

Updates to Article 53 (East Boston)

Draft Use, Dimensional, & Parking Tables

This document highlights the most recent updates made to East Boston’s land use, dimensional, and parking regulations.

These updates are in draft form and formatted for review (to improve legibility and the ability to compare regulations across different subdistricts). The official zoning updates to Article 53 (East Boston) will be formatted to mirror Article 53’s existing table structure.

Updates to these provisions include consolidated and re-organized use categories, as well as several new dimensional regulations. The definitions of these new items have been included at the end of this document for reference.

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	EBR-2.5		EBR-3		EBR-4		MU-4	MU-5	MU-7	WMU	WE	EDA	CPS	LA
	Corner	Mid-Block	Corner	Mid-Block	First Story & Basement	2nd Story & Above								
Open Space Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)
Cemetery	F	F	F	F	F	F	F	F	F	F	F	F	A	F
Private Open Space	C	C	C	C	C	C	C	C	C	C	C	C	A	C
Publicly Accessible Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Civic Uses	Applicable Footnotes: (1)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)
Municipal Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Place of Worship	A	A	A	A	A	A	A	A	A	A	A	A	A	A
School, K through 12	A	A	A	A	A	A	A	A	A	A	F	A	A	C
Residential Uses	Applicable Footnotes: (1), (3), (4)						Applicable Footnotes: (1), (2), (3)			Applicable Footnotes: (1), (2), (3), (4)		Applicable Footnotes: (1), (2), (3)	Applicable Footnotes: (1), (2), (3)	Applicable Footnotes: (1)
Artists' Live-Work	A	F	A	F	A	A	A	A	A	A	F	A	F	F
Fraternity or Sorority	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Group Living - Small	C	C	C	C	A	A	A	A	A	A	F	A (4)	A (4)	F
Group Living - Large	F	F	F	F	C	C	A	A	A	A	F	A (4)	A (4)	F
Household Living - 1-2 Dwelling Units	A	A	A	A	A	A	A	A	A	A	F	F	A (4)	F
Household Living - 3-6 Dwelling Units	F	F	A (2)	A (2)	A	A	A	A	A	A	F	F	A (4)	F
Household Living - 7+ Dwelling Units	F	F	F	F	A	A	A	A	A	A	F	A (4)	A (4)	F
Lodging House	F	F	F	F	F	F	F	F	C	C	F	F	F	F
Mobile Home Establishment	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Student Housing	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Temporary Shelter Facility	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Active Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)
Child Care/Adult Day Health Center	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Community Center	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grocery Store - Small	A	F	A	F	A	F	A	A	A	A	A	A	F	A
Grocery Store - Large	F	F	F	F	F	F	F	C	C	A	A	A	F	A
Entertainment/Events - Small	F	F	F	F	F	F	A	A	A	A	A	A	F	A
Entertainment/Events - Medium	F	F	F	F	F	F	F	C	A	A	A	A	F	A
Entertainment/Events - Large	F	F	F	F	F	F	F	F	C	C	A	C	F	A
Entertainment/Events - Extra Large	F	F	F	F	F	F	F	F	F	F	F	F	F	A
Makerspace	F	F	F	F	F	F	A	A	A	A	A	A	F	A
Museum or Art Gallery	A	F	A	F	A	F	A	A	A	A	A	A	C	A
Restaurant - Small	A	F	A	F	A	F	A	A	A	A	A	A	F	A
Restaurant - Large	F	F	F	F	A	F	A	A	A	A	A	A	F	A
Retail Cannabis Establishment	F	F	F	F	F	F	C-G	C-G	C-G	C	C	C	F	C
Retail Store - Small	A	F	A	F	A	F	A	A	A	A	A	A	F	A
Retail Store - Medium	F	F	F	F	A	F	A	A	A	A	A	A	F	A
Retail Store - Large	F	F	F	F	F	F	F	C	A	A	C	C	F	A
Retail Store - Extra Large	F	F	F	F	F	F	F	F	F	F	F	F	F	A
Indoor Recreation	F	F	F	F	F	F	F	F	A	A	A	A	F	A
Service Establishment - Small	A	F	A	F	A	F	A	A	A	A	A	A	F	A
Service Establishment - Large	F	F	F	F	F	F	F	C	A	A	A	A	F	A
Social Club	F	F	F	F	F	F	A	A	A	A	A	A	F	A
Commercial Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)
Adult Entertainment	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Arts Studios	A	F	A	F	A	F	A	A	A	A	A	A	C	A
Bank	F	F	F	F	C	F	C-G	C-G	C-G	C	C	C	F	A
Check Casher	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Drive-in	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Funeral Home	C	F	C	F	C	F	C	C	C	C	C	C	F	C
Hotel - Small	F	F	F	F	F	F	F	C (3)	A (3)	A (3)	F	A (4)	F	A (2)
Hotel - Large	F	F	F	F	F	F	F	F	C (3)	C (3)	F	C (4)	F	A (2)
Office - Small	A	F	A	F	A	F	A	A	A	A	A	A	F	A
Office - Large	F	F	F	F	F	F	F	F	C	C	C	C	F	A
Research Laboratory	F	F	F	F	F	F	F	F	F	C	A	A	F	A
Higher Education Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)
College or University Use	F	F	F	F	F	F	C	C	C	C	F	C	C	C
School, Trade or Professional	F	F	F	F	F	F	C	A	A	A	A	A	F	C
Health Care Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)

