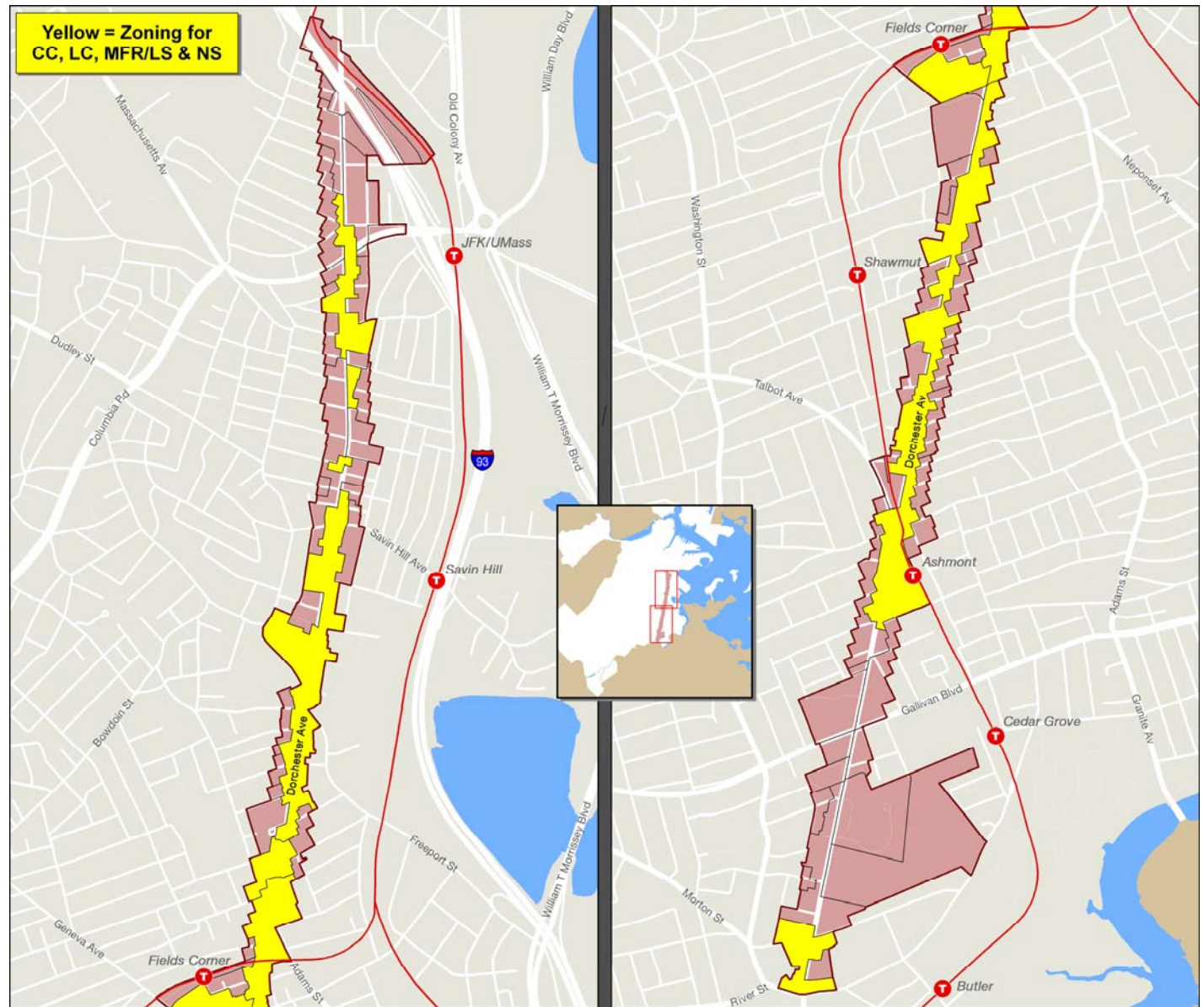
Proposed Commercial Parking Updates

Scope:

-Areas in yellow only →

-Residential Sub-districts:
No changes

-Only on Dot Ave
(does not apply to the rest of Dorchester)



Dorchester Avenue Zoning Update

Minimum Parking Ratios



Impediment To:

