

^ARTICLE 67

ROSLINDALE NEIGHBORHOOD DISTRICT

(^Article inserted on June 25, 2008*)

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SECTION 67-1. Statement of Purpose, Goals, and Objectives. The purpose of this Article is to establish the zoning regulations for the Roslindale Neighborhood District as required by the provisions of the Roslindale Interim Planning Overlay District, Article 27R of this Code. The objectives of this Article are to provide adequate density controls that protect established residential areas and direct growth to areas where it can be accommodated; to retain and develop affordable, moderate income, and market rate housing compatible with adjacent areas, particularly for families; to promote the viable neighborhood economy; to preserve, maintain and create open space; to protect the environment and improve the quality of life; to promote the most appropriate use of land; and to promote the public safety, health, and welfare of the people of Boston.

SECTION 67-2. Physical Boundaries. The provisions of this Article are applicable only in the Roslindale Neighborhood District. The boundaries of the Roslindale Neighborhood District and its subdistricts are as shown on the maps numbered 10A and 10B, entitled "Roslindale Neighborhood District" (replacing "Map 10 Roslindale"), of the series of maps entitled "Zoning Districts City of Boston," as amended.

SECTION 67-3. Applicability. This Article, together with the rest of this Code, constitutes the zoning regulation for the Roslindale Neighborhood District. This Article applies as specified in Section 4-1 regarding the conformity of buildings and land to this Code. Zoning relief, in the form of exceptions from the provisions of this Article pursuant to Article 6A, is not available except to the extent expressly provided in this Article or Article 6A. Application of the provisions of Article 27R to the Roslindale Neighborhood District is rescinded, and the Roslindale Interim Planning Overlay District is extinguished on the effective date of this Article, except as provided below. Where conflicts exist between the provisions of this Article and the remainder of the Code, the provisions of this Article shall govern. Except where specifically indicated in this Article, the provisions of this Article supersede Section 8-7 and Articles 13 through 24 of this Code for the Roslindale Neighborhood District. A Proposed Project shall be exempt from the provisions of this Article, and shall be governed by the rest of this Code, if application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this Article, and (1) no Zoning Relief is required, or (2) any required Zoning Relief thereafter is granted by the Board of Appeal; provided that construction work under such building permit, or occupancy under such occupancy permit, as the case may be, is commenced within six (6) months of the date of such permit and proceeds in good faith continuously so far as is reasonably practicable under the circumstances.

SECTION 67-4. Prohibition of Planned Development Areas. Within the Roslindale Neighborhood District, no Planned Development Area shall be permitted.

SECTION 67-5. Community Participation. This Article has been developed with the extensive participation of the Roslindale Neighborhood Strategic Planning Advisory Group, civic associations, business groups, and residents. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue that process, the Boston Redevelopment Authority shall continue to involve the Roslindale Neighborhood Strategic Planning Advisory

Group, or its successor organization, if any, and the Roslindale civic associations, residents, and business and trade groups in an ongoing role in advising the City on land use planning for Roslindale.

SECTION 67-6. Recognition of the Roslindale Neighborhood Plan. The Zoning Commission hereby recognizes the Roslindale Neighborhood Strategic Plan dated September 2007 as the planning basis for the design regulations and guidelines for the Roslindale Neighborhood District.

REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

SECTION 67-7. Establishment of Residential Subdistricts. This Section 67-7 establishes Residential Subdistricts within the Roslindale Neighborhood District. The purpose of the Residential Subdistricts is to maintain, enhance, and promote the character of the residential neighborhoods in terms of density, housing type, and design; to provide for low- and medium-density single, two, and three family and multifamily housing appropriate to the existing built environment; and to encourage appropriate development which enhances the Residential Subdistricts while preventing overdevelopment.

The following Residential Subdistricts are established:

1. One-Family ("1F") Residential Subdistricts. The One-Family Residential ("1F") Subdistricts are established to preserve, maintain and promote low density one-family neighborhoods, to provide for new infill construction appropriate to the existing fabric. In a 1F Subdistrict, the maximum number of Dwelling Units Allowed in a single Building shall be one (1).
2. Two-Family Residential ("2F") Subdistricts. The Two-Family Residential ("2F") Subdistricts are established to preserve, maintain and promote two-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric. In a 2F Subdistrict, the maximum number of Dwelling Units Allowed in a single Building shall be two (2).
3. Three-Family Residential ("3F") Subdistricts. The Three-Family Residential ("3F") Subdistricts are established to preserve the low-density three-family areas with a variety of housing types appropriate to the existing fabric, including one-, two-, and three-family Dwellings. In a 3F Subdistrict, the maximum number of Dwelling Units Allowed in a single Building, including a Town House Building or Row House Building, is three (3).
4. Multifamily Residential ("MFR") Subdistricts. The Multifamily Residential ("MFR") Subdistricts are established to encourage low to medium density multifamily areas with a variety of Allowed housing types, including one-, two- and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings.

SECTION 67-8. Use Regulations Applicable in Residential Subdistricts.

1. Within the Residential Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table A of this Article as "A" (Allowed) or as "C" (Conditional). Any use identified as Conditional in Table A is subject to the provisions of Article 6. Any use identified as "F" (Forbidden) in

Table A for the proposed location of such use is Forbidden in such location. Any use not included in Table A is Forbidden in the Residential Subdistricts.

2. Basement Units: Notwithstanding any contrary provision of this Article or Code, Dwelling Units in a Basement are Forbidden in the Roslindale Neighborhood District.

SECTION 67-9. Dimensional Regulations Applicable in Residential Subdistricts.

1. Lot Area, Lot Width, Lot Frontage, Usable Open Space, Yard, Building Height and FAR Requirements. The minimum Lot Area, Lot Width, Lot Frontage, Usable Open Space per Dwelling Unit, Front Yard, Side Yard, and Rear Yard required for any Lot in a Residential Subdistrict, and the maximum Allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table C of this Article.
2. Lot Frontage. Within the One-Family Residential ("1F") Subdistricts, Two-Family Residential ("2F") Subdistricts, and Three-Family Residential ("3F") Subdistricts, every Lot shall have a minimum frontage on a Street not less than the minimum Lot Width specified in Table C of this Article for such Lot, and, in addition, each Detached Dwelling, Semi-Attached Dwelling, Row House Building, and Town House Building on a Lot shall have a minimum frontage on a Street not less than such minimum Lot Width.
3. Location of Main Entrance. Within the Residential Subdistricts, the main entrance of a Dwelling shall face the Front Lot Line.

REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS SUBDISTRICTS

SECTION 67-10. Establishment of Neighborhood Business Subdistricts. This Section 67-10 establishes Neighborhood Business Subdistricts within the Roslindale Neighborhood District. There are three types of Neighborhood Business Subdistricts: Local Convenience ("LC") Subdistricts, providing convenience retail and services for the immediate neighborhood and pedestrians; Neighborhood Shopping ("NS") Subdistricts, providing convenience goods and services to the larger neighborhood; and Community Commercial ("CC") Subdistricts, providing a diversified commercial environment serving larger markets. The CC Subdistricts are further subdivided into CC-1 and CC-2 Subdistricts, the latter of which allows for moderately greater FAR. All three types of Neighborhood Business Subdistricts encourage the development of neighborhood businesses that provide essential goods and services to, as well as jobs and entrepreneurial opportunities for, the Roslindale community.

The following Neighborhood Business Subdistricts are established:

1. Washington/ Archdale/Whipple Local Convenience (LC) Subdistrict
2. Washington/ Metropolitan/ Wellsmere Local Convenience (LC) Subdistrict
3. Belgrade/ Aldrich/ Colberg Local Convenience (LC) Subdistrict
4. South/ Walter Local Convenience (LC) Subdistrict
5. Cummins/ Florence/ Sycamore Local Convenience (LC) Subdistrict
6. Washington/ Beech/ Walworth Neighborhood Shopping (NS) Subdistrict
7. Southwestern/ Roslindale Square Neighborhood Shopping (NS) Subdistrict
8. Belgrade/ Walworth Neighborhood Shopping (NS) Subdistrict
9. Belgrade/ Iona/ West Roxbury Neighborhood Shopping (NS) Subdistrict
10. Hyde Park/ Canterbury/ Cummins Neighborhood Shopping (NS) Subdistrict
11. Belgrade/ Amherst Neighborhood Shopping (NS) Subdistrict
12. Washington/ Bexley Neighborhood Shopping (NS) Subdistrict
13. Hyde Park/ Blakemore Neighborhood Shopping (NS) Subdistrict
14. Stony Brook/ Washington Community Commercial (CC-1) Subdistrict
15. American Legion/ Mount Hope/ Walk Hill Community Commercial (CC-1) Subdistrict
16. Roslindale Square Community Commercial (CC-1) Subdistrict
17. Roslindale Square Community Commercial (CC-2) Subdistrict.

SECTION 67-11. Use Regulations Applicable in Neighborhood Business Subdistricts. Within the Neighborhood Business Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table B of this Article as "A" (Allowed) or as "C" (Conditional). Any use identified as Conditional in Table B is subject to the provisions of Article 6. Any use identified as "F" (Forbidden) in Table B for the proposed location of such use is Forbidden in such location. Any use not included in Table B is Forbidden in the Neighborhood Business Subdistricts.

SECTION 67-12. Dimensional Regulations Applicable in Neighborhood Business Subdistricts. The minimum Allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Business Subdistrict, and the maximum Allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table E of this Article.

REGULATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

SECTION 67-13. Establishment of Local Industrial Subdistricts. This Section 67-13 establishes Local Industrial ("LI") Subdistricts within the Roslindale Neighborhood District. The purpose of Local Industrial Subdistricts is to encourage the preservation of the existing manufacturing and industrial base in a manner that is sensitive to and preserves the quality of life of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Roslindale Neighborhood District.

The following Local Industrial Subdistricts are established:

1. Washington Street (West)/ Mahler Local Industrial (LI) Subdistrict
2. Washington Street (East) Local Industrial (LI) Subdistrict
3. Hyde Park Avenue Local Industrial (LI) Subdistrict

SECTION 67-14. Use Regulations Applicable in Local Industrial Subdistricts. Within the Local Industrial Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table B of this Article as "A" (Allowed) or as "C" (Conditional). Any use identified as Conditional in Table B is subject to the provisions of Article 6. Any use identified as "F" (Forbidden) in Table B for the proposed location of such use is Forbidden in such location. Any use not included in Table B is Forbidden in the Local Industrial Subdistricts.

SECTION 67-15. Dimensional Regulations Applicable in Local Industrial Subdistricts. The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Local Industrial Subdistrict, and the maximum Allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table D of this Article.

REGULATIONS APPLICABLE IN INSTITUTIONAL SUBDISTRICTS

SECTION 67-16. Establishment of Institutional Subdistricts. This Section 67-16 establishes Institutional ("IS") Subdistricts in the Roslindale Neighborhood District. The purpose of the Institutional Subdistricts is to provide zoning regulations for the campuses of major institutions within the Roslindale Neighborhood District. Proposed Institutional Projects located in the Roslindale Neighborhood District, whether inside or outside of an Institutional Subdistrict, are subject to the provisions of Section 67-19 (Institutional Master Plan Review).

The following Institutional Subdistrict is established:

1. Hebrew Senior Life Center Institutional (IS) Subdistrict

SECTION 67-17. Use Regulations Applicable in Institutional Subdistricts. Within the Institutional Subdistricts, no land or Structure shall be erected used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table B of this Article as "A" (Allowed) or as "C" (Conditional). Any use identified as Conditional in Table B is subject to the provisions of Article 6. Any use identified as "F" (Forbidden) in Table B for the proposed location of such use is Forbidden in such location. Any use not included in Table B is Forbidden in an Institutional Subdistrict.

