

[TABLE A East Boston Neighborhood District - Residential Subdistricts - Use Regulations](#)

[TABLE B East Boston Neighborhood District - Neighborhood Business Subdistricts - Use Regulations](#)

[TABLE C East Boston Neighborhood District - Waterfront Mixed-Use Subdistricts and Waterfront Maritime Economy Subdistricts Waterfront Manufacturing Subdistricts, Waterfront Service Subdistricts, Waterfront Commercial Subdistricts, and Maritime Economy Reserve \(MER\) Subdistricts - Use Regulations](#)

[TABLE D East Boston Neighborhood District - Conservation Protection Subdistricts, Corridor Enhancement Subdistricts, Community Facilities Subdistricts, Waterfront Community Facilities Subdistricts, Local Industrial Subdistricts, and Economic Development Areas - Use Regulations](#)

[TABLE E East Boston Neighborhood District - Logan International Airport \(LIA\) Subdistrict - Use Regulations](#)

[TABLE F East Boston Neighborhood District - Residential Subdistricts - Dimensional Regulations](#)

[TABLE G East Boston Neighborhood District - Neighborhood Business Subdistricts - Dimensional Regulations](#)

[TABLE H East Boston Neighborhood District - Maritime Economy Reserve \(MER\), Waterfront Manufacturing \(WM\), Waterfront Service \(WS\), and Waterfront Commercial \(WC\) Subdistricts - Dimensional Regulations](#)

[TABLE I East Boston Neighborhood District - Conservation Protection Subdistricts - Dimensional Regulations](#)

[TABLE J East Boston Neighborhood District - Corridor Enhancement, Community Facilities, and Waterfront Community Facilities Subdistricts - Dimensional Regulations](#)

[TABLE K East Boston Neighborhood District - Local Industrial Subdistricts - Dimensional Regulations](#)

[TABLE L East Boston Neighborhood District - Economic Development Areas - Dimensional Regulations](#)

[TABLE M East Boston Neighborhood District - Logan International Airport Subdistrict - Dimensional Regulations](#)

[TABLE N East Boston Neighborhood District - Planned Development Areas - Dimensional Regulations](#)

[TABLE N O East Boston Neighborhood District - Off-Street Parking Requirements](#)

[TABLE N P East Boston Neighborhood District - Non-Residential Subdistricts - Off-Street Parking Requirements](#)

[TABLE O Q East Boston Neighborhood District - Off Street Loading Requirements](#)

# TABLE A East Boston Neighborhood District - Residential Subdistricts - Use Regulations

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

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

In EBR-1 and EBR-2 Subdistricts, non-residential uses shall have a maximum total Gross Floor Area up to 3,000 square feet; otherwise forbidden. Kindergartens, Elementary and Secondary Schools, and Community Uses are exempt from this requirement.

## Banking and Postal Uses

See Table Footnote: (1)

	One Family <sup>1</sup> (1F)	Two Family <sup>1</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Automatic teller machine	F	F	F	F	F	F	F	F
Bank	F	F	F	F	F	F	F	F
Drive-in bank	F	F	F	F	F	F	F	F
Post office	F	F	F	F	F	F	F	F

## Community Uses

See Table Footnotes: (1)

	One Family <sup>1</sup> (1F)	Two Family <sup>1</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Adult education center	F	F A	F A	F A	F A	F A	F A	F <sup>(2)</sup>
Community center	F	F A	F A	F A	F A	F A	F A	F <sup>(2)</sup>
Day care center	€ <sup>3</sup>	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>2-3</sup> F
Day care center, elderly	€ <sup>3</sup>	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>3</sup> A	€ <sup>2-3</sup> F
Library	F	F A	F A	€ A	€ A	A	A	A
Place of worship, monastery; convent; parish house	A	A	A	A	A	A	A	A

### Cultural Uses

See Table Footnotes: (1)

	One Family <sup>1</sup> -(1F)	Two Family <sup>1</sup> -(2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> -(3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Art Display Space; incl. gallery, museum	F	A	F	A	F	A	F	F
Art gallery	F	F	F	F	F	F	F	C <sup>(3)</sup>
Artists' mixed-use	F	F A	F	F A	F	F A	F	F
Art use	F	F A	F	F A	F	F A	F	F <sup>(2)</sup>
Auditorium	F	F	F	F	F	F	F	F <sup>(2)</sup>
Cinema	F	F	F	F	F	F	F	F <sup>(2)</sup>
Concert hall	F	F	F	F	F	F	F	F <sup>(2)</sup>
Museum	F	F	F	F	F	F	F	F <sup>(2)</sup>
Public art, display space	F	F	F	F	F	F	F	F <sup>(2)</sup>
Studios, arts	F	F A	F	F A	F	F A	F	C <sup>(3)</sup>
Studios, production	F	F	F	F	F	F	F	F
Theatre	F	F	F	F	F	F	F	F <sup>(2)</sup>
Ticket sales	F	F	F	F	F	F	F	F <sup>(2)</sup>

Dormitory/Fraternity Uses

See Table Footnote: (1)

	One Family <sup>1</sup> (1F)	Two Family <sup>1</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Dormitory not accessory to a use	F	F	F	F	F	F	F	F
Fraternity	F	F	F	F	F	F	F	F

## Educational Uses

See Table Footnote: (1)

	One Family <sup>1</sup> (1F)	Two Family <sup>1</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
College or university	F	F	F	F	F	F	F	F
Elementary or secondary school <sup>(4)</sup>	C	C A	C A	C A	C A	C A	C A	C
Kindergarten	C	C A	C A	C A	C A	C A	C A	C
Professional school	F	F A	F	F A	F	F A	F	C

Trade school	F	F A	F	F A	F	F A	F	C
--------------	---	-----	---	-----	---	-----	---	---

## Entertainment and Recreational Uses

See Table Footnotes: (1)

	One Family <sup>1</sup> -(1F)	Two Family <sup>1</sup> -(2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> -(3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Adult entertainment	F	F	F	F	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F	F	F	F	F <sup>(2)</sup>
Amusement game machines in non-commercial establishment	F	F	F	F	F	F	F	F <sup>(2)</sup>
Bar <sup>5</sup>	F	F C	F	F C	F	F C	F	F <sup>(2)</sup>
Bar with live entertainment <sup>5</sup>	F	F	F	F	F	F	F	F <sup>(2)</sup>
Bowling alley	F	F	F	F	F	F	F	F <sup>(2)</sup>

<del>Billiard parlor</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F<sup>(2)</sup></del>
Dance hall	F	F	F	F	F	F	F	F <sup>(2)</sup>
Drive-in theatre	F	F	F	F	F	F	F	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F C	F	F A	F	F A	F	F <sup>(2)</sup>
Restaurant with live entertainment, operating after 10:30 p.m. <sup>5</sup>	F	F C	F	F C	F	F C	F	F <sup>(2)</sup>

## Funerary Uses

See Table Footnotes: (1)

	One Family <sup>1</sup> (1F)	Two Family <sup>1</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
<del>Cemetery</del>	€	€	€	€	€	€	€	€
Columbarium	€	C	€ F	C	€ F	C	€ F	C
Crematory	€	€ F	€ F	€ F	€ F	€ F	€ F	C
Funeral home	F	F	F	F	F	F	F	F

Mortuary chapel	€	C	€F	C	€F	C	€F	C
-----------------	---	---	----	---	----	---	----	---

### Health Care Uses

See Table Footnotes: (1)

	One Family <sup>+</sup> (1F)	<del>Two Family<sup>+</sup> (2F)</del> East Boston Residential-1 (EBR-1)		<del>Three Family<sup>+</sup> (3F)</del> East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>+</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>+</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Clinic	F	F	F	F	F	F C	F	C <sup>(3)</sup>
Custodial care facility	€	C	C	C	C	C	C	C
Group residence, general	€	C	C	C	C	C	C	C
Hospital	F	F	F	F	F	F	F	F
Nursing or convalescent home	€	C	C	C	C	A	A	A

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

### Hotel and Conference Center Uses

See Table Footnote: (1)



	<del>One Family<sup>1</sup> (1F)</del>	<del>Two Family<sup>1</sup> (2F) East</del> Boston Residential-1 (EBR-1)	<del>Three Family<sup>1</sup> (3F) East</del> Boston Residential-2 (EBR-2)	<del>Multifamily Residential<sup>1</sup> (MFR) East Boston</del> Residential-3 (EBR-3)	Multifamily Residential / Local
--	--	---	---	---	---------------------------------

### Industrial Uses

See Table Footnotes: (1)

	<del>One Family<sup>1</sup> (1F)</del>	<del>Two Family<sup>1</sup> (2F) East</del> Boston Residential-1 (EBR-1)	<del>Three Family<sup>1</sup> (3F) East</del> Boston Residential-2 (EBR-2)	<del>Multifamily Residential<sup>1</sup> (MFR) East Boston</del> Residential-3 (EBR-3)	Multifamily Residential / Local
--	--	---	---	---	---------------------------------

### Office Uses

See Table Footnotes: (1)

	<del>One Family<sup>1</sup> (1F)</del>	<del>Two Family<sup>1</sup> (2F) East</del> Boston Residential-1 (EBR-1)	<del>Three Family<sup>1</sup> (3F) East</del> Boston Residential-2 (EBR-2)	<del>Multifamily Residential<sup>1</sup> (MFR) East Boston</del> Residential-3 (EBR-3)	Multifamily Residential / Local
--	--	---	---	---	---------------------------------

### Open Space Uses

See Table Footnote: (1)

	<del>One Family<sup>1</sup> (1F)</del>	<del>Two Family<sup>1</sup> (2F) East</del> Boston Residential-1 (EBR-1)	<del>Three Family<sup>1</sup> (3F) East</del> Boston Residential-2 (EBR-2)	<del>Multifamily Residential<sup>1</sup> (MFR) East Boston</del> Residential-3 (EBR-3)	Multifamily Residential / Local
--	--	---	---	---	---------------------------------

		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	Services (MFR/LS) <sup>+</sup>
Golf driving range	F	F	F	F	F	F	F	F
Grounds for sports, private	F	F	F	F	F	F	F	F
Open space	A	A	A	A	A	A	A	A
Open space recreational building	C	C	C	C	C	C	C	C
Outdoor place of recreation for profit	F	F	F	F	F	F	F	F
Stadium	F	F	F	F	F	F	F	F

Public Service Uses

See Table Footnote: (1)

	One Family <sup>+</sup> (1F)	<del>Two Family<sup>+</sup> (2F)</del> East Boston Residential-1 (EBR-1)		<del>Three Family<sup>+</sup> (3F)</del> East Boston Residential-2 (EBR-2)		<del>Multifamily Residential<sup>+</sup> (MFR)</del> East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>+</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
*Automatic telephone exchange or	F	F	F	F	F	F	F	F

telecommunications data distribution center <sup>(4)</sup>								
Courthouse <sup>(4)</sup>	€	C	C	C	C	C	C	C
Fire station <sup>(4)</sup>	A	A	A	A	A	A	A	A
†Outdoor payphone	F	F	F	F	F	F	F	F
Penal institution	F	F	F	F	F	F	F	F
Police station <sup>(4)</sup>	A	A	A	A	A	A	A	A
Pumping station <sup>(4)</sup>	F	F	F	F	F	F	F	F
Recycling facility (excluding facilities handling toxic waste)	F	F	F	F	F	F	F	F
Solid waste transfer station	F	F	F	F	F	F	F	F
Sub-station <sup>(4)</sup>	F	F	F	F	F	F	F	F
Telephone exchange	F	F	F	F	F	F	F	F

(\*As amended on October 20, 2000)

(†As inserted on March 15, 2006)

## Research and Development Uses

See Table Footnotes: (1), (6)

	<del>One Family<sup>1</sup>-(1F)</del>	<del>Two Family<sup>1</sup>-(2F) East Boston Residential-1 (EBR-1)</del>	<del>Three Family<sup>1</sup>-(3F) East Boston Residential-2 (EBR-2)</del>	<del>Multifamily Residential<sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)</del>	Multifamily Residential / Local
--	--	--	--	--	---------------------------------

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

## Residential Uses

See Table Footnotes: (1), (7), (17)

	<del>One Family<sup>1</sup>-(1F)</del>	<del>Two Family<sup>1</sup>-(2F) East Boston Residential-1 (EBR-1)</del>	<del>Three Family<sup>1</sup>-(3F) East Boston Residential-2 (EBR-2)</del>	<del>Multifamily Residential<sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)</del>	Multifamily Residential / Local
Group residence, limited	A	A	A	A	A
Lodging house	<del>F</del>	<del>F</del> C	<del>F</del> C	C	C
Mobile home	<del>F</del>	F	F	F	F
Mobile home park	<del>F</del>	F	F	F	F
Multi-family dwelling	<del>F</del>	F	F	<del>F</del> A <sup>(2)</sup>	A
One family detached dwelling	A	A	A	A	A