-Change of Use

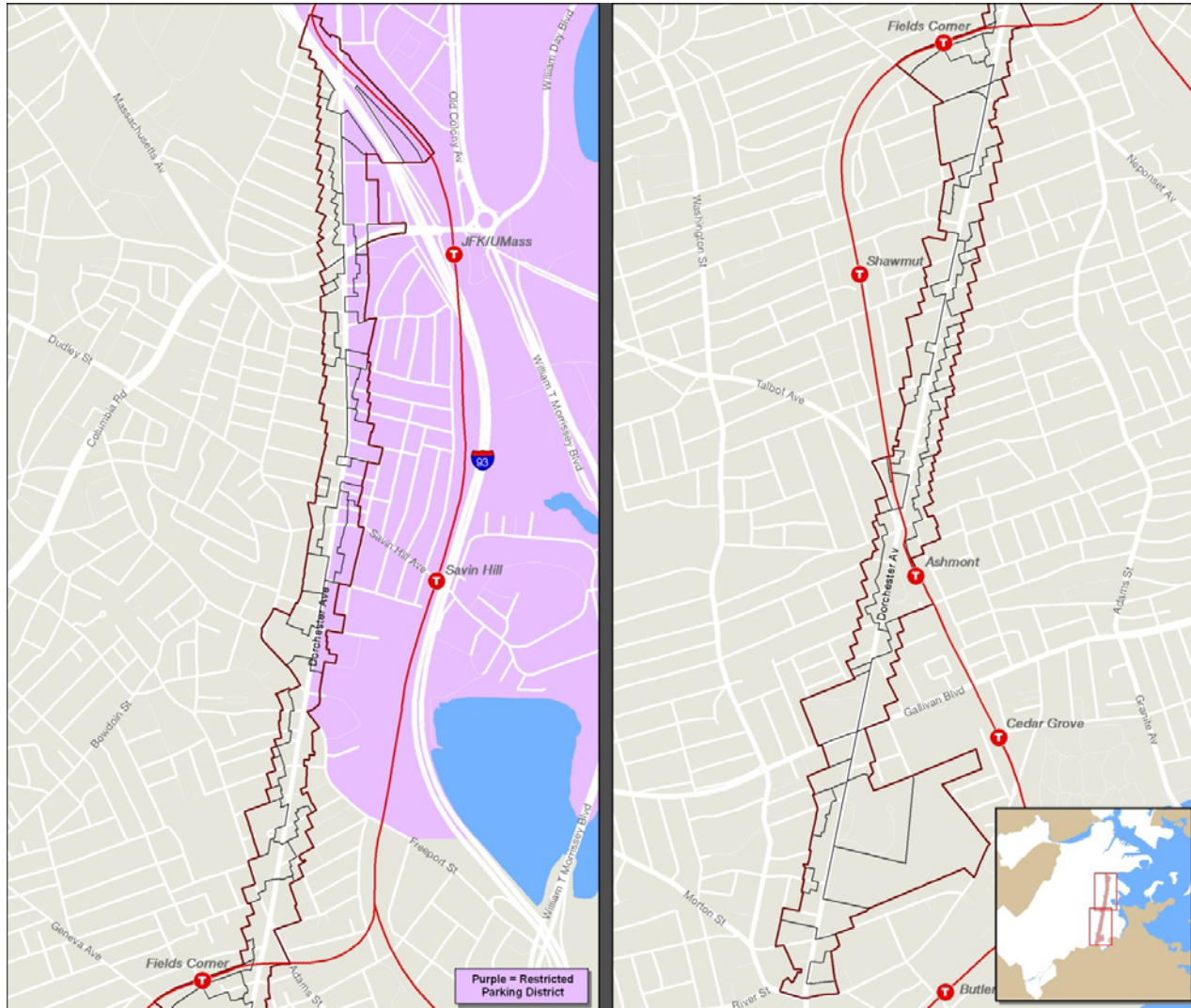
e.g. new mom & pop

-New Infill Buildings

that are consistent with neighborhood

Minimum Parking Ratios

Inconsistent With: Existing Zoning & Transportation Regulations



Minimum Parking Ratios

Inconsistent With: Existing Zoning & Transportation Regulations

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

**** From Access Boston 2000-2010
Transportation Plan***

Use Regulation Recommendations

Use Regulations Recommendations

Overview

Current use regulations for Dorchester Avenue are out-dated. Many uses are allowed in residential and commercial districts today that may not be in the best interest of Dorchester Avenue. Over the twenty years since the adoption of the Dorchester Avenue Zoning District, we have learned what uses are best for residential areas and commercial areas, which the Dorchester Neighborhood Zoning use regulations support. Therefore, the use regulation recommendations are the following:

- Residential sub-districts will utilize the Dorchester Neighborhood Zoning use regulations.
- Commercial and Industrial sub-districts will utilize the Dorchester Neighborhood Zoning use regulations with a few exceptions (highlighted yellow on the following pages)

Proposed Commercial Use Regulation Updates

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

A = Allowed | C = Conditional | F = Forbidden

Grey Box = Use Change OK | White Box = No Use Change & OK | Yellow Box = Make Exception for Use

Proposed Commercial Use Regulation Updates

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

A = Allowed | C = Conditional | F = Forbidden

Grey Box = Use Change OK | White Box = No Use Change & OK | Yellow Box = Make Exception for Use