SECTION 67-18. Dimensional Regulations Applicable in Institutional Subdistricts. The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in an Institutional Subdistrict, and the maximum Allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table D of this Article.

SECTION 67-19. Institutional Master Plan Review Requirement. This Section 67-19 establishes the applicability of the Institutional Master Plan review process in the Roslindale Neighborhood District.

1. Applicability of Institutional Master Plan Review. Requirements for the review and approval of Institutional Master Plans and Proposed Institutional Projects are set forth in Article 80D, Institutional Master Plan Review. See Section 80D-2 (Applicability of Institutional Master Plan Review) concerning the applicability of such requirements and requirements applicable to exempt projects in Institutional Master Plans.
2. Time for Renewal of Institutional Master Plan. An Institutional Master Plan Notification Form (IMP NF) seeking renewal of an Institutional Master Plan pursuant to Section 80D-8 (Renewal of Institutional Master Plan) shall be filed on or before the tenth (10th) anniversary of the date of the later of: (a) the Zoning Commission's approval of the original Institutional Master Plan; or (b) the most recent renewal thereof by the Zoning Commission (or by the Boston Redevelopment Authority, if no Zoning Commission review was required).

REGULATIONS APPLICABLE IN CONSERVATION PROTECTION SUBDISTRICTS

SECTION 67-20. Establishment of Conservation Protection Subdistricts. This Section 67-20 establishes Conservation Protection ("CPS") Subdistricts in the Roslindale Neighborhood District. The Conservation Protection Subdistricts are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of Roslindale.

The following Conservation Protection Subdistricts are established:

1. Metropolitan Avenue Conservation Protection (CPS) Subdistrict
2. Sacred Heart School/ Canterbury I Conservation Protection (CPS) Subdistrict
3. Weider Park Conservation Protection (CPS) Subdistrict
4. Weld Hill Conservation Protection (CPS) Subdistrict
5. Roslindale Wetlands Conservation Protection (CPS) Subdistrict

SECTION 67-21. Use Regulations Applicable in Conservation Protection Subdistricts. Within the Conservation Protection Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table A of this Article as "A" (Allowed) or as "C" (Conditional). Any use identified as Conditional in Table A is subject to the provisions of Article 6. Any use identified as "F" (Forbidden) in Table A for the proposed location of such use is Forbidden in such location. Any use not included in Table A is Forbidden in the Conservation Protection Subdistricts.

SECTION 67-22. Dimensional Regulations Applicable in Conservation Protection Subdistricts. The minimum Lot Area, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space for any Lot in a Conservation Protection Subdistrict, and the maximum Allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table D of this Article.

SECTION 67-23. Site Plan Approval Requirement. In order to assure that any significant new development within the Conservation Protection Subdistricts occurs in a manner that is protective of the special natural and scenic features in accordance with a plan considering the most desirable land uses for such areas, requirements for Boston Redevelopment Authority review of site plans for Proposed Projects in Conservation Protection Subdistricts apply as provided in Article 80 for the Site Plan components of Large Project Review and Small Project Review, pursuant to Section 80B-2 (Applicability of Large Project Review) and Section 80E-2 (Applicability of Small Project Review), respectively.

REGULATIONS APPLICABLE IN OPEN SPACE DISTRICTS AND SUBDISTRICTS

SECTION 67-24. Establishment of Open Space Subdistricts. This Section 67-24 establishes Open Space ("OS") Subdistricts in the Roslindale Neighborhood District. The purpose of the Open Space Subdistricts is to enhance the quality of life for Roslindale's residents by protecting open space resources. Any Lot within any Open Space Subdistrict is subject to the applicable provisions of this Code, including without limitation Article 33 (Open Space Subdistricts). The Open Space Subdistricts designated in the Roslindale Neighborhood District are listed in Table 1 of this Section 67-24 and are of the following types:

1. Cemetery Open Space (OS-CM) Subdistricts. Cemetery Open Space Subdistricts are designated for interment uses, and are subject to provisions of Section 33-14.
2. Parkland Open Space (OS-P) Subdistricts. Parkland Open Space Subdistricts shall consist of land appropriate for passive recreational uses, including walkways, picnic areas, and sitting areas. Such land may include Vacant Public Land. Parkland Open Space Subdistricts are subject to the provisions of Section 33-9.
3. Recreation Open Space (OS-RC) Subdistricts. Recreation Open Space Subdistricts shall consist of land appropriate for active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof. Recreation Open Space Subdistricts are subject to the provisions of Section 33-10.
4. Urban Plaza Open Space (OS-UP) Subdistricts. Urban Plaza Open Space (OS-UP) Subdistricts are designated for passive recreational uses, shall be directly accessible to the public from an adjoining Street, may be furnished with benches, and other features. Urban Plaza Open Space Subdistricts are subject to the provisions of Section 33-15.
5. Urban Wild Open Space (OS-UW) Subdistrict. Urban Wild Open Space Subdistricts shall consist of land not in the City's park system that includes such features as undeveloped hills, rock outcroppings, quarries, woodlands, meadows, scenic views, inland waters, freshwater wetlands, flood plains, wildlife habitat, or any estuary, creek, river, stream, pond, or lake, or any land under said waters. Urban Wild Open Space Subdistricts are subject to the provisions of Section 33-12.

TABLE 1

**Open Space Subdistricts Designated
in the Roslindale Neighborhood District**

<u>Designation</u>	<u>Location/Name</u>
Cemetery	Calvary Cemetery Mt. Hope Cemetery St. Michael's Cemetery Walter Street Cemetery
Parkland	Adams Park Delano Park Poplar Street Play Area
Recreation	Fallon Field Healy Field Weider Park
Urban Plaza	Alexander the Great Plaza Savage Mini Park South Street Plaza Taft Hill Terrace
Urban Wild	Boundary I Roslindale Wetlands Stony Brook Reservation

REGULATIONS APPLICABLE IN OVERLAY DISTRICTS

SECTION 67-25. Recognition of Greenbelt Protection Overlay Districts. This Section 67-25 establishes Greenbelt Protection Overlay Districts ("GPOD") in the Roslindale Neighborhood District. The following Greenbelt Roadways and their adjacent areas between the boundary lines shown on Maps 10A and 10B, entitled "Roslindale Neighborhood District," and described in Article 29 are designated Greenbelt Protection Overlay Districts, as follows:

1. West Roxbury Parkway Greenbelt Protection Overlay (GPOD) District
2. American Legion Highway Greenbelt Protection Overlay (GPOD) District
3. Centre Street Greenbelt Protection Overlay (GPOD) District
4. Walter Street Greenbelt Protection Overlay (GPOD) District

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

SECTION 67-26. Establishment of Neighborhood Design Overlay Districts. This Section 67-26 establishes Neighborhood Design Overlay Districts ("NDOD") as overlays to all or portions of certain subdistricts within the Roslindale Neighborhood District. The Neighborhood Design Overlay Districts are established to protect the existing scale, quality of the pedestrian environment, character of the residential neighborhoods, and concentrations of historic buildings within the Neighborhood Design Overlay Districts. Whether through new construction or rehabilitation, development within these Neighborhood Design Overlay Districts that preserves and complements the existing character and enhances the historic quality of these neighborhoods is encouraged.

The following Neighborhood Design Overlay District is established:

1. Roslindale Square Neighborhood Design Overlay (NDOD) District. Roslindale Square, also known as Roslindale Village, is in the heart of the community. It is a vibrant commercial district that provides a wide variety of services, shopping and entertainment opportunities, all with local character making the area attractive to patrons from outside the neighborhood. Roslindale Square is eligible for listing on the National Register of Historic Places as a district. Notable commercial buildings in the district include three prominently located blocks built in the 1890's: 49 Poplar (1891), 756 South (1896), and the Georgian Revival Masonic Building at Birch and Belgrade (1899). There are architecturally significant and character defining buildings in the Village, including Classical Revival brick blocks and Art Deco brick and cast stone buildings. There are also buildings in the district that exemplify 20th century construction, such as the MBTA substation, Municipal Building and Public Library on Washington Street. Beyond the immediate commercial area, there are other historic and architecturally significant buildings, including churches and schools, such as the Roslindale Baptist Church (1889) and the Charles Sumner School (1931) on Basile Street.

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

SECTION 67-27. Boston Landmarks Commission Review Requirement. Any Proposed Project within a Neighborhood Design Overlay District is subject to review by the Boston Landmarks Commission, as set forth in this Section 67-27. Within five (5) days of its receipt of the application, the Boston Redevelopment Authority shall transmit a copy of the application to the Boston Landmarks Commission for its review. The Boston Landmarks Commission may, within thirty (30) days after its receipt of the application, file with the Boston Redevelopment Authority a report with recommendations, together with maps, plans, and other materials to aid the Boston Redevelopment Authority in determining consistency with the design guidelines set forth in Section 67-28.2 of this article. The Boston Redevelopment Authority shall not transmit its findings to the Inspectional Services Department until the Boston Redevelopment Authority has received and considered the Boston Landmarks Commission report with recommendations, provided that if the Boston Redevelopment Authority has not received such report within thirty (30) days, it may transmit the Director's certification to the Inspectional Services Department without such report.

REGULATIONS GOVERNING DESIGN

SECTION 67-28. **Design Review and Design Guidelines.**

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

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

To determine whether a Proposed Project is subject to Small Project Review, see Section 80E-2.1 (Applicability of Small Project Review: Design Component) and this Section 67-28.1. In addition to those Proposed Projects specified in Section 80E-2.1, the following Proposed Projects are subject to the Design Component of Small Project Review pursuant to subsection (b) (iv) (Design Review Required by Underlying Zoning) of Section 80E-2.1:

- (a) Any Proposed Project, if visible from a public street or public open space, that proposes the erection of a new Building or the addition or expansion of an existing Building or Structure by more than seven hundred fifty (750) square feet or more of Gross Floor Area. In connection with the design review for such Proposed Projects, to the extent that they are not subject to Article 80 Small or Large Project Review, the Boston Redevelopment Authority shall notify abutters, the Mayor's Office of Neighborhood Services, and the relevant District City Councilor within five (5) days of its receipt of all materials required under such review. A fourteen (14) day public comment period concerning the Proposed Project shall commence upon the issuance of this notice.
2. Design Guidelines. This Section 67-28 establishes the following design guidelines for the Roslindale Neighborhood District.
 1. Site Plan.
 - (a) Site planning, including location of buildings, open space, and vehicular access and parking areas, should be designed to enhance the street frontage and surrounding building and spaces.
 - (b) Vehicular access and egress to and from a site should minimize traffic impacts on the adjacent roadways and provide safe visual access for drivers and pedestrians.
 - (c) Parking, storage, and disposal areas, and the entrance to accessory parking within a main Building, should not be located in the front of Buildings, unless there are special circumstances, such as existing Building locations or site

conditions that make it necessary. Wherever practicable, such areas should be located behind Buildings. Parking, storage, and disposal areas should be adequately screened from public view by suitable fencing and vegetation.

- (d) For industrial Buildings, siting and design of new construction and rehabilitation of existing Buildings should be compatible with pedestrian activity. Where the provision of windows in the Street Wall is impracticable, articulation of the Street Wall by other means is encouraged. Where a Front Yard is required between the sidewalk edge and the Street Wall, such Front Yard should include an adequate landscaped buffer.