One family semi-attached dwelling	F	A	A	A	A	A	A	A
Orphanage	F	F	F	F	F	€	€	€
Rowhouse	F	F A	F A	A	A	A	A	A
Temporary dwelling structure	€	C	C	C	C	C	C	C
Three family detached dwelling	F	F	F	A	A	A	A	A
Townhouse	F	F	F	A	A	A	A	A
Transitional housing or homeless shelter	€	€ A	€ A	€ A	€ A	€ A	€ A	C
Two family detached dwelling	F	A	A	A	A	A	A	A
Two family semi-attached dwelling	F	F	F	A	A	A	A	A

### Restaurant Uses

See Table Footnotes: (1), (8)

	<del>One Family<sup>1</sup>-(1F)</del>	<del>Two Family<sup>1</sup>-(2F) East Boston Residential-1 (EBR-1)</del>		<del>Three Family<sup>1</sup>-(3F) East Boston Residential-2 (EBR-2)</del>		<del>Multifamily Residential<sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)</del>		Multifamily Residential / Local
Large <sup>(9)</sup>	<del>F</del>	<del>F A</del>	F	<del>F A</del>	F	<del>F A</del>	F	F

## Retail Uses

See Table Footnotes: (1), (10)

	<del>One Family<sup>1</sup>-(1F)</del>	<del>Two Family<sup>1</sup>-(2F) East Boston Residential-1 (EBR-1)</del>		<del>Three Family<sup>1</sup>-(3F) East Boston Residential-2 (EBR-2)</del>		<del>Multifamily Residential<sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)</del>		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Adult bookstore	<del>F</del>	F	F	F	F	F	F	F
Bakery	<del>F</del>	<del>F A</del>	F	<del>F A</del>	F	<del>F A</del>	F	C <sup>(3)</sup>
Cannabis Establishment <sup>16</sup> (Text Amd. No. 432, § 3, 4-13-2018)	<del>F</del>	F	F	F	F	F	F	F
General retail business	<del>F</del>	<del>F A</del>	F	<del>F A</del>	F	<del>F A</del>	F	F <sup>(2)</sup>
Liquor store	<del>F</del>	<del>F C</del>	F	<del>F C</del>	F	<del>F C</del>	F	C <sup>(3)</sup>
Local retail business	<del>F</del>	<del>F A</del>	F	<del>F A</del>	F	<del>F A</del>	F	A <sup>(3)</sup>

Outdoor sale of garden supplies	F	F C	F	F C	F	F C	F	C <sup>(3)</sup>
*Pawnshop	F	F	F	F	F	F	F	F

(\*As inserted on February 16, 2001)

### Service Uses

See Table Footnotes: (1), (10)

	One Family <sup>1</sup> -(1F)	Two Family <sup>1</sup> -(2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> -(3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Animal hospital	F	F	F	F	F	F	F	F
Barber or beauty shop	F	F A	F	F A	F	F A	F	C <sup>(3)</sup>
*Body art establishment	F	F A	F	F A	F	F A	F	F
Caterer's establishment	F	F A	F	F A	F	F A	F	F
†Check cashing business	F	F	F	F	F	F	F	F
‡Container redemption center	F	F	F	F	F	F	F	F

Dry-cleaning shop	F	F A	F	F A	F	F A	F	C <sup>(3)</sup>
Kennel	F	F A	F	F A	F	F A	F	F
Laundry, retail	F	F A	F	F A	F	F A	F	C <sup>(3)</sup>
Laundry, self-service	F	F A	F	F A	F	F A	F	C <sup>(3)</sup>
Photocopying establishment	F	F A	F	F A	F	F A	F	C <sup>(3)</sup>
Shoe repair	F	F A	F	F A	F	F A	F	C <sup>(3)</sup>
Tailor shop	F	F A	F	F A	F	F A	F	C <sup>(3)</sup>

(†As inserted on October 6, 1994)

(‡As inserted on September 30, 1993)

(\*As inserted on April 9, 2001)

### Storage Uses, Major

See Table Footnote: (1)

	One Family <sup>†</sup> (1F)	Two Family <sup>†</sup> (2F) East Boston Residential-1 (EBR-1)	Three Family <sup>†</sup> (3F) East Boston Residential-2 (EBR-2)	Multifamily Residential <sup>†</sup> (MFR) East Boston Residential-3 (EBR-3)	Multifamily Residential / Local
Outdoor storage of solid fuel or minerals <sup>(11)</sup>	F	F	F	F	F



Outdoor storage of new materials	F	F	F	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F	F	F	F
Self storage	F	F	F	F	F	F	F	F
Storage of flammable liquids and gases Small <sup>(12)</sup>	F	F	F	F	F	F	F	F
Large <sup>(12)</sup>	F	F	F	F	F	F	F	F

*Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	F	F	F	F	F	F	F	F
Warehousing	F	F	F	F	F	F	F	F
Wrecking yard	F	F	F	F	F	F	F	F

(\*As inserted on September 18, 2000)

Trade Uses

See Table Footnotes: (1), (10)

	One Family <sup>1</sup> (1F)	Two Family <sup>1</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Carpenters shop	F	F	F	F	F	F	F	C <sup>(3)</sup>
Electrician's shop	F	F	F	F	F	F	F	C <sup>(3)</sup>
Machine shop	F	F	F	F	F	F	F	C <sup>(3)</sup>
Photographer's studio	F	F	F	F	F	F	F	C <sup>(3)</sup>
Plumber's shop	F	F	F	F	F	F	F	C <sup>(3)</sup>
Radio/television repair	F	F	F	F	F	F	F	C <sup>(3)</sup>
Upholsterer's shop	F	F	F	F	F	F	F	C <sup>(3)</sup>
Welder's shop	F	F	F	F	F	F	F	C <sup>(3)</sup>

Transportation Uses

See Table Footnote: (1)

	One Family <sup>1</sup> (1F)	Two Family <sup>1</sup> (2F) East Boston Residential-1 (EBR-1)	Three Family <sup>1</sup> (3F) East Boston Residential-2 (EBR-2)	Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)	Multifamily Residential / Local

## Vehicular Uses

See Table Footnote: (1)

	One Family <sup>†</sup> (1F)	Two Family <sup>†</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>†</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>†</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>†</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
*Airport-related remote parking facility	F	F	F	F	F	F	F	F
Bus servicing or storage	F	F	F	F	F	F	F	F
Carwash	F	F	F	F	F	F	F	F
Gasoline station	F	F	F	F	F	F	F	F
†Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F	F	F	F	F
‡Indoor sale of motor vehicles	F	F	F	F	F	F	F	F

‡Outdoor sale of new and used motor vehicles	F	F	F	F	F	F	F	F
Parking garage	F	F	F	F	F	F	F	F
Parking lot	F	F	F	F	F	F	F	F
Railroad passenger station	F	F	F	F	F	F	F	F
Rental agency for cars	F	F	F	F	F	F	F	F
Rental agency for trucks	F	F	F	F	F	F	F	F
Repair garage	F	F	F	F	F	F	F	F
Truck servicing or storage	F	F	F	F	F	F	F	F

(\*As inserted on November 21, 1996.)

(†As amended on November 7, 1996.)

(‡As amended on March 15, 2006)

### Wholesale Uses

See Table Footnote: (1)

	<del>One Family<sup>†</sup> (1F)</del>	<del>Two Family<sup>†</sup> (2F) East Boston Residential-1 (EBR-1)</del>	<del>Three Family<sup>†</sup> (3F) East Boston Residential-2 (EBR-2)</del>	<del>Multifamily Residential<sup>†</sup> (MFR) East Boston Residential-3 (EBR-3)</del>	Multifamily Residential / Local
--	--	--	--	--	---------------------------------

## Waterfront Service Uses

See Table Footnote: (1)

	One Family <sup>1</sup> (1F)	Two Family <sup>1</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>1</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>1</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Dock, slip, pier, wharf anchorage, or moorage for commercial or recreational vessels awaiting servicing, provisioning, off-loading, or delivery	F	F	F	F	F	F	F	F
Use, hire, or charter of any commercial Vessel	F	F	F	F	F	F	F	F
Boat and marine motor service and	F	F	F	F	F	F	F	F

repair or sales and display								
Boatyard	F	F	F	F	F	F	F	F
Non-seasonal dry storage of vessels	F	F	F	F	F	F	F	F
Sale of marine fuel, marine hardware, or boating or diving supplies and equipment	F	F	F	F	F	F	F	F
Navigation aids and facilities	F	F	F	F	F	F	F	F
Wet or dry storage or berthing of any commercial vessel	F	F	F	F	F	F	F	F
Installation, repair, or servicing of boating accessories, marine equipment, marine instruments, or marine motors	F	F	F	F	F	F	F	F

Marine shop, electrical shop, or similar use for the repair and maintenance of vessels	F	F	F	F	F	F	F	F
Hoist, lift, ramp, davit, or other structure to haul or move a vessel between water and land and not used by the public generally	F	F	F	F	F	F	F	F
Groin, breakwater, wave deflector, or other structure that protects an area used for dockage or moorage	F	F	F	F	F	F	F	C
Aquaculture facility	F	F	F	F	F	F	F	F
Boat rental establishment	F	F	F	F	F	F	F	C



Flood, water level, or tidal control facility	F	F	F	F	F	F	F	F
Marine research and training institute	F	F	F	F	F	F	F	F
Public boat ramp	F	F	F	F	F	F	F	F
Recreational marina, rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels; provided that the number of slips and spaces associated with any such facility does not exceed twenty (20)	F	F	F	F	F	F	F	C
Recreational marina, or rack, dry stack, or landslide facility for seasonal dry	F	F	F	F	F	F	F	F

storage of private pleasure craft vessels, if the number of slips and spaces associated with such facility exceeds twenty (20)								
Enclosed storage or wholesaling of fish and seafoods, provided such use is not within fifty (50) feet of a Residential Subdistrict	F	F	F	F	F	F	F	F
Facilities associated with marine terminals for the storage of goods transported in waterborne commerce	F	F	F	F	F	F	F	F

Maritime-Dependent Facilities

See Table Footnote: (1)

	<del>One Family<sup>1</sup></del> (1F)	<del>Two Family<sup>1</sup> (2F)</del> East Boston Residential-1 (EBR-1)		<del>Three Family<sup>1</sup> (3F)</del> East Boston Residential-2 (EBR-2)		<del>Multifamily Residential<sup>1</sup></del> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>1</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Manufacturing facilities relying on the bulk receipt of shipments of goods by waterborne commerce	F	F	F	F	F	F	F	F
Wharves, piers, docks, and storage facilities for the commercial fishing industry	F	F	F	F	F	F	F	F
Drydocks and other facilities related to the construction, servicing,	F	F	F	F	F	F	F	F

storage, maintenance, or repair of vessels and other marine structures								
Other docks, piers, wharves, berths, dolphins, or mooring facilities for tow boats, barges, dredges, ferries, commuter boats, water buses, water taxis, or other vessels engaged in waterborne commerce, port operations, or marine construction	F	F	F	F	F	F	F	F

### Accessory and Ancillary Uses

In each subdistrict of the East Boston 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 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.

