

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority, d/b/a/ Boston Planning and Development Agency hereby petitions the City of Boston Zoning Commission to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:

1. Delete the existing ARTICLES 58 - CITY SQUARE NEIGHBORHOOD DISTRICT and 62 - CHARLESTOWN NEIGHBORHOOD DISTRICT and insert the new ARTICLE 62 - CHARLESTOWN NEIGHBORHOOD DISTRICT as shown on Appendix A to this Amendment.
2. In **ARTICLE 2 - DEFINITIONS**, insert the following:

Permeable Area of Lot. *The Lot Area covered by natural ground cover or any material/surface on the ground that allows water to pass through at a rate and quantity equal to or greater than natural ground cover. Surfaces included in the calculation of Permeable Area of Lot include, but are not limited to, vegetative landscapes, such as lawn and trees; vegetated green infrastructure, such as rain gardens and bioswales; porous paving materials, such as porous asphalt and permeable pavers; and other natural materials that achieve the prescribed infiltration rate of 0.17 inches/hour, as referenced in the Massachusetts Stormwater Handbook (Volume 3, Chapter 1), such as mulch and clean washed stone. The calculation of Permeable Area of Lot excludes permeable surfaces (green roofs) and rain capture systems (e.g. blue roofs) located on a roof or elsewhere on or in an above-grade Structure.*

Building Lot Coverage. *The cumulative percentage of Lot Area covered by the largest Building Floor Plate of each building on the lot. Excludes any one story detached building that is exempt from building code such as small tool or storage sheds, playhouses, and the like.*

Building Floor Plate. *The total floor area of a single story within a Building. A story's floor plate includes the area measured from the outside surface of the Building's exterior*

walls and the area of any covered porches or covered balconies extruding from said story.

3. In **ARTICLE 42B - CHARLESTOWN NEIGHBORHOOD DISTRICT**, insert the changes outlined below

Section 42B-15. Working Waterfront Subdistricts.

This Section establishes five (5) working waterfront subdistricts within the Charlestown Waterfront. The working waterfront subdistricts are established in order to maintain, foster, and promote the maritime economy within the city of Boston; to provide for light manufacturing Water-Dependent Uses; to preserve sites for maritime-dependent industrial uses along the waterfront consistent with applicable state policy and the needs of the maritime industry; to create opportunities for manufacturing and business on the waterfront; to promote land development that will protect the public health and general welfare; and to maintain a safe and healthy environment.

1. **Charlestown Maritime Economy Reserve Subdistrict.** Within that portion of the Charlestown Waterfront depicted on Maps 2B and 2C of this Code as the "Charlestown Maritime Economy Reserve Subdistrict," a maximum Building Height of fifty-five (55) feet (except for cranes, silos, storage facilities or other mechanical devices or facilities used for transfer of goods from land to waterborne vessels or for processing of such goods) and a maximum FAR of two (2) are allowed, and the regulations of this Code for MER-2-55 subdistricts are applicable.
2. **Mystic River Waterfront Manufacturing Subdistrict.** Within that portion of the Charlestown Waterfront depicted on Map 2B of this Code as the "Mystic River Waterfront Manufacturing Subdistrict," a maximum Building Height of **one hundred eighty (180) feet, ~~fifty five (55) feet except for cranes or other mechanical devices required for operation of the allowed use,~~ a maximum fifty percent (50%) Building Lot Coverage, minimum thirty percent (30%) Permeable Area of Lot,** and a maximum FAR of two (2) are allowed, and the regulations of this Code for WM-2-55 subdistricts are applicable.
3. **Terminal Street Waterfront Manufacturing Subdistrict.** Within that portion of the Charlestown Waterfront depicted on Maps 2B and 2C of this Code as the "Terminal Street Waterfront Manufacturing Subdistrict," a maximum Building Height of fifty-five (55) feet (except for cranes or other mechanical devices required for operation of the allowed use) and a maximum FAR of two (2) are allowed, and the regulations of this Code for WM-2-55 subdistricts are applicable, except that notwithstanding any contrary provision of Subsection 42D-3.2(d), office uses described in said Subsection shall be allowed uses above the first floor, without a percentage limit on gross floor area, within any building existing as of the effective date of this Article.
4. **Charlestown General Industrial Subdistrict.** Within that portion of the Charlestown Waterfront depicted on Map 2B of this Code as the "Charlestown General Industrial Subdistrict," a maximum Building Height of **one hundred fifty (150) feet, a maximum fifty percent (50%) Building Lot Coverage, a minimum thirty percent (30%) Permeable Area of Lot, and a maximum FAR of two (2) shall apply in that area to the south of Mystic River and a maximum Building Height of sixty-five (65) feet and a maximum FAR of two (2) shall apply in that area to the north of Mystic River** ~~is allowed~~ and the regulations of this Code for I-2-65 subdistricts are applicable.
5. **Little Mystic Waterfront Service Subdistrict.** Within that portion of the Charlestown Waterfront depicted on Maps 2B and 2C of this Code as the "Little Mystic Waterfront Service Subdistrict," a maximum Building Height of forty-five (45) feet and a maximum FAR of one (1) are allowed, and the regulations of this Code for WS-1-45 subdistricts are applicable. Notwithstanding any contrary provision of Article 42C, Waterfront Service Districts, within the Little Mystic Waterfront Service Subdistrict parking is allowed provided that it is located a minimum of twenty (20) feet from the High Tide Line,

with a minimum of twelve (12) feet adjacent to and landward of the High Tide Line devoted to Public Access Facilities and a minimum of eight (8) feet devoted to vegetative buffering.

REGULATIONS APPLICABLE IN PLANNED DEVELOPMENT AREAS

Section 42B - 16. Establishment of Areas Within Which Planned Development Areas May be Permitted.

Planned Development Areas ("PDAs"), as described in Section 3-1A.a, are permitted within the Harborpark District - Charlestown Waterfront.

The purposes of establishing PDA-eligible areas are to provide for a more flexible zoning law; to provide public benefits to the Charlestown community and implement the recommendations of the PLAN: Charlestown including, but not limited to, mobility and access improvements; housing supply diversification, particularly affordable housing and housing near public transit; job opportunity growth; and quality urban form, new open space, and public realm improvements through planning and design controls.

Section 42B-17. Planned Development Areas: Dimensional Regulations.

1. **Dimensional Regulations.** The dimensional requirements for a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan, provided that the Building Height, Permeable Area of Lot, Floor Area Ratio (FAR) for such Proposed Project shall not exceed the limits set forth in Table C, below:

TABLE C Planned Development Areas': Maximum Building Heights, Floor Area Ratios, and Minimum Permeable Area of Lot%

Area	Maximum Building Height (feet)	FAR	Minimum Permeable Area of Lot (%)
Charlestown General Industrial Subdistrict	150	2.0	20%
Mystic River Waterfront Manufacturing Subdistrict	180	2.0	20%

Section 42B-18. Planned Development Area Review Requirement.

