

Table C

**Dorchester Neighborhood District  
Residential Subdistricts Dimensional Regulations**

	Lot Area Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Add'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>(1)</sup> Maximum Stories	Feet	Usable Open Space <sup>(2)</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>(3)</sup> Minimum Depth (Feet)	Side Yard <sup>(4)</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b><u>One-Family Residential Subdistrict</u></b>												
<b><u>1F-3,000<sup>(5)</sup></u></b>												
1 Family Detached	3,000	N/A	40	40	0.5	2½	35	750	15	10	20	25
Any Other Dwelling or Use	3,000	N/A	50	50	0.5	2½	35	none	15	10	40	25
<b><u>1F-5,000<sup>(5)</sup></u></b>												
1 Family Detached	5,000	N/A	40	40	0.5	2½	35	1250	15	10	20	25
Any Other Dwelling or Use	5,000	N/A	50	50	0.5	2½	35	none	15	10	40	25
<b><u>1F-6,000<sup>(5)</sup></u></b>												
1 Family Detached	6,000	N/A	50	50	0.5	2½	35	1450	15	10	20	25
Any Other Dwelling or Use	6,000	N/A	60	60	0.5	2½	35	none	15	10	40	25

Table C – Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Add'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>(1)</sup> Maximum Stories	Feet	Usable Open Space <sup>(2)</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>(3)</sup> Minimum Depth (Feet)	Side Yard <sup>(4)</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<u>1F-7,000<sup>(5)</sup></u>												
1 Family Detached	7,000	N/A	60	60	0.4	2½	35	1750	15	12	40	25
Any Other Dwelling or Use	7,000	N/A	70	70	0.4	2½	35	none	15	12	50	25
<b>Two-Family Residential Subdistrict</b>												
<u>2F-4,000<sup>(5)</sup></u>												
1 Family Detached or Semi-Attached or 2 family Detached	4,000 for 1 or 2 units	N/A	40	40	0.5	2½	35	600	15	10	20	25
Any Other Dwelling or Use	4,000	N/A	50	50	0.5	2½	35	none	15	10	30	25
<u>2F-5,000<sup>(5)</sup></u>												
1 Family Detached or Semi-Attached or 2 family Detached	5,000 for 1 or 2 units	N/A	40	40	0.5	2½	35	750	15	10	20	25
Any Other Dwelling or Use	5,000	N/A	50	50	0.5	2½	35	none	15	10	30	25

Table C – Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addt'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>(1)</sup> Maximum Stories	Feet	Usable Open Space <sup>(2)</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>(3)</sup> Minimum Depth (Feet)	Side Yard <sup>(4)</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<u>2F-6,000<sup>(5)</sup></u>												
1 Family Detached or Semi-Attached or 2 family Detached	6,000 for 1 or 2 units	N/A	40	40	0.4	2½	35	750	15	10	20	25
Any Other Dwelling or Use	6,000	N/A	50	50	0.4	2½	35	none	15	10	30	25
<u>2F-7,000<sup>(5)</sup></u>												
1 Family Detached or Semi-Attached or 2 family Detached	7,000 for 1 or 2 units	N/A	50	50	0.5	2½	35	1,250	15	10	20	25
Any Other Dwelling or Use	7,000	N/A	60	60	0.5	2½	35	none	15	10	30	25

Table C – Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Add'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>(1)</sup> Maximum Stories	Feet	Usable Open Space <sup>(2)</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>(3)</sup> Minimum Depth (Feet)	Side Yard <sup>(4)</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Three-Family Residential Subdistrict</b>												
<u>3F-5,000<sup>(5)</sup></u>												
Semi-Attached Dwelling, Row House Building, or Townhouse Building	5,000 for up to 2 units	2,500	40	40	0.5	2½	35	750	15	10	20	25
Any other Dwelling or Use	5,000	N/A	50	50	0.5	2½	35	none	15	10	30	25
<u>3F-6,000<sup>(5)</sup></u>												
Semi-Attached Dwelling, Row House Building, or Townhouse	6000 for up to 2 units	3,000	40	40	0.4	2½	35	750	15	10	20	25
Any other Dwelling or Use	6,000	N/A	50	50	0.4	2½	35	none	15	10	30	25

Table C – Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Add'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>(1)</sup> Maximum Stories	Feet	Usable Open Space <sup>(2)</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>(3)</sup> Minimum Depth (Feet)	Side Yard <sup>(4)</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Triple-Decker Residential Subdistrict</b>												
<u>3F-D-2,000<sup>(5)</sup></u>												
Triple-Decker Detached	2,000	N/A	30	30	1.3	3	40	300	5	5	15	25
Any other Dwelling or Use	2,000	1000	30	30	1.3	3	40	300	5	5	15	20
<u>3F-D-3,000<sup>(5)</sup></u>												
Triple-Decker Detached	3,000	N/A	30	30	1.3	3	40	300	5	5	15	25
Any other Dwelling or Use	3,000	1500	30	30	1.3	3	40	300	5	5	15	20
<b>Multifamily Residential Subdistrict</b>												
<u>MFR and MFR/LS</u>												
1, 2, or 3 Family Detached Dwelling or Semi-attached Dwelling	3000 per building of 1 or 2 units	1000	40	40	1.0	3	35	400	5	10	20	25
Any Other Dwelling or Use	4000 for first 4 units	1000	30	30	1.0	3	35	400	5	10	30	25

Table C – Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Add'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>(1)</sup> Maximum Stories	Feet	Usable Open Space <sup>(2)</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>(3)</sup> Minimum Depth (Feet)	Side Yard <sup>(4)</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
<b>Rowhouse Residential Subdistrict</b>												
Row House Building or Townhouse Building	3000 for up to 4 units per building	3000 for up to 4 units per Building	30 for each building	30 for each building	1.0	3	35	200	5	5	20	25
Any Other Dwelling or Use	4000 for first 4 units	1000	30	30	1.0	3	35	400	5	10	30	25

## Footnotes

1. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story, provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. The floor area of such dormers shall, however, be included in the Gross Floor Area of the Dwelling.
2. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory/Fraternity Uses.

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

All ground level open space used to satisfy the minimum usable open space requirements specified in this Table C must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table C, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 65-45 (Application of Dimensional Requirements).

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

3. See Section 65-45.2, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
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.
5. See Maps 5A, 5B, 5C, 5D, and 5E, and Section 65-6 (Establishment of Residential Subdistricts). In a 1F Subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F Subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2). In a 3F or 3F-D Subdistrict, the maximum number of dwelling units allowed in a single structure, or in any combination of semi-attached structures (including Semi-Attached Dwellings, Town House Buildings, and Row House Buildings), shall be three (3).