

TABLE E
**Jamaica Plain Neighborhood District
 Residential Subdistricts Dimensional Regulations**

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

TABLE E - Continued

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

TABLE E - Continued

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

TABLE E- Continued

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

TABLE E- Continued

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

TABLE E- Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum Stories	Feet	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Three-Family Residential Subdistrict												
<u>3F-5.000⁽¹⁾</u>												
Row House Building or Town House Building	3,000 for 1 unit	2,000	25	25	0.6	3	35	750 for 1 unit plus 500 for each addit'l unit	15	⁽⁶⁾	20	25
Semi-Attached or Detached Dwelling	3,000 for 1 unit	2,000	40	40	0.6	3	35	750 for 1 unit plus 500 for each addit'l unit	15	⁽⁶⁾	20	25
Any Other Use	5,000	N/A	45	45	0.6	3	35	1,250 per lot	15	⁽⁶⁾	20	25

TABLE E- Continued

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

TABLE E - Continued

Footnotes

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

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

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

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

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4. See Section 55-41.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.
6. Seven (7) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, provided that: (a) the aggregate width of two side yards shall be not less than seventeen (17) feet, and (b) the width of any side yard in which there is a driveway providing access to off-street parking spaces or off-street loading facilities required by this Article shall be not less than ten (10) feet.