See Article 80 concerning the applicability of Planned Development Area Review to the approval of PDA Development Plans, PDA Master Plans, and Proposed Projects in Planned Development Areas.

Section 42B-19. Planned Development Areas: Public Benefits.

The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as meeting the requirement of Section 80C-4 (Standards for Planned Development Area Review) for compliance with the applicable planning and development criteria of this Article if the Development Plan proposes a plan for public benefits, including two or more of the following: (a) significant mobility improvements through the addition of, but not limited to, streets, sidewalks, and bike lanes; or (b) improvements to-existing open space or the creation of new open space, particularly parks; (c) preservation of historically significant buildings through adaptive reuse; (d) provision of affordable housing exceeding that which is required by city policy; (e) diversification and expansion of Charlestown's economy and job opportunities through economic activity, such as private investment in commercial

and cultural uses, or research and development. The selected public benefits should advance the goals detailed in PLAN: Charlestown.

Section 42B-206. Waterfront Residential Subdistrict.

This Section establishes one waterfront residential subdistrict. The waterfront residential subdistrict is established in order to provide for residential uses on the waterfront.

1. **Little Mystic Waterfront Residential Subdistrict.** Within that portion of the Charlestown Waterfront depicted on Maps 2B and 2C of this Code as the "Little Mystic Waterfront Residential Subdistrict," a maximum Building Height of forty-five (45) feet and a maximum FAR of one (1) are allowed, and the regulations of this Code for H-1-45 subdistricts are applicable.

Section 42B-217. Open Space Subdistricts.

This section establishes five open space subdistricts within the Charlestown Waterfront, which subdistricts are identified in Table C of this Article and shown on Maps 2B and 2C of this Code. Any Lot within any such open space subdistrict is subject to Article 33, Open Space Subdistricts, and other provisions of this Code applicable to such subdistrict.

TABLE D ~~E~~ **Open Space Subdistricts in the Charlestown Waterfront**

Name	Designation
J.J. Ryan Playground	Recreation (OS-RC)*
Little Mystic Waterfront Access	Waterfront Access (OS-WA) †
William J. Barry Playground	Recreation (OS-RC)*
Paul Revere Landing	Parkland (OS-P) ‡

* Recreation Open Space Subdistricts consist of land appropriate for and limited to active or passive recreational uses. See Section 33-10.

† Waterfront Access Open Space Subdistricts consist of land which abuts or lies under waters of the Commonwealth within the jurisdiction of the City. See Section 33-13.

‡ Parkland Open Space Subdistricts consist of land appropriate for and limited to passive recreational uses. See Section 33-9.

MISCELLANEOUS PROVISIONS

Section 42B-2218. Regulations.

The Boston Redevelopment Authority may promulgate regulations to administer this Article.

Section 42B-2319. Rights to Navigation.

No provision of this Code shall be construed as a limitation upon the navigational rights of vessels or upon the regulation thereof by the United States.

Section 42B-240. Severability.

The provisions and requirements of this Article are severable, and if any such requirements or provisions shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision or requirement of this Article.

Section 42B-251. Definitions.

Words and phrases defined in Appendix A to Article 42A, when capitalized in this Article, have the meanings set forth in said Appendix A. Building Lot Coverage and Permeable Area of Lot have the meanings set forth in Article 2.

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Date: as authorized by the BPDA Board at its meeting of 9/28/2023.

ARTICLE 62
CHARLESTOWN NEIGHBORHOOD DISTRICT¹

¹(Date of public notice: August 28, 1998 (see St. 1956, c. 665, s. 5); Article inserted on September 28, 1998; As of March 15, 2006)

IN GENERAL

Section 62-1. Statement of Purpose and Objectives.

The purpose of this Article is to establish the zoning regulations for the Charlestown Neighborhood District.

Section 62-2. Physical Boundaries.

The provisions of this Article are applicable only in the Charlestown Neighborhood District. The boundaries of the Charlestown Neighborhood District and its subdistricts are as shown on the map numbered 2E and entitled "Charlestown Neighborhood District", of the series of maps entitled "Zoning Districts City of Boston".

Section 62-3. Applicability.

This Article together with the rest of this Code constitutes the zoning regulation for the Charlestown Neighborhood District and 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. 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 Charlestown 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 62-4. Prohibition of Planned Development Areas.

Within the Charlestown Neighborhood District, no Planned Development Area shall be permitted, except as expressly provided for in Section 62-19.

REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

Section 62-5. Establishment of Residential Subdistricts.

This Section 62-5 establishes Residential Subdistricts within the Charlestown 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.

The following Residential Subdistricts are established:

1. **Three-Family Residential ("3F") Subdistricts.** The Three-Family Residential ("3F") Subdistricts are established to preserve low density three-family areas with a variety of housing types appropriate to the existing fabric, including one-, two-, and three-family Dwellings, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 3F Subdistrict, the maximum number of Dwelling Units allowed in a single structure, or in any combination of semi-attached or attached structures (including semi-attached Dwellings, Town Houses, and Row Houses) is three (3).
2. **Row House Residential ("RH") Subdistricts.** The Row House Residential ("RH") Subdistricts are established to preserve, maintain, and promote the existing fabric of row house neighborhoods by allowing row houses as the sole housing type.

3. **Multifamily Residential ("MFR") Subdistricts.** The Multifamily Residential ("MFR") Subdistricts are established to encourage 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 62-6. Use Regulations Applicable in Residential Subdistricts.

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.

1. **Basement Units:** Notwithstanding any contrary provision of this Article or Code, Dwelling Units in Basements are forbidden in the Charlestown Neighborhood District.
2. **Additional Dwelling Unit.** Within the Charlestown Neighborhood District, an Additional Dwelling Unit, as defined in Section 2-1, shall be subject to the Use Regulations set forth in Table A of this Article; however said Additional Dwelling Unit shall be an Allowed Use where it may otherwise be Conditional or Forbidden provided that it is the addition of no more than one (1) dwelling unit to the existing structure; and shall be exempt from all requirements of this Code provided that the Additional Dwelling Unit does not involve any bump out, extension or construction to the existing envelope of the structure which results in the addition of Gross Floor Area and that the residential structure to which the conversion is occurring is owner-occupied and registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.

(Text Amd. No. 416, § 57a., 7-2-2015 ; Text Amd. No. 440 , § 12A., 5-8-2019; Text Amd. No. 461 , § 3, 6-22-2023.)