2. Design and Architecture.

- (a) New or rehabilitated residential Buildings should reflect and complement the patterns of height, siting, and architectural character of the surrounding residential Structures. In this regard, Applicants are encouraged to consult the reference work, "A Pattern Book of Boston Houses," published by the Department of Neighborhood Development, which is available to the public through the Boston Redevelopment Authority. The removal or alteration of any historic architectural feature is discouraged.
- (b) New or rehabilitated commercial Buildings should reflect and complement the patterns of height, siting, and architectural character of historically-distinctive commercial buildings in the surrounding area.
- (c) In the rehabilitation of residential or commercial Buildings, deteriorated architectural features should be repaired rather than replaced, wherever possible and appropriate. In the event that replacement is necessary, the new material should be compatible with the existing in composition, design, texture, and appearance. Repair or replacement of missing architectural features should be based, unless this is infeasible or inappropriate, on accurate duplication of original features of the Building to be rehabilitated or those of other Buildings of the same style and period.
- (h) Contemporary design for residential structures is appropriate, provided that such structures are compatible with the size, material, and character of the surrounding neighborhood environment.
- (i) New residential construction should reflect the traditional location and relationship of Buildings on their sites. This includes setbacks from streets, spacing among Buildings, and orientation of facades to the street and neighboring structures. A facade facing a Street should not consist of blank walls without windows. In addition, the location of Buildings should respect significant landscape features on the site.
- (j) New residential construction should respect the standards of scale of existing residential construction in order to maintain the subdistrict's special qualities. Overall Building Height and massing, relationships of primary Buildings to secondary Buildings, and landscape elements all should be consistent with the surrounding architecture and environment.

- (k) Open spaces, Building entrances, shop fronts, shop windows, shop entrances, terraces, gardens, arcades, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Blank walls, without windows facing onto pedestrian areas, should be avoided to the extent practicable in Building design. Consistency with the architecturally-significant design elements of adjoining buildings and the established local structure should be considered in the design of cornice and roof lines and wall articulation, including the design of bays and fenestration.
- (l) Storefronts and display windows should be open and welcoming to the shopper and stroller. Facade treatments, building materials, and design details should be in keeping with the area's finest commercial architecture. Street Wall continuity should be maintained. (Refer to Section 67-29 of this Article).
- (m) Setbacks, corner treatments, and other design details should be used where appropriate to minimize the sense of bulk of structures, and ornamental and decorative elements appropriate to the urban context are encouraged.
- (n) Roofs of Buildings should be designed and screened to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy, such as headhouses and mechanical equipment.
- (o) A zone for signs on the Building facade should be established, defined by a change in facade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the Building facade should be located within such sign band. In Buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the Building facade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign. Signs should not be flood-lighted. Small, shielded sources may be used if no spill-over is visible to abutting properties. (Refer to Section 67-31 of this Article).
- (p) In addition to the foregoing, design features of a Proposed Project should take into consideration any special characteristics of the site and its location, and should enhance and reinforce any historic qualities of existing structures.

3. Landscape.

- (a) Where such front yard is required between the sidewalk edge and the street wall, such front yard should include an adequate landscaped buffer. (Refer to Section 67-30 of this Article).

- (b) Buildings should be sited so as to respect significant landscape features on the site, such as rock outcroppings, drainage areas, and mature trees.
- (c) Landscaping and screening should be used to make the Neighborhood Business and Local Industrial Subdistricts more attractive and to provide screening between business, industrial, and residential uses.

SECTION 67-29. Specific Design Requirements. Except as otherwise expressly provided in this Article or Code, the provisions of this Section 67-29 shall apply to Proposed Projects within those subdistricts specified in this Section 67-29, except to the extent that provisions for Street Walls and display windows have been addressed through Large Project Review or Small Project Review, pursuant to Article 80. The provisions of Article 6A shall be applicable to the provisions of this Section 67-29.

1. Street Wall Continuity in Certain Subdistricts. This Section 67-29.1 shall apply within the Neighborhood Business Subdistricts and the Local Industrial Subdistricts to any Proposed Project, except a Proposed Project for a Residential Use, that includes the erection of a new structure or the extension of an existing structure, where such extension changes the location of a Street Wall.

Except as otherwise provided in this Section 67-29.1, Street Walls shall be continuous across a Lot. However, design articulation involving deviations from the Street Wall plane of two (2) feet or less shall be permitted across the Street Wall. Larger recesses not exceeding fifteen (15) feet in depth shall be permitted, provided that such recesses do not affect more than fifty percent (50%) of the Street Wall plane. Oriel or Bay Windows may extend from the Street Wall plane provided that such windows do not exceed more than forty percent (40%) of the Street Wall plane.

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

- (a) Street Wall Continuity in Neighborhood Business Subdistricts. In any Proposed Project that is subject to this Section 67-29.1, each newly constructed or relocated Street Wall shall be built to be coextensive with the Building Line of the Block on which the Street Wall faces. If there is no determinable Building Line of said Block, then such Street Wall shall be built at a depth from the Street Line equal to that of the Building Line closest to the Street Line of the two blocks adjacent to said Block, facing the same Street. Notwithstanding the provisions of this Section 67-29.1(a), in no case shall the Building Line be more than ten (10) feet from the Street Line.

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

- (b) Street Wall Continuity in Local Industrial Subdistricts. In the Local Industrial Subdistricts, each newly constructed or relocated Street Wall shall be built at a depth from the Street Line that is the greater of (i) the required depth of the vegetative buffer required by Section 67-30 of this Article (Screening and Buffering), or (ii) six (6) feet.

2. Display Window Area Regulations in Neighborhood Business Subdistricts and Local Industrial Subdistricts. This Section 67-29.2 shall apply in the Neighborhood Business Subdistricts and Local Industrial Subdistricts to any Proposed Project for the uses specified in this Section 67-29.2. For the purposes of these Display Window Area Regulations, the term "Display Window Area" means that area of any Street Wall between Grade and (i) the Ground Floor Ceiling Height (or the roof structure of a one-story structure), or (ii) fourteen (14) feet, whichever is lower, and excludes any area of the Street Wall serving as access to off-street loading berths or accessory off-street parking.

- (a) Display Window Area Transparency. That portion of the Display Window Area required by this Section 67-29.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.
 - (i) For Retail Uses, Restaurant Uses, Service Uses, and Trade Uses, at least sixty percent (60%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than two (2) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
 - (ii) For Office Uses and Entertainment Uses, at least fifty percent (50%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
 - (iii) For Vehicular Uses involving the servicing or washing of vehicles, and for Industrial Uses, at least fifty percent (50%) of the Display Window Area shall be glazed so as to be transparent or translucent, provided that at least twenty-five percent (25%) of the Display Window Area shall be transparent. Sill heights for windows in the Display Window Area shall be no higher than two (2) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
- (b) Display Window Area Usage. For Retail Uses, Service Uses, Office Uses, and Trade Uses, there shall be, to a depth of at least two (2) feet behind the Display Window Area: (i) an area for the display of goods and services

available for purchase on the premises; or (ii) an area for exhibits and announcements; provided, however, that no such areas shall be required for a display window that provides pedestrians with a view of the Retail Use, Service Use, Office Use, or Trade Use conducted on the premises.

- (c) Display Window Security Grates. That portion of the Display Window Area required by Section 67-29.2(a) to be transparent glazing shall not be obstructed by a solid opaque security grate. Security grates that provide pedestrians with a view through the display window, such as grill-type security grates, may be used. Unless not practicable, security grates shall be mounted inside the building and not on the outside of the building. If a security grate must be mounted on the outside of the building, the box or other housing for such grate shall be concealed and integrated into the façade design. Security grates should be integrated into the design of the storefront.

SECTION 67-30. Screening and Buffering Requirements. In order to enhance the appearance of the Roslindale Neighborhood District and to ensure that its business, industrial, and institutional subdistricts are appropriately separated from adjacent areas, the screening and buffering requirements of this Section 67-30 shall apply to those Proposed Projects described in this Section 67-30, except where provisions for adequate screening and buffering have been established for a Proposed Project through Large Project Review or Small Project Review, pursuant to Article 80. The provisions of Article 6A shall apply to the provisions of this Section 67-30.

1. Screening and Buffering Along Property Lines Abutting Public Streets, Public Parks, and Certain Subdistricts and Uses. Where any Lot line of a Proposed Project located in a Neighborhood Business Subdistrict, Local Industrial Subdistrict, or Institutional Subdistrict abuts (a) a public park, or (b) a Residential Subdistrict or Residential Use, and where any Lot line of a Proposed Project located in a Local Industrial Subdistrict abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) a Neighborhood Business Subdistrict, such Proposed Project shall provide and maintain, along each Lot line abutting such street, park, subdistrict, or use, a strip of shrubs and trees densely planted along the inside edge of a solid wall or board type wooden fence that is constructed to be at least sixty percent (60%) opaque.

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

2. Screening and Buffering of Parking, Loading, and Storage Areas. Any off-street parking facility or lot, off-street loading area, or accessory storage area that abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) in the case of a Lot located in a Local Industrial Subdistrict or a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 67-30.2. Such screening shall consist of trees and shrubs densely planted in a strip at least five (5) feet wide on the inside edge of a steel-picket or stockade or board-type wooden fence. Such fence shall not be more than fifty percent (50%) opaque and shall be no less than three (3) feet and no more than four (4) feet high. The planting strip shall be separated from any parking area by a curb six (6) inches in height and contain trees of no less than three (3) inches caliper planted no more than fifteen (15) feet apart.

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

3. Interior Landscaping of Parking Areas. Parking areas must be broken up with landscaping by planting a landscape island on the interior of parking areas. Parking areas along the perimeter must be broken up with landscaping by providing a landscape island with a minimum of one (1) deciduous tree and five (5) evergreen shrubs in a planting area no less than five (5) feet by ten (10) feet to be provided after every ten (10) contiguous parking spaces.

Parking areas not along the perimeter must have a landscape island for every row of cars that is no less than five (5) feet by ten (10) feet with a minimum of one (1) deciduous tree and five (5) evergreen shrubs in a planting area no less than five (5) feet by ten (10) feet to be provided after every ten (10) contiguous parking spaces.

4. Screening of Disposal Areas and Certain Equipment. Disposal areas, dumpsters, and ground-mounted mechanical equipment that abut (a) a public street, (b) a public park, (c) a Residential Subdistrict or Residential Use, or (d) in the case of a Lot located in a Local Industrial Subdistrict or a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 67-30.4, except that no additional screening shall be required if the disposal area, dumpster, or ground-mounted mechanical equipment is located within a Lot where screening is required along Lot lines pursuant to Section 67-30.1. Disposal areas and dumpsters shall be screened with an opaque wall or fence at least six (6) feet high or by vegetation. Ground-mounted mechanical equipment shall be screened with an opaque wall or fence sufficiently high to provide effective screening from view.
5. Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall be located in the center of the roof and be painted to blend with adjacent or nearby building materials or shall be screened by wood, brick, or similar material, except that such painting or screening shall not be required for equipment in a Local Industrial Subdistrict, provided that no part of the Local Industrial Subdistrict is located within a Greenbelt Protection Overlay District.