	Residential Subdistricts						Mixed-Use Subdistricts			Waterfront Subdistricts		Economic Development Areas	Conservation Protection Subdistricts	Logan Airport Subdistrict
	EBR-2.5		EBR-3		EBR-4		MU-4	MU-5	MU-7	WMU	WE	EDA	CPS	LA
	Corner	Mid-Block	Corner	Mid-Block	First Story & Basement	2nd Story & Above								
Clinic	F	F	F	F	C	F	A	A	A	A	C	A	F	C
Hospital Use	F	F	F	F	F	F	F	F	F	C	C	C	F	C
Nursing or Convalescent Home Use	C	C	C	C	C	C	C	C	A	A	F	A	A	C
Transportation Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)
Airport-Related Remote Parking Facility	F	F	F	F	F	F	F	F	F	F	F	F	F	A
Gasoline Station	F	F	F	F	F	F	F	F	F	F	F	F	F	A
Major Transportation Facility	F	F	F	F	F	F	C	C	C	C	C	C	F	A
Motor Vehicle Rentals	F	F	F	F	F	F	F	F	F	F	F	F	F	A
Motor Vehicle Sales	F	F	F	F	F	F	F	F	F	F	F	F	F	C
Standalone Parking Garage	F	F	F	F	F	F	F	F	F	F	F	F	F	C
Standalone Parking Lot	F	F	F	F	F	F	F	F	F	F	F	F	F	C
Vehicular Services	F	F	F	F	F	F	F	F	F	F	F	F	F	A
Industrial and Storage Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)
Crematory	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Food and Beverage Production	F	F	F	F	F	F	A (4)	A (4)	A (4)	A	A	A	F	A
General Industrial	F	F	F	F	F	F	F	F	F	F	A	C	F	A
Light Industrial or Trade Establishment	F	F	F	F	F	F	F	F	F	A	A	A	F	A
Non-Retail Cannabis Establishment	F	F	F	F	F	F	F	F	F	F	C	C	F	C
Restricted Industrial	F	F	F	F	F	F	F	F	F	F	C	F	F	F
Self-Storage	F	F	F	F	F	F	F	F	F	F	F	F	F	F
Storage of Fuel or Minerals	F	F	F	F	F	F	F	F	F	F	C	C	F	A
Storage of Supplies and Scrap	F	F	F	F	F	F	F	F	F	F	C	F	F	A
Urban Agriculture	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89
Warehouse or Distribution Center	F	F	F	F	F	F	F	F	F	F	C	C	F	A
Waterfront Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)
Aquaculture facility	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Boatyard	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Boat and marine motor service and repair or sales and display	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Boat rental establishment	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Dock, slip, pier, wharf anchorage, or moorage for commercial or recreational vessels awaiting servicing, provisioning, off-loading, or delivery	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Drydocks and other facilities related to the construction, servicing, storage, maintenance, or repair of vessels and other marine structures	F	F	F	F	F	F	F	F	F	C	A	F	F	A
Enclosed storage or wholesaling of fish and seafoods, provided such use is not within fifty (50) feet of a Residential Subdistrict	F	F	F	F	F	F	F	F	F	C	A	F	F	A
Facilities associated with marine terminals for the storage of goods transported in waterborne commerce	F	F	F	F	F	F	F	F	F	C	A	F	F	A
Flood, water level, or tidal control facility	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Groin, breakwater, wave deflector, or other structure that protects an area used for dockage or moorage	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Hoist, lift, ramp, davit, or other structure to haul or move a vessel between water and land and not used by the public generally	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Installation, repair, or servicing of boating accessories, marine equipment, marine instruments, or marine motors	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Manufacturing facilities relying on the bulk receipt of shipments of goods by waterborne commerce	F	F	F	F	F	F	F	F	F	C	A	F	F	A
Marine research and training institute	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Marine shop, electrical shop, or similar use for the repair and maintenance of vessels	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Navigation aids and facilities	F	F	F	F	F	F	F	F	F	A	A	F	F	A
Non-seasonal dry storage of vessels	F	F	F	F	F	F	F	F	F	A	A	F	F	A

	Residential Subdistricts						Mixed-Use Subdistricts			Waterfront Subdistricts		Economic Development Areas	Conservation Protection Subdistricts	Logan Airport Subdistrict	
	EBR-2.5		EBR-3		EBR-4		MU-4	MU-5	MU-7	WMU	WE	EDA	CPS	LA	
	Corner	Mid-Block	Corner	Mid-Block	First Story & Basement	2nd Story & Above									
Other docks, piers, wharves, berths, dolphins, or mooring facilities for tow boats, barges, dredges, ferries, commuter boats, water buses, water taxis, or other vessels engaged in waterborne commerce, port operations, or marine construction	F	F	F	F	F	F	F	F	F	C	A	F	F	A	
Public boat ramp	F	F	F	F	F	F	F	F	F	A	A	F	F	A	
Recreational marina, rack, dry stack, or landside facility for seasonal dry storage of private pleasure craft vessels; provided that the number of slips and spaces associated with any such facility does not exceed twenty (20)	F	F	F	F	F	F	F	F	F	A	A	F	F	A	
Recreational marina, or rack, dry stack, or landside facility for seasonal dry storage of private pleasure craft vessels, if the number of slips and spaces associated with such facility exceeds twenty (20)	F	F	F	F	F	F	F	F	F	A	A	F	F	A	
Sale of marine fuel, marine hardware, or boating or diving supplies and equipment	F	F	F	F	F	F	F	F	F	A	A	F	F	A	
Use, hire, or charter of any commercial Vessel	F	F	F	F	F	F	F	F	F	A	A	F	F	A	
Wet or dry storage or berthing of any commercial vessel	F	F	F	F	F	F	F	F	F	A	A	F	F	A	
Water terminal - freight	F	F	F	F	F	F	F	F	F	C	A	F	F	A	
Water terminal - passenger	F	F	F	F	F	F	F	F	F	A	A	F	F	A	
Wharves, piers, docks, and storage facilities for the commercial fishing industry	F	F	F	F	F	F	F	F	F	C	A	F	F	A	
Accessory and Ancillary Uses	Applicable Footnotes: (1), (5)						Applicable Footnotes: (1)			Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	Applicable Footnotes: (1)	Applicable Footnotes: (1)	
Accessory ATM	F	F	F	F	F	F	A	A	A	A	A	A	F	A	
Accessory Car-Share	F	F	F	F	A	F	A	A	A	A	A	A	A	A	
Accessory Drive-Through	F	F	F	F	F	F	F	F	F	F	F	F	F	C	
Accessory Electrical Vehicle Charging	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory Entertainment/Events	F	F	F	F	A	F	A	A	A	A	A	A	F	A	
Accessory Family Day Care Home	A	A	A	A	A	A	A	A	A	A	F	A	A	A	
Accessory Helicopter Landing Facility	F	F	F	F	F	F	F	F	F	F	F	F	F	A	
Accessory Home Occupation	A	A	A	A	A	A	A	A	A	A	F	A	A	F	
Accessory Keeping of Animals	F	F	F	F	F	F	C	C	C	F	F	F	F	F	
Accessory Keeping of Laboratory Animals	F	F	F	F	F	F	F	F	F	C	A	A	F	A	
Accessory Office	F	F	F	F	F	F	A	A	A	A	A	A	F	A	
Accessory Parking	A	A	A	A	A	F	A	A	A	A	A	A	A	A	
Accessory Personnel Quarters	F	F	F	F	A (4)	A (4)	C (3)	C (3)	C (3)	A (3)	F	A (3), (4)	A (3)	A (2)	
Accessory Research Laboratory	F	F	F	F	F	F	F	F	F	F	C	C	F	C	
Accessory Smoking	F	F	F	F	F	F	F	F	C	C	C	C	F	F	
Shared Parking	A	F	A	F	A	F	A	A	A	A	A	A	A	A	
Footnotes	Footnotes						Footnotes			Footnotes		Footnotes	Footnotes	Footnotes	
	1. Notwithstanding any contrary provision of this Table A, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located on Tidelands subject to Chapter 91 of the Massachusetts General Laws						1. Notwithstanding any contrary provision of this Table B, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.			1. Notwithstanding any contrary provision of this Table C, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws or (b) in a Waterfront Subdistrict.		1. Notwithstanding any contrary provision of this Table D, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.		1. Notwithstanding any contrary provision of this Table E, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws or (b) in a Waterfront Subdistrict.	
	2. Where designated "A," and the Lot Frontage, is over fifty-five (55) feet, up to six (6) dwelling units are allowed. For Corner Parcels, see also Section 53-29.14 (Measurement of Lot Frontage on Corner Parcels).						2. For Additional Dwelling Units, see Section 53-5.2 (Additional Dwelling Units).			2. For Additional Dwelling Units, see Section 53-5.2 (Additional Dwelling Units).		2. For Additional Dwelling Units, see Section 53-5.2 (Additional Dwelling Units).		2. For Additional Dwelling Units, see Section 53-5.2 (Additional Dwelling Units).	
	3. For Additional Dwelling Units, see Section 53-5.2 (Additional Dwelling Units).						3. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).			3. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).		3. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).		3. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).	
	4. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).						4. Must include accessory Restaurant or Retail Store.			4. See Section 53.21.3 (Regulations for PDAs in Waterfront Mixed-Use Subdistricts) concerning Proposed Projects within PDAs in Waterfront Mixed-Use Subdistricts.		4. Allowed in Saratoga Street EDA, Porter Street EDA, and Bremen Steet EDA; otherwise forbidden.		4. To determine maximum allowed occupancy, see Table I (Conservation Protection Subdistricts - Dimensional Regulations) of this Article.	
	5. In EBR-2.5 and EBR-3 Subdistricts, non-residential uses shall have a maximum Gross Floor Area up to 2,500 square feet; otherwise forbidden. Civic Uses are exempt from this requirement.														