See Table Footnote: (1)

	One Family <sup>+</sup> (1F)	Two Family <sup>+</sup> (2F) East Boston Residential-1 (EBR-1)		Three Family <sup>+</sup> (3F) East Boston Residential-2 (EBR-2)		Multifamily Residential <sup>+</sup> (MFR) East Boston Residential-3 (EBR-3)		Multifamily Residential / Local Services (MFR/LS) <sup>+</sup>
		Corner Lot	Mid-Block	Corner Lot	Mid-Block	Bsmt. & First Story	Second Story & Above	
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F	F	F	F	F	F	F	F <sup>(2)</sup>
Accessory art use	C	C	C	C	C	C	C	C
Accessory automatic teller machine	F	F	F	F	F	F	F	C <sup>(3)</sup>
Accessory bus servicing or storage	F	F	F	F	F	F	F	F

Accessory cafeteria	F	F	F	F	F	F	F	F <sup>(2)</sup>
Accessory cultural uses	F	F	F	F	F	F	F	F <sup>(2)</sup>
Accessory dormitory	F	F	F	F	F	F	F	F
Accessory drive-through restaurant	F	F	F	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	F	F	F	F
Accessory family day care home	A	A	A	A	A	A	A	A
Accessory home occupation	A	A	A	A	A	A	A	A
Accessory indoor maintenance and operation of a payphone <sup>(15)</sup>	F	F	F	F	F	F	F	F
Accessory industrial use	F	F	F	F	F	F	F	F
Accessory keeping of animals other than laboratory animals	F	F	F	F	F	F	F	F

Accessory keeping of laboratory animals <sup>(6)</sup>	F	F	F	F	F	F	F	F
Accessory machine shop	F	F	F	F	F	F	F	F
Accessory manufacture of products	F	F	F	F	F	F	F	F
Accessory offices	F	F	F	F	F	F	F	F
Accessory offices for university	F	F	F	F	F	F	F	F
Accessory outdoor café	F	F A <sup>(19)</sup>	F	F A <sup>(19)</sup>	F	F A <sup>(19)</sup>	F	F <sup>(2)</sup>
Accessory parking	A	A	A	A	A	A	A F	A
Accessory personnel quarters	F	F	F	F	F	A	A	A
Accessory printing	F	F	F	F	F	F	F	F
Accessory professional office in a dwelling	A	A	A	A	A	A	A	A

Accessory railroad storage yard	F	F	F	F	F	F	F	F
Accessory recycling	F	F	F	F	F	C	CF	C
Accessory repair garage	F	F	F	F	F	F	F	F
Accessory retail	F	FA <sup>(19)</sup>	F	FA <sup>(19)</sup>	F	FA <sup>(19)</sup>	F	F <sup>(2)</sup>
Accessory service uses	F	F	F	F	F	FC <sup>(19)</sup>	F	C
Accessory services for apartment and hotel residents	F	F	F	F	F	A	A	A
Accessory services incidental to educational uses other than college or university use	F	F	F	F	F	F	F	F
Accessory storage of flammable liquids and gases Small <sup>(12)</sup>	A	A	A	A	A	A	A	A
Large <sup>(12)</sup>	F	F	F	F	F	F	F	F



Accessory storage or transfer of toxic waste	F	F	F	F	F	F	F	F
Accessory swimming pool or tennis court <sup>(13)</sup>	A	A	A	A	A	A	A F	A
Accessory trade uses	F	F	F	F	F	F	F	F
Accessory truck servicing or storage	F	F	F	F	F	F	F	F
Accessory wholesale business	F	F	F	F	F	F	F	F
Ancillary use <sup>(14)</sup>	C	C	C	C	C	C	C	C

### Footnotes to Table A

1. Notwithstanding any contrary provision of this Table A, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located ~~(a)~~ on Tidelands subject to Chapter 91 of the Massachusetts General Laws, ~~or (b) in any Waterfront Subdistrict.~~

~~2. ——— Where designated "C," such use is allowed within a Waterfront Residential Subdistrict, provided such use is located on the ground floor. Where designated "F," such use is conditional within a Waterfront Residential Subdistrict, provided such use is located on the ground floor.~~

2. Where designated "A," and the Lot Width is over fifty (50) feet, up to six (6) dwelling units are allowed.

3. 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.
4. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
5. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
6. Provided that 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.
7. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.
8. Where a Restaurant Use is designated "A" or "C," it shall be forbidden if such establishment is open to the public after 1:00 a.m. or before 6:00 a.m.
9. 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.
10. 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.
11. Provided that all dust and dirt incident to storage or handling is effectively confined to the Lot, and provided also that any material stored outdoors to a height greater than four (4) feet above Grade level is surrounded by a wall or tight fence not less than seven (7) feet high.
12. 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.

- 13. 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.
- 14. 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.
- 15. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance. (As inserted on March 15, 2006.)
- 16. 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. ( Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432 , § 3, 4-13-2018)
- 17. For Additional Dwelling Units, see Section ~~53-8~~ 53-5.2. ( Text Amd. No. 428 , § 1C., 11-9-2017)

## TABLE B East Boston Neighborhood District - Neighborhood Business Subdistricts - Use Regulations

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

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

### Banking and Postal Uses

	Neighborhood Shopping <sup>1</sup>	Community Commercial <sup>(1)</sup>
--	------------------------------------	-------------------------------------

	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Automatic teller machine	C	F	A	F
Bank	A	A	A	A
Drive-in bank	F	F	C	F
Post office	A	C	A	C

### Community Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Adult education center	A	A	A	A
Community center	A	A	A	A
Day care center	A	A	A	A
Day care center, elderly	A	A	A	A
Library	A	A	A	A
Place of worship; monastery; convent; parish house	A	A	A	A

### Cultural Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Art Display Space; incl. gallery, museum	A	A	A	A
Art gallery (Text Amd. No. 416, § 9, 7-2-2015)	A	A	A	A
Artists' mixed-use	C	A	C	A
Art use	C	C	A	A
Auditorium	F	F	F	F
Cinema	€	€	A	€
Concert hall	C	C	A	C
Museum	A	A	A	A
Public art, display space	A	A	A	A
Studios, arts	A	A	A	A
Studios, production	C	C	C	C
Theatre	C	C	A	C
Ticket sales	A	C	A	C

#### Dormitory/Fraternity Uses

	Neighborhood Shopping <sup>1</sup>	Community Commercial <sup>(1)</sup>
--	------------------------------------	-------------------------------------

	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Dormitory not accessory to a use	F	F	F	F
Fraternity	F	F	F	F

### Educational and Recreational Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
College or university	C	C	C	C
Elementary or secondary school <sup>(2)</sup>	A	A	A	A
Kindergarten	A	A	A	A
Professional school	C	C	C	A
Trade school	C	C	C	A

### Entertainment Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above

Adult entertainment	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F
<del>Amusement game machines in non-commercial establishment</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F</del>
Bar <sup>(3)</sup>	C	F	C	F
<del>Bar with live entertainment<sup>(3)</sup></del>	<del>F</del>	<del>F</del>	<del>C</del>	<del>F</del>
Bowling alley	C	F	A	F
<del>Billiard parlor</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>
Dance hall	C	C	C	C
Drive-in theatre	F	F	F	F
Fitness center or gymnasium ( Text Amd. No. 416, § 10, 7-2-2015 )	C <sup>17</sup>	C <sup>17</sup>	A	C <sup>17</sup>
Private club not serving alcohol	C	C	C	C
Private club serving alcohol	C	C	C	C

Restaurant with live entertainment, not operating after 10:30 p.m.	C	F	A	C
Restaurant with live entertainment, operating after 10:30 p.m. <sup>(3)</sup>	F	F	C	C

### Funerary Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
<del>Cemetery</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F</del>
Columbarium	F	F	F	F
Crematory	F	F	F	F
Funeral home	A	A	A	A
Mortuary chapel	A	A	A	A

### Health Care Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
*Clinic	C	C	C	C



Custodial care facility	C	C	C	C
Group residence, general	C	C	C	C
Hospital	C	C	C	C
Nursing or convalescent home	C	A	C	A

(\*As amended on September 20, 1996; Text Amd. No. 432 , § 3, 4-13-2018; Text Amd. No. 459 , § A.17., 4-14-2023.)

#### Hotel and Conference Center Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Bed and breakfast	C	A	C	A
Conference center	F	F	F	F
Executive suites	C	C	C	C
Hotel	F	F	F	F
Motel	F	F	F	F

#### Industrial Uses

	Neighborhood Shopping <sup>1</sup>	Community Commercial <sup>(1)</sup>
--	------------------------------------	-------------------------------------

	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Cleaning plant	F	F	F	F
General manufacturing use	F	F	F	F
Light manufacturing use	F	F	F	F
Printing plant	F	F	F	F
Restricted industrial use	F	F	F	F

#### Office Uses

	Neighborhood Shopping <sup>(1)</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Agency or professional office	A	A	A	A
General office	A	A	A	A
Office of wholesale business	A	C	A	C

#### Open Space Uses

	Neighborhood Shopping <sup>1</sup>	Community Commercial <sup>(1)</sup>
--	------------------------------------	-------------------------------------

	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Golf driving range	F	F	F	F
Grounds for sports, private	F	F	F	F
Open space	A	A	A	A
Open space recreational building	A	A	A	A
Outdoor place of recreation for profit	C	C	C	C
Stadium	F	F	F	F

### Public Service Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Automatic telephone exchange or telecommunications data distribution center <sup>(2)</sup>	€	€	€	€
Courthouse <sup>(2)</sup>	C	C	C	C
Fire station <sup>(2)</sup>	A	A	A	A

<del>Outdoor payphone</del>	€	€	€	€
Penal institution	F	F	F	F
Police station <sup>(2)</sup>	A	A	A	A
Pumping station <sup>(2)</sup>	F	F	F	F
Recycling facility (excluding facilities handling toxic waste)	F	F	F	F
Solid waste transfer station	F	F	F	F
Sub-station <sup>(2)</sup>	C	C	C	C
<del>Telephone exchange</del>	€	€	€	€

(\*As amended on October 20, 2000)

(†As inserted on March 15, 2006)

### Research and Development Uses

See Table Footnote: (4)

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Research laboratory	C	C	C	C

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

## Residential Uses

See Table Footnotes: (5), (19)

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Congregate living complex	C	A	C	A
Elderly housing	A	A	A	A
Group residence, limited	A	A	A	A
Lodging house	C	C	C	C
Mobile home	F	F	F	F
Mobile home park	F	F	F	F
Multi-family dwelling	A	A	A	A
One family detached dwelling	F	F	F	F
One family semi-attached dwelling	F	F	F	F
<b>Orphanage</b>	<b>€</b>	<b>€</b>	<b>€</b>	<b>€</b>
Rowhouse	F	F	F	F

Temporary dwelling structure	C	C	C	C
Three family detached dwelling	F	F	F	F
Townhouse	F	F	F	F
Transitional housing or homeless shelter	C	C	C	C
Two family detached dwelling	F	F	F	F
Two family semi-attached dwelling	F	F	F	F

### Restaurant Uses

See Table Footnote: (6)

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Drive-in restaurant	F	F	F	F
Restaurant	A	C	A	A

Take-out restaurant Small <sup>(7)</sup>	A	F	A	F
Large <sup>(7)</sup>	C	F	C	F

## Retail Uses

See Table Footnote: (8)

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Adult bookstore	F	F	F	F
Bakery ( Text Amd. No. 416, § 9, 7-2-2015 )	A	A	A	A
Cannabis Establishment <sup>18</sup> ( Text Amd. No. 432 , § 3, 4-13-2018)	C	C	C	C
General retail business <sup>(15)</sup>	A	F	A	A
Liquor store	C	F	C	F
Local retail business	A	C	A	A
Outdoor sale of garden supplies	A	C	A	C
†Pawnshop	C	C	C	C

(\*As amended on December 19, 1994.)

(†As inserted on February 16, 2001)

Service Uses

See Table Footnote: (8)

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Animal hospital	C	C	C	C
Barber or beauty shop	A	C	A	A
*Body art establishment	C	C	C	C
Caterer's establishment	C	C	C	C
†Check cashing business	C	C	C	C
‡Container redemption center <sup>(8a)</sup>	C	C	C	C
Dry-cleaning shop	A	C	A	C
Kennel	F	F	F	F



Laundry, retail service	A	C	A	C
Laundry, self-service	A	C	A	C
Photocopying establishment	A	C	A	A
Shoe repair ( Text Amd. No. 416, § 9, 7-2-2015 )	A	A	A	A
Tailor shop ( Text Amd. No. 416, § 9, 7-2-2015 )	A	A	A	A

(†As inserted on October 6, 1994)

(‡As inserted on September 30, 1993)

(\*As inserted on April 9, 2001)

#### Storage Uses, Major

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Enclosed storage of solid fuel or minerals <sup>(9)</sup>	F	F	F	F

Outdoor storage of solid fuel or minerals <sup>(9)</sup>	F	F	F	F
Outdoor storage of new materials	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F
Self storage	F	F	F	F
Storage of flammable liquids and gases Small <sup>(10)</sup>	F	F	F	F
Large <sup>(10)</sup>	F	F	F	F

* Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	C	C	C	C
Warehousing	F	F	F	F
Wrecking yard	F	F	F	F

(\*As inserted on September 18, 2000)

### Trade Uses

See Table Footnote: (8)

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Carpenters shop	A	C	A	A
Electrician's shop	A	C	A	A
Machine shop	A	C	A	A
Photographer's studio	A	A	A	A
Plumber's shop	A	C	A	A
Radio/television repair ( Text Amd. No. 416, § 9, 7-2-2015 )	A	A	A	A
Upholsterer's shop ( Text Amd. No. 416, § 9, 7-2-2015 )	A	A	A	A
Welder's shop	C	C	C	C

#### Transportation Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Airport	F	F	F	F
Bus terminal	F	F	F	F
Garage with dispatch	F	F	F	F

Helicopter landing facility	F	F	F	F
Motor freight terminal	F	F	F	F
Rail freight terminal	F	F	F	F
Railroad passenger station	F	F	F	F
Water terminal - freight	F	F	F	F
Water terminal - passenger	F	F	F	F

### Vehicular Uses

See Table Footnote: (11)

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
*Airport-related remote parking facility	F	F	F	F
Bus servicing or storage	F	F	F	F
Carwash	C	F	C	F
Gasoline station	C	F	C	F

†Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F	F
‡Indoor sale of motor vehicles	F	F	F	F
‡Outdoor sale of new and used motor vehicles	F	F	F	F
Parking garage	F	F	F	F
Parking lot	F	F	F	F
Rental agency for cars	F	F	F	F
Rental agency for trucks	F	F	F	F
Repair garage	F	F	F	F
Truck servicing or storage	F	F	F	F

(\*As inserted on November 21, 1996.)