6. Materials for Screening Walls and Fences. Screening walls and fences may be made of one or more materials, such as masonry (piers or walls), metal pickets, decorative metal, wrought iron, shadow box, vinyl coated chain link, or board-type wood. The use of chain link fencing is discouraged except on small areas not facing a public street or public park. The use of plywood sheeting also is discouraged. Two or more materials may be used in combination with each other, and piers and walls may be used in combination with fences.
7. Specifications for Plantings. Shrubs required by this Section 67-30 may be deciduous or evergreen, or a mixture of both types. Shrubs must be densely planted to provide a mature appearance within three (3) years. Trees required by this Section 67-30 may be evergreen or a combination of deciduous and evergreen. Deciduous trees shall be at least three (3) inch caliper at the time of planting (measured six (6) inches to twelve (12) inches above Grade) and shall be at least twelve (12) feet tall and planted fifteen to twenty (15-20) feet on center, and evergreen trees shall be at least twelve (12) feet tall and planted twelve to fifteen (12-15) feet on center. Ground cover consisting of grass or other plantings or four to six (4-6) inches of pine-bark or similar mulch shall be placed within the planting strip at the time of planting and replenished as necessary. Existing mature trees and shrubs shall be maintained unless this is not possible. The use of bulbs, perennials, and annuals is also encouraged, as is the use of native plantings and other non-invasive species.
8. Maintenance of Landscaped Areas. Landscaping required by this Section 67-30 shall be maintained in a healthy growing condition, free of refuse and debris. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles in areas used for screening and buffering. Outside storage of any materials, supplies, or products is not permitted within any landscaped area required by this Section 67-30.

MISCELLANEOUS PROVISIONS

SECTION 67-31. **Sign Regulations.** The provisions of this Section 67-31 shall apply to all Proposed Projects except to the extent that sign requirements have been established through Large Project Review or Small Project Review, pursuant to Article 80.

1. Sign Regulations Applicable in Residential Subdistricts, Open Space Subdistricts and Conservation Protection Subdistricts. In all Residential Subdistricts, Open Space Subdistricts and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs in residential districts.
2. Sign Regulations Applicable in All Subdistricts Other Than Residential, Open Space, and Conservation Protection Subdistricts. In all subdistricts other than Residential Subdistricts, Open Space Subdistricts, and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs outside residential districts and as provided in this Section 67-31. Notwithstanding any provision of Section 11-2 to the contrary, the following regulations shall apply:

- (a) Signs Parallel to Building Wall. For Signs parallel to a Building wall, including Signs painted on or affixed to awnings, canopies, marquees, security grate housings, or other Building projections, but not including Signs on windows above the first floor, free-standing Signs, directional Signs, and public purpose Signs listed in items (g) through (k) of Section 11-1, the total Sign Area, in square feet, shall not exceed the lesser of the Sign Frontage multiplied by two (2), or forty-five (45) square feet. No such Sign shall measure more than thirty (30) inches from top to bottom. No part of any such Sign shall be located less than two (2) feet from either edge of the Building wall to which such Sign is parallel, provided that, if the Sign Frontage is shorter than the length of such Building wall, no part of any such Sign shall be located less than two (2) feet from either end of that portion of such Building wall that is used to measure the Sign Frontage.

The bottom of any such Sign should be at least eight (8) feet above Grade. Where the Building wall includes a Sign band, Signs parallel to such wall shall be located within such band whenever practicable.

- (b) Signs Attached at Right Angles to Building. A Sign attached at right angles to a Building shall not have a Sign Area in excess of four (4) square feet on either face; except that an additional four (4) square feet on each face is Allowed for a Sign that incorporates a public service message device, such as a time and temperature Sign, provided such public service message device operates no less than seventy-five percent (75%) of every hour.

The bottom of any such Sign should be at least eight (8) feet above Grade. Where the Building wall includes a Sign band, Signs parallel to such wall shall be located within such band whenever practicable.

- (c) Free-standing Signs. Free-standing Signs shall be Allowed only for Gasoline Stations. Where such free-standing Signs are permitted, there shall be only one (1) free-standing Sign on a Lot. Such free-standing Sign shall not have a Sign Area in excess of: (i) fifteen (15) square feet, if there is one use on the Lot; or (ii) thirty (30) square feet, if there are two or more uses on the Lot.

The bottom of such Sign shall not be higher than ten (10) feet above Grade nor lower than eight (8) feet above Grade, and the top of such Sign shall not be higher than eighteen (18) feet above Grade.

- (d) Billboards. Any billboard, signboard, or other advertising subject to the provisions of Section 11-6, except those legally in existence as of the effective date of this Article, is Forbidden in the Roslindale Neighborhood District.
- (e) Total Sign Area. The total Sign Area, in square feet, of all permanent Signs, except for signs on windows above the first floor, directional signs, and public purpose signs listed in items (g) through (k) of Section 11-1, shall not exceed the Sign Frontage multiplied by two (2).
- (f) Display of Permit Number and Posting Date. Each permanent Sign, including any Sign painted on or affixed to an awning, a canopy, or a marquee, shall display the Sign's building permit number clearly but unobtrusively, in letters and numbers not exceeding one (1) inch in height. Temporary signs shall display the date of posting.

SECTION 67-32. Off-Street Parking and Loading Requirements. For any Proposed Project that is subject to or has elected to comply with Large Project Review, required off-street parking spaces and off-street loading facilities shall be determined through such review in accordance with the provisions of Article 80. For all other Proposed Projects, the minimum required off-street parking spaces are as set forth in Table F, and the minimum required off-street loading spaces are as set forth in Table G.

1. Outdoor Uses. For the purpose of computing required off-street parking spaces, where a main use on a Lot is an open-air use not enclosed in a Structure, the area of the part of the Lot actually devoted to such open-air use shall constitute floor area.
2. Pre-Code Structures. If a Structure existing on the effective date of this Article is altered or extended so as to increase its Gross Floor Area or the number of Dwelling Units, only the additional Gross Floor Area or the additional number of Dwelling Units shall be counted in computing the off-street parking facilities required.
3. Mixed Uses. If a Lot includes multiple uses, then the required number of off-street parking spaces for such Lot shall be the total of the required number of off-street parking spaces for each use, and the required number of off-street loading spaces for such Lot shall be the total of the required number of off-street loading spaces for each use.

4. Location.

- (a) Off-street parking and loading spaces shall not be located in any part of a landscaped area required by this Article or in any part of a Front Yard, except as specifically provided in this Section 67-32. If a Lot is located in a Residential Subdistrict, a driveway may be located in that portion of the Front Yard that lies between the side yard and the Front Lot Line (see Appendix A), provided that such driveway provides access to parking spaces located in the side or rear yards and that such parking is accessory to a residential use on the Lot. In no case shall that portion of such driveway located in the front yard be used for parking. Accessory parking may be located in the Front Yard only if it is located immediately in front of a garage, provided that such garage is at least twenty (20) feet from the Lot Line.
- (b) Except in the case of a Lot serviced by a common parking facility, the off-street parking facilities required by this Section 67-32 shall be provided on the same Lot as the main use to which they are accessory; provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4, may grant permission for such facilities to be on another Lot in the same ownership in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; or (2) where the main use on a Lot is for non-residential uses, and the other Lot is within twelve hundred (1,200) feet of that Lot.
- (c) After public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, the Board of Appeal may grant permission for a common parking facility cooperatively established and operated to service two or more uses of the same or different types; provided that there is a permanent allocation of the requisite number of spaces for each use, and that the total number of spaces is not less than the aggregate of the number of spaces required for each use, unless the Board of Appeal determines that a reduction in the total number of required off-street parking spaces is appropriate because shared parking arrangements, in which parking spaces are shared by different uses for which peak parking use periods are not coincident, will adequately meet the parking demand associated with the Proposed Project.

5. Design. All off-street parking facilities provided to comply with this Article shall meet the following specifications:

- (a) Such facilities shall have car spaces and loading bays in the number specified by this Article, provide appropriate maneuvering areas located within the Lot and appropriate means of vehicular access to a Street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic. Such facilities shall be accessible to physically handicapped persons. All lighting for such facilities shall be arranged so as to shine downward and away from streets and residences.

- (b) The identification and visibility of loading entrances and exits shall be achieved by the use of signs, curb cuts, and landscaping.
 - (c) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained, and maintained as to prevent water and dust therefrom from going upon any street or another Lot.
 - (d) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling, or servicing of any kind.
 - (e) Each car space shall be located entirely on the Lot. Fifty percent (50%) of the required car spaces may be no less than seven (7) feet in width and eighteen (18) feet in length, and the remainder shall be no less than eight and one half (8-1/2) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives. All loading spaces shall be no less than twelve (12) feet in width and twenty-five (25) feet in length, and shall have a vertical clearance of not less than fourteen (14) feet.
6. Maintenance. All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long as a use requiring them exists. Such facilities shall be used in such a manner as at no time to constitute a nuisance or a hazard or unreasonable impediment to traffic.

SECTION 67-33. Application of Dimensional Requirements.

- 1. Conformity with Existing Building Alignment. If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there exist two or more Buildings fronting on the same side of the same Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.
- 2. Traffic Visibility Across Corner. Whenever a minimum Front Yard is required and the Lot is a Corner Lot, no Structure or planting interfering with traffic visibility across the corner, or higher, in any event, than two and one-half (2-1/2) feet above the curb of the abutting Street, shall be maintained within that part of the required Front Yard that is within the triangular area formed by the abutting side lines of the intersecting Streets and a line joining points on such lines thirty (30) feet distant from their point of intersection.
- 3. Front Wall of Building Not Parallel to Front Lot Line. If the front wall of a Building is not parallel to the Front Lot Line, but the average distance between such wall and such Lot Line is no less than the minimum Front Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Front Yard depth so otherwise required, the Front Yard requirements of this Article shall be deemed to be met.

4. Special Provisions for Corner Lots. If a Lot abuts more than one Street, the requirements for Front Yards shall apply along every Street Line except as otherwise provided in this Section 67-33. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line that is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.
5. Side Wall of Building Not Parallel to Side Lot Line. If the side wall of a Building is not parallel to the side Lot line nearest to it, but the average distance between such wall and such Lot line is no less than the minimum Side Yard width otherwise required by this Article, and the distance between such wall and such Lot line is at no point less, in the case of a side Lot line that is not also a Street Line, than three-fourths (3/4) of the minimum Side Yard width so otherwise required, and in the case of a side Lot line that is also a Street Line, than one-half (1/2) of the minimum Side Yard width so otherwise required, the Side Yard requirements of this Article shall be deemed to be met.
6. Side Yards of Certain Narrow Lots. For each full foot by which a Lot existing at the time this Article takes effect is narrower than (i) the minimum Lot Width specified for such Lot in this Article, or (ii) fifty (50) feet if no minimum Lot Width is so specified, a deduction of one and one half (1-1/2) inches shall be made from the width otherwise required by this Article for each Side Yard of such Lot; provided that in no event shall either Side Yard of any such Lot be less than seven (7) feet wide. No Side Yard in which there is a driveway providing access to off-street parking or off-street loading facilities required by this Article shall be less than ten (10) feet wide.
7. Accessory Buildings in Side or Rear Yard. Accessory Buildings may be erected in a Side or Rear Yard; provided that no such Accessory Building is more than fifteen (15) feet in height, or nearer than four (4) feet to any side or rear Lot line, or closer than sixty-five (65) feet to the front Lot line.
8. Rear Wall of Building Not Parallel to Rear Lot Line. If the rear wall of a Building is not parallel to the Rear Lot Line, and the Rear Lot Line is not also a Street Line, but the average distance between such wall and such Lot Line is no less than the minimum Rear Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Rear Yard depth so otherwise required, the Rear Yard requirements of this Article shall be deemed to be met.
9. Rear Yards of Through Lots. The Front Yard requirements of this Article, and not the Rear Yard requirements, shall apply to that part of a Rear Yard that is also a Street Line, except in the case of a Rear Yard that abuts a Street less than twenty (20) feet in width.
10. Rear Yards of Certain Shallow Lots. For each full foot by which a Lot existing at the time this Article takes effect is less than one hundred (100) feet deep, six (6) inches shall be deducted from the depth otherwise required by this Article for the Rear Yard of such Lot; provided that in no event shall the Rear Yard of any such Lot be less than fifteen (15) feet deep.