	Residential Subdistricts			Mixed-Use Subdistricts			Waterfront Subdistricts		Economic Development Areas					Conservation Protection Subdistrict	Logan Airport Subdistrict
	Applicable Footnotes: (1), (5)			Applicable Footnotes: (1), (2)			Applicable Footnotes: (1), (6)		Applicable Footnotes: (1), (5)					Applicable Footnotes: (1), (2), (7)	Applicable Footnotes: (1), (4)
	EBR-2.5	EBR-3	EBR-4	MU-4	MU-5	MU-7	WMU	WE	Porter Street EDA	Bremen Street EDA	Saratoga Street EDA	McClellan Highway EDA	Suffolks Downs EDA	CPS	LA
Stories															
Underlying	2.5 (2)	3	4	4	5	7	5 (2), (5)	5 (2), (5)	4 (2)	5 (2)	5 (2)	5 (2)	4 (2), (4)	-	-
PDA	-	-	-	-	-	-	7	-	7	7	7	7	existing	-	-
Feet															
Underlying	35'	35'	50'	50'	65'	85'	65' (2), (5)	65' (2), (5)	50' (2)	65' (2)	65' (2)	65' (2)	45' (2), (4)	35' (6)	None (2)
PDA	-	-	-	-	-	-	95'	-	85'	85'	95'	95'	existing	45'	-
FAR															
Underlying	-	-	-	-	-	-	2.0 (5)	2.0 (5)	2.0 (2)	2.0 (2)	2.0 (2)	2.0 (2)	2.0 (2)	0.3 (6)	2.0
PDA	-	-	-	-	-	-	3.0	-	3.0	3.0	3.0	3.0	existing	0.5	-
Building Lot Coverage															
Lot Area <11,000 sqft (Max)				70%	70%	90%	-	-	-	-	-	-	-	-	-
Lot Area >11,000 sqft (Max)	-	-	-	70%	70%	70%	-	-	-	-	-	-	-	-	-
Mid-Block Parcel (Max)	40%	60%	60%	-	-	-	-	-	-	-	-	-	-	-	-
Corner Parcel (Max)	50%	75%	75%	-	-	-	-	-	-	-	-	-	-	-	-
Building Width															
Max	50'	50'	120'	120'	150'	150'	-	-	-	-	-	-	-	-	-
Building Depth															
Max	50'	70'	70'	-	-	-	-	-	-	-	-	-	-	-	-
Floor Plate															
Max	1,800 sqft	3,000 sqft	8,000 sqft	8,000 sqft	15,000 sqft	20,000 sqft	-	-	-	-	-	-	-	-	-
Gross Floor Area															
Max	5,000 sqft	None	None	-	-	-	-	-	-	-	-	-	-	-	-
Ground Floor Ceiling Height (Non-Residential)															
Min	-	-	-	None	14'	14'	-	-	-	-	-	-	-	-	-
Blank Wall of Facade															
Max	-	-	-	None	15'	15'	-	-	-	-	-	-	-	-	-
Rear Stepback, Abutting R - 5th Story and Above															
Min	-	-	-	None	None	7'	-	-	-	-	-	-	-	-	-
Multiple Buildings Allowed Per Lot															
Y/N	-	-	-	No	Yes	Yes	-	-	-	-	-	-	-	-	-
Permeable Area of Lot															
Mid-Block Parcel (Min)	50%	30%	30%	-	-	-	-	-	-	-	-	-	-	-	-
Corner Parcel (Min)	40%	15%	15%	-	-	-	-	-	-	-	-	-	-	-	-
Lot Area <11,000 sqft (Min)	-	-	-	15%	15%	None	-	-	-	-	-	-	-	-	-
Lot Area >11,000 sqft (Min)	-	-	-	15%	15%	15%	-	-	-	-	-	-	-	-	-
Outdoor Amenity Space															
Min	-	-	-	None	20%	20%	-	-	-	-	-	-	-	-	-
Usable Open Space															
Min	-	-	-	-	-	-	(4)	(4)	-	-	-	-	-	-	-
Front Yard															
Max	20' (3)	5' (3)	5' (3)	-	-	-	-	-	-	-	-	-	-	-	-
Min	5' (3)	3' (3)	3' (3)	6'	2' (3)	2' (3)	None (3)	None (3)	None	None	None	None	None	50' (5)	None (3)
Side Yard															
Min	5' (4)	3' (4)	5' (4)	-	-	-	None (3)	None (3)	None (3)	None (3)	None (3)	None (3)	None (3)	50' (5)	None (3)
Abutting Non-R w/ Party Wall (Min)	-	-	-	None	0'	0'	-	-	-	-	-	-	-	-	-
Abutting Non-R w/o Party Wall (Min)	-	-	-	10' Cumulative (3' min)	5'	5'	-	-	-	-	-	-	-	-	-
Abutting R (Min)	-	-	-	14' Cumulative (3' min)	15'	15'	-	-	-	-	-	-	-	-	-
Rear Yard															
Min	1/3 Lot Depth	1/3 Lot Depth	1/3 Lot Depth	-	-	-	None (3)	None (3)	20'	20'	20'	20'	20'	50' (5)	None (3)
Abutting Non-R (Min)	-	-	-	10'	10'	5'	-	-	-	-	-	-	-	-	-
Abutting R (Min)	-	-	-	15'	15'	15'	-	-	-	-	-	-	-	-	-
Minimum Lot Size															
Residential Use	-	-	-	-	-	-	-	-	-	-	-	-	-	1 acre (3)	-
Other Use	-	-	-	-	-	-	-	-	-	-	-	-	-	None	-
	Footnotes			Footnotes			Footnotes		Footnotes					Footnotes	Footnotes