(†As amended on November 7, 1996.)

(‡As amended on March 15, 2006)

#### Wholesale Uses

	Neighborhood Shopping <sup>1</sup>	Community Commercial <sup>(1)</sup>
--	------------------------------------	-------------------------------------

	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Wholesale business	C	C	C	C

Waterfront Service Uses

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Dock, slip, pier, wharf anchorage, or moorage for commercial or recreational vessels awaiting servicing, provisioning, off-loading, or delivery	F	F	F	F
Use, hire, or charter of any commercial vessel	F	F	F	F

Boat and marine motor service and repair or sales and display	F	F	F	F
Boatyard	F	F	F	F
Non-seasonal dry storage of vessels	F	F	F	F
Sale of marine fuel, marine hardware, or boating or diving supplies and equipment	F	F	F	F
Navigation aids and facilities	F	F	F	F
Wet or dry storage or berthing of any commercial vessel	F	F	F	F



Installation, repair, or servicing of boating accessories, marine equipment, marine instruments, or marine motors	F	F	F	F
Marine shop, electrical shop, or similar use for the repair and maintenance of vessels	F	F	F	F
Hoist, lift, ramp, davit, or other structure to haul or move a vessel between water and land and not used by the public generally	F	F	F	F

Groin, breakwater, wave deflector, or other structure that protects an area used for dockage or moorage	F	F	F	F
Aquaculture facility	F	F	F	F
Boat rental establishment	F	F	F	F
Flood, water level, or tidal control facility	F	F	F	F
Marine research and training institute	F	F	F	F
Public boat ramp	F	F	F	F

<p>Recreational marina, rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels; provided that the number of slips and spaces associated with any such facility does not exceed twenty (20)</p>	<p>F</p>	<p>F</p>	<p>F</p>	<p>F</p>
<p>Recreational marina, or rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels, if the number of slips and spaces associated with such facility exceeds twenty (20)</p>	<p>F</p>	<p>F</p>	<p>F</p>	<p>F</p>

Enclosed storage or wholesaling of fish and seafoods, provided such use is not within fifty (50) feet of a Residential Subdistrict	F	F	F	F
Facilities associated with marine terminals for the storage of goods transported in waterborne commerce	F	F	F	F

Maritime-Dependent Facilities

	Neighborhood Shopping <sup>1</sup>		Community Commercial <sup>(1)</sup>	
	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above

Manufacturing facilities relying on the bulk receipt of shipments of goods by waterborne commerce	F	F	F	F
Wharves, piers, docks, and storage facilities for the commercial fishing industry	F	F	F	F
Drydocks and other facilities related to the construction, servicing, storage, maintenance, or repair of vessels and other marine structures	F	F	F	F

Other docks, piers, wharves, berths, dolphins, or mooring facilities for tow boats, barges, dredges, ferries, commuter boats, water buses, water taxis, or other vessels engaged in waterborne commerce, port operations, or marine construction	F	F	F	F
--	---	---	---	---

Accessory and Ancillary Uses

In each subdistrict of the East Boston 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 <sup>1</sup>	Community Commercial <sup>(1)</sup>
--	------------------------------------	-------------------------------------

	Basement & First Story	Second Story & Above	Basement & First Story	Second Story & Above
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	C	C	C	C
Accessory art use	C	A	C	A
Accessory automatic teller machine	A	F	A	F
Accessory bus servicing or storage	F	F	F	F
Accessory cafeteria	A	A	A	A
Accessory cultural uses	A	A	A	A
Accessory dormitory	F	F	F	F
Accessory drive-through restaurant	F	F	F	F
Accessory drive-through retail	F	F	F	F

Accessory family day care home	A	A	A	A
Accessory home occupation	A	A	A	A
Accessory indoor maintenance and operation of a payphone <sup>(16)</sup>	A	A	A	A
Accessory industrial use	F	F	F	F
Accessory keeping of animals other than laboratory animals	C	C	C	C
Accessory keeping of laboratory animals <sup>(4)</sup>	C	C	C	C
Accessory machine shop	F	F	F	F
Accessory manufacture of products	C	C	C	C
Accessory offices	A	A	A	A



Accessory offices for university	C	C	C	C
Accessory outdoor café <sup>(12)</sup>	A	F	A	F
Accessory parking	A	C	A	C
Accessory personnel quarters	F	F	F	F
Accessory printing	F	F	F	F
Accessory professional office in a dwelling	A	C	A	C
Accessory railroad storage yard	F	F	F	F
Accessory recycling	C	C	C	C
Accessory repair garage	F	F	F	F
Accessory retail	A	C	A	A
Accessory scientific laboratory	F	F	F	F
Accessory services uses	A	A	A	A

Accessory services for apartment and hotel residents	F	F	F	F
Accessory services incidental to educational uses other than college or university use	C	C	C	C
Accessory storage of flammable liquids and gases Small <sup>(10)</sup>	A	C	A	C
Large <sup>(10)</sup>	C	C	C	C
Accessory storage or transfer of toxic waste	F	F	F	F
Accessory swimming pool or tennis court <sup>(13)</sup>	A	A	A	A
Accessory trade use	A	A	A	A
Accessory truck servicing or storage	F	F	F	F

Accessory wholesale business	F	F	F	F
Ancillary use <sup>(14)</sup>	C	C	C	C

### Footnotes to Table B

1. Notwithstanding any contrary provision of this Table B, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws. ~~, or (b) in any Waterfront Subdistrict.~~
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, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
4. 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.
5. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.
6. Where a Restaurant Use is designated "A" or "C", it shall be forbidden if such establishment is open to the public after 1:00 a.m. or before 6:00 a.m.
7. Small: total gross floor area not exceeding 2,500 square feet per restaurant; Large: total gross floor area exceeding 2,500 square feet per restaurant.
8. 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.

8a. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Conservation Protection Subdistrict.

(As inserted on September 30, 1993)

9. Provided that all dust and dirt incident to storage or handling is effectively confined to the Lot, and provided also that any material stored outdoors to a height greater than four (4) feet above Grade level is surrounded by a wall or tight fence not less than seven (7) feet high.

10. 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.

11. Where such use is designated "A", or "C", provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.

12. Except conditional in Rear Yard abutting a Residential Subdistrict.

13. Provided 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 which is 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.

14. 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.

15. 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; or (c) enlarges a General Retail Business so as to result in a total gross floor area of seventy-five thousand (75,000) or more square feet.

(As inserted on December 19, 1994.)

16. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance.

(As inserted on March 15, 2006.)

17. Provided allowed if 2,500 square feet or less. ( Text Amd. No. 416, § 10, 7-2-2015 .)

18. 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. ( Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432 , § 3, 4-13-2018)

19. For Additional Dwelling Units, see Section ~~53-8~~ 53-5.2. ( Text Amd. No. 428 , § 1C., 11-9-2017)

## TABLE C East Boston Neighborhood District - Waterfront Mixed-Use Subdistricts and Waterfront Economy Subdistricts ~~Waterfront Manufacturing Subdistricts, Waterfront Service Subdistricts, Waterfront Commercial Subdistricts, and Maritime Economy Reserve (MER) Subdistricts~~ - Use Regulations

See Table Footnote: ~~(1)~~, (2 1)

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

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

### Banking and Postal Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Automatic teller machine	F	C	C	C	F	C	A
Bank	F	C	C	A	A	A	A <sup>(3)</sup>
Drive-in bank	F	F	F	F	F	F	F
Post office	F	A	C	A	C	A	A <sup>(3)</sup>

### Community Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront
				Basement & First Story	Second Story & Above		

							Economy (WE)
Adult education center	€	A	A <sup>(4)</sup>	A	A	A	€ A
Community center	€	A	A <sup>(4)</sup>	A	A	A	€ A
Day care center	A	A	A <sup>(4)</sup>	A	A	A	€ A
Day care center, elderly	A	A	A <sup>(4)</sup>	A	A	A	€ A
Library	A	A	A <sup>(4)</sup>	A	A	A	€ A
Place of worship; monastery; convent; parish house	A	A	A	A	A	A	A

Cultural Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup>
				Basement & First Story	Second Story & Above		

							Economy (WE)
Art Display Space; incl. gallery, museum	A	€	A	A	A	A	A
Art gallery	A <sup>3</sup>	€	A <sup>(4)</sup>	A	A	A	F
Artists' mixed-use	F	A	F	€	A	A	€ F
Art use	€	€	A <sup>(4)</sup>	A	A	A	F A
Auditorium	€	€	F	F	F	€ A	F A
Cinema	€	€	F	A	€	€	F
Concert hall	€	€	F	A	€	A	F A
Museum	€	A	A <sup>(4)</sup>	A	€	A	F
Public art, display space	€	A	A <sup>(4)</sup>	A	A	A	F
Studios, arts	€	€	€	A	A	A	F A
Studios, production	F	€	F	€	€	C	F A
Theatre	€	€	F	A	€	A	F A
Ticket sales	€	€	€	A	€	A	F A

Dormitory/Fraternity Uses

See Table Footnotes: (1), (19)

		Waterfront Community		Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Manufacturing
--	--	----------------------	--	--	--	--------------------------



	<del>Waterfront Residential Subdistrict</del>	<del>Facilities Subdistrict</del>	<del>Waterfront Service Subdistrict<sup>2</sup></del>	<del>Basement &amp; First Story</del>	<del>Second Story &amp; Above</del>	Waterfront Mixed-Use (WMU)	<del>g-Subdistrict<sup>2</sup></del> Waterfront Economy (WE)
Dormitory not accessory to a use	F	F	F	F	F	F	F
Fraternity	F	F	F	F	F	F	F

### Educational Uses

See Table Footnotes: (1), (19)

	<del>Waterfront Residential Subdistrict</del>	<del>Waterfront Community Facilities Subdistrict</del>	<del>Waterfront Service Subdistrict<sup>2</sup></del>	<del>Waterfront Commercial Subdistrict<sup>(2)</sup></del>		Waterfront Mixed-Use (WMU)	<del>Waterfront Manufacturing Subdistrict<sup>2</sup></del> Waterfront Economy (WE)
				<del>Basement &amp; First Story</del>	<del>Second Story &amp; Above</del>		
College or university	F	C	F	C	C	C	F
Elementary or secondary school <sup>(5, 2)</sup>	C	A	F	A	A	A	F
Kindergarten	C	A	F	A	A	A	F
Professional school	C	A	C	C	A	A	C A
Trade school	C	A	C	C	A	A	C A

## Entertainment and Recreational Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Adult entertainment	F	F	F	F	F	F	F
Amusement game machines in commercial establishment	€	F	F	F	F	F	C
Amusement game machines in non-commercial establishment	€	F	F	F	F	€	€
Bar	€	F	F	€	F	€ A <sup>(6 3)</sup>	F A <sup>(6 3)</sup>

Bar with live entertainment	€	F	F	€	F	€	F
Bowling alley	€	F	F	A	F	A	F A
Billiard parlor	€	F	F	€	€	€	F
Dance hall	€	€	F	€	€	C	F C
Drive-in theatre	F	F	F	F	F	F	F
Fitness center or gymnasium	€	€	€	A	€	A	€ A
Private club not serving alcohol <sup>(7)</sup>	€	F	A	€	€	A	€ A
Private club serving alcohol <sup>(7)</sup>	€	F	A	€	€	A	€ A
Restaurant with live entertainment, not operating after 10:30 p.m.	€	F	€	A	€	A	€ A
Restaurant with live entertainment operating	€	F	F	€	€	C <sup>(6 3)</sup>	€ A <sup>(6 3)</sup>

after 10:30 p.m.							
------------------	--	--	--	--	--	--	--

### Funerary Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Cemetery	€	F	F	F	F	€	F
Columbarium	€	F	F	F	F	C	F C
Crematory	€	F	F	F	F	C	F C
Funeral home	F	F	F	F	F	F	F
Mortuary chapel	€	F	F	F	F	C	F C

### Health Care Uses

See Table Footnotes: (1), (19)

		Waterfront Community		Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Manufacturing
--	--	----------------------	--	--	--	--------------------------

	Waterfront Residential Subdistrict	Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Basement & First Story	Second Story & Above	Waterfront Mixed-Use (WMU)	g-Subdistrict <sup>2</sup> Waterfront Economy (WE)
*Clinic	€	€	F	€	€	C	F C
Custodial care facility	€	€	F	€	€	C	F
Group care residence, general	€	€	F	€	€	C	F
Hospital	F	€	F	€	€	C	F C
Nursing or convalescent home	A	A	F	€	A	A	F

(\*As amended on September 20, 1996; Text Amd. No. 432 , § 3, 4-13-2018; Text Amd. No. 459 , § A.17., 4-14-2023.)