11. Underground Encroachments in Yards. Any garage or other accessory Structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings, and parapets of such Structure, shall not extend more than five (5) feet above Grade.
12. Two or More Dwellings on Same Lot. Where a Dwelling (other than a temporary Dwelling) designed for occupancy or occupied by one or more families is on the same Lot as, and to the side of, another Dwelling or other Main Building, the distance between such Dwelling and such other Dwelling or Main Building shall be not less than twice the minimum Side Yard depth required by this Article for such other Dwelling or Main Building; and the requirements of this Article with respect to Lot Area, Lot Width, Lot Frontage, Usable Open Space, Front Yard, Rear Yard, and Side Yards shall apply as if such Dwelling were on a separate Lot. A Dwelling shall not be built to the rear of another Dwelling, Accessory Building, or Main Building. After public notice and hearing and subject to the provisions of Section 6-2, the Board of Appeal may grant permission for a variation from the requirements of this Section 67-33.12 if it finds that open space for all occupants, and light and air for all rooms designed for human occupancy, will not be less than would be provided if the requirements of this Section 67-33.12 were met.
13. Two or More Buildings on One Lot. If on one Lot there are two or more Main Buildings other than Dwellings, including temporary Dwellings, the yard requirements of this Article shall apply at each actual Lot line and not as if each Building were on a separate Lot.

SECTION 67-34. **Nonconformity as to Dimensional Requirements.** A Building or use existing on the effective date of this Article and not conforming to the applicable dimensional requirements specified in other provisions of this Article may nevertheless be altered or enlarged, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

SECTION 67-35. **Regulations.** The Boston Redevelopment Authority may promulgate regulations to administer this Article.

SECTION 67-36. **Severability.** The provisions of this Article are severable, and if any provision of this Article shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Article.

SECTION 67-37. **Definitions.** Words and phrases in this Article have the meanings set forth in Article 2A.

SECTION 67-38. **Tables.** The following tables are hereby made part of this Article:

<u>Tables A – B</u>	<u>Use Regulations</u>
A	- Residential Subdistricts - Conservation Protection Subdistricts
B	- Neighborhood Business Subdistricts - Local Industrial Subdistricts - Institutional Subdistricts
<u>Tables C – E</u>	<u>Dimensional Regulations</u>
C	- Residential Subdistricts
D	- Conservation Protection Subdistricts - Local Industrial Subdistricts - Institutional Subdistricts
E	- Neighborhood Business Subdistricts
<u>Tables F – G</u>	<u>Parking and Loading Regulations</u>
F	- Off-Street Parking
G	- Off-Street Loading

TABLE A

**Roslindale Neighborhood District
Use Regulations
Residential Subdistricts and Conservation Protection Subdistricts**

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

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

	<u>One- Family (1F)</u>	<u>Two- Family (2F)</u>	<u>Three- Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection Subdistrict (CPS)</u>
<u>Banking and Postal Uses</u>					
Automatic teller machine	F	F	F	F	F
Bank	F	F	F	F	F
Drive-in bank	F	F	F	F	F
Post office	F	F	F	F	F
<u>Community Uses</u>					
Adult education center	C	C	C	C	C
Community center	C	C	C	C	C
Day care center	C	C	C	A	C
Day care center, elderly	C	C	C	A	C
Library	A	A	A	A	C
Place of worship; monastery; convent; parish house	A	A	A	A	A
<u>Cultural Uses</u>					
Art gallery	F	F	F	F	F
Art use	C	C	C	C	F
Auditorium	F	F	F	F	F
Cinema	F	F	F	F	F
Concert hall	F	F	F	F	F
Museum	F	F	F	F	F
Public art, display space	F	F	F	F	F
Studios, arts	F	F	F	F	F
Studios, production	F	F	F	F	F

TABLE A - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Cultural Uses (cont'd)</u>					
Theatre	F	F	F	F	F
Ticket sales	F	F	F	F	F
<u>Dormitory and Fraternity Uses</u>					
Dormitory not accessory to a use	F	F	F	F	F
Fraternity	F	F	F	F	F
<u>Educational Uses</u>					
College or university ⁽¹⁾	F	F	F	F	F ⁽³⁾
Elementary or secondary school ⁽²⁾	A	A	A	A	A
Kindergarten	A	A	A	A	A
Professional school	F	F	F	F	F
Trade school	F	F	F	F	F
<u>Entertainment and Recreational Uses</u>					
Adult entertainment	F	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F	F
Amusement game machines in non-commercial establishment	F	F	F	F	F
Bar	F	F	F	F	F
Bar with live entertainment	F	F	F	F	F
Bowling alley	F	F	F	F	F
Billiard parlor	F	F	F	F	F
Dance hall	F	F	F	F	F
Drive-in theatre	F	F	F	F	F
Fitness center or gymnasium	F	F	F	F	F
Private club not serving alcohol	F	F	F	F	F
Private club serving alcohol	F	F	F	F	F

TABLE A – Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Entertainment and Recreational Uses (cont'd)</u>					
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F	F	F	F
Restaurant with live entertainment, operating after 10:30 p.m.	F	F	F	F	F
<u>Funerary Uses</u>					
Cemetery	F	F	F	F	C
Columbarium	F	F	F	F	C
Crematory	F	F	F	F	C
Funeral home	F	F	F	F	F
Mortuary chapel	F	F	F	F	F
<u>Health Care Uses</u>					
Clinic	F	F	F	F	F
Clinical laboratory	F	F	F	F	F
Custodial care facility	F	F	F	F	F
Group residence, general ⁽¹⁾	F	F	F	F	F
Hospital ⁽¹⁾	F	F	F	F	F
Nursing or convalescent home ⁽¹⁾	F	F	F	A	C
<u>Hotel and Conference Center Uses</u>					
Bed and breakfast	C	C	C	A	C
Conference center	F	F	F	F	F
Executive suites	F	F	F	F	F
Hotel	F	F	F	F	F
Motel	F	F	F	F	F

TABLE A – Continued

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection Subdistrict (CPS)</u>
<u>Industrial Uses</u>					
Artists' mixed-use	F	F	F	C	F
Cleaning plant	F	F	F	F	F
General manufacturing use	F	F	F	F	F
Light manufacturing use	F	F	F	F	F
Printing plant	F	F	F	F	F
Restricted industrial use	F	F	F	F	F
<u>Office Uses</u>					
Agency or professional office	F	F	F	F	F
General office	F	F	F	F	F
Office of wholesale business	F	F	F	F	F
<u>Open Space Uses</u>					
Golf driving range	F	F	F	F	F
Grounds for sports, private	C	C	C	C	C
Open space	A	A	A	A	A
Open space recreational building	C	C	C	C	C
Outdoor place of recreation for profit	F	F	F	F	F
Stadium	F	F	F	F	F
<u>Public Service Uses</u>					
Automatic telephone exchange or or telecommunications data distribution center ⁽²⁾	C	C	C	C	C
Courthouse ⁽²⁾	F	F	F	F	F
Fire station ⁽²⁾	A	A	A	A	C
Outdoor payphone	C	C	C	C	C
Penal institution	F	F	F	F	F

TABLE A – Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Public Service Uses (cont'd)</u>					
Police station ⁽²⁾	A	A	A	A	C
Pumping station ⁽²⁾	C	C	C	C	C
Recycling facility (excluding toxic waste)	F	F	F	F	F
Solid waste transfer station ⁽²⁾	F	F	F	F	F
Sub-station	C	C	C	C	C
Telephone exchange	F	F	F	F	F
<u>Research and Development Uses</u>					
Research laboratory	F	F	F	F	F
Product development or prototype Manufacturing	F	F	F	F	F
<u>Residential Uses⁽³⁾</u>					
Congregate living complex	F	F	F	C	C
Elderly housing	F	F	F	A	A
Group residence, limited	A	A	A	A	A
Lodging house	F	F	C	C	C
Mobile home	F	F	F	F	F
Mobile home park	F	F	F	F	F
Multi-family dwelling	F	F	F	A	A
One family detached dwelling	A	A	A	A	C
One family semi-attached dwelling	F	A	A	A	C
Orphanage	F	F	F	C	C
Rowhouse	F	F	A	A	A
Temporary dwelling structure	C	C	C	C	C
Three family detached dwelling	F	F	A	A	A
Townhouse	F	F	A	A	A
Transitional housing or homeless Shelter	F	F	F	C	C

TABLE A - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Residential Uses (cont'd)</u> ⁽³⁾					
Two family detached dwelling	F	A	A	A	A
Two family semi-attached dwelling	F	A	A	A	A
<u>Restaurant Uses</u>					
Drive-in restaurant	F	F	F	F	F
Restaurant	F	F	F	F	F
Take-out restaurant					
Small ⁽⁴⁾	F	F	F	F	F
Large ⁽⁴⁾	F	F	F	F	F
<u>Retail Uses</u>					
Adult bookstore	F	F	F	F	F
Bakery	F	F	F	F	F
General retail business	F	F	F	F	F
Liquor store	F	F	F	F	F
Local retail business	F	F	F	F	F
Outdoor sale of garden supplies	F	F	F	F	F
Pawnshop	F	F	F	F	F
<u>Service Uses</u>					
Animal hospital	F	F	F	F	F
Barber or beauty shop	F	F	F	F	F
Body art establishment	F	F	F	F	F
Caterer's establishment	F	F	F	F	F
Check cashing business	F	F	F	F	F
Container redemption center	F	F	F	F	F
Dry-cleaning shop	F	F	F	F	F
Kennel	F	F	F	F	F
Laundry, retail service	F	F	F	F	F

TABLE A – Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Service Uses (cont'd)</u>					
Laundry, self-service	F	F	F	F	F
Photocopying establishment	F	F	F	F	F
Shoe repair	F	F	F	F	F
Tailor shop	F	F	F	F	F
<u>Storage Uses, Major</u>					
Enclosed storage of solid fuel or minerals	F	F	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F
Storage of flammable liquids and gases ⁽⁵⁾					
Small	F	F	F	F	F
Large	F	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F	F
Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	F	F	F	F	F
Warehousing	F	F	F	F	F
Wrecking yard	F	F	F	F	F

TABLE A – Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Trade Uses</u>					
Carpenters shop	F	F	F	F	F
Electrician's shop	F	F	F	F	F
Machine shop	F	F	F	F	F
Photographer's studio	F	F	F	F	F
Plumber's shop	F	F	F	F	F
Radio/television repair	F	F	F	F	F
Upholsterer's shop	F	F	F	F	F
Welder's shop	F	F	F	F	F
<u>Transportation Uses</u>					
Airport	F	F	F	F	F
Bus terminal	F	F	F	F	F
Garage with dispatch	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F
Motor freight terminal	F	F	F	F	F
Rail freight terminal	F	F	F	F	F
Railroad passenger station	F	F	F	F	F
Water terminal	F	F	F	F	F
<u>Vehicular Uses</u>					
Airport-related remote parking facility	F	F	F	F	F
Bus servicing or storage	F	F	F	F	F
Carwash	F	F	F	F	F
Gasoline station	F	F	F	F	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F	F
Indoor sale of motor vehicles	F	F	F	F	F
Outdoor sale of new and used motor vehicles	F	F	F	F	F
Parking garage	F	F	F	F	F