Section 62-7. 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 Three-Family Residential ("3F") Subdistricts, and Row House (RH) 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.
4. **Location of Garage Entrance.** Within the Residential Subdistricts, a motor vehicle entrance to a garage shall not face a Front Lot Line or a Rear Lot Line facing a public street.

REGULATIONS APPLICABLE IN MIXED-USE SUBDISTRICTS

Section 62-8. Establishment of Mixed-Use Subdistricts.

This Section 62-8 establishes Mixed-Use Subdistricts within the Charlestown Neighborhood District. The purpose of the Mixed-Use Subdistricts is to promote a dynamic blend of residential, commercial, and

recreational spaces, fostering economic growth while meeting community needs. These subdistricts serve as vibrant economic centers that promote active street life and public realm.

Section 62-9. Use Regulations Applicable in Mixed-Use Subdistricts.

Within the Mixed-Use 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.

Section 62-10. Dimensional Regulations Applicable in Mixed-Use Subdistricts.

The dimensional regulations applicable in Mixed-Use Subdistricts are set forth in Table D of this Article.

REGULATIONS APPLICABLE IN NEIGHBORHOOD SHOPPING SUBDISTRICTS

Section 62-11. Establishment of Neighborhood Shopping Subdistricts.

This Section 62-11 establishes Neighborhood Shopping Subdistricts within the Charlestown Neighborhood District. The purpose of the Neighborhood Shopping ("NS") Subdistricts is to provide convenience goods and services to the larger neighborhood, and encourage the development of neighborhood businesses that provide essential goods and services as well as jobs and entrepreneurial opportunities for the Charlestown community.

Section 62-12. Use Regulations Applicable in Neighborhood Shopping 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.

(Text Amd. No. 416, § 57c., 7-2-2015)

Section 62-13. Dimensional Regulations Applicable in Neighborhood Shopping Subdistricts.

The dimensional regulations applicable in Neighborhood Shopping Subdistricts are set forth in Table D of this Article.

REGULATIONS APPLICABLE IN OPEN SPACE DISTRICTS AND SUBDISTRICTS

Section 62-14. Establishment of Open Space Districts and Subdistricts.

This Section 62-14 establishes Open Space ("OS") Districts and Subdistricts in the Charlestown Neighborhood District. The purpose of the Open Space Districts and Subdistricts is to enhance the quality of life for Charlestown's residents by protecting open space resources. Any Lot within any Open Space District or Subdistrict is subject to the applicable provisions of this Code, including without limitation Article 33 (Open Space Subdistricts). The Open Space Districts and Subdistricts designated in the Charlestown Neighborhood District are listed in Table 1 of this Section 62-14 and are of the following types:

1. **Cemetery Open Space (OS-CM) Subdistrict** Cemetery Open Space Subdistricts are designated for interment uses, and are subject to provisions of Section 33-14.
2. **Community Garden Open Space (OS-G) Subdistrict.** Community Garden Open Space Subdistricts shall consist of land appropriate for the cultivation of herbs, fruits, flowers, or vegetables, including the

cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, and are subject to the provisions of Section 33-8.

3. **Parkland Open Space (OS-P) Subdistrict.** Parkland Open Space Subdistricts shall consist of land appropriate for passive recreational uses, including walkways, picnic areas, and sifting areas. Such land may include Vacant Public Land. Parkland Open Space Subdistricts are subject to the provisions of Section 33-9.
4. **Recreation Open Space (OS-RC) Subdistrict.** 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.
5. **Urban Plaza Open Spaces (OS-UP) Subdistrict.** Urban Plaza Open Space Subdistricts shall consist of land appropriate for passive recreational uses; and are subject to the provisions of Section 33-15.

TABLE 1 Open Space Districts and Subdistricts in the Charlestown Neighborhood District

Designation	Location/Name
Cemetery	St. Francis de Sales Cemetery
	Bunker Hill Burying Ground
	Phipps Street Burying Ground
Community Garden	Main Street Community Garden
Parkland	Winthrop Square/Training Field
	Bunker Hill Monument
	City Square Park
Recreation	Doherty Playground
	Cook Street Play Area
	Edwards Playground
	Harvard Mail
	MDC Skating Rink
	Rutherford Avenue Play Area
Urban Plaza	Caldwell Street Play Area
	Hunter Street Play Area
	Mt. Vernon Square
	Hayes Square
	Thompson Square

REGULATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

Section 62-15. Establishment of Local Industrial Subdistricts.

This Section 62-16 establishes Local Industrial ("LI") Subdistricts within the Charlestown 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 Charlestown Neighborhood District.

Section 62-16. 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.

(Text Amd. No. 416, § 57d., 7-2-2015)

Section 62-17. Dimensional Regulations Applicable in Local Industrial Subdistricts.

The dimensional regulations applicable in Local Industrial Subdistrict are set forth in Table D of this Article.

REGULATIONS APPLICABLE IN OVERLAY DISTRICTS

Section 62-18. Establishment of Neighborhood Design Overlay District.

This Section 62-18 establishes the Neighborhood Design Overlay District ("NDOD") as an overlay to certain subdistricts within the Charlestown Neighborhood District. The Neighborhood Design Overlay District is 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.

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

REGULATIONS APPLICABLE IN PLANNED DEVELOPMENT AREAS

Section 62-19. Establishment of Areas Within Which Planned Development Areas May be Permitted.

Planned Development Area ("PDAs"), as described in Section 3-1A.a, are permitted within the Local Industrial Subdistricts, the Mixed-Use Subdistricts, the Commercial Subdistricts, and the Neighborhood Shopping 1 Subdistrict (NS-1). The boundaries of the areas where PDAs are permitted are depicted on Map 2E, Charlestown Neighborhood District. PDAs are not permitted elsewhere in the Charlestown Neighborhood District.

The purposes of establishing PDA-eligible areas are to provide for a more flexible zoning law; to provide public benefits to the Charlestown community and implement the recommendations of the PLAN: Charlestown including, but not limited to, mobility and access improvements; housing supply diversification, particularly affordable housing and housing near public transit; job opportunity growth; and quality urban form, new open space, and public realm improvements through planning and design controls.

Section 62-20. Planned Development Areas: Use and Dimensional Regulations.

1. **Use Regulations.** A Proposed Project within a PDA shall comply with the use regulations applicable to the underlying subdistrict for the location of the Proposed Project, except as those regulations are expressly modified by an approved Development Plan.
2. **Dimensional Regulations.** The dimensional requirements for a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan, provided that the Building Height, Floor Area Ratio (FAR), and Permeable Area of Lot for such Proposed Project shall comply with the requirements set forth in Table 2, of this Section 62-20.