### Hotel and Conference Center Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	-Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Bed and breakfast	€	F	F	€	A	A	F

Conference center	F	F	F	F	F	F	F
Executive suites	F	F	F	C	C	C	F
Hotel	F	F	F	C	C	C	F
Motel	F	F	F	C	C	C	F

### Industrial Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Cleaning plant	F	F	F	F	F	F	C
General manufacturing use	F	F	F	F	F	F	A
Light manufacturing use	F	F	A	F	F	A	A
Printing plant	F	F	F	F	F	F	C
Restricted industrial use	F	F	F	F	F	F	C

## Office Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Agency or professional office	F	F	F	A	A	A	€ A
General office	F	F	F	A	A	A	€ A
Office of wholesale business	F	F	€	A	€	A	A

## Open Space Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		

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

Public Service Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
‡Automatic telephone exchange or	F	€	€	€	€	€	€



telecommunications data distribution center <sup>(5-2)</sup>							
Courthouse <sup>(5-2)</sup>	€	A	F	€	€	A	F
Fire station <sup>(5-2)</sup>	A	A	A	A	A	A	A
†Outdoor payphone	F	€	€	€	€	€	€
Penal institution	F	F	F	F	F	F	F
Police station <sup>(5-2)</sup>	A	A	A	A	A	A	A
Pumping station <sup>(5-2)</sup>	F	€	A	F	F	A	A
Recycling facility (excluding toxic waste)	F	€	€	F	F	C	C
Solid waste transfer station	F	F	F	F	F	F	F
Sub-station <sup>(5-2)</sup>	F	€	F	€	€	C	F
Telephone exchange	F	€	F	€	€	€	F

(†As amended on October 20, 2000)

(‡As inserted on March 15, 2006.)

Research and Development Uses

See Table Footnotes: (1), (8 4), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Research laboratory	F	F	E	E	E	C	A

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

### Residential Uses

See Table Footnotes: (1), (9 5), (23 18), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Congregate living complex	E	A	F	E	A	A	F
Elderly housing	A	A	F	A	A	A	F
Group residence, limited	A	A	F	A	A	A	F

Lodging house	€	F	F	€	€	C	F
Mobile home	F	F	F	F	F	F	F
Mobile home park	F	F	F	F	F	F	F
Multi-family dwelling	A	A	F	€	A	A	F
One family detached dwelling	A	A	F	F	F	A	F
One family semi-attached dwelling	A	A	F	F	F	A	F
Orphanage	€	A	F	€	€	A	F
Rowhouse	A	A	F	F	F	A	F
Temporary dwelling structure	€	F	F	€	€	C	F
Three family detached dwelling	A	A	F	F	F	A	F
Townhouse	A	A	F	F	F	A	F
Transitional housing or homeless shelter	€	A	F	€	€	A	F

Two family detached dwelling	A	A	F	F	F	A	F
Two family semi-attached dwelling	A	A	F	F	F	A	F

### Restaurant Uses

See Table Footnotes: (1), (10 6), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Drive-in restaurant	F	F	F	F	F	F	F
Restaurant	E	E	A <sup>(3)</sup>	A	A	A	A <sup>3</sup>
Take-out restaurant Small <sup>(44 7)</sup>	E	F	A	A	F	A	A
Large <sup>(44 7)</sup>	F	F	E	E	F	E A	F A

### Retail Uses

See Table Footnotes: (1), (12 8), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Adult bookstore	F	F	F	F	F	F	F
Bakery	€	F	€	A	€	A	€ A
Cannabis Establishment <sup>(22 17)</sup> (Text Amd. No. 432 , § 3, 4-13-2018)	F	€	€	€	€	C	C
*General retail business	€	F	€	A	A	A <sup>(20 15)</sup>	€ A <sup>(20 15)</sup>
Liquor store	€	F	€	€	F	C	C
Local retail business	A	F	€	A	A	A	€ A
Outdoor sale of garden supplies	€	F	F	A	€	A	F A
†Pawnshop	F	€	€	€	€	C	C

(\*As amended on December 19, 1994.)

(†As inserted on February 16, 2001)

## Service Uses

See Table Footnotes: (1), (12 8), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Animal hospital	F	F	F	€	€	C	F C
Barber or beauty shop	€	F	€	A	A	A	F A
*Body art establishment	F	€	€	€	€	€ A	€ A
Caterer's establishment	F	F	€	€	€	€ A	F C
†Check cashing business	F	F	€	€	€	C	C
‡Container redemption center <sup>(12a-8a)</sup>	F	F	F	€	€	C	A
Dry-cleaning shop	€	F	€	A	€	A	F A
Kennel	F	F	F	F	F	F	F

Laundry, retail service	€	F	€	A	€	A	F A
Laundry, self-service	€	F	€	A	€	A	F A
Photocopying establishment	€	F	€	A	A	A	F A
Shoe repair	€	F	€	A	A	A	F A
Tailor shop	€	F	€	A	A	A	F A

(‡As inserted on September 30, 1993)

(†As inserted on April 9, 2001)

(\*As inserted on October 6, 1994)

### Storage Uses, Major

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Enclosed storage of solid fuel or minerals <sup>(13 9)</sup>	F	F	F	F	F	F	C

Outdoor storage of solid fuel or minerals <sup>(43 9)</sup>	F	F	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	F	F	A
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F	F	C
Self storage	F	F	F	F	F	F	F
Storage of flammable liquids and gases Small <sup>(44 10)</sup>	F	F	€	F	F	F	C
Large <sup>(44 10)</sup>	F	F	€	F	F	F	C



Storage or transfer of toxic waste	F	F	F	F	F	F	F
Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	F	€	€	€	€	C	C
Warehousing	F	F	F	F	F	F	C

Wrecking yard	F	F	F	F	F	F	F
---------------	---	---	---	---	---	---	---

Trade Uses

See Table Footnotes: (1), (12 8), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Carpenters shop	€	F	A	A	A	A	A
Electrician's shop	€	F	A	A	A	A	A
Machine shop	€	F	A	A	A	A	A
Photographer's studio	€	F	A	A	A	A	€ A
Plumber's shop	€	F	A	A	A	A	A
Radio/television repair	€	F	A	A	A	A	A
Upholsterer's shop	€	F	A	A	A	A	A
Welder's shop	€	F	A	€	€	A	A

## Transportation Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Airport	F	F	F	F	F	F	F
Bus terminal	F	F	F	F	F	F	F
Garage with dispatch	F	F	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F	F	F
Motor freight terminal	F	F	F	F	F	F	C
Rail freight terminal	F	F	F	F	F	F	C
Railroad passenger station	F	F	F	F	F	F	F
Water terminal - freight	F	F	C	F	F	C	A

Water terminal - passenger	€	F	A	A	A	A	A
----------------------------	---	---	---	---	---	---	---

Vehicular Uses

See Table Footnotes: (1), (15 11), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
*Airport-related remote parking facility	F	F	F	F	F	F	F
Bus servicing or storage	F	F	F	F	F	F	F <sup>(16)</sup>
Carwash	F	F	F	F	F	F	F <sup>(16)</sup>
Gasoline station	F	F	F	F	F	F	F <sup>(16)</sup>

†Indoor sale, with or without installation, of automotive parts, accessories and supplies	₱	₱	₱	₱	₱	F	F <sup>(46)</sup>
‡Indoor sale of motor vehicles	₱	₱	₱	₱	₱	F	F <sup>(46)</sup>
‡Outdoor sale of new and used motor vehicles	₱	₱	₱	₱	₱	F	F
Parking garage	₱	₱	₱	₱	₱	F	F
Parking lot	₱	₱	₱	₱	₱	F	F
Rental agency for cars	₱	₱	₱	₱	₱	F	F
Rental agency for trucks	₱	₱	₱	₱	₱	F	F
Repair garage	₱	₱	₱	₱	₱	F	F
Truck servicing or storage	₱	₱	₱	₱	₱	F	F

(\*As inserted on November 21, 1996.)

(†As amended on November 7, 1996.)

(‡As amended on March 15, 2006)

### Wholesale Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Wholesale business	F	F	€	€	€	C	A

### Waterfront Service Uses

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		

Dock, slip, pier, wharf anchorage, or moorage for commercial or recreational vessels awaiting servicing, provisioning, off- loading, or delivery	F	F	A	A	A	A	A
Use, hire, or charter of any commercial Vessel	F	F	A	A	A	A	A
Boat and marine motor service and repair or sales and display	F	F	A	€	€	A	A
Boatyard	F	F	A	F	F	A	A
Non-seasonal dry storage of vessels	F	F	A	€	€	A	A

Sale of marine fuel, marine hardware, or boating or diving supplies and equipment	F	F	A	A	A	A	A
Navigation aids and facilities	F	F	A	A	A	A	A
Wet or dry storage or berthing of any commercial vessel	F	F	A	€	€	A	A
Installation, repair, or servicing of boating accessories, marine equipment, marine instruments, or marine motors	F	F	A	€	€	A	A



Marine shop, electrical shop, or similar use for the repair and maintenance of vessels	F	F	A	€	€	A	A
Hoist, lift, ramp, davit, or other structure to haul or move a vessel between water and land and not used by the public generally	F	F	A	€	€	A	A
Groin, breakwater, wave deflector, or other structure that protects an area used for	€	€	A	A	A	A	A

dockage or moorage							
Aquaculture facility	F	F	A	A	A	A	A
Boat rental establishment	€	€	A	A	A	A	A
Flood, water level, or tidal control facility	F	F	A	A	A	A	A
Marine research and training institute	F	€	A	A	A	A	A
Public boat ramp	F	€	A	€	€	A	A

Recreational marina, rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels; provided that the number of slips and spaces associated with any such facility does not exceed twenty (20)	€	€	A	A	A	A	A
--	---	---	---	---	---	---	---

Recreational marina, or rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels, if the number of slips and spaces associated with such facility exceeds twenty (20)	F	F	A	E	E	A	A
Enclosed storage or wholesaling of fish and seafoods, provided such use is not within fifty (50) feet of a	F	F	E	F	F	C	A

Residential Subdistrict							
Facilities associated with marine terminals for the storage of goods transported in waterborne commerce	F	F	E	E	E	C	A

Maritime-Dependent Facilities

See Table Footnotes: (1), (19)

	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup>
				Basement & First Story	Second Story & Above		

							Economy (WE)
Manufacturing facilities relying on the bulk receipt of shipments of goods by waterborne commerce	₣	₣	€	€	€	C	A
Wharves, piers, docks, and storage facilities for the commercial fishing industry	₣	₣	€	€	€	C	A
Drydocks and other facilities related to the construction, servicing, storage, maintenance, or repair of vessels and	₣	₣	€	€	€	C	A

other marine structures							
Other docks, piers, wharves, berths, dolphins, or mooring facilities for tow boats, barges, dredges, ferries, commuter boats, water buses, water taxis, or other vessels engaged in waterborne commerce,	F	F	€	€	€	C	A

port operations, or marine construction							
--	--	--	--	--	--	--	--

### Accessory and Ancillary Uses

In each subdistrict of the East Boston 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 C 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.