Proposed Commercial Use Regulation Updates

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

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Proposed Commercial Use Regulation Updates

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

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Proposed Commercial Use Regulation Updates

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	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
Restaurant Uses										
Drive-in restaurant	F	F	F	F	F	F	F	C	F	F
Restaurant	C	C	A	A	C	C	A	A	C	A
Take-out restaurant										
Small	A	C	A	C	F	F	A	C	F	C
Large	C	C (F)	C	C (F)	F	F	C	C (F)	F	C
Retail Uses⁸										
Adult bookstore	F	F	F	F	F	F	F	F	F	F
Bakery	A	A	A	A	C	C	A	A	C	A
General retail business ¹³	F	F	F	C	F	C	A	C (A)	C	C (A)
Liquor store	F	F	C	C	F	F	C	C	F	F
Local retail business	A	A	A	A	C	A	A	A	C	A
Outdoor sale of garden supplies	A	C	A	C	F	C	A	C	F	C
Pawnshop (Inserted on 2/16/01)	C	C	C	C	C	C	C	C	C	C
Service Uses⁸										
Animal hospital	C	C (F)	C	C	C	C	C	A	F	A
Barber or beauty shop	A	C (A)	A	C	A	C (A)	A	C	A	C (A)
Body Art Establishment (Ins. on 4/9/01)	C	C	C	C	C	C	C	C	C	C
Caterer's establishment	A	C	A	C	A	C	A	C	C	C
Check cashing business	F	F	C	F	C	F	C	C	C	C
Container redemption center ⁹	F	F	C	F	C	F	C	C	C	C
Dry-cleaning shop	A	C	A	A	A	F	A	A	C	C
Kennel	C	F	C	F	F	F	C	C	F	C
Laundry, retail service	A	A	A	A	F	C	A	A	F	C
Laundry, self-service	A	A	A	A	F	C	A	A	F	C
Photocopying establishment	A	A	A	A	A	A	A	A	A	A
Shoe repair	A	A	A	A	A	A	A	A	A	A
Tailor shop	A	A	A	A	A	A	A	A	A	A

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	Local Convenience		Neighborhood Shopping				Community Commercial			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
Storage Uses, Major										
Enclosed storage of solid fuel or minerals	F	F	F	F	F	F	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F	F	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	F	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F	F	F	F	F	F
Storage of certain materials	F	F	F	F	F	F	F	F	F	F
Storage of dumpsters not accessory to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility (Inserted on 9/18/00)	C	C	C	C	C	C	C	C	C	C
Storage of flammable liquids and gases										
Small ¹⁰	C	F	C	F	C	F	C	F	C	F
Large ¹⁰	F	F	F	F	F	F	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F	F	F	F	F	F	F
Warehousing	F	F	F	F	F	F	F	F (C)	F	F (C)
Wrecking yard	F	F	F	F	F	F	F	F	F	F
Trade Uses⁸										
Carpenters shop	A	C	A	C	C	C	A	C	C	C
Electrician's shop	A	C	A	C	C	C	A	C	C	C
Machine shop	C	F	C	F	C	F	A	F	C	F
Photographer's studio	A	A	A	A	C	A	A	A	C	A
Plumber's shop	A	F	A	C	C	F	A	C	C	F
Radio/television repair	A	A	A	A	C	A	A	A	C	A
Upholsterer's shop	A	A	A	A	C	A	A	A	C	A
Welder's shop	F	F	C	F	F	F	C	F	F	F

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	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
Transportation Uses										
Airport	F	F	F	F	F	F	F	F	F	F
Bus terminal	F	F	F	F	F	F	F	F	F	F
Garage with dispatch	C	F	C	F	C	F	C	F	C	F
Helicopter landing facility	F	F	F	F	F	F	F	F	F	F
Motor freight terminal	F	F	F	F	F	F	F	F	F	F
Rail freight terminal	F	F	F	F	F	F	F	C	F	F
Railroad passenger station	C	F	C	C	C	F	C	C	C	F
Vehicular Uses										
Airport-related remote parking facility	F	F	F	F	F	F	C	F	C	F
Bus servicing or storage	F	F	F	F	F	F	F	F	F	F
Carwash ¹¹	F	F	F	F	F	F	F	C	F	F
Gasoline station ¹¹	F	F	F	F	F	F	F	C	F	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F	F	F	F	C	F	C
^A Indoor sale of motor vehicles	F	F	F	F	F	F	F	C	F	C
^A Outdoor sale of new and used motor vehicles	F	F	F	C	F	C	F	C	F	C
Parking garage ^{16,17,20}	F	F	C	F	C	F	C	F	C	F
Parking lot	F	F	F	F	F	F	C	C	F	F
Rental agency for cars	F	F	F	F	F	F	F	C	F	C
Rental agency for trucks	F	F	F	F	F	F	F	F	F	F
Repair garage ¹¹	F	F	F	F	F	F	C	C	F	F
Truck servicing or storage	F	F	F	F	F	F	F	F	F	F
Wholesale Uses										
Wholesale business	F	F	C	F	F	F	C	C	C	C