Residential Subdistricts			Mixed-Use Subdistricts			Waterfront Subdistricts		Economic Development Areas					Conservation Protection Subdistrict	Logan Airport Subdistrict
Applicable Footnotes: (1), (5)			Applicable Footnotes: (1), (2)			Applicable Footnotes: (1), (6)		Applicable Footnotes: (1), (5)					Applicable Footnotes: (1), (2), (7)	Applicable Footnotes: (1), (4)
EBR-2.5	EBR-3	EBR-4	MU-4	MU-5	MU-7	WMU	WE	Porter Street EDA	Bremen Street EDA	Saratoga Street EDA	McClellan Highway EDA	Suffolks Downs EDA	CPS	LA
<p>1. Notwithstanding any contrary provision of this Table F, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.</p> <p>2. For the purpose of determining Building Height, see Article 2 for the definition of "Story, Half."</p> <p>3. A Bay Window may protrude into a Front Yard.</p> <p>4. 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.</p> <p>5. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).</p>			<p>1. Notwithstanding any contrary provision of this Table G, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.</p> <p>2. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).</p> <p>3. Residential Uses required a minimum Front Yard setback of 4'.</p>			<p>1. Notwithstanding any contrary provision of this Table H, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws, or (b) in any Waterfront Subdistrict.</p> <p>2. Except for cranes, silos, storage facilities, or other mechanical devices or facilities used for the transfer of goods from land to waterborne vessels or for the processing of such goods.</p> <p>3. Provided that, in Waterfront Economy Subdistricts, a lot adjacent to a Residential Subdistrict shall have a setback of 35 feet on any front, side, or rear yard that abuts a Residential Subdistrict. For all Waterfront Subdistricts, see also Section 53-10.4 (Waterfront Yard Area Requirements).</p> <p>4. See Section 53-10.3 (Waterfront Open Space Requirements).</p> <p>5. See Table 2 in Section 53-21 for maximum Building Heights and Floor Area Ratios for Planned Development Areas.</p> <p>6. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).</p>		<p>1. Notwithstanding any contrary provision of this Table J, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.</p> <p>2. For maximum Building Heights and Floor Area Ratios for Planned Development Areas, see Table 2 in Section 53-21.</p> <p>3. In an Economic Development Area, 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.</p> <p>4. Except that the maximum Building Height within the Suffolk Downs EDA shall be one hundred twenty-five (125') for any buildings that lie completely within the portion of the Suffolk Downs EDA that is located both (a) at least 350 feet and not more than 900 feet from the eastern boundary of the Suffolk Downs EDA (which boundary, for the avoidance of doubt, is the centerline of Bennington Street), and (b) not more than 1,155 feet from the Boston/Revere city line.</p> <p>5. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).</p>					<p>1. Notwithstanding any contrary provision of this Table I, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.</p> <p>2. 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. See Section 53-14.3 (Site Plan Approval).</p> <p>3. For a Proposed Project in a Planned Development Area, the number of dwelling units per acre are as follows: 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 acre or more;</p> <p>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.</p> <p>4. If a Lot is 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) on 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 the minimum Lot Size requirement.</p> <p>5. 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.</p> <p>6. See Table 2 in Section 53-21 for maximum Building Heights and Floor Area Ratios for Planned Development Areas.</p> <p>7. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).</p>	<p>1. Notwithstanding any contrary provision of this Table K, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.</p> <p>2. Except that the maximum Building Height is 55 feet within 100 feet of the mean high tide line.</p> <p>3. No Front, Side or Rear Yard is required except in the case of a Lot adjacent to (a) a public street, (b) a public park, or (c) another subdistrict, in which case Section 53-17.3 shall apply.</p> <p>4. For Proposed Projects in the Coastal Flood Resilience Overlay District, see Section 53-19 (Applicability of CFROD in East Boston).</p>

Off-Street Parking Space(s) Per 1,000 Square Feet of Gross Floor Area		Off-Street Loading Bays	
Applicable Footnotes: (1), (4)		Applicable Footnotes: (1)	
Health Care Uses		Gross Floor Area	
All Uses	0.6	0-19,999 Square Feet	None
Open Space Uses		Footnotes:	
All Uses	None	1. The provisions of this Table M do not apply to Proposed Projects that are subject to Large Project Review or Small Project Review. See Section 53-28 (Off-Street Parking and Loading Requirements).	
Civic Uses			
Municipal Use	None		
Place of Worship	0.1		
School, K through 12	0.6		
Higher Education Uses			
All Uses	0.6		
Active Uses			
Child Care/Adult Day Health Center	None		
Community Center	None		
Grocery Store	0.4		
Entertainment/Events	0.3		
Makerspace	0.2		
Museum or Art Gallery	0.2		
Restaurant	0.3		
Retail Cannabis Establishment	0.4		
Retail Store	0.4		
Indoor Activities	0.3		
Service Establishment	0.4		
Social Club	0.3		
Commercial Uses			
Adult Entertainment	0.4		
Arts Studios	0.2		
Bank	0.4		
Check Cashier	0.4		
Drive-in	None		
Funeral Home	0.1		
Hotel	0.2		
Office	0.8		
Research Laboratory	0.5		
Transportation Uses			
All Uses	0.2		
Industrial and Storage Uses			
All Uses	0.2		
Waterfront Uses			
All Uses	0.2		
Parking Space(s) Per Dwelling Unit			
Applicable Footnotes: (1), (2), (3), (4)			
Residential Uses			
Household Living - 1-3 Dwelling Units	None		
Household Living - 4+ Dwelling Units	1		
Fraternity or Sorority	0.5		
Group Living	0.25		
Lodging House	0.5		
Mobile Home Establishment	None		
Student Housing	0.5		
Footnotes			
<p>1. The provisions of this Table L do not apply to Proposed Projects that are subject to Large Project Review or Small Project Review. See Section 53-28 (Off-Street Parking and Loading Requirements).</p> <p>2. Where a use is not divided into Dwelling Units:</p> <p>(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;</p> <p>(b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.</p> <p>3. 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.</p> <p>4. Proposed Projects in Mixed-Use Subdistricts are exempt from, but may elect to conform with the provisions of this Table L.</p>			

New Use Definitions

OPEN SPACE USES

Cemetery. A facility used for the interment of human remains.