TABLE A - Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Vehicular Uses (cont'd)</u>					
Parking lot	F	F	F	F	F
Rental agency for cars	F	F	F	F	F
Rental agency for trucks	F	F	F	F	F
Repair garage	F	F	F	F	F
Truck servicing or storage	F	F	F	F	F
<u>Wholesale Uses</u>					
Wholesale business	F	F	F	F	F
<u>Accessory and Ancillary Uses</u>					
In each subdistrict of the Roslindale Neighborhood District, an accessory use ordinarily incident to a lawful main use is Allowed, subject to the provisions of Article 10, unless such use is: (i) specifically Forbidden as a main use for such subdistrict in this Table A; and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.					
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment ⁽⁸⁾	F	F	F	F	F
Accessory art use	A	A	A	A	A
Accessory automatic teller machine	F	F	F	F	C
Accessory bus servicing or storage	F	F	F	F	F
Accessory cafeteria	F	F	F	F	F
Accessory cultural uses	F	F	F	F	C
Accessory dormitory	F	F	F	F	F
Accessory drive-through restaurant	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	F
Accessory family day care home	A	A	A	A	C
Accessory home occupation	A	A	A	A	C

TABLE A – Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Accessory and Ancillary Uses (cont'd)</u>					
Accessory indoor maintenance and operation of a payphone ⁽⁹⁾	F	F	F	C	C
Accessory industrial use	F	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F	F	F
Accessory keeping of laboratory Animals	F	F	F	F	F
Accessory machine shop	F	F	F	F	F
Accessory manufacture of products	F	F	F	F	F
Accessory offices	F	F	F	F	C
Accessory outdoor café	F	F	F	F	C
Accessory parking	A	A	A	A	A
Accessory personnel quarters	F	F	F	C	C
Accessory printing	F	F	F	F	F
Accessory professional office in a Dwelling	A	A	A	A	A
Accessory railroad storage yard	F	F	F	F	F
Accessory repair garage	F	F	F	F	F
Accessory retail	F	F	F	F	F
Accessory recycling	F	F	F	F	F
Accessory services for apartment and hotel residents	F	F	F	A	A
Accessory services incidental to educational uses other than a college or university use	C	C	C	C	C
Accessory service uses	F	F	F	F	C
Accessory storage of flammable liquids and gases ⁽⁵⁾					
Small ⁽⁵⁾	A	A	A	A	C
Large ⁽⁵⁾	C	C	C	C	F
Accessory storage or transfer of toxic waste	F	F	F	F	F

TABLE A – Continued

	One-Family (1F)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistrict (CPS)
<u>Accessory and Ancillary Uses</u> (cont'd)					
Accessory swimming pool ⁽⁶⁾ or tennis court	A	A	A	A	A
Accessory trade use	F	F	F	F	F
Accessory truck servicing or storage	F	F	F	F	F
Accessory wholesale business	F	F	F	F	F
Ancillary use ⁽⁷⁾	C	C	C	C	C

FOOTNOTES:

1. Notes regarding Institutional Uses. The Institutional categories “Colleges or University Use”, “Hospital Use”, and “Nursing or Convalescent Home Use”, are defined in Article 2A to include subuses (office, parking, etc.) that also appear as main uses in this Table A. If part of an Institutional Use, pursuant to the provisions of this Article and Article 2A, any such subuse shall be regulated as is the pertinent Institutional Use. To determine whether the substitution of a single such subuse for another constitutes a Proposed Institutional Project, and to determine whether a subuse is a High Impact Subuse, see the definition of the pertinent Institutional Use in Article 2A.
2. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
3. Provided that, in the Weld Hill Conservation Protection Subdistrict, “College or University Uses” consistent with the mission and purposes of the Arnold Arboretum, including its research and education uses, are Allowed; however, undergraduate and graduate student dormitories, the relocation or establishment of the Arboretum’s centralized maintenance garage facility, and non-accessory parking are Forbidden.
4. Where designated "A" or "C," provided that Dwelling Units are Forbidden in Basements.
5. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.

TABLE A – Continued

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

TABLE B

**Roslindale Neighborhood District
Use Regulations
Neighborhood Business Subdistricts, Local Industrial Subdistricts, and Institutional Subdistricts**

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

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

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Banking and Postal Uses</u>					
Automatic teller machine	A	A	A	A ⁽¹⁾	A
Bank	A	A	A	A ⁽¹⁾	F
Drive-in bank	F	F	F ⁽²³⁾	A ⁽¹⁾	F
Post office	A	A	A	A	F
<u>Community Uses</u>					
Adult education center	A	A	A	A	A
Community center	A	A	A	A	A
Day care center	A	A	A	A	A
Day care center, elderly	A	A	A	A	A
Library	A	A	A	C	C
Place of worship; monastery; convent; parish house	A	A	A	A	A
<u>Cultural Uses</u>					
Art gallery	A	A	A	A	C ⁽²²⁾
Art use	C	A	A	A	C ⁽²²⁾
Auditorium	F	C	A	C	C ⁽²²⁾
Cinema	F	C	A	C	F
Concert hall	F	C	A	C	F ⁽²²⁾
Museum	C	A	A	C	C

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Cultural Uses (cont'd)</u>					
Public art, display space	C	A	A	A	C ⁽²²⁾
Studios, arts	C	A	A	A	C ⁽²²⁾
Studios, production	C	C	A	A	C ⁽²²⁾
Theatre	F	C	A	C	C ⁽²²⁾
Ticket sales	C	A	A	C	C ⁽²²⁾
<u>Dormitory and Fraternity Uses</u>					
Dormitory not accessory to a use	F	F	F	F	F
Fraternity	F	F	F	F	F
<u>Educational Uses</u>					
College or university ⁽²⁾	F	F	F	F	F ⁽³⁾
Elementary or secondary school ⁽⁴⁾	A	A	C	F	C
Kindergarten	A	A	C	F	C
Professional school	C	C	A	A	C
Trade school	C	C	A	A	C
<u>Entertainment and Recreational Uses</u>					
Adult entertainment	F	F	F	F	F
Amusement game machines in commercial establishment	F	C	C	C	F
Amusement game machines in non-commercial establishment ⁽⁵⁾	C	C	C	C	F
Bar ⁽⁵⁾	C	C	C	C	F
Bar with live entertainment	C	C	C	C	F
Bowling alley	F	C	A	C	F

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Entertainment and Recreational Uses</u> (cont'd)					
Billiard parlor	F	C	A	C	F
Dance hall	F	C	A	C	F
Drive-in theatre	F	F	F	F	F
Fitness center or gymnasium	A	A	A	A	C
Private club not serving alcohol	C	C	A	C	F
Private club serving alcohol	C	C	C	C	F
Restaurant with live entertainment, (5) not operating after 10:30 p.m.	F	C	A	C	F
Restaurant with live entertainment, (5) operating after 10:30 p.m.	F	C	A	C	F
<u>Funerary Uses</u>					
Cemetery	F	F	F	F	F
Columbarium	F	F	F	F	F
Crematory	F	F	F	F	F
Funeral home	F	C	A	F	F
Mortuary chapel	F	C	A	F	F
<u>Health Care Uses</u>					
Clinic	C	C	C	C	A ⁽³⁾
Clinical laboratory	C	C	C	C	A ⁽³⁾
Custodial care facility	F	F	C	C	C
Group care residence, general (2)	F	F	C	C	C ⁽³⁾
Hospital	F	F	C	F	A ⁽³⁾
Nursing or convalescent home (2)	C	C	C	F	A ⁽³⁾

TABLE B - Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Hotel and Conference Center Uses</u>					
Bed and breakfast	C	C	A	F	F
Conference center	F	F	A	F	F
Executive suites	F	F	A	F	F
Hotel	F	F	A	F	F
Motel	F	F	F	F	F
<u>Industrial Uses</u>					
Artists' mixed-use	F	C	A	A	F
Cleaning plant	F	F	F	A	F
General manufacturing use	F	F	F	A	F
Light manufacturing use	F	F	F	A	F
Printing plant	F	F	F	A	F
Restricted industrial use	F	F	F	F	F
<u>Office Uses</u>					
Agency or professional office	A	A	A	A ⁽⁶⁾	F
General office	A	A	A	A ⁽⁶⁾	F
Office of wholesale business	F	C	A	A ⁽⁶⁾	F
<u>Open Space Uses</u>					
Golf driving range	F	F	C	F	F
Grounds for sports, private	F	F	C	C	C
Open space	A	A	A	C	A
Open space recreational building	C	C	C	C	C
Outdoor place of recreation for profit	F	F	C	C	F
Stadium	F	F	F	F	F

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Public Service Uses</u>					
Automatic telephone exchange or telecommunications data distribution center ⁽⁴⁾	C	C	C	C	C
Courthouse ⁽⁴⁾	C	C	C	C	C
Fire station	A	A	A	A	A
Outdoor payphone	C	C ⁽⁴⁾	C ⁽⁴⁾	C ⁽⁴⁾	C
Penal institution ⁽⁴⁾	F	F	F	F	F
Police station ⁽⁴⁾	A	A	A	A	A
Pumping station	C	C	C	C	C
Recycling facility (excluding facilities handling toxic waste)	F	F	F	C	F
Solid waste transfer station ⁽⁴⁾	F	F	F	F	F
Sub-station	C	C	C	C	C
Telephone exchange	C	C	C	A	F
<u>Research and Development Uses</u> ⁽⁷⁾					
Research laboratory	F	C	C	A ⁽²⁴⁾	A ⁽²⁴⁾
Product development or prototype manufacturing	F	C	C	A	C
<u>Residential Uses</u> ^{(8), (9)}					
Congregate living complex	A	A	A	F	A
Elderly housing	A	A	A	F	A
Group residence, limited	A	A	A	F	A
Lodging house	C	C	C	F	C
Mobile home	F	F	F	F	F

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Residential Uses</u> ^{(8), (9)} (cont'd)					
Mobile home park	F	F	F	F	F
Multi-family dwelling	A	A	A	F	C
One family detached dwelling	A	A	C	F	C
One family semi-attached dwelling	A	A	C	F	C
Orphanage	C	C	C	F	C
Rowhouse	A	A	A	F	C
Temporary dwelling structure	C	C	C	F	C
Three family detached dwelling	A	A	C	F	C
Townhouse	A	A	A	F	C
Transitional housing or homeless shelter	C	C	C	F	C
Two family detached dwelling	A	A	C	F	C
Two family semi-attached dwelling	A	A	C	F	C
<u>Restaurant Uses</u> ⁽¹⁰⁾					
Drive-in restaurant	F	F	F	F	F
Restaurant	A	A	A	A	F
Take-out restaurant					
⁽¹¹⁾ Small	C	C	A	A	F
⁽¹¹⁾ Large	C	C	C	C	F
<u>Retail Uses</u> ⁽¹²⁾					
Adult bookstore	F	F	F	F	F
Bakery	A	A	A	A	F
General retail business	C	A ⁽¹³⁾	A ⁽¹³⁾	C ⁽¹³⁾	F
Liquor store	A	A	A	C	F

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Retail Uses</u> ⁽¹²⁾ (cont'd)					
Local retail business	A	A	A	A	F
Outdoor sale of garden supplies	C	C	A	A	F
Pawnshop	C	C	C	C	C
<u>Service Uses</u> ⁽¹²⁾					
Animal hospital	F	C	A	A ⁽¹⁾	F ⁽³⁾
Barber or beauty shop	A	A	A	A	F
Body art establishment	C	C	C	C	F
Caterer's establishment	A	A	A	A	F
Check cashing business	F	C	C	C	F
Container redemption center ⁽¹⁴⁾	F	C	C	A ⁽¹⁾	F
Dry-cleaning shop	A	A	A	A	F
Kennel	F	F	A	A ⁽¹⁾	F
Laundry, retail service	A	A	A	A ⁽¹⁾	F
Laundry, self-service	A	A	A	A	F
Photocopying establishment	A	A	A	A ⁽¹⁾	F
Shoe repair	A	A	A	A ⁽¹⁾	F
Tailor shop	A	A	A	A ⁽¹⁾	F
<u>Storage Uses, Major</u>					
Enclosed storage of solid fuel or minerals	F	F	F	C	F
Outdoor storage of solid fuel or minerals	F	F	F	F	F
Outdoor storage of new materials	F	F	F	C	F