TABLE 2 Planned Development Areas¹: Maximum Building Heights, Floor Area Ratios, and Minimum Permeable Area of Lot

Area	Maximum Building Height (feet)	FAR ††	Minimum Permeable Area of Lot(%)
PDA I	90'/150'*/280'**	3.0	25%
PDA II	90'/150'*/280'**	3.0	25%
PDA III	280'	4.0	25%
PDA IV	180'	4.0	20%
PDA V	70'/90'†	3.0	20%
PDA VI	280'	5.0	15%
PDA VII	90'	2.0	15%
PDA VIII	180'	2.0	15%
PDA IX	280'	4.0	15%
PDA X	150'	3.0	20%

* The 150-foot height limit shall apply only in the area that is west of a line drawn parallel to and 200 feet west of Rutherford Avenue.

** The 280-foot height limit shall apply only in the area that is west of a line drawn parallel to and 400 feet west of Rutherford Avenue.

†The 90-foot height limit shall apply only in the area to the south of Cambridge Street.

††For projects containing a residential use, see Section 62.21.

(As amended on October 20, 2000 and December 27, 2001; Text Amd. No. 438 , § 1a.—d., 11-9-18)

Section 62.21 Residential Density Bonus for Planned Development Areas.

Projects containing a residential use in PDA I, PDA VI, PDA VII, and PDA X are eligible for a 1.0 increase to the maximum FAR for the area.

For projects containing a mix of residential and non-residential uses above the ground floor, the residential FAR bonus is pro-rated according to the equation shown in this Section 62-21.

$$\left[\frac{(Total\ SF\ of\ residential\ uses\ on\ floors\ 2\ and\ above)}{(Total\ SF\ proposed) - (Ground\ Floor\ SF)} \right] \times (1\ FAR) = Prorated\ FAR\ Bonus$$

Section 62-22. Planned Development Area Review Requirement.

See Article 80 concerning the applicability of Planned Development Area Review to the approval of PDA Development Plans, PDA Master Plans, and Proposed Projects in Planned Development Areas.

Section 62-23. Planned Development Areas: Public Benefits.

The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as meeting the requirement of Section 80C-4 (Standards for Planned Development Area Review) for compliance with the applicable planning and development criteria of this Article if the Development Plan proposes a plan for public benefits, including two or more of the following: (a) significant mobility improvements through the addition of, but not limited to, streets, sidewalks, and bike lanes; or (b) improvements to existing open space or the creation of new open space, particularly parks; (c) preservation of historically significant buildings through adaptive reuse;(d) provision of affordable housing exceeding that which is required by city policy; (e) diversification and expansion of

Charlestown's economy and job opportunities through economic activity, such as private investment in commercial and cultural uses, or research and development. The selected public benefits should advance the goals detailed in PLAN: Charlestown.

REGULATIONS GOVERNING DESIGN

Section 62-24. Design Review and Design Guidelines.

- Applicability of Design Review.** To ensure that growth in the Charlestown 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).
- Design Guidelines. The Design Guidelines for the Charlestown Neighborhood Districts are set forth in PLAN: Charlestown.

Section 62-25. Roof Structure Restrictions.

In the Charlestown Neighborhood District, no roofed structure designed or used for human occupancy, access (except as allowed in the following paragraph), or storage, and no roof structure, headhouse, or mechanical equipment normally built above the roof and not designed or used for human occupancy, shall be erected or enlarged on the roof of an existing building, if such construction relocates or alters the profile and/or configuration of the roof or mansard, unless after public notice and hearing and subject to Sections 6-2, 6-3, and 6-4, the Board of Appeal grants a conditional use therefore.

An open roof deck may be erected on the main roof of a building with a flat roof or a roof with a slope of less than five (5) degrees, provided that (a) such deck is less than one (1) foot above the highest point of such roof; (b) the total height of the building, including such deck, does not exceed the maximum building height allowed by this Article for the location of the building; (c) access is by roof hatch or bulkhead no more than thirty (30) inches in height above such deck, unless after public notice and hearing and subject to Sections 6-2, 6-3, and 6-4, the Board of Appeal grants permission for a stairway headhouse; and (d) an appurtenant hand rail, balustrade, hatch, or bulkhead is set back horizontally, one (1) foot for each foot of height of such appurtenant structure, from a roof edge that faces a street more than twenty (20) feet wide.

Section 62-26. Screening and Buffering Requirements.

In order to enhance the appearance of the Charlestown Neighborhood District and to ensure that its commercial, industrial, and community facilities subdistricts are appropriately separated from adjacent areas, the screening and buffering requirements of this Section 62-27 shall apply to those Proposed Projects described in this Section 62-27, 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 62-27.

- 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 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 wall or heavy duty fence.

Trees may be planted without shrubs along the inside edge of a solid wall or of a stockade 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 abutting a public street or public park, the height of the fence or wall 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, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 62-27.2. 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.

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. **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, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 62-27.3, 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 62-27.1. 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.

MISCELLANEOUS PROVISIONS

Section 62-27. Sign Regulations.

The provisions of this Section 62-28 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, and Open Space Subdistricts.** In all Residential Subdistricts and Open Space 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 and Open Space Subdistricts.** In all subdistricts other than Residential Subdistricts and Open Space Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs outside residential districts and as provided in this Section 62-28. 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 should 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.
- (c) **Free-standing Signs.** Free-standing Signs shall be permitted only for Gasoline Stations and conditional for all other uses. 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 Charlestown 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, canopy, or 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 62-28. Off-Street Parking and Loading Requirements.

For any Proposed Project that is subject to or has elected to comply with Large Project Review, any 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, if any, -are as set forth in Table E, and the minimum required off-street loading spaces are as set forth in Table F.

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 offstreet 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 62-29. If a Lot is located in a Residential Subdistrict, a total of two (2) accessory parking spaces serving residential uses on such Lot may be located in that portion of the Front Yard that lies between the side yard and the Front Lot Line, provided that the total width of such Front Yard area used for parking does not exceed ten (10) Feet.
- (b) Except in the case of a Lot serviced by a common parking facility, the off-street parking facilities required by this Section 62-29 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 where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) 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 to the number specified by this Article, maneuvering areas 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 disabled persons. All lighting for such facilities shall be arranged so as to shine downward and away from streets and residences.
- (b) 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.
- (c) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling, or servicing of any kind.
- (d) Fifty percent (50%) of the provided 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 (8½) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives.
- (e) The width of a curb cut for a driveway in a Residential Subdistrict shall be limited to no more than 12 feet.
- (f) The width of a curb cut for a driveway in all other Subdistricts shall be limited to no more than 24 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 62-29. 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, the Front Yard depth can either be the minimum Front Yard depth specified in this Article or the Front Yard depth in conformity with the Existing Building Alignment of the Block. This provision is only applicable to Residential Subdistricts.
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 (2½) 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 62-30. 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 (½) 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 (1½) 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 five (5) 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 seventy-five (75) 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 62-30.12 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 62-30.12 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 62-30. 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 62-31. Regulations.