Private Open Space. Open space in private ownership dedicated to or appropriated for active or passive recreational use or to the conservation of natural resources and which is not accessible to the general public because of exclusive membership requirements, fees (excluding nominal parking or entrance fees), or physical barriers (excluding those needed for safety), including but not limited to private sports fields and complexes such as golf courses.

Publicly Accessible Open Space. Open space in public or private ownership dedicated to or appropriated for active or passive recreational use or to the conservation of natural resources and which is intended and designed to be accessible to the general public including having no exclusive membership requirements, fees (excluding nominal parking or entrance fees), or physical barriers (excluding those needed for safety), including but not limited to the waterway areas, beaches, reservations, parks, and playgrounds.

CIVIC USES

Municipal Use. A facility owned and operated by the City for the purpose of operating and providing government services, including a fire station, police station, courthouse, municipal office, or similar use.

Place of Worship. A facility used for religious or spiritual services.

School, K through 12. A facility in which a regular course of public or private instruction is given for any kindergarten through twelfth grades. A School containing kindergarten and no other grades from first through twelfth is a Child Care Center.

RESIDENTIAL USES

Artists' Live-Work. A facility that is used for both habitation and Art Studio. Such use shall be approved by the Mayor's Office of Arts and Culture.

Fraternity or Sorority. A housing facility affiliated with a specific educational institution which does not necessarily require on-site staff supervision, including a fraternity, sorority, or similar use. Such use shall require a Dormitory License from the Boston Licensing Board and be subject to the rulemaking, supervisory and disciplinary powers of the affiliated educational institution.

Group Living. A community residence for 4 or more people receiving monthly, annual, or long-term housing accommodation and, physical health, mental health, or social services. Such use may include living quarters for necessary staff people. Such use shall not include any Institutional Use subject to Article 80D.

Small - A group living facility for 4-16 people receiving services.

Large - A group living facility for over 16 people receiving services.

Household Living. A dwelling containing one or more dwelling units which is not any other residential use described in this Section 8-3.

Lodging House. A dwelling which can be let to 4 or more persons on a temporary basis (no more 30 day lease terms). Such use shall require a Lodging House License from the Boston Licensing Board.

Mobile Home Establishment. A collection of dwellings, other than recreational vehicles, that are transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation.

Student Housing. A housing facility affiliated with a specific educational institution which requires on-site staff supervision, including a dormitory or other similar use. Such use shall require a Dormitory License from the Boston Licensing Board and be subject to the rulemaking, supervisory and disciplinary powers of the affiliated educational institution.

Temporary Shelter Facility. A public or non-profit facility in which temporary residential accommodations and social services, on site or off site, are provided to individuals or families who are without resources and access to shelter.

ACTIVE USES

Child Care/Adult Day Health Center. A facility for day-time care of children or adults.

Child Care Center - Any facility operated on a regular basis, whether known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under seven (7) years of age, or under sixteen (16) years of age if those children have special needs as defined in Massachusetts General Laws, for nonresidential custody and care during part or all of the day separate from their parents. Any facility of this type shall comply with the standards, inspectional requirements, and dimensional regulations as established by the Massachusetts Department of Early Education and Care (or a successor agency responsible for the state licensing of home-based child care facilities).

Adult Day Health Center - A non-residential facility where nursing care, supervision, and health related support services are provided in a structured group setting to persons 18 years of age or older who have physical, cognitive, or behavioral health impairments. Adult day health programs must receive a Massachusetts Adult Day Health program license.

Community Center. A facility providing recreational, educational, and/or social services to a community, including but not limited to a library, recreation or social center, or similar use.

Grocery Store. A store which sells primarily groceries which must include fresh produce and other perishable foods along with ingredients for preparing food. A convenience store or department stores which sell primarily packaged food and other items shall not constitute a Grocery Store. No

more than twenty-five (25) percent of the total square footage of a Grocery Store shall be devoted to the sale, display or storage of any alcoholic beverage.

Small - Total square footage less than 15,000 SF

Large - Total square footage greater or equal to 15,000 SF

Entertainment/Events. A facility which regularly hosts live entertainment events, including but not limited to event centers, theaters, cinemas, night clubs, concert halls, arenas, and stadiums, or similar use. Such use may receive a Live Entertainment License.

Small - An entertainment facility with a capacity of up to 500 persons.

Medium - An entertainment facility with a capacity of 501-2,000 persons.

Large - An entertainment facility with a capacity of 2,001-10,000 persons.

Extra Large - An entertainment facility with a capacity of greater than 10,000 persons.

Makerspace. A facility for artisans, craftsmen, and small scale manufacturers to work in a communal setting, where the activities produce little to no vibration, noise, fumes, or other nuisances more typical in industrial or manufacturing uses.

Museum or Art Gallery. A facility in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

Restaurant. An establishment devoted primarily to the preparing, retailing, and on- and/or off-premises consumption of food and/or alcoholic beverages. Such use may include take-out.

Small - Total square footage less than 2,500 SF

Large - Total square footage greater or equal to 2,500 SF

Retail Cannabis Establishment. An entity, licensed and registered with the Commonwealth of Massachusetts subject to 935 CMR 500, 105 CMR 725.100, or any successor regulation that acquires, transfers, transports, sells, distributes, dispenses, possesses, or administers cannabis and products containing cannabis to be sold on the lot and consumed off-site, including a medical use cannabis establishment.

Retail Store. A store for sale of goods, commodities, or merchandise, including but not limited to food, clothing, homegoods, hardware, pharmaceuticals, alcohol, tobacco products, and tickets for events. Such use may also include consignment stores or pawnshops. Such use shall not include adult entertainment or grocery stores.

Small - Total square footage not more than 2,500 square feet per use.

Medium - Total square footage between 2,501-10,000 square feet per use.

Large - Total square footage between 10,001 - 50,000 square feet per use.

Extra-Large - Total square footage exceeding 50,000 square feet use.

Indoor Recreation. A facility devoted primarily to indoor large-scale sports or recreation, including but not limited to laser tag, bowling, arcade, ice rinks, or similar use. Commercial stadiums, arenas, or casinos shall not constitute Indoor Activities. Such use may receive a Live Entertainment License.

Service Establishment. An establishment open to customers providing services, with or without the exchange of goods, including but are not limited to:

Barber, beauty, or body art establishment.

Tailor, laundry or location for dry-cleaning drop-off;
Post office or parcel pickup/dropoff location;
Fitness center or gymnasium;
Animal hospital, daycare, grooming, and kennel;
or similar use.