TABLE B –Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Storage Uses, Major (cont'd)</u>					
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F
Storage of flammable liquids and gases (15)					
Small (15)	F	F	F	C	F
Large	F	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F	F
⁽¹²⁾ <u>Trade Uses</u>					
Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	F	F	F	F	F
Warehousing	F	F	F	A	F
Wrecking yard	F	F	F	F	F
Carpenters shop	F	C	A	A	F
Electrician's shop	C	A	A	A	F
Machine shop	F	F	F	A	F
Photographer's studio	A	A	A	A	F
Plumber's shop	C	A	A	A	F
Radio/television repair	A	A	A	A	F

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Trade Uses</u> ⁽¹²⁾ (cont'd)					
Upholsterer's shop	A	A	A	A	F
Welder's shop	F	C	A	A	F
<u>Transportation Uses</u>					
Airport	F	F	F	F	F
Bus terminal	F	F	F	C	F
Garage with dispatch	F	F	F	C	F
Helicopter landing facility	F	F	F	F	F
Motor freight terminal	F	F	F	C	F
Rail freight terminal	F	F	F	F	F
Railroad passenger station	F	A	A	A	F
<u>Vehicular Uses</u>					
Airport-related remote parking facility	F	F	F	F	F
Bus servicing or storage	F	F	F ⁽²³⁾	F ⁽¹⁶⁾	F
Carwash	F	F	F ⁽²³⁾	C ^{(16) (17)}	F
Gasoline station	F	F	F	C	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F ⁽²³⁾	C	F
Indoor sale of motor vehicles	F	F	F ⁽²³⁾	C	F
Outdoor sale of new and used motor vehicles	F	F	F ⁽²³⁾	C	F
Parking garage	F	F	C	C	F
Parking lot	F	F	C	C	F
Rental agency for cars	F	F	C	C	F
Rental agency for trucks	F	F	C	C	F

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Vehicular Uses (cont'd)</u>					
Repair garage	F	F	C ⁽¹⁶⁾	C ⁽¹⁶⁾	F
Truck servicing or storage	F	F	F	C	F
<u>Wholesale Uses</u>					
Wholesale business	F	F	F	A	F
<u>Accessory and Ancillary Uses</u>					
In each subdistrict of the Roslindale Neighborhood District, an accessory use ordinarily incident to a lawful main use is Allowed, subject to the provisions of Article 10, unless such use is (i) specifically Forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict on the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.					
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	C	C	C	C	F
Accessory art use	A	A	A	A	A
Accessory automatic teller machine	A	A	A	A ⁽¹⁷⁾	A
Accessory bus servicing or storage	F	F	F	A	C
Accessory cafeteria	A	A	A	A	A
Accessory cultural uses	A	A	A	A	A
Accessory dormitory	F	F	F	F	C
Accessory drive-through restaurant	F	F	F ⁽²³⁾	F	F
Accessory drive-through retail	F	F	F ⁽²³⁾	F	F
Accessory family day care home	A	A	A	C	A
Accessory home occupation	A	A	A	C	A
Accessory indoor maintenance and operation of a payphone ⁽¹⁸⁾	A	A	A	A	A
Accessory industrial use	F	F	F	A	F

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Accessory and Ancillary Uses (cont'd)</u>					
Accessory keeping of animals other than laboratory animals	F	F	F	C	C
Accessory keeping of laboratory animals ⁽⁷⁾	F	C	C	A	A
Accessory machine shop	F	C	C	A	F
Accessory manufacture of products	C	C	C	A	F
Accessory offices	A	A	A	A	A
Accessory offices for university	F ⁽¹⁹⁾	F ⁽¹⁹⁾	F ⁽¹⁹⁾	F ⁽¹⁹⁾	F
Accessory outdoor café	A	A	A	A	A
Accessory parking	A	A	A	A	A
Accessory personnel quarters	C	C	C	C	A
Accessory printing	A	A	A	A	A
Accessory professional office in a dwelling	A	A	A	F	A
Accessory railroad storage yard	F	F	F	C	F
Accessory recycling	A	A	A	A	A
Accessory repair garage	F	F	C	A	F
Accessory retail	A	A	A	A	F
Accessory service uses	A	A	A	A	F
Accessory services for apartment and hotel residents	A	A	A	F	C
Accessory services incidental to educational uses other than college or university use	A	A	A	A	A
Accessory storage of flammable liquids and gases ⁽¹⁵⁾					
Small ⁽¹⁵⁾	A	A	A	A	A
Large	C	C	C	C	C
Accessory storage or transfer of toxic waste	F	F	F	C	A

TABLE B – Continued

	<u>Local Convenience</u>	<u>Neighborhood Shopping</u>	<u>Community Commercial</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
<u>Accessory and Ancillary Uses (cont'd)</u>					
Accessory swimming pool or (20) tennis court	A	A	A	A	A
Accessory trade uses	A	A	A	A ⁽¹⁷⁾	F
Accessory truck servicing or storage	F	F	C	A	C
Accessory wholesale business	C	C	C	A	F
(21) Ancillary use	C	C	C	C	C

FOOTNOTES:

1. Where designated "A," provided total gross floor area does not exceed one thousand (1,000) square feet per use; otherwise Conditional.
2. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table B. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or an accessory or ancillary use. Where any portion of a Proposed Institutional Project is for Institutional subuses that are not High Impact Subuses, each Institutional subuse shall be Allowed, Conditional, or Forbidden as provided in this Table B for the use category (other than an Institutional use) that most closely describes such subuse.
3. Where an Institutional Use is designated "A," a Proposed Institutional Project for such use is Allowed, provided that such Proposed Institutional Project does not result in the addition of an aggregate gross floor area of fifty thousand (50,000) or more square feet, and provided further that such area is not a phase of another Proposed Institutional Project; otherwise Conditional.
4. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained.
5. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is Conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is Forbidden.
6. Provided that such use shall not exceed forty percent (40%) of the gross floor area Allowed within a Lot.
7. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.

TABLE B - Continued

FOOTNOTES (cont'd):

8. Where designated "A" or "C," provided that Dwelling Units are Forbidden in Basements.
9. Where designated "A" in a Neighborhood Shopping Subdistrict, a Community Commercial Subdistrict or a Local Convenience Subdistrict, provided that such use is Conditional on the first story.
10. Where a Restaurant Use is designated "A" or "C," it shall be Forbidden if such establishment is open to the public after 1:00 a.m. or before 6:00 a.m.
11. Small: total gross floor area not more than two thousand five hundred (2,500) square feet per restaurant in a Neighborhood Business Subdistrict or one thousand (1,000) square feet per restaurant in a Local Industrial Subdistrict or not exceeding one thousand (1,000) square feet per restaurant in an Institutional Subdistrict. Large: total gross floor area exceeding two thousand five hundred (2,500) square feet per restaurant in a Neighborhood Business Subdistrict or one thousand (1,000) square feet per restaurant in a Local Industrial Subdistrict or exceeding one thousand (1,000) square feet per restaurant in an Institutional Subdistrict.
12. Where a Retail, Service or Trade Use is designated "A," it shall be Conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after midnight or before 6:00 a.m.
13. Where designated "A," provided that any Proposed Project for a General Retail Business shall be Conditional if it: (a) establishes an occupancy for a General Retail Business having a gross floor area of seventy-five thousand (75,000) or more square feet; or (b) changes to a General Retail Business the use of a gross floor area of seventy-five thousand (75,000) or more square feet; (c) enlarges a General Retail Business so as to increase its gross floor area by seventy-five thousand (75,000) or more square feet.
14. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be Forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Conservation Protection Subdistrict.
15. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
16. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise Forbidden.
17. Except Conditional if within one hundred (100) feet of a Residential Subdistrict.
18. Provided that such use shall be Forbidden unless located within a building at least ten (10) feet from an entrance.
19. Except Conditional in Rear Yard abutting a Residential Subdistrict.

TABLE B - Continued

FOOTNOTES (cont'd):

20. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
21. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
22. Provided that any such use shall be operated in connection with an institutional use, otherwise Forbidden.
23. Except Conditional in the American Legion/ Mount Hope/ Walk Hill Community Commercial (CC-1) Subdistrict.
24. Provided, however, that any laboratory classified by the U.S. Centers for Disease Control as higher than a "Biosafety Level 2 (BSL-2)" shall be Forbidden.

TABLE C

**Roslindale 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) Min. Depth (Feet)	Side Yard (5) Min. Depth (Feet)	Rear Yard (4) Min. 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	.5	2 1/2	35	1,800	25	10	40	25
Other Use	6,000	N/A	60	60	.5	2 1/2	35	1,800	25	10	40	25
<u>Two-Family Residential Subdistrict</u>												
<u>2F-5,000 (1)</u>												
1 Family Detached or Semi-Attached or 2 Family Detached	5,000 for 1 unit	3,000	50	50	.5	2 ½	35	1,750	20	10	40	25
Other Use	8,000	N/A	50	50	.5	2 ½	35	1,750	20	10	40	25

TABLE C – 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) Min. Depth (Feet)	Side Yard (5) Min. Depth (Feet)	Rear Yard (4) Min. Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
<u>Three-Family Residential Subdistrict</u>												
<u>3F-4,000 (1)</u>												
Row House Building or Town House Building	4,000 for 1 unit	2,000	40	40	.8	3	35	800 s.f. per unit	20	10	40	25
Semi-Attached or Detached Dwelling	4,000 for 1 unit	2,000	40	40	.8	3	35	800 s.f. per unit	20	10	40	25
Any Other Use	8,000	N/A	45	45	.8	3	35	800 s.f. per Lot	20	10	40	25
<u>Multifamily Residential Subdistrict</u>												
<u>MFR (1)</u>	5,000	1,000	none	none	1	3	35	400 s.f. per Unit	20	10	40	25

TABLE C - Continued

Footnotes

1. See Maps 10A and 10B and Section 67-7. 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).
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 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 been 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 67-9 (Applicable Dimensional Requirements).

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

4. See Section 67-33.1, 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.

TABLE D

Roslindale Neighborhood District

**Conservation Protection Subdistricts, Local Industrial Subdistricts
and Institutional Subdistricts
Dimensional Regulations**

	<u>Conservation Protection Subdistricts (1)</u>	<u>Local Industrial Subdistricts</u>	<u>Institutional Subdistricts</u>
Maximum Floor Area Ratio	0.3	1.0	0.4
Maximum Building Height	35(4)	35	45 feet
Maximum number of dwelling units/acre	3	N/A	N/A
Minimum Lot Size			
Residential use	1 acre (2)	N/A	N/A
Other use	none	none	none
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard	50 (3)(5)	none	100 feet
Minimum Side Yard	50 (3)(5)	none	100 feet
Minimum Rear Yard	50 (3)(5)	20	50 feet

TABLE D - Continued

FOOTNOTES:

1. A Proposed Project in a Conservation Protection Subdistrict may be subject to the Site Plan Component of Large Project Review or Small Project Review, pursuant to Section 80B-2 or 80E-2.
2. If a Lot assessed as a separate parcel or in separate ownership of record (by plan or deed) as of the effective date of this article does not meet the minimum Lot Size requirement, the Board of Appeal may authorize the construction of: (a) one dwelling unit, if the Lot meets at least one-third of the minimum Lot Size requirement, or (b) two units, if the Lot meets at least two-thirds of the minimum Lot Size requirement.
3. 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.
4. Except that in the Weld Hill Conservation Protection Subdistrict, the Maximum Building Height shall be the highest point of the roofline on any future Buildings constructed and is limited to a plane defined by the top of the Weld Hill after its reconstruction, as described in the Institutional Master Plan for the Arnold Arboretum, effective January 9, 2008 (anticipated to be approximately 180 feet vertical elevation, Boston City Base Datum), except within the Restricted Height Setback Area as delineated in said Institutional Master Plan, where Building Height shall not exceed thirty-five (35) feet.
5. Except that in the Weld Hill Conservation Protection Subdistrict, the minimum setback from all street lines shall be twenty-five (25) feet, provided that the minimum setback shall be fifty (50) feet along that portion of Walter Street extending one hundred and seventy (170) feet from the northerly boundary of the Weld Hill Conservation Protection Subdistrict.