See Table Footnotes: (1), (19)



	Waterfront Residential Subdistrict	Waterfront Community Facilities Subdistrict	Waterfront Service Subdistrict <sup>2</sup>	Waterfront Commercial Subdistrict <sup>(2)</sup>		Waterfront Mixed-Use (WMU)	Waterfront Manufacturing Subdistrict <sup>2</sup> Waterfront Economy (WE)
				Basement & First Story	Second Story & Above		
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	€	F	F	€	€	C	F C
Accessory art use	€	€	F	€	A	A	A
Accessory automatic teller machine	€	A	A	A	F	A	A
Accessory bus servicing or storage	F	F	€	F	F	C	A
Accessory cafeteria	€	A	A	A	A	A	A

Accessory cultural use	€	A	A	A	A	A	A
Accessory dormitory	F	€	F	F	F	C	F
Accessory drive-through restaurant	F	F	F	F	F	F	F
Accessory drive-through retail	F	F	F	F	F	F	F
Accessory family daycare home	A	A	A	A	A	A	F
Accessory home occupation	A	A	F	A	A	A	F
‡Accessory indoor maintenance and operation of a payphone	F	A	A	A	A	A <sup>(21-16)</sup>	A <sup>(21-16)</sup>
Accessory industrial use	F	F	€	F	F	C	A

Accessory keeping of animals other than laboratory animals	F	F	€	€	€	C	C
Accessory keeping of laboratory animals	F	F	€	€	€	C <sup>(8 4)</sup>	A <sup>(8 4)</sup>
Accessory machine shop	F	F	A	F	F	A	A
Accessory manufacture of products	F	F	€	€	€	C	A
Accessory offices	F	A	A	A	A	A	A
Accessory offices for university	F	€	€	€	€	C	F
Accessory outdoor café	€	€	A	A	F	A <sup>(17 12)</sup>	A <sup>(17 12)</sup>
Accessory parking	A	A	A	A	€	A	A
Accessory personnel quarters	A	F	F	F	F	A	C

Accessory printing	F	A	A	€	€	A	A
Accessory professional office in a dwelling	A	A	F	A	€	A	F
Accessory railroad storage yard	F	F	F	F	F	F	C
Accessory recycling	€	A	A	A	€	A	A
Accessory repair garage	F	F	F	F	F	F	C
Accessory retail	€	€	A	A	A	A	A
Accessory service uses	€	A	A	A	A	A	A
Accessory services for apartment and hotel residents	A	A	A	A	A	A	A
Accessory services incidental to educational uses other than college	F	€	€	€	€	C	C

or university use							
Accessory storage of flammable liquids and gases Small <sup>(44 10)</sup>	A	A	A	A	€	A	A
Large <sup>(44 10)</sup>	F	€	€	€	€	C	C
Accessory storage or transfer of toxic waste	F	F	F	F	F	F	C
Accessory swimming pool or tennis court <sup>(48 13)</sup>	A	A	A	A	A	A	A
Accessory trade use	F	A	A	A	A	A	A
Accessory truck servicing or storage	F	F	€	F	F	C	C

Accessory wholesale business	F	F	€	F	F	C	A
Ancillary use <sup>(49 14)</sup>	€	€	€	€	€	C	€ A

Footnotes to Table C

~~1. For use regulations applicable in Maritime Economy Reserve (MER) Subdistricts, see Section 8-7.~~

~~2.1.~~ Notwithstanding any contrary provision of this Table C, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws, or (b) in any Waterfront Subdistrict.

~~3. Where designated "A," such use is allowed if the total gross floor area of such use does not exceed one thousand (1,000) square feet; otherwise, such use is conditional.~~

~~4. Provided that such use is located on the ground floor; otherwise conditional.~~

~~5.2.~~ 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.

~~6.3.~~ Provided that, where such is designated "A" or "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.

~~7. Where such use is designated "A," such use is allowed if water access is required for the use's program or operations; otherwise, such use is conditional.~~

~~8.4.~~ 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.

~~9.~~ 5. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.

~~10.~~ 6. Where a Restaurant Use is designated "A" or "C," it shall be forbidden if such establishment is open to the public after 1:00 a.m. or before 6:00 a.m.

~~11.~~ 7. 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.

~~12.~~ 8. 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.

~~12a.~~ 8a. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Conservation Protection Subdistrict.

(As inserted on September 30, 1993)

~~13.~~ 9. Provided that all dust and dirt incident to storage or handling is effectively confined to the Lot, and provided also that any material stored outdoors to a height greater than four (4) feet above Grade level is surrounded by a wall or tight fence not less than seven (7) feet high.

~~14.~~ 10. 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.

~~15.~~ 11. Where such use is designated "A," or "C," such use is allowed or conditional, as the case may be, provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise, such use is forbidden.

~~16.~~ — Except conditional within the Upper Chelsea Creek Waterfront Manufacturing Subdistrict.

~~17.~~ 12. Except conditional in a Rear Yard abutting a Residential Subdistrict.

~~18-~~13. 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.

~~19-~~14. 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.

~~20-~~15. 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; or (c) enlarges a General Retail Business so as to result in a total gross floor area of seventy-five thousand (75,000) or more square feet. (As inserted on December 19, 1994.)

~~24-~~16. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance. (As inserted on March 15, 2006.)

~~22-~~17. 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. ( Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432 , § 3, 4-13-2018)

~~23-~~18. For Additional Dwelling Units, see Section ~~53-8~~ 53-5.2. ( Text Amd. No. 428 , § 1C., 11-9-2017)

19. See Section 53.21.3 concerning Proposed Projects within PDAs in Waterfront Mixed-Use Subdistricts.



# TABLE D East Boston Neighborhood District - Conservation Protection Subdistricts, ~~Corridor Enhancement Subdistricts, Community Facilities Subdistricts, Waterfront Community Facilities Subdistricts, Local Industrial Subdistricts,~~ and Economic Development Areas - Use Regulations

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

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

## Banking and Postal Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(+)</sup>
Automatic teller machine	F	<del>F</del>	<del>C</del>	<del>A</del>	A

Bank	F	<del>F</del>	€	A <sup>(2)</sup>	A
Drive-in bank	F	<del>F</del>	<del>F</del>	<del>F</del>	A
Post office	F	<del>F</del>	A	A	A

### Community Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Adult education center	C	€	A	€	A
Community center	C	A	A	€	A
Day care center	C	A	A	€	A
Day care center, elderly	C	A	A	€	A
Library	C	A	A	€	A

Place of worship; monastery; convent; parish house	A	A	A	A	A
---	---	---	---	---	---

## Cultural Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Art Display Space; incl. gallery, museum	C	A	€	A	A
<del>Art gallery</del>	€	A	€	A	A
Artists' mixed-use	F	F	A	A	A <sup>(2)</sup>
Art use	C	A	€	A	A
Auditorium	C	F	€	€	€ A
<del>Cinema</del>	F	F	€	F	A
Concert hall	F	F	€	F	€ A
<del>Museum</del>	€	€	A	A	A

Public art, display space	€	A	A	A	A
Studios, arts	F	F	€	A	A
Studios, production	F	F	€	A	A
Theatre	F	F	€	F	A
Ticket sales	F	F	€	€	A

### Dormitory/Fraternity Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	Corridor Enhancement Subdistrict (CE) <sup>+</sup>	Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF) <sup>+</sup>	Local Industrial Subdistrict (LI) <sup>+</sup>	Economic Development Area (EDA) <sup>(+)</sup>
Dormitory not accessory to a use	F	F	F	F	C
Fraternity	F	F	F	F	C

### Educational Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>1</sup>	Corridor Enhancement Subdistrict (CE) <sup>1</sup>	Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF) <sup>1</sup>	Local Industrial Subdistrict (LI) <sup>1</sup>	Economic Development Area (EDA) <sup>(1)</sup>
College or university	C	F	C	C	C A
Elementary or secondary school <sup>(3)</sup>	C	F	A	F	C A
Kindergarten	C	F	A	F	C A
Professional school	C	F	A	A	A
Trade school	C	F	A	A	A

### Entertainment and Recreational Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Adult entertainment	F	<del>F</del>	<del>F</del>	<del>F</del>	F
Amusement game machines in commercial establishment	F	<del>F</del>	<del>F</del>	€	€ A
<del>Amusement game machines in non-commercial establishment</del>	<del>F</del>	<del>F</del>	<del>F</del>	€	€
Bar	F	<del>F</del>	<del>F</del>	€	€ A <sup>(4)</sup>
<del>Bar with live entertainment</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F</del>	€
Bowling alley	F	<del>F</del>	<del>F</del>	<del>F</del>	A
<del>Billiard parlor</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>F</del>	<del>A</del>
Dance hall	F	<del>F</del>	€	<del>F</del>	€ A
Drive-in theatre	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Fitness center or gymnasium	F	<del>F</del>	€	€	A

Private club not serving alcohol	F	F	F	€	€ A
Private club serving alcohol	F	F	F	€	€ A
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F	F	€	€ A
Restaurant with live entertainment operating after 10:30 p.m.	F	F	F	F	€ A <sup>(4)</sup>

### Funerary Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>1</sup>	Corridor Enhancement Subdistrict (CE) <sup>1</sup>	Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF) <sup>1</sup>	Local Industrial Subdistrict (LI) <sup>1</sup>	Economic Development Area (EDA) <sup>(1)</sup>
Cemetery	A	A	F	F	F
Columbarium	A	A	F	F	F
Crematory	A	A	F	F	F

Funeral home	F	<del>F</del>	<del>F</del>	<del>F</del>	F
Mortuary chapel	C	<del>C</del>	<del>F</del>	<del>F</del>	F

### Health Care Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>1</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>1</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>1</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>1</sup></del>	Economic Development Area (EDA) <sup>(1)</sup>
*Clinic	F	<del>F</del>	<del>C</del>	<del>C</del>	<del>C</del> A
Custodial care facility	F	<del>F</del>	<del>C</del>	<del>C</del>	<del>C</del> A
Group care residence, general	C	<del>F</del>	<del>C</del>	<del>F</del>	A
Hospital	F	<del>F</del>	<del>C</del>	<del>C</del>	C
Nursing or convalescent home	A	<del>F</del>	<del>A</del>	<del>F</del>	C

(\*As amended on September 20, 1996; Text Amd. No. 432 , § 3, 4-13-2018; Text Amd. No. 459 , § A.17., 4-14-2023.)

### Hotel and Conference Center Uses



See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Bed and breakfast	C	<del>F</del>	<del>F</del>	<del>F</del>	C
Conference center	C	<del>F</del>	<del>F</del>	<del>C</del>	A
Executive suites	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Hotel	F	<del>F</del>	<del>F</del>	<del>F</del>	A
Motel	F	<del>F</del>	<del>F</del>	<del>F</del>	A

( Text Amd. No. 444 , § 6, 1-10-2020)

### Industrial Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>1</sup>	Corridor Enhancement Subdistrict (CE) <sup>1</sup>	Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF) <sup>1</sup>	Local Industrial Subdistrict (LI) <sup>1</sup>	Economic Development Area (EDA) <sup>(1)</sup>
Cleaning plant	F	F	F	E	C
General manufacturing use	F	F	F	E	C
Light manufacturing use	F	F	F	A	A
Printing plant	F	F	F	A	A
Restricted industrial use	F	F	F	F	F

Office Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Agency or professional office	F	<del>F</del>	<del>F</del>	A	A
General office	F	<del>F</del>	<del>F</del>	A	A
Office of wholesale business	F	<del>F</del>	<del>F</del>	A	A

### Open Space Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
--	---	--	--	--	--

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

Public Service Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>†</sup>	Corridor Enhancement Subdistrict (CE) <sup>†</sup>	Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF) <sup>†</sup>	Local Industrial Subdistrict (LI) <sup>†</sup>	Economic Development Area (EDA) <sup>(†)</sup>
†Automatic telephone exchange or					

<del>telecommunications data distribution center<sup>(3)</sup></del>	€	€	€	€	€
Courthouse <sup>(3)</sup>	C	A	A	A	A
Fire station <sup>(3)</sup>	A	A	A	A	A
<del>‡Outdoor payphone</del>	€	€	€	€	€
Penal institution	F	F	F	F	F
Police station <sup>(3)</sup>	A	A	A	A	A
Pumping station <sup>(3)</sup>	F	F	€	€	C
Recycling facility (excluding toxic waste)	F	F	€	€	C
Solid waste transfer station	F	F	F	F	F
Sub-station <sup>(3)</sup>	F	F	€	A	A
<del>Telephone exchange</del>	F	F	€	A	A

(‡As inserted on March 15, 2006.)

(†As amended on October 20, 2000)

Research and Development Uses

See Table Footnotes: (1), (5)

	Conservation Protection Subdistrict (CP) <sup>1</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>1</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>1</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>1</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Research laboratory	F	<del>F</del>	<del>F</del>	A	A

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

Residential Uses

See Table Footnotes: (1), (6), (19)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	Corridor Enhancement Subdistrict (CE) <sup>+</sup>	Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF) <sup>+</sup>	Local Industrial Subdistrict (LI) <sup>+</sup>	Economic Development Area (EDA) <sup>(4)</sup>
Congregate living complex	A	€	A	ƒ	F
Elderly housing	A	€	A	ƒ	F
*Group residence, limited	A	A	A	ƒ	F
Lodging house	F	ƒ	ƒ	ƒ	F
Mobile home	F	ƒ	ƒ	ƒ	F
Mobile home park	F	ƒ	ƒ	ƒ	F
Multi-family dwelling	A	A	A	ƒ	ƒ A <sup>(2)</sup>
One family detached dwelling	C	€	A	ƒ	F

One family semi-attached dwelling	A	A	A	F	F
<del>Orphanage</del>	€	€	A	F	F
Rowhouse	A	A	A	F	F
Temporary dwelling structure	C	F	F	F	F
Three family detached dwelling	A	A	A	F	F
Townhouse	A	A	A	F	F
Transitional housing or homeless shelter	C	€	A	F	F
Two family detached dwelling	A	A	A	F	F
Two family semi-attached dwelling	A	A	A	F	F

(\*As amended on July 31, 1997.)