Small - Total square footage less than 10,000 SF

Large - Total square footage greater or equal to 10,000 SF

Social Club. A facility used or operated by a non-profit association for meeting, recreational, or social purposes. The use of such premises is restricted to the members of these organizations and their guests.

COMMERCIAL USES

Adult Entertainment. Any establishment used for activities, facilities, performances, or exhibitions, or for the rental or sale of printed or audiovisual entertainment in which the principal feature or characteristic is the nudity or partial nudity of any person.

Arts studios. A facility for the creation of physical art or audiovisual content, where the activities produce little to no vibration, noise, fumes, or other nuisances more typical in industrial or manufacturing uses, including but not limited to arts production space and studios, dance and music rehearsal space, or similar use.

Bank. A facility for the extension of credit and the custody, loan, or exchange of money.

Check Cashier. A facility for cashing of checks.

Drive-in. A facility for which the principle use involves customers receiving services or viewing entertainment, or both, exclusively while seated in a vehicle, including but not limited to a drive-in movie theater, drive-in restaurant, or similar use. Parking spots designated as pick-up locations for retail uses shall not constitute drive-ins.

Funeral Home. A facility used for the care and preparation of human remains. Such use may include facilities to host ceremonies for people to pay their respects.

Hotel. A building containing four or more rooms or suites affording transient sleeping accommodations to the general public. Such use may include space for hosting events. Such use shall require an Innholder License from the Boston Licensing Board.

Small - Total square footage less than 50,000 sq ft

Large - Total square footage greater or equal to 50,000 sq ft

Office. A facility used for office space. Such use shall not include manufacturing, repair, or warehousing materials, goods, or products for the retail or wholesale market.

Small - Total square footage less than 50,000 sq ft

Large - Total square footage equal to or greater than 50,000 sq ft

Research Laboratory. A facility used for the development, conduct, or observation of scientific experimentation or research, including but not limited to the medical, chemical, physical, or biological disciplines, in which all or a portion is dedicated to uses that require specialized facilities and/or built accommodations designed for the development, conduct, or observation of scientific experimentation or research, including but not limited to wet laboratory facilities, dean rooms, controlled environment rooms, and facilities with high-frequency ventilation. May include areas dedicated to other uses that are directly related and accessory to the scientific experimentation and research being conducted, including but not limited to office, storage, and prototype manufacturing.

HIGHER EDUCATION USES

College or University Use. An institutional use including subuses such as classrooms, dormitories, student housing, eating facilities, research laboratories, athletic facilities, libraries, faculty and other offices, museums, auditoria and other facilities of public assembly, parking, and other similar uses. Additional provisions for College or University Use include:

- If the combined gross floor area of a College or University Use and all of the other Institutional Uses of the same Institution is at least hundred fifty thousand (150,000) square feet, the provisions of Article 80 requiring Institutional Master Plan Review shall apply, notwithstanding any contrary provision of Section 80D-2 or the underlying zoning.
- Property owned or occupied by a college or university not having a use that is substantially related to education at the post-secondary level, research, scholarship, or student life shall not be deemed to be a college or university use merely by reason of such ownership or occupancy.
- College or university use shall not include property held by a college or university for investment purposes only.
- College or university subuses shall not be treated as accessory or ancillary uses subject to Section 8-2.3 or as independent uses.
- The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project as described in Article 80D unless the new subuse is a High Impact Subuse. A college or university subuse is a High Impact Subuse for the purpose of the review requirements described in Article 80D if it is a dormitory, student housing, athletic facility, facility of public assembly, parking facility, power plant, or centralized heating or cooling plant.

School, Trade or Professional. An institution which offers courses of instruction in any profession or occupation, and which is not part of a college or university.

HEALTH CARE USES

Clinic. A facility with a gross floor area no greater than 50,000 square feet for the medical, dental, mental health or similar examination and treatment of persons as outpatients or laboratory space dedicated to health care diagnostic procedures and routine testing. Ad hoc health promotion and screening programs shall not by themselves constitute a Clinic.

Hospital Use. A healthcare use including subuses such as patient rooms, eating facilities, offices, out-patient clinics, research and clinical laboratories, libraries, auditoria and other facilities of public

assembly, nursing schools, nursing residences, parking, and other similar uses. Additional provisions for Hospital use include:

- If the combined gross floor area of a Hospital Use and all of the other Institutional Uses of the same Institution is at least hundred fifty thousand (150,000) square feet, the provisions of Article 80 requiring Institutional Master Plan Review shall apply, notwithstanding any contrary provision of Section 80D-2 or the underlying zoning.
- Property owned or occupied by a hospital not having a use that is substantially related to the provision of in-patient or out-patient health care, including care for those with acute illnesses or injuries, shall not be deemed to be a hospital use merely by reason of such ownership or occupancy.
- Hospital use shall not include property held by a hospital for investment purposes only.
- Hospital subuses shall not be treated as accessory or ancillary uses subject to Section 8-2.3 or as independent uses.
- The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project as described in Article 80D unless the new subuse is a High Impact Subuse. A hospital subuse is a High impact Subuse for the purpose of the review requirements described in Article 80D if it is a facility of public assembly, nursing residence, parking facility, power plant, centralized heating or cooling plant, or ambulatory clinical care facility.

Nursing Home Use. A healthcare use including subuses such as patient rooms, health care facilities, nursing residences, eating facilities, mechanical facilities, and other similar uses. Additional provisions for Nursing Use include:

- If the combined gross floor area of a Nursing Home Use and all of the other Institutional Uses of the same Institution is at least hundred fifty thousand (150,000) square feet, the provisions of Article 80 requiring Institutional Master Plan Review shall apply, notwithstanding any contrary provision of Section 80D-2 or the underlying zoning.
- Property owned or occupied by a nursing or convalescent home not having a use that is substantially related to the provision, by a facility licensed by the state as a nursing, convalescent, or rest home, of care and minor medical treatment for patients in order that they may recover from a medical infirmity, or of long-term care of the elderly or infirm, shall not be deemed to be a nursing or convalescent home use merely by reason of such ownership or occupancy.
- Nursing home use shall not include property held by a nursing or convalescent home for investment purposes only.
- Nursing home subuses shall not be treated as accessory or ancillary uses subject to Section 8-2.3 or as independent uses.
- The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project as described in Article 80D unless the new subuse is a High Impact Subuse. A nursing home subuse is a High Impact Subuse for the purpose of the review requirements described in Article 80D if it is a facility of public assembly, nursing residence, parking facility, power plant, or centralized heating or cooling plant.

TRANSPORTATION USES

Airport-Related Remote Parking Facility. A parking lot or parking garage from which transportation service is offered to airport premises.

Gasoline Station. A facility used for the retail sale of motor fuel and lubricants, not including a car wash, repair garage, or other vehicular services.