The Boston Redevelopment Authority may promulgate regulations to administer this Article.

Section 62-32. 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 62-33. Definitions.

Words and phrases in this Article have the meanings set forth in Article 2.

(Text Amd. No. 461 , § 2, 6-22-2023)

Section 62-36. Tables.

The following tables are hereby made part of this Article:

Table A—B Use Regulations

- A Residential Subdistricts

- B Neighborhood Shopping Subdistricts
Local Industrial Subdistricts
Mixed-Use Subdistricts

Tables C—D Dimensional Regulations

- C Residential Subdistricts
- D Mixed-Use Subdistricts
Neighborhood Shopping Subdistricts
Local Industrial Subdistricts

Tables E—F Parking and Loading Regulations

- E Off-Street Parking
- F Off-Street Loading

ARTICLE 62 TABLES

TABLE A Charlestown Neighborhood District - Residential Subdistricts-

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

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

Banking and Postal Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Bank	F	F	F
Drive-in bank	F	F	F
Post office	F	F	F

Community Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Adult education center	F	F	F
Community center	C ¹	C ¹	A
Day care center	A	A	A
Day care center, elderly	C ¹	C ¹	A
Library	A	A	A
Place of worship; monastery; convent; parish house	A	A	A

Cultural Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Art gallery	F	F	F
Art use	F	F	F
Auditorium	F	F	F
Cinema	F	F	F
Concert hall	F	F	F
Museum	F	F	F
Public art, display space	A	A	A
Studios, arts	F	F	F
Studios, production	F	F	F

Theatre	F	F	F
Ticket sales	F	F	F

Dormitory and Fraternity Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Dormitory not accessory to a use	F	F	F
Fraternity	F	F	F

Educational Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
College or university	F	F	F
Elementary or secondary school ⁽²⁾	A	A	A
Kindergarten	A	A	A
Professional school	F	F	F
Trade school	F	F	F

Entertainment and Recreational Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Adult entertainment	F	F	F
Bar	F	F	F
Bar with live entertainment	F	F	F
Bowling alley	F	F	F
Billiard parlor	F	F	F
Dance hall	F	F	F
Drive-in theatre	F	F	F
Fitness center or gymnasium	F	F	A

Private club not serving alcohol	F	F	F
Private club serving alcohol	F	F	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F	F
Restaurant with live entertainment, operating after 10:30 p.m.	F	F	F

Funerary Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Cemetery	F	F	F
Columbarium	F	F	F
Crematory	F	F	F
Funeral home	F	F	C ⁽¹⁾
Mortuary chapel	F	C	C ⁽¹⁾

Health Care Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Clinic	F	F	A
Custodial care facility	F	F	F
Group care residence, general	F	F	C
Hospital	F	F	F
Nursing or convalescent home	F	F	C

(Text Amd. No. 432 , § 3, 4-13-2018; Text Amd. No. 459 , § A.17., 4-14-2023)

Hotel and Conference Center Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Bed and breakfast	A	A	C
Conference center	F	F	F
Executive suites	F	F	F
Hotel	F	F	F
Motel	F	F	F

Industrial Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Artists' mixed-use	C	C	C
Cleaning plant	F	F	F
General manufacturing use	F	F	F
Light manufacturing use	F	F	F
Printing plant	F	F	F
Restricted industrial use	F	F	F

Office Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Agency or professional office	F	F	F
General office	F	F	F
Office of wholesale business	F	F	F

Open Space Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Golf driving range	F	F	F
Grounds for sports, private	C	C	C
Open space	A	A	A
Open space recreational building	C	C	C
Outdoor place of recreation for profit	F	F	F
Stadium	F	F	F

Public Service Uses

See Table Footnote: (2)

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Courthouse	C	C	C
Fire station	A	A	A
Penal institution	F	F	F
Police station	C	C	C
Pumping station	C	C	C
Recycling facility (excluding facilities handling toxic waste)	F	F	F
Solid waste transfer station	F	F	F
Sub-station	C	C	C

Research and Development Uses

See Table Footnote: (3)

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Research laboratory	F	F	F

(Text Amd. No. 459 , § A.17., 4-14-2023)

Residential Uses

See Table Footnotes: (4), (10)

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Congregate living complex	F	F	C
Elderly housing	F	F	A
Group residence, limited	A	A	A
Lodging house	F	F	F
Mobile home	F	F	F
Mobile home park	F	F	F
Multi-family dwelling	F	F	A
One family detached dwelling	A	F	A
One family semi-attached dwelling	A	F	A
Rowhouse	A	A	A
Temporary dwelling structure	C	C	C
Three family detached dwelling	A	F	A
Townhouse	A	A	A
Transitional housing or homeless shelter	C	C	C
Two family detached dwelling	A	F	A

Two family semi-attached dwelling	A	F	A
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Restaurant Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Drive-in restaurant	F	F	F
Restaurant	F	F	F
Take-out restaurant Small ⁽⁵⁾	F	F	F
Large ⁽⁵⁾	F	F	F

Retail Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Adult bookstore	F	F	F
Bakery	F	F	A
Cannabis establishment ⁹ (Text Amd. No. 432, § 3, 4-13-2018)	F	F	F
General retail business	F	F	F
Liquor store	F	F	F
Local retail business	F	F	A
Outdoor sale of garden supplies	F	F	A

Service Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Animal hospital	F	F	F
Barber or beauty shop	F	F	A

Caterer's establishment	F	F	F
Check cashing business	F	F	F
Container redemption center	F	F	F
Dry-cleaning shop	F	F	F
Kennel	F	F	F
Laundry, retail service	F	F	A
Laundry, self-service	F	F	A
Photocopying establishment	F	F	F
Shoe repair	F	F	F
Tailor shop	F	F	F

Storage Uses, Major

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Enclosed storage of solid fuel or minerals	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F
Outdoor storage of new materials	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F
Outdoor storage of junk and scrap	F	F	F
Storage of flammable	F	F	F

liquids and gases Small ⁽⁶⁾			
Large ⁽⁶⁾	F	F	F
Storage or transfer of toxic waste	F	F	F
Warehousing	F	F	F
Wrecking yard	F	F	F

Trade Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Carpenters shop	F	F	F
Electrician's shop	F	F	F
Machine shop	F	F	F
Photographer's studio	F	F	F
Plumber's shop	F	F	F
Radio/television repair	F	F	F
Upholsterer's shop	F	F	F
Welder's shop	F	F	F

Transportation Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Airport	F	F	F
Bus terminal	F	F	F
Garage with dispatch	F	F	F
Helicopter landing facility	F	F	F
Motor freight terminal	F	F	F
Rail freight terminal	F	F	F

Railroad passenger station	F	F	F
Water terminal	F	F	F

Vehicular Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Airport-related remote parking facility	F	F	F
Bus servicing or storage	F	F	F
Carwash	F	F	F
Gasoline station	F	F	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F
Indoor sale of automobiles and trucks	F	F	F
Outdoor sale of new and used vehicles	F	F	F
Parking garage	F	F	F
Parking lot	F	F	F
Rental agency for cars	F	F	F
Rental agency for trucks	F	F	F
Repair garage	F	F	F
Truck servicing or storage	F	F	F

Wholesale Uses

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Wholesale business	F	F	F

Accessory and Ancillary Uses

In each subdistrict of the Charlestown 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.