#### Restaurant Uses

See Table Footnotes: (1), (7)



	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Drive-in restaurant	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Restaurant	F	<del>C</del>	<del>C</del>	<del>C</del>	A
Take-out restaurant Small <sup>(8)</sup>	F	<del>F</del>	<del>F</del>	<del>F</del>	A
Large <sup>(8)</sup>	F	<del>F</del>	<del>F</del>	<del>F</del>	<del>C</del> A

### Retail Uses

See Table Footnotes: (1), (9)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Adult bookstore	F	<del>F</del>	<del>F</del>	<del>F</del>	F

Bakery	F	F	F	A	A
Cannabis Establishment <sup>18</sup> ( Text Amd. No. 432 , § 3, 4-13-2018)	C	€	€	€	C
*General retail business	F	F	F	€	A <sup>(16)</sup>
Liquor store	F	F	F	€	A
Local retail business	F	€	F	A <sup>(2)</sup>	A
Outdoor sale of garden supplies	F	€	F	F	A
†Pawnshop	F	€	€	€	C

(\*As amended on December 19, 1994.)

(†As inserted on February 16, 2001)

### Service Uses

See Table Footnotes: (1), (9)

	Conservation Protection Subdistrict (CP) <sup>1</sup>	Corridor Enhancement Subdistrict (CE) <sup>1</sup>	Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF) <sup>1</sup>	Local Industrial Subdistrict (LI) <sup>1</sup>	Economic Development Area (EDA) <sup>(4)</sup>
Animal hospital	F	F	F	€	€ A
Barber or beauty shop	F	F	F	€	A
†Body art establishment	F	€	€	€	€ A
Caterer's establishment	F	F	F	A	A
Check cashing business	F	F	F	€	F
‡Container redemption center <sup>(9a)</sup>	F	F	F	A	C
Dry-cleaning shop	F	F	F	€	A
Kennel	F	F	F	€	€ A
Laundry, retail service	F	F	F	A	A
Laundry, self-service	F	F	F	€	A

Photocopying establishment	F	<del>F</del>	<del>F</del>	A	A
Shoe repair	F	<del>F</del>	<del>F</del>	<del>C</del>	A
Tailor shop	F	<del>F</del>	<del>F</del>	<del>C</del>	A

(†As inserted on April 9, 2001)

(\*As inserted on October 6, 1994)

(‡As inserted on September 30, 1993 and amended on October 6, 1994)

### Storage Uses, Major

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>†</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>†</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>†</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>†</sup></del>	Economic Development Area (EDA) <sup>(‡)</sup>
Enclosed storage of solid fuel or minerals <sup>(10)</sup>	F	<del>F</del>	<del>F</del>	<del>C</del>	C

Outdoor storage of solid fuel or minerals <sup>(10)</sup>	F	F	F	F	F
Outdoor storage of new materials	F	F	F	F	C
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F
Self storage	F	F	F	F	F
Storage of flammable liquids and gases Small <sup>(11)</sup>	F	F	F	C	C
Large <sup>(11)</sup>	F	F	F	F	C
Storage or transfer of toxic waste	F	F	F	F	F

*Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	C	€	€	€	C
Warehousing	F	€	€	€	C
Wrecking yard	F	€	€	€	F

(\*As inserted on September 18, 2000)

### Trade Uses

See Table Footnotes: (1), (9)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Carpenters shop	F	<del>F</del>	<del>F</del>	<del>A</del>	A
Electrician's shop	F	<del>F</del>	<del>F</del>	<del>A</del>	A
Machine shop	F	<del>F</del>	<del>F</del>	<del>A</del>	A
Photographer's studio	F	<del>F</del>	<del>F</del>	<del>A</del>	A
Plumber's shop	F	<del>F</del>	<del>F</del>	<del>A</del>	A
Radio/television repair	F	<del>F</del>	<del>F</del>	<del>A</del>	A
Upholsterer's shop	F	<del>F</del>	<del>F</del>	<del>A</del>	A
Welder's shop	F	<del>F</del>	<del>F</del>	<del>A</del>	A

### Transportation Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>+</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>+</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>+</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>+</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Airport	F	<del>F</del>	<del>F</del>	<del>F</del>	F
Bus terminal	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Garage with dispatch	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Helicopter landing facility	F	<del>F</del>	<del>F</del>	<del>F</del>	F
Motor freight terminal	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Rail freight terminal	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Railroad passenger station	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Water terminal	F	<del>F</del>	<del>F</del>	<del>F</del>	F

Vehicular Uses



See Table Footnotes: (1), (12)

	Conservation Protection Subdistrict (CP) <sup>†</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>†</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>†</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>†</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
*Airport-related remote parking facility	F	<del>F</del>	<del>F</del>	<del>F</del>	F
Bus servicing or storage	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Carwash	F	<del>F</del>	<del>F</del>	<del>F</del>	C
Gasoline station	F	<del>F</del>	<del>F</del>	<del>F</del>	C
†Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	<del>F</del>	<del>F</del>	<del>C</del>	C
‡Indoor sale of motor vehicles	F	<del>F</del>	<del>F</del>	<del>C</del>	C

‡Outdoor sale of new and used motor vehicles	F	₣	₣	€	C F
Parking garage	F	₣	₣	₣	F
Parking lot	F	₣	₣	₣	F
Rental agency for cars	F	₣	₣	₣	F
Rental agency for trucks	F	₣	₣	₣	F
Repair garage	F	₣	₣	₣	F
Truck servicing or storage	F	₣	₣	₣	F

(\*As inserted on November 21, 1996.)

(†As amended on November 7, 1996.)

(‡As amended on March 15, 2006)

### Wholesale Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>†</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>†</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>†</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>†</sup></del>	Economic Development Area (EDA) <sup>(†)</sup>
Wholesale business	F	<del>F</del>	<del>F</del>	A	A

Waterfront Service Uses

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>†</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>†</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>†</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>†</sup></del>	Economic Development Area (EDA) <sup>(†)</sup>
--	---	--	--	--	--

Dock, slip, pier, wharf anchorage, or moorage for commercial or recreational vessels awaiting servicing, provisioning, off-loading, or delivery	F	F	F	F	F
Use, hire, or charter of any commercial Vessel	F	F	F	F	F
Boat and marine motor service and repair or sales and display	F	F	F	F	F
Boatyard	F	F	F	F	F
Non-seasonal dry storage of vessels	F	F	F	F	F

Sale of marine fuel, marine hardware, or boating or diving supplies and equipment	F	F	F	F	F
Navigation aids and facilities	F	F	F	F	F
Wet or dry storage or berthing of any commercial vessel	F	F	F	F	F
Installation, repair, or servicing of boating accessories, marine equipment, marine instruments, or marine motors	F	F	F	F	F

Marine shop, electrical shop, or similar use for the repair and maintenance of vessels	F	F	F	F	F
Hoist, lift, ramp, davit, or other structure to haul or move a vessel between water and land and not used by the public generally	F	F	F	F	F
Groin, breakwater, wave deflector, or other structure that protects an area used for dockage or moorage	F	F	€	F	F
Aquaculture facility	F	F	F	F	F

Boat rental establishment	F	F	€	F	F
Flood, water level, or tidal control facility	F	F	F	F	F
Marine research and training institute	F	F	€	F	F
Public boat ramp	F	F	€	F	F
Recreational marina, rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels; provided that the number of slips and spaces associated with any such facility does not exceed twenty (20)	F	F	€	F	F

<p>Recreational marina, or rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels, if the number of slips and spaces associated with such facility exceeds twenty (20)</p>	<p>F</p>	<p>F</p>	<p>F</p>	<p>F</p>	<p>F</p>
<p>Enclosed storage or wholesaling of fish and seafoods, provided such use is not within fifty (50) feet of a Residential Subdistrict</p>	<p>F</p>	<p>F</p>	<p>F</p>	<p>F</p>	<p>F</p>



Facilities associated with marine terminals for the storage of goods transported in waterborne commerce	F	F	F	F	F
---	---	---	---	---	---

Maritime-Dependent Facilities

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>1</sup>	Corridor Enhancement Subdistrict (CE) <sup>1</sup>	Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF) <sup>1</sup>	Local Industrial Subdistrict (LI) <sup>1</sup>	Economic Development Area (EDA) <sup>(1)</sup>
Manufacturing facilities relying on the bulk receipt of shipments of goods by waterborne commerce	F	F	F	F	F

Wharves, piers, docks, and storage facilities for the commercial fishing industry	F	F	F	F	F
Drydocks and other facilities related to the construction, servicing, storage, maintenance, or repair of vessels and other marine structures	F	F	F	F	F

Other docks, piers, wharves, berths, dolphins, or mooring facilities for tow boats, barges, dredges, ferries, commuter boats, water buses, water taxis, or other vessels engaged in waterborne commerce, port operations, or marine construction	F	F	F	F	F
--	---	---	---	---	---

### Accessory and Ancillary Uses

In each subdistrict of the East Boston 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 D 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.

See Table Footnote: (1)

	Conservation Protection Subdistrict (CP) <sup>1</sup>	<del>Corridor Enhancement Subdistrict (CE)<sup>1</sup></del>	<del>Community Facilities Subdistrict (CF) and Waterfront Community Facilities Subdistrict (WCF)<sup>1</sup></del>	<del>Local Industrial Subdistrict (LI)<sup>1</sup></del>	Economic Development Area (EDA) <sup>(4)</sup>
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F	<del>F</del>	<del>F</del>	<del>F</del>	A
Accessory art use	C	<del>A</del>	<del>C</del>	<del>A</del>	A
Accessory automatic teller machine	F	<del>F</del>	<del>A</del>	<del>A</del>	A
Accessory bus servicing or storage	F	<del>F</del>	<del>F</del>	<del>C</del>	C
Accessory cafeteria	A	<del>A</del>	<del>A</del>	<del>A</del>	A

Accessory cultural use	A	A	A	A	A
Accessory dormitory	F	F	€	F	C
Accessory drive-through restaurant	F	F	F	F	C
Accessory drive-through retail	F	F	F	€	C
Accessory family daycare home	A	A	A	€	F A <sup>(20)</sup>
Accessory home occupation	A	A	A	F	F A <sup>(20)</sup>
Accessory indoor maintenance and operation of a payphone <sup>17</sup>	A	A	A	A	A
Accessory industrial use	F	F	F	€	C
Accessory keeping of animals other than laboratory animals	F	F	F	€	C

Accessory keeping of laboratory animals <sup>(5)</sup>	F	F	F	€	A
Accessory machine shop	F	F	F	A	A
Accessory manufacture of products	F	F	F	A	A
Accessory offices	A	A	A	A	A
Accessory offices for university	C	F	€	F	C
Accessory outdoor café <sup>(13)</sup>	F	F	€	A	A
Accessory parking	A	A	A	A	A
Accessory personnel quarters	F	F	F	F	C
Accessory printing	C	€	A	A	A
Accessory professional office in a dwelling	A	A	A	F	F A <sup>(20)</sup>

Accessory railroad storage yard	F	F	F	F	C
Accessory recycling	A	A	A	A	A
Accessory repair garage	F	F	F	F	A
Accessory retail	F	F	C	A	A
Accessory service uses	A	A	A	A	A
Accessory services for apartment and hotel residents	A	A	A	A	A
Accessory services incidental to educational uses other than college or university use	C	F	C	C	A
Accessory storage of flammable liquids and gases Small <sup>(10)</sup>	A	A	A	A	A
Large <sup>(10)</sup>	C	C	C	C	C

Accessory storage or transfer of toxic waste	F	F	F	F	C
Accessory swimming pool or tennis court <sup>(14)</sup>	A	A	A	A	A
Accessory trade use	A	A	A	A	A
Accessory truck servicing or storage	F	F	F	E	C
Accessory wholesale business	F	F	F	E	A
Ancillary use <sup>(15)</sup>	C	E	E	E	C

Footnotes to Table D

1. Notwithstanding any contrary provisions of this Table D, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws. ~~, or (b) in any Waterfront Subdistrict.~~

~~2. —Where designated "A," such use is allowed if the total gross floor area of such use does not exceed one thousand (1,000) square feet; otherwise, such use is conditional.~~

2. Allowed in Saratoga Street EDA, Porter Street EDA, and Bremen Steet EDA; otherwise forbidden.



3. 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.
4. Provided that, where such use is designated "A" or "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
5. 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.
6. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.
7. Where a Restaurant Use is designated "A" or "C", it shall be forbidden if such establishment is open to the public after 1:00 a.m. or before 6:00 a.m.
8. 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.
9. 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.
- 9a. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Conservation Protection Subdistrict.

(As inserted on September 30, 1993)

10. Provided that all dust and dirt incident to storage or handling is effectively confined to the Lot, and provided further that any material stored outdoors to a height greater than four (4) feet above Grade level is surrounded by a wall or tight fence not less than seven (7) feet high.