Major transportation facility. A major station or terminal for freight or passenger transportation including train and bus stations and airports. Airport shall include all subuses located on airport premises and generally associated with and related to the operation of an airport, such as access roads; vehicle maintenance, storage, parking, and rental facilities; passenger terminals; offices; restaurants, retail stores; and hotels.

Motor Vehicles Rentals. A facility for the rental of motor vehicles.

Motor Vehicles Sales. A showroom or facility for the sale of motor vehicles.

Standalone Parking Garage. A structure wherein motor vehicles are parked or stored, either for private vehicular use or for the dispatch and storage of taxicabs, ambulances, or similar use.

Standalone Parking Lot. An area used for parking of motor vehicles.

Vehicular Services. Facilities for servicing and repair of motor vehicles, including automotive parts and supplies. Includes bus and truck servicing, parts installation, carwash; or similar use.

INDUSTRIAL AND STORAGE USES

Crematory. A facility used for the cremation of human remains.

Food and Beverage Production. A facility for the production of food and beverages including but not limited to catering companies and commercial kitchens, breweries, and distilleries. Such use may include associated Restaurant or Retail Store. If the total square footage is greater than 20,000 square feet, such use shall be considered Light Manufacturing rather than Food and Beverage Production.

General Industrial. Facilities including plants, factories, mills, or other facilities engaged in the mechanical or chemical transformation of materials or substances (which may also include the blending of materials or the assembling of component parts of manufactured products), where such processes do not consist entirely of a light manufacturing use or a food and beverage manufacturing use and do not include a restricted industrial use. The following effects shall not be allowed from any such use:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any emission beyond the boundaries of the lot that is known to or can be shown to endanger human health or cause significant damage to property or vegetation.

3. Any surface water or groundwater contamination that exceeds any applicable state or federal regulations.

4. any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting, that emanates:

- (a) Beyond any boundary of the lot that abuts a Residential Subdistrict or a Conservation Protection Subdistrict; or
- (b) More than twenty (20) feet beyond any boundary of the lot that abuts any subdistrict (other than a Residential Subdistrict or a Conservation Protection Subdistrict) where a General Manufacturing use is not designated "A" (allowed) in the applicable table of uses; or
- (c) more than fifty (50) feet beyond any boundary of the lot that abuts a subdistrict where a General Manufacturing use is designated "A" (allowed) in the applicable table of uses; if any such effect is detectable at such distances by human senses without aid of instruments and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

Light Manufacturing or Trade Establishment. Facilities that process and/or manufacture materials or goods and typically have low impacts on the surrounding environment. Includes, but not limited to, the design, development, compounding, processing, fabrication, altering, assembly, finishing, packaging, repairing, servicing, renting, testing, handling, or transfer of products such as apparel, food, metal, ceramic, textile, and wood products, electronic machinery, pharmaceutical or diagnostic products.

The following effects shall not be allowed from any such use:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any emission beyond the boundaries of the lot that is known to or can be shown to endanger human health or cause significant damage to property or vegetation.
3. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting that emanates beyond the boundaries of the lot on which the use is located, is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

Non-Retail Cannabis Establishment. An entity, licensed and registered with the Commonwealth of Massachusetts subject to 935 CMR 500, 105 CMR 725.100, or any successor regulation that acquires, cultivates, possesses, processes (including development of related products such as edibles, MIPs, tinctures, aerosols, oils, or ointments), transfers, transports, sells, or distributes cannabis and products containing cannabis neither to be sold on the lot nor consumed on-site. Including, but not limited to, a marijuana product manufacturer or a marijuana cultivator.

Restricted Industrial. Restricted industrial uses typically have substantial impacts on the environment in which articles are usually mass produced from raw materials or materials or chemicals, toxic materials, or sewage are stored or transported. Examples of restricted industrial uses include, but are not limited to: Chemical Manufacturing; Electrical Equipment, Appliance, & Component Manufacturing; Fabricated Metal Product Manufacturing; Machinery Manufacturing; Plastics & Rubber Products Manufacturing; Transportation Equipment Manufacturing. Restricted Industrial uses shall not include: Heavy & Civil Engineering Construction; Mining and Extraction: incl:

oil, gas, mining, support activities; Petroleum & Coal Products Manufacturing; Waste Management & Remediation Services. The following effects shall not be allowed from any such use:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any emission beyond the boundaries of the lot that is known to or can be shown to endanger human health or cause significant damage to property or vegetation.
3. Any surface water or groundwater contamination that exceeds any applicable state or federal regulations.
4. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting that emanates beyond the boundaries of the subdistrict in which the use is located, is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

Self-Storage. The indoor holding or storing of goods made available to the public.

Storage of Fuel or Minerals. The storage, outdoors or in silos, hoppers, and tanks, of solid or liquid fuel or minerals, including, but not limited to, flammable liquids and gasses, coal, crushed stone, sand, or similar materials.

Storage of Supplies and Scrap. The storage of dumpsters, equipment and machinery for construction, junk and scrap, damaged or disabled vehicles, or similar materials.

Urban Agriculture. See Article 89.

Warehouse or Distribution Center. The holding, storing, and/or distribution of goods, wares, or merchandise. Warehousing shall include wholesale businesses. Such use shall not include self-storage.

ACCESSORY AND ANCILLARY USES

Accessory ATM. Subject to the provisions of Section 8-2.3, an Automatic Teller Machine which is accessible directly from the public right of way or in a dedicated vestibule which is accessible directly from the public right of way.

Accessory Car Share. Subject to the provisions of Section 8-2.3, an area dedicated to the storing of motor vehicles which can be rented on an hourly basis.

Accessory Drive-through. Subject to the provisions of Section 8-2.3, a vehicular queuing lane where patrons place orders or receive services, or both, while seated in a vehicle.

Accessory Dwelling Unit (Detached). A self-contained, non-transient dwelling unit contained within a separate structure, with its own separate entrance but on the same lot where the Owner is also a resident. The following regulations apply to all Detached ADUs:

1. The Detached ADU has a building floor plate less than or equal to 900 sf or the building floor plate of the primary structure, whichever is less.

2. The Detached ADU has a height no greater than 1 and ½ stories or no greater than the height of primary structure, whichever is smaller.
3. A lot may contain up to one (1) Detached ADU.
4. The Detached ADU must be at least 5 feet from any other structure on the lot.

A Detached Accessory Dwelling Unit shall not be subject to the provisions of Section 8-2.3. The residential structure to which the conversion is occurring must be registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.