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	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
Accessory and Ancillary Uses										
Accessory amusement game machines not more than four) in commercial or non-commercial establishment	C	A	C	A	C	C	C	C	F	F
Accessory art use	A	A	C	A	A	A	A	A	A	A
Accessory automatic teller machine	C	A	C	A	F	A	A	A	F	A
Accessory bus servicing or storage	F	F	F	F	F	F	F	F	F	F
Accessory cafeteria	A	C	A	C (A)	C	C	A	C	A	C
Accessory cultural uses	A	A	A	A	A	A	A	A	A	A
Accessory dormitory	F	F	F	F	F	F	F	F	F	F
Accessory drive-through restaurant	F	F	F	F	F	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	F	F	C	C	F	F
Accessory family day care home	A	A	A	A	A	A	A	A	A	A
Accessory home occupation	A	A	A	A	A	A	A	A	A	A
Accessory industrial use	F	F	F	F	F	F	F	F	F	F
Accessory keeping of animals, other than laboratory animals	C	F	C	F	F	F	C	F	C	F
Accessory keeping of laboratory animals	F	F	C	F	C	C	C	C	C	C
Accessory machine shop	F	F	F	F	F	F	A	F	F	F
Accessory manufacture of products	F	F	F	F	F	F	C	F	C	C
Accessory offices	A	A	A	A	A	A	A	A	A	A
Accessory offices for university	F	F	F	F	F	F	F	F	F	F
Accessory outdoor cafe	A	C	A	A	F	C (A)	A	C	F	C
Accessory parking ^{16,17}	A	A	A	A	F	A	A	A	F	A
Accessory personnel quarters	F	C	F	C	F	C	F	C	F	C
Accessory printing	C	C	A	A	C	C	A	A	C	C
Accessory professional office in a dwelling	A	A	A	A	A	A	A	A	A	A
Accessory railroad storage yard	F	F	F	F	F	F	F	F	F	F
Accessory recycling	F	F	F	F	C	F	C	F	A	C
Accessory repair garage	F	F	F	C	F	C	F	C	F	C
Accessory retail	A	A	A	A	C	A	A	A	A	A
Accessory services for apartment and hotel residents	A	C	A	C	A	C	A	C	A	C
Accessory services incidental to educational uses other than college or university use	F	C	F	C	F	C	C	C	C	C
Accessory storage of flammable liquids and gases										
Small ¹⁰	C	F	C	C	C	C	A	C	A	C
Large ¹⁰	F	F	F	C	F	C	F	C	F	C

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	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv	Bsmt + 1st Fl	Bsmt + 1st Fl	2nd Fl + Abv	2nd Fl + Abv
Accessory swimming pool or tennis court	A	C	A	A	C	F	A	A	C	C
Accessory trade uses	A	C	A	A	A	A	A	A	A	A
Accessory truck servicing or storage	F	C	F	C	F	C	F	C	F	F
Accessory wholesale business	F	F	F	C	F	C	C	C	C	C
Ancillary use ¹³	C	C	C	C	C	C	C	C	C	C

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Wrap-Up & Next Steps

Recommendations Review

Subdistricts

- *Use Dorchester Neighborhood Subdistricts*
- *Change LI subdistrict in Glover's Corner to NS*
- *Extend MFR/LS subdistrict south of Fields Corner*

NDOD's

- *Extend existing NDOD's where applicable*
- *New NDOD in Fields Corner*

Use Regulations

- *Use Dorchester Neighborhood Use Regulations in Residential Sub-Districts*
- *Use Dorchester Neighborhood Use Regulations in Commercial Sub-Districts, with exceptions*

Dimensional Regulations

- *Use Dorchester Neighborhood Dimensional Regulations*

Recommendations Review

Design Review

- *Use Dorchester Neighborhood Design Review Regulations*

Urban Design Regulations

- *Use Dorchester Neighborhood Urban Design Regulations*

Signage

- *Use Dorchester Neighborhood Signage Regulations*

Off-Street Parking

- *Use Dorchester Neighborhood Off-Street Parking Regulations in Residential Sub-Districts*
- *Initiate New Parking “Minimums” & “Maximums” in Dorchester Avenue Business Sub-Districts*

Next Steps

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

WEBSITE: www.dotavzoning.org

BRA ALERTS: www.bostonredevelopmentauthority.org

BRA ZONING INFO:

www.bostonredevelopmentauthority.org/zoning/zoning.asp