	Three-Family (3F)	Row House (RH)	Multifamily Residential (MFR)
Accessory art use	A	A	A
Accessory bus servicing or storage	F	F	F
Accessory cafeteria	F	F	F
Accessory cultural uses	F	F	F
Accessory dormitory	F	F	F
Accessory drive-through restaurant	F	F	F
Accessory drive-through retail	F	F	F
Accessory family day care home	C	C	C
Accessory home occupation	A	A	A
Accessory industrial use	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F

Accessory keeping of laboratory animals ⁽³⁾	F	F	F
Accessory machine shop	F	F	F
Accessory manufacture of products	F	F	F
Accessory offices	F	F	F
Accessory outdoor café	F	F	F
Accessory parking	A	A	A
Accessory personnel quarters	F	F	C
Accessory printing	F	F	F
Accessory professional office in a dwelling	A	A	A
Accessory railroad storage yard	F	F	F
Accessory recycling	F	F	F
Accessory repair garage	F	F	F
Accessory retail	F	F	F
Accessory service uses	F	F	F
Accessory services for apartment and hotel residents	F	F	C
Accessory services incidental to educational uses other than a college or university use	F	F	F
Accessory storage of	F	F	F

flammable liquids and gases Small ⁽⁶⁾			
Large ⁽⁶⁾	F	F	F
Accessory storage or transfer of toxic waste	F	F	F
Accessory swimming pool or tennis court ⁽⁷⁾	A	A	A
Accessory trade use	F	F	F
Accessory truck servicing or storage	F	F	F
Accessory wholesale business	F	F	F
Ancillary use ⁽⁸⁾	C	C	C

Footnotes to Table A

1. Where designated "A" or "C," provided that such use is located on the ground floor, or in a basement with a separate entrance; otherwise forbidden.
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 any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
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.
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 . Cannabis Establishment, provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only.

10 . For Additional Dwelling Units, see Section 62-7. (Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432 , § 3, 4-13-2018; Text Amd. No. 440 , § 12B., 5-8-2019.)

**TABLE B Charlestown Neighborhood District - Neighborhood Shopping Subdistricts, Commercial Subdistricts,
Local Industrial Subdistricts, and Mixed-Use Subdistricts - Use Regulations**

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

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

Banking and Postal Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Bank	A	A	C	A	A
Drive-in bank	F	F	C	F	F
Post office	A	A	A	A	A

Community Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Adult education center	A	A	C	A	A
Community center	A	A	C	A	A
Day care center	A	A	C	A	A
Day care center, elderly	A	A	C	A	A
Library	A	A	C	A	A
Place of worship; monastery; convent; parish house	A	A	A	A	A

Cultural Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Art gallery	A	A	A	A	A
Art use	A	A	A	A	A
Auditorium	C	C	F	C	A
Cinema	C	F	F	A	A

Concert hall	C	C	F	A	A
Museum	A	A	C	A	A
Public art, display space	A	A	A	A	A
Studios, arts	A	A	A	A	A
Studios, production	C	C	A	A	A
Theatre	A	A	F	A	A
Ticket sales	C	C	C	C	A

Dormitory and Fraternity Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Dormitory not accessory to a use	F	F	F	F	C
Fraternity	F	F	F	F	F

Educational Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
College or university	F	F	C	C	A
Elementary or secondary school	A	A	C	A	A
Kindergarten	A	A	C	A	A
Professional school	C	C	C	A	A
Trade school	C	C	C	A	A

Entertainment and Recreational Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Adult entertainment	F	F	F	F	F
Bar	A	F	F	A	A
Bar with live entertainment	C	F	F	C	A
Bowling alley	C	F	C	A	A
Dance hall	F	F	F	A	A
Drive-in theatre	F	F	F	F	F
Fitness center or gymnasium (Text Amd. No. 416, § 24, 7-2-2015)	A	C ¹³	A	A	A
Private club not serving alcohol	A	C	C	A	A
Private club serving alcohol	C	F	C	A	A
Restaurant with live entertainment, not operating after 10:30 p.m.	C	F	C	A	A

Funerary Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			

Cemetery	F	F	F	F	F
Columbarium	F	F	F	F	F
Crematory	F	F	F	F	F
Funeral home	C	F	A	F	A
Mortuary chapel	F	F	F	F	A

Health Care Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Clinic	A	C	C	A	A
Custodial care facility	F	F	C	C	C
Group care residence, general	C	C	C	C	C
Hospital	F	F	A	F	C
Nursing or convalescent home	C	C	C	C	A

(Text Amd. No. 432 , § 3, 4-13-2018; Text Amd. No. 459 , § A.17., 4-14-2023)

Hotel and Conference Center Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Bed and breakfast	C	C	F	F	C
Conference center	F	F	C	A	C
Executive suites	F	F	C	F	C
Hotel	F	F	C	C	C
Motel	F	F	F	F	F

Industrial Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Artists' mixed-use	A	A	A	A	A
Cleaning plant	F	F	C	F	F
General manufacturing use	F	F	C	F	F
Light manufacturing use	F	F	C	C	F
Printing plant	F	F	A	F	F
Restricted industrial use	F	F	F	F	F

Office Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Agency or professional office	A	A	A ⁽²⁾	A	A
General office	A	C	A ⁽²⁾	A	A
Office of wholesale business	F	F	A ⁽²⁾	A	F

Open Space Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Golf driving range	F	F	F	F	F

Grounds for sports, private	F	F	C	A	A
Open space	A	A	A	A	A
Open space recreational building	C	C	C	A	A
Outdoor place of recreation for profit	F	F	F	A	A
Stadium	F	F	F	F	A

Public Service Uses

See Table Footnote: (1)

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Courthouse	C	C	C	A	C
Fire station	C	C	A	A	A
Penal institution	F	F	F	F	F
Police station	C	C	A	A	A
Pumping station	F	F	C	C	C
Recycling facility (excluding facilities handling toxic waste)	F	F	C	C	F
Solid waste transfer station	F	F	F	F	F
Sub-station	C	C	A	C	C

Research and Development Uses

See Table Footnote: (2)

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Research laboratory	F	F	C	A	C

(Text Amd. No. 459 , § A.17., 4-14-2023)