Accessory Dwelling Unit (non-Detached). A self-contained, non-transient dwelling unit with its own separate entrance, incorporated within the footprint of the principal residential structure where the Owner is also a principal resident. ADUs may be constructed through the incorporation of exterior changes to the existing structure, such as a bump-out, extension, or similar addition to the existing envelope of the structure that result in an increase in overall building footprint. The following regulations apply to all non-detached ADUs:

1. The additional gross square footage created by the non-detached ADU shall add no more than 75% of the gross square footage of the principal unit or 1250 square feet, whichever is smaller.
2. The extension, addition, or bump-out of the primary structure to create a non-detached ADU shall be no taller than the height of the primary structure.
3. A lot shall only contain one (1) non-Detached ADU, however a lot may contain one (1) non-Detached ADU and one (1) Detached ADU.

An non-Detached Accessory Dwelling Unit shall not be subject to the provisions of Section 8-2.3. The residential structure to which the conversion is occurring must be registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.

Accessory Electrical Vehicle Charging. Subject to the provisions of Section 8-2.3, vehicle charging infrastructure accessory to a lawful parking use and including no more than 4 Direct Current Fast Charging (DCFC) stations or any number of level 1 and level 2 electrical vehicle charging stations as defined by the US Department of Energy. For projects that require ADA accessible spaces, at least one charging station must be provided on such accessible space. Charging stations accessory to a residential use with only one or two units ~~less than 3~~ units shall be allowed.

Accessory Entertainment/Event. Subject to the provisions of Section 8-2.3, a facility which regularly hosts live entertainment events which are incidental the main use. Such use may receive a Live Entertainment License.

Accessory Family Day Care Home. Subject to the provisions of Section 8-2.3, the use of a dwelling unit for receiving, on a regular basis, temporary custody and care during part or all of the day, children under seven (7) years of age, or children under sixteen (16) years of age if those children have special needs, and receiving for temporary custody and care for a limited number of hours children of school age under regulations adopted by the Board of Early Education and Care as defined in Massachusetts General Laws; provided, however, in either case that:

- (1) The unit is licensed by the Massachusetts Department of Early Education and Care (or a successor agency responsible for the state licensing of home-based child care facilities) for

the number of participating children per the agency's standards, inspectional requirements, and dimensional regulations, and

- (2) The total number of children under sixteen (16) in a family child care home shall not exceed ten (10), including participating children living in the dwelling unit.

Accessory Helicopter Landing Facility. An area of land, structure, or associated facilities used for landing and takeoff of helicopters.

Accessory Home Occupation. Subject to the provisions of Section 8-2.3, an occupation for compensation customarily carried on in a dwelling unit by a person residing therein which involves receiving clients or customers. Such occupation shall require only equipment ordinarily incident to a dwelling unit, not involve the on-site employment of more than 3 persons not resident in a dwelling unit on the lot, and not involve trading in merchandise. Home occupations include, but shall not be limited to piano lessons, tutoring, therapy, and similar uses which are clearly incidental to the dwelling for dwelling purposes and do not change the character thereof.

Accessory Keeping of Animals. Subject to the provisions of Section 8-2.3 and Article 89, the keeping of horses, cows, goats, poultry, pigeons, rabbits, bees, or similar animals other than pigs.

Accessory Keeping of Laboratory Animals. Subject to the provisions of Section 8-2.3, the keeping of laboratory animals incidental to an educational, institutional, or research and development use.

Accessory Office. Subject to the provisions of Section 8-2.3, a facility used for office space which is accessory to another use.

Accessory Parking. Subject to the provisions of Section 8-2.3, a garage or parking space for occupants, employees, customers, students, and visitors of a lawful use, provided that, in the case of a lot lying in two or more districts or subdistricts, such parking is accessory to a use that is lawful in the district or subdistrict in which such parking is located.

Accessory Personnel Quarters. Subject to the provisions of Section 8-2.3, permanent dwellings for personnel required to reside on a lot for the safe and proper operation of a lawful main use of such lot.

Accessory Smoking. A commercial facility for consumption of tobacco products on the premises and accessory to a lawful Social Club, Entertainment/Events, Retail Store, or Restaurant. Such use shall not be subject to the provisions of Section 8-2.3.

Shared Parking. A parking space for the occupants, employees, customers, students, and visitors of one or more lawful uses on other lots which would be lawful accessory parking if it were for only the main use of the lot.

New Dimensional Definitions

Blank Wall of Facade. The continuous width of a portion of the ground floor building facade that fronts a Primary Lot Frontage which does not have windows or entrances that pedestrians can pass through.

Building Width. The greatest distance between the rightmost and leftmost parts of a Building, measured from the Building faces most closely aligned to the right and left Lot lines. The measurement of Building Width includes Bay Windows and permanently covered porches and balconies.

Building Depth. The greatest distance between the frontmost and rearmost parts of a building, measured from the Building faces most closely aligned to the Front and Rear Lot lines. The measurement of Building Depth includes Bay Windows and permanently covered porches and balconies.

Story, First. The lowest story of which sixty-five percent (65%) or more of the height is above grade. See also Ground Floor.

Ground Floor. The lowest story of which sixty-five percent (65%) or more of the height is above grade. See also Story, First.

Lot Frontage. The width of a lot, measured along the front lot line, that abuts the public right of way.

Outdoor Amenity Space. A designed, accessible, unenclosed space directly accessed from the ground floor or upper stories of a building and/or a pedestrian accessway, that is intended to be used for active or passive recreational use such as playing, gathering, and seating by building occupants and/or the public.

Types of spaces that shall count towards outdoor amenity space include:

1. Publicly Accessible Open Space, as defined in Article 8; or
2. New portions of public sidewalks created within the lot line, or through-block pedestrian connections of a width not less than ten (10) feet; or
3. Private amenity space intended to be used primarily by the building residents, such as porches, interior courtyards, shared gardens, playgrounds, shared terraces, and/or programmed or landscaped yards, provided that such spaces have an unobstructed length of not less than ten (10) feet and an unobstructed depth of not less than ten (10) feet; or
4. Private amenity space dedicated for use by a single dwelling unit, and that is directly accessible from that dwelling unit, such as fenced/walled patios, private terraces, and balconies, provided that such a space has an unobstructed length of not less than five (5) feet, an unobstructed depth of not less than five (5) feet, and an overall area of not less than thirty (30) square feet; or

5. Roofdecks, occupiable vegetative roofs, and other programmed recreational spaces on rooftops that are accessible by building residents through common circulation.

Outdoor Amenity Space requirement calculation

1. When specified, the Outdoor Amenity Space requirement is calculated by dividing the cumulative area of all outdoor amenity space by the lot area.
2. Every 1 square foot of Publicly Accessible Open Space may count as 1.25 square feet toward the total required Outdoor Amenity Space.
3. For lots over 11,000 sf rooftop amenity space may be used to count for no more than fifty percent (50%) of the required Outdoor Amenity Space.

Party Wall. A wall that separates two buildings that are attached but located on two separate lots.

Stepback. A recess of an upper story façade a set distance behind the façade of the story below.