TABLE E

Roslindale Neighborhood District
Neighborhood Business Subdistricts
Dimensional Regulations

	Local Convenience <u>Subdistricts</u>	Neighborhood Shopping <u>Subdistricts</u>	<u>Community Commercial Subdistricts</u>	
			<u>CC-1</u>	<u>CC-2</u>
Maximum Floor Area Ratio	0.5	1.0	1.0 (6)	2.0
Maximum Building Height	35 feet/ 2-1/2 floors	35 feet/ 3 floors	35 feet/ 3 floors	35 feet/ 3 floors
Minimum Lot Size	none	none	none	none
Minimum Lot Area Per Dwelling Unit	N/A	N/A	N/A	N/A
Minimum Usable Open Space (1) per Dwelling Unit (sq. ft.)	none	none	none	none
Minimum Lot Width	none	none	none	none
Minimum Lot Frontage	none	none	none	none
Minimum Front Yard (2)	15 (3)	10 (3)	none (3)	none (3)
Minimum Side Yard (4)	none	none	none	none
Minimum Rear Yard (5)	20	10	10	20

TABLE E - Continued

Footnotes:

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

In a Neighborhood Business Subdistrict, every front yard required by this code shall be at grade level along every lot line on which such yard abuts.
3. See Section 67-33.1, Conformity with Existing Building Alignment. A bay window may protrude into a front yard.
4. In a Neighborhood Business Subdistrict, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
5. In a Neighborhood Business Subdistrict, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
6. Except that the maximum Floor Area Ratio in a Community Commercial 1 Subdistrict shall be 1.5 for mixed uses for Proposed Projects that include commercial and residential uses.

TABLE F

**Roslindale Neighborhood District
Off-Street Parking Requirements (1)**

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

TABLE F – Continued

	Space(s) Per 1,000 Square Feet of <u>Gross Floor Area</u>
<u>Research and Development Uses</u>	0.5
<u>Retail Uses</u>	2.0
<u>Service and Trade Uses</u>	2.0
<u>Storage Uses, Major</u>	0.5
Transportation Uses	0.25
Vehicular Uses	0.5
Wholesale Uses	0.25

FOOTNOTES:

1. The provisions of this Table F do not apply to Proposed Projects that are subject to Large Project Review. See Section 67-32 (Off-Street Parking and Loading Requirements).

TABLE F - Continued

**Roslindale Neighborhood District
Off-Street Parking Requirements (1)**

	<u>If there are seats: (spaces per seat) (2)</u>	<u>If there are no seats (spaces per 1,000 square feet of public floor area in structures)</u>
<u>Cultural Uses</u>	0.2	2.0
<u>Entertainment Uses</u>	0.3	4.0
<u>Funerary Uses</u>		
Funeral home	0.1	3.0
Mortuary chapel	0.1	3.0
All other funerary uses	none	none
<u>Places of Worship</u>	0.1	3.0
<u>Restaurant Uses</u>		
Restaurant	0.3	4.0
Other Restaurant Uses	0.15	0.5
<u>Open Space Uses</u>		
Stadium	0.2	N/A
Other Open Space Uses	0.2	2.0

TABLE F – Continued

FOOTNOTES:

1. The provisions of this Table F do not apply to Proposed Projects that are subject to Large Project Review. See Section 67-32 (Off-Street Parking and Loading Requirements).
2. Where benches are used, each two (2) linear feet of bench shall constitute one (1) seat.

TABLE F - Continued

**Roslindale Neighborhood District
Off-Street Parking Requirements**

Residential and Related Uses (1)

	Spaces per <u>Dwelling Unit (2)</u>
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
<u>Residential Uses</u>	
Elderly Housing	0.5
Group Care, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
Other Residential Uses (3) (4)	2.0

TABLE F – Continued

FOOTNOTES:

1. The provisions of this Table F do not apply to Proposed Projects that are subject to Large Project Review. See Section 67-32 (Off-Street Parking and Loading Requirements).
2. Where a use is not divided into Dwelling Units:
 - (a) if sleeping rooms have accommodations for not more than two (2) persons, each group of two (2) sleeping rooms shall constitute a Dwelling Unit;
 - (b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.
3. For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement is as follows: two (2) parking spaces per Dwelling Unit for Proposed Projects between one (1) and three (3) Dwelling Units; 1.5 parking spaces per Dwelling Unit for Proposed Projects between four (4) and fifteen (15) Dwelling Units; and one (1) parking space per Dwelling Unit for Proposed Projects with more than fifteen (15) Dwelling Units.
4. For residential uses in the Roslindale Square Community Commercial Subdistricts (CC-1 and CC-2), the required number of spaces per Dwelling Unit shall be 1.5.

TABLE G

**Roslindale Neighborhood District
Off Street Loading Requirements (1)**

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

FOOTNOTES:

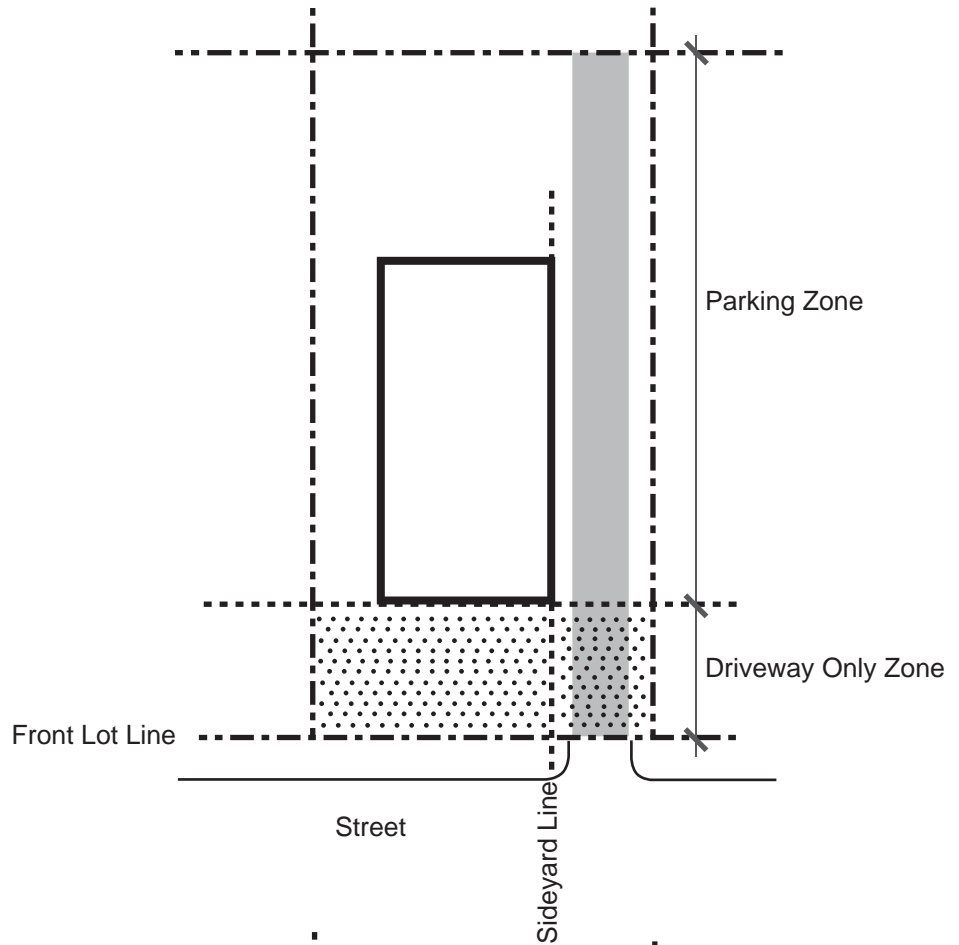
1. The provisions of this Table G do not apply to Proposed Projects that are subject to Large Project Review. See Section 67-32 (Off-Street Parking and Loading Requirements).

APPENDIX A

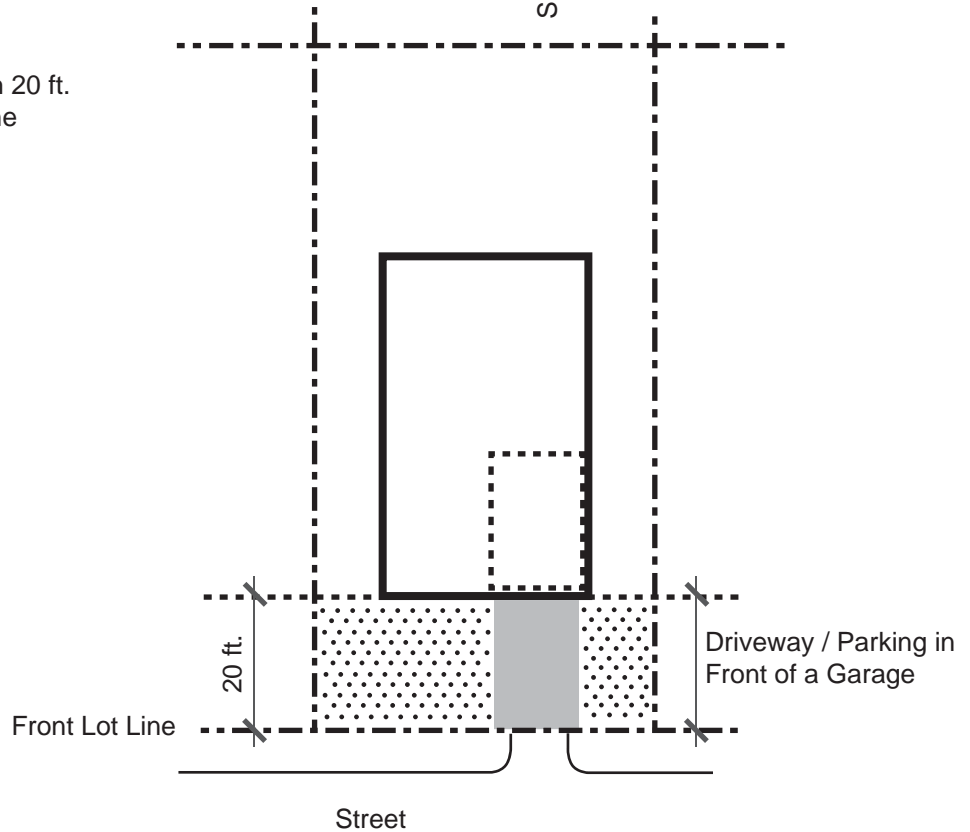
Appendix A

Section 67-32.4(a) Off-street Parking Location in Roslindale Residential Subdistricts

- Case 1:
Sideyard Parking



- Case 2:
Attached Garage with 20 ft.
from the Front Lot Line



- Front Yard
- Residential Use
- Garage
- Lot Line