Residential Uses

See Table Footnotes: (3), (15)

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Congregate living complex	F	C	F	F	C
Elderly' housing	C	C	F	F	A
Group residence, limited	A	A	F	F	A
Lodging house	F	F	F	F	C
Mobile home	F	F	F	F	F
Mobile home park	F	F	F	F	F
Multi-family dwelling	C	A	F	F	A
One family detached dwelling	C	C	F	F	F
One family semi-attached dwelling	C	C	F	F	F
Rowhouse	C	A	F	F	C
Temporary dwelling structure	C	C	F	F	C
Three family detached dwelling	C	C	F	F	C
Townhouse	C	A	F	F	C

Transitional housing or homeless shelter	F	F	F	F	C
Two family detached dwelling	C	C	F	F	F
Two family semi-attached dwelling	C	C	F	F	F

Restaurant Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Drive-in restaurant	F	F	F	F	F
Restaurant	A	F	A	A	A
Take-out restaurant Small ⁽⁴⁾	A	F	A	A	A
Large ⁽⁴⁾	A	F	C	A	A

Retail Uses

See Table Footnote: (5)

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Adult bookstore	F	F	F	F	F
Bakery (Text Amd. No. 416, § 23, 7-2-2015)	A	A	A	A	A
Cannabis establishment ¹⁴ (Text Amd. No. 432 , § 3,	C	C	C	C	C

4-13-2018)					
General retail business ⁽⁶⁾)	C	C	C	A	A
Liquor store	C	F	F	A	A
Local retail business	A	A	A	A	A
Outdoor sale of garden supplies	C	F	A	A	A

Service Uses

See Table Footnote: (5)

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Animal hospital	F	F	A	C	C
Barber or beauty shop	A	F	C	A	A
Caterer's establishment	C	F	A	A	A
Check cashing business	F	F	F	F	F
Container redemption center ⁽⁷⁾	F	F	A	F	F
Dry-cleaning shop	A	F	A	A	A
Kennel	F	F	A	C	C
Laundry, retail service	A	F	F	A	A
Laundry, self-service	A	F	F	A	A
Photocopying establishment	A	F	A	A	A

Shoe repair (Text Amd. No. 416, § 23, 7-2-2015)	A	A	A	A	A
Tailor shop (Text Amd. No. 416, § 23, 7-2-2015)	A	A	A	A	A

Storage Uses, Major

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
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 Small ⁽⁸⁾	F	F	C	F	F
Large ⁽⁸⁾	F	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F	F
Warehousing	F	F	A	F	F

Wrecking yard	F	F	F	F	F
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Trade Uses

See Table Footnote: (5)

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Carpenters shop	C	F	A	C	C
Electrician's shop	C	F	A	C	C
Machine shop	C	F	A	F	C
Photographer's studio (Text Amd. No. 416, § 23, 7-2-2015)	A	A	A	A	A
Plumber's shop	C	F	A	C	C
Radio/television repair (Text Amd. No. 416, § 23, 7-2-2015)	A	A	A	C	C
Upholsterer's shop (Text Amd. No. 416, § 23, 7-2-2015)	A	A	A	A	C
Welder's shop	F	F	A	F	C

Transportation Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Airport	F	F	F	F	F

Bus terminal	F	F	F	F	A
Garage with dispatch	F	F	C	F	F
Helicopter landing facility	F	F	F	F	F
Motor freight terminal	F	F	C	F	F
Rail freight terminal	F	F	C	F	F
Railroad passenger station	F	F	C	F	A
Water terminal	F	F	F	F	F

Vehicular Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Airport-related remote parking facility	F	F	F	F	F
Bus servicing or storage	F	F	F	F	F
Carwash ⁹	F	F	A ⁽¹¹⁾	F	F
Gasoline station ⁹	F	F	A ⁽¹¹⁾	F	F
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	A ⁽¹¹⁾	F	F
Indoor sale of automobile	F	F	A ⁽¹¹⁾	F	F

es and trucks					
Outdoor sale of new and used vehicles	F	F	C	F	F
Parking garage	C	C	C	C	C
Parking lot	F	F	C	F	C
Rental agency for cars	C	F	C	C	F
Rental agency for trucks	F	F	C	F	F
Repair garage ⁹	F	F	A ⁽¹¹⁾	F	F
Truck servicing or storage	F	F	C	F	F

Wholesale Uses

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Wholesale business	F	F	A	F	F

Accessory and Ancillary Uses

In each subdistrict of the Charlestown 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.

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	Bsmt. & First Story	Second Story & Above			
Accessory art use	A	A	A	A	A
Accessory bus servicing or storage	F	F	F	F	C

Accessory cafeteria	A	C	A	A	A
Accessory cultural uses	A	A	A	A	A
Accessory dormitory	F	F	F	F	A
Accessory drive-through restaurant	F	F	C	F	F
Accessory drive-through retail	F	F	C	F	F
Accessory family day care home	A	A	F	A	A
Accessory home occupation	A	A	F	A	A
Accessory industrial use	F	F	A	F	F
Accessory keeping of animals other than laboratory animals	F	F	C	C	F
Accessory keeping of laboratory animals ⁽²⁾	F	F	A	A	A
Accessory machine shop	F	F	A	F	F
Accessory manufacture of products	F	F	A	C	F
Accessory offices	A	A	A	A	A
Accessory outdoor café ⁽¹⁰⁾	A	F	C	A	A
Accessory parking	A	C	A	A	A
Accessory personnel quarters	C	C	C	C	A

Accessory professional office in a dwelling	A	A	F	A	A
Accessory railroad storage yard	F	F	F	F	F
Accessory recycling	F	F	A	F	F
Accessory repair garage	F	F	C	F	F
Accessory retail	A	A	C	A	A
Accessory service uses	A	A	A	A	A
Accessory services for apartment and hotel residents	C	C	F	C	A
Accessory services incidental to educational uses other than college or university use	F	F	C	C	A
Accessory storage of flammable liquids and gases Small ⁽⁸⁾	C	F	A	C	C
Large ⁽⁸⁾	F	F	F	F	F
Accessory storage or transfer of toxic waste	F	F	F	F	F
Accessory swimming pool or tennis court ⁽¹¹⁾	A	F	C	A	A
Accessory trade uses	A	F	A	A	C

Accessory truck servicing or storage	F	F	A ⁽¹¹⁾	F	F
Accessory wholesale, business	C	F	A	A	F
Ancillary use ⁽¹²⁾	C	C	C	C	C

Footnotes to Table B

1. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of 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.
2. 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.
3. Provided that Dwelling Units are forbidden in Basements.
4. Small: total gross floor area not more than 2,500 square feet per restaurant in a Neighborhood Business Subdistrict, or 1,000 square feet per restaurant in a Local Industrial Subdistrict. Large: total gross floor area exceeding 2,500 square feet per restaurant in a Neighborhood Business Subdistrict, or 1,000 square feet per restaurant in a Local Industrial Subdistrict.
5. 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.
6. 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.
7. 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, or Open Space District or Subdistrict.
8. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gasses; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gasses.
9. 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, gasses, 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.
10. Where such use is designated "A," except conditional in a Rear Yard abutting a Residential Subdistrict.
11. 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.

12. 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.
13. Provided allowed if 2,500 square feet or less. (Text Amd. No. 416, § 24, 7-2-2015)
14. Cannabis Establishment, provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only.
15. For Additional Dwelling Units, see Section 62-7. (Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432 , § 3, 4-13-2018; Text Amd. No. 440 , § 12B., 5-8-2019.)

TABLE C Charlestown Neighborhood District - Residential Subdistricts - Dimensional Regulations

Three-Family Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sg.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sg.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ⁽²⁾		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽³⁾	Front Yard Minimum Depth (Feet) ⁽⁴⁾	Side Yard Minimum Width (Feet) ⁽⁵⁾	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet					
3F-2000⁽¹⁾												
Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	20	20	2.0	3	35	350	(4)	2-½	20	25
Any other Dwelling or Use	2,000 for 1 or 2 units	1,000	25	25	2.0	3	35	350	(4)	2-½	20	25

	ed (Sg.Ft.)	Unit (Sg.Ft.)						Dwellin g Unit ⁽³⁾				ry Building s (Percent)
MFR⁽¹⁾												
1 or 2 Family Detach ed Dwelli ng or Semi-A ttache d Dwelli ng	2,000 per bldg. of 1 or 2 units	2,000 per bldg. of 1 or 2 units	35	35	1.0	3	35	400	20	10	30	25
Row House Buildin g or Town House Buildin g Any other Dwelli ng or Use	3,000 for up to 4 units per bldg. 4,000 for first 3 units	3,000 for up to 4 units per bldg. 1,500	30 for each bldg. 40	30 for each bldg. 40	1.0	3	35	400	20	10	15	25

Footnotes to Table C

1. See Map 2E, and Section 62-6 (Establishment of Residential Subdistricts). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2). The maximum number of dwelling units allowed in a semi-attached dwelling shall be one (1). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure, or in any combination of semi-attached or attached structures (including Semi-Attached Dwellings, Town House Buildings, and Row House Buildings), shall be three (3).
2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or .a 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 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 62-30 (Application of Dimensional Requirements).

In the 3F Subdistricts and the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.
4. See Section 62-30.1, 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 Charlestown Neighborhood District - Neighborhood Shopping Subdistricts, Mixed-Use Subdistricts, Local Industrial Subdistricts, and Commercial Subdistricts - Dimensional Regulations

	Neighborhood Shopping Subdistricts		Local Industrial Subdistricts		Commercial Subdistricts(C)		Mixed-Use Subdistricts (MU)					
	NS	NS-1	LI	LI-1	C-1	C-2	MU-1	MU-2	MU-3		MU-4	MU-5
									Parcels <20,000 sq ft	Parcels >20,000 sq ft		
Maximum Floor Area Ratio	2.0	none	2.0	2.0	2.0	4.0	2.0	3.0	6.0	4.0	2.0	2.0
Maximum Building Height	35	70'	45	45	150'	150'	90'	90'	280'	90'	90'	40' /70' ⁽⁵⁾
Minimum Permeable Lot Area (%)	N/A	15	N/A	20	35	35	35	35	15	35	20	20
Maximum Building Lot Coverage (%)	none	70	N/A	50	50	50	50	50	70	50	70	50
Minimum Usable Open Space per Dwelling Unit (sq. ft.) ⁽¹⁾	50	none	N/A	none	none	none	none	none	none	none	none	none
Minimum Front Yard ²	none	10	none	none	30	none	none	10	10	10	none	10
Minimum Side Yard ⁽³⁾	none	none	none	none	none	none	none	none	none	none	none	none
Minimum Rear Yard ⁽⁴⁾	20	5	none	none	50	none	none	none	10	10	none	10

Footnotes to Table D

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. 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.
4. 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.
5. The 70-foot height limit shall apply only in that area to the west of a line drawn parallel to and 100 feet west of Main Street.

TABLE E Charlestown Neighborhood District - Off-Street Parking Requirements

See Table Footnote: (1)

	Space(s) per 1,000 Square Feet of Gross Floor Area
Banking and Postal Uses	0.75
Community Uses	0.80
Educational Uses	
Day Care Center	0
Elementary or Secondary School	0.6
Kindergarten	0.6
Other Educational Uses	0.6
Health Care Uses	0.6
Industrial Uses	0.22
Office Uses	0.8
Public Service Uses	
Police Station	0.6
Fire Station	0.6
All other Public Service Uses	0
Research and Development Uses	0.5
Retail Uses	0.4
Service and Trade Uses	0.4
Storage Uses, Major	0.22

Transportation Uses	0.22
Vehicular Uses	0.22
Wholesale Uses	0.22
Cultural Uses	0.2
Entertainment Uses	0.3
Funerary Uses	
Funeral home	0.1
Mortuary chapel	0.1
All other funerary uses	0
Places of Worship	0.1
Restaurant Uses	
Restaurant	0.3
Other Restaurant Uses	0.15
Open Space Uses	
Stadium	0.2
Other Open Space Uses	0

Footnotes to Table E

- The provisions of this Table E do not apply to Proposed Projects that are subject to Large Project Review. See Section 62-29 (Off-Street Parking and Loading Requirements).

TABLE E - Continued

Charlestown Neighborhood District - Residential and Related Uses - Off-Street Parking Requirements⁽¹⁾

	Spaces per Dwelling Unit ⁽²⁾
Dormitory/Fraternity Uses	0.5
Hotel and Conference Center Uses	0.2
Bed and Breakfast	0.2
Conference Center	0.7
Executive Suites	0.2
Hotel	0.2
Motel	0.2
Residential Uses	
Elderly Housing	0.2
Group Residence, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
Other Residential Uses ⁽³⁾	
1-2 units	0
3-6 units	0
7-9 units	1
10+ units	1

Footnotes:

- The provisions of this Table E do not apply to Proposed Projects that are subject to Large Project Review. See Section 62-29 (Off-Street Parking and Loading Requirements).
- 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. An off-street parking space designed so that a vehicle cannot enter or exit the space without passing through another parking space shall constitute 1.0 of a parking space.

TABLE F Charlestown Neighborhood District - Off Street Loading Requirements

See Table Footnote: (1)

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

1. The provisions of this Table F do not apply to Proposed Projects that are subject to Large Project Review. See Section 62-29 (Off-Street Parking and Loading Requirements).