11. 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.
12. Where such use is designated "A" or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
13. Except conditional in a Rear Yard abutting a Residential Subdistrict.
14. 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.
15. 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.
16. 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; or (c) enlarges a General Retail Business so as to result in a total gross floor area of seventy-five thousand (75,000) or more square feet. (As inserted on December 19, 1994.)
17. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance. (As inserted on March 15, 2006.)
18. 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. ( Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432 , § 3, 4-13-2018)

19. For Additional Dwelling Units, see Section ~~53-8~~ 53-5.2. ( Text Amd. No. 428 , § 1C., 11-9-2017)

## TABLE E East Boston Neighborhood District - Logan International Airport (LIA) Subdistrict - Use Regulations

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

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

### Banking and Postal Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Automatic teller machine	A
Bank	A
Drive-in bank	A
Post office	A

### Community Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Adult education center	A
Community center	A
Day care center	A
Day care center, elderly	A
Library	A

Place of worship; monastery; convent; parish house	A
--	---

### Cultural Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Art Display Space; incl. gallery, museum	A
<del>Art gallery</del>	<del>A</del>
Artists' mixed-use	A
Art use	A
Auditorium	A
<del>Cinema</del>	<del>A</del>
Concert hall	A
<del>Museum</del>	<del>A</del>
<del>Public art, display space</del>	<del>A</del>
Studios, arts	A
Studios, production	A
Theatre	A
Ticket sales	A

### Dormitory/Fraternity Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Dormitory not accessory to a use	C
Fraternity	C

### Educational Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
--	--

College or university	C
Elementary or secondary school <sup>(2)</sup>	C
Kindergarten	C
Professional school	A
Trade school	A

### Entertainment and Recreational Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Adult entertainment	F
Amusement game machines in commercial establishment	C
<del>Amusement game machines in non-commercial establishment</del>	<del>C</del>
Bar <sup>(3)</sup>	A
<del>Bar with live entertainment<sup>(3)</sup></del>	<del>A</del>
Bowling alley	A
<del>Billiard parlor</del>	<del>A</del>
Dance hall	A
Drive-in theatre	A
Fitness center or gymnasium	A
Private club not serving alcohol	A
Private club serving alcohol	A
Restaurant with live entertainment, not operating after 10:30 p.m.	A
Restaurant with live entertainment operating after 10:30 p.m. <sup>(3)</sup>	A

Funerary Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
<del>Cemetery</del>	<del>F</del>
Columbarium	F
Crematory	F
Funeral home	F
Mortuary chapel	F

Health Care Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
*Clinic	C
Custodial care facility	C
Group care residence, general	A
Hospital	C
Nursing or convalescent home	C

(\*As amended on September 20, 1996; Text Amd. No. 432 , § 3, 4-13-2018; Text Amd. No. 459 , § A.17., 4-14-2023.)

Hotel and Conference Center Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Bed and breakfast	C
Conference center	A
Executive suites	C
Hotel	A
Motel	A

( Text Amd. No. 444 , § 7, 1-10-2020)

Industrial Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Cleaning plant	A
General manufacturing use	A
Light manufacturing use	A
Printing plant	A
Restricted industrial use	F

Office Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Agency or professional office	A
General office	A
Office of wholesale business	A

Open Space Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Golf driving range	C
Grounds for sports, private	C
Open space	A
Open space recreational building	A
Outdoor place of recreation for profit	A
Stadium	C

Public Service Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
--	--

<del>Automatic telephone exchange or telecommunications data distribution center<sup>(2)</sup></del>	<del>C</del>
Courthouse <sup>(2)</sup>	A
Fire station <sup>(2)</sup>	A
<del>Outdoor payphone</del>	<del>C</del>
Penal institution	F
Police station <sup>(2)</sup>	A
Pumping station <sup>(2)</sup>	A
Recycling facility (excluding toxic waste)	C
Solid waste transfer station	F
Sub-station <sup>(2)</sup>	A
<del>Telephone exchange</del>	<del>A</del>

(†As amended on October 20, 2000)

(‡As inserted on March 15, 2006)

### Research and Development Uses

See Table Footnote: (4)

	Logan International Airport Subdistrict <sup>(1)</sup>
Research laboratory	A

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

### Residential Uses



See Table Footnote: (5)

	Logan International Airport Subdistrict <sup>(1)</sup>
Congregate living complex	F
Elderly housing	F
Group residence, limited	F
Lodging house	F
Mobile home	F
Mobile home park	F
Multi-family dwelling	F
One family detached dwelling	F
One family semi-attached dwelling	F
<del>Orphanage</del>	<del>F</del>
Rowhouse	F
Temporary dwelling structure	F
Three family detached dwelling	F
Townhouse	F
Transitional housing or homeless shelter	F
Two family detached dwelling	F
Two family semi-attached dwelling	F

### Restaurant Uses

See Table Footnote: (6)

	Logan International Airport Subdistrict <sup>(1)</sup>
Drive-in restaurant	C
Restaurant	A

Take-out restaurant Small <sup>(7)</sup>	A
Large <sup>(7)</sup>	A

### Retail Uses

See Table Footnote: (8)

	Logan International Airport Subdistrict <sup>(1)</sup>
Adult bookstore	F
Bakery	A
Cannabis Establishment <sup>17</sup> ( Text Amd. No. 432 , § 3, 4-13-2018)	C
*General retail business <sup>(15)</sup>	A
Liquor store	A
Local retail business	A
Outdoor sale of garden supplies	A
†Pawnshop	C

(\*As amended on December 19, 1994.)

(†As inserted on February 16, 2001)

### Service Uses

See Table Footnote: (8)

	Logan International Airport Subdistrict <sup>(1)</sup>
Animal hospital	C

Barber or beauty shop	A
‡Body art establishment	C
Caterer's establishment	A
Check cashing business	C
†Container redemption center <sup>(8a)</sup>	A
Dry-cleaning shop	A
Kennel	A
Laundry, retail service	A
Laundry, self-service	A
Photocopying establishment	A
Shoe repair	A
Tailor shop	A

(‡As inserted on April 9, 2001)

(\*As inserted on October 6, 1994)

(†As inserted on September 30, 1993 and amended on October 6, 1994)

#### Storage Uses, Major

	Logan International Airport Subdistrict <sup>(1)</sup>
Enclosed storage of solid fuel or minerals <sup>(9)</sup>	C
Outdoor storage of solid fuel or minerals <sup>(9)</sup>	F
Outdoor storage of new materials	C
Outdoor storage of damaged or disabled vehicles	F
Outdoor storage of junk and scrap	F

Self storage	F
Storage of flammable liquids and gases Small <sup>(10)</sup>	A
Large <sup>(10)</sup>	A
Storage or transfer of toxic waste	F
*Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility	C
Warehousing	A
Wrecking yard	F

(\*As inserted on September 18, 2000)

### Trade Uses

See Table Footnote: (8)

	Logan International Airport Subdistrict <sup>(1)</sup>
Carpenter's shop	A
Electrician's shop	A
Machine shop	A
Photographer's studio	A
Plumber's shop	A
Radio/television repair	A

Upholsterer's shop	A
Welder's shop	A

### Transportation Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Airport	A
Bus terminal	A
Garage with dispatch	A
Helicopter landing facility	A
Motor freight terminal	A
Rail freight terminal	A
Railroad passenger station	A
Water terminal	A

### Vehicular Uses

See Table Footnote: (11)

*Airport-related remote parking facility	A
Bus servicing or storage	A
Carwash	A
Gasoline station	A
†Indoor sale, with or without installation, of automotive parts, accessories and supplies	C
‡Indoor sale of motor vehicles	C
‡Outdoor sale of new and used motor vehicles	C

Parking garage	A
Parking lot	A
Rental agency for cars	A
Rental agency for trucks	A
Repair garage	A
Truck servicing or storage	A

(†As amended on November 7, 1996.)

(\*As inserted on November 21, 1996.)

(‡As amended on March 15, 2006)

#### Wholesale Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Wholesale business	A

#### Waterfront Service Uses

	Logan International Airport Subdistrict <sup>(1)</sup>
Dock, slip, pier, wharf anchorage, or moorage for commercial or recreational vessels awaiting servicing, provisioning, off- loading, or delivery	A
Use, hire, or charter of any commercial Vessel	A
Boat and marine motor service and repair or sales and display	A
Boatyard	A
Non-seasonal dry storage of vessels	A

Sale of marine fuel, marine hardware, or boating or diving supplies and equipment	A
Navigation aids and facilities	A
Wet or dry storage or berthing of any commercial vessel	A
Installation, repair, or servicing of boating accessories, marine equipment, marine instruments, or marine motors	A
Marine shop, electrical shop, or similar use for the repair and maintenance of vessels	A
Hoist, lift, ramp, davit, or other structure to haul or move a vessel between water and land and not used by the public generally	A
Groin, breakwater, wave deflector, or other structure that protects an area used for dockage or moorage	A
Aquaculture facility	A
Boat rental establishment	A
Flood, water level, or tidal control facility	A
Marine research and training institute	A
Public boat ramp	A

Maritime-Dependent Facilities

	Logan International Airport Subdistrict <sup>(1)</sup>
--	--

Recreational marina, rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels; provided that the number of slips and spaces associated with any such facility does not exceed twenty (20)	A
Recreational marina, or rack, dry stack, or landslide facility for seasonal dry storage of private pleasure craft vessels, if the number of slips and spaces associated with such facility exceeds twenty (20)	A
Enclosed storage or wholesaling of fish and seafoods, provided such use is not within 50 feet of a Residential Subdistrict	A
Facilities associated with marine terminals for the storage of goods transported in waterborne commerce	A
Manufacturing facilities relying on the bulk receipt of shipments of goods by waterborne commerce	A
Wharves, piers, docks, and storage facilities for the commercial fishing industry	A
Drydocks and other facilities related to the construction, servicing, storage, maintenance, or repair of vessels and other marine structures	A



Other docks, piers, wharves, berths, dolphins, or mooring facilities for tow boats, barges, dredges, ferries, commuter boats, water buses, water taxis, or other vessels engaged in waterborne commerce, port operations, or marine construction	A
--	---

### Accessory and Ancillary Uses

In each subdistrict of the East Boston 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 E 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, provisions and safeguards as the use to which it is accessory.

	Logan International Airport Subdistrict <sup>(1)</sup>
Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	A
Accessory art use	A
Accessory automatic teller machine	A
Accessory bus servicing or storage	A
Accessory cafeteria	A
Accessory cultural use	A
Accessory dormitory	C
Accessory drive-through restaurant	C
Accessory drive-through retail	C
Accessory family daycare home	F
Accessory home occupation	F
‡Accessory indoor maintenance and operation of a payphone	A

Accessory industrial use	A
Accessory keeping of animals other than laboratory animals	C
Accessory keeping of laboratory animals <sup>(4)</sup>	A
Accessory machine shop	A
Accessory manufacture of products	A
Accessory offices	A
Accessory offices for university	C
Accessory outdoor café <sup>(12)</sup>	A
Accessory parking	A
Accessory personnel quarters	A
Accessory printing	A
Accessory professional office in a dwelling	F
Accessory railroad storage yard	A
Accessory recycling	A
Accessory repair garage <sup>(11)</sup>	A
Accessory retail	A
Accessory service uses	A
Accessory services for apartment and hotel residents	A
Accessory services incidental to educational uses other than college or university use	A
Accessory storage of flammable liquids and gases Small <sup>(10)</sup>	A
Large <sup>(10)</sup>	A

Accessory storage or transfer of toxic waste	C
Accessory swimming pool or tennis court <sup>(13)</sup>	A
Accessory trade use	A
Accessory truck servicing or storage	A
Accessory wholesale business	A
Ancillary use <sup>(14)</sup>	C

#### Footnotes to Table E

1. Notwithstanding any contrary provision of this Table E, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located ~~(a)~~ on Tidelands subject to Chapter 91 of the Massachusetts General Laws. ~~, or (b) in any Waterfront Subdistrict.~~
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, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
4. 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.
5. Provided that Dwelling Units are forbidden in Basements.
6. Where a Restaurant Use is designated "A" or "C", it shall be forbidden if such establishment is open to the public after 1:00 a.m. or before 6:00 a.m.

7. 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.
8. 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.
  - 8a. Provided that all storage of beverage containers shall be located entirely within a building, and provided further that such use shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, or Conservation Protection Subdistrict.
9. Provided that all dust and dirt incident to storage or handling is effectively confined to the Lot, and provided further that any material stored to a height greater than four (4) feet above Grade level is surrounded by a wall or tight fence not less than seven (7) feet high.
10. 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.
11. Where such use is designated "A" or "C": provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
12. Except conditional in a Rear Yard abutting a Residential Subdistrict.
13. 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.
14. 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.

15. 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; or (c) enlarges a General Retail Business so as to result in a total gross floor area of seventy-five thousand (75,000) or more square feet.

(As inserted on December 19, 1994.)

16. Provided that such use shall be forbidden unless located within a building at least ten (10) feet from an entrance. (As inserted on March 15, 2006.)

17. 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. ( Text Amd. No. 421, § 2, 11-18-16 ; Text Amd. No. 432 , § 3, 4-13-2018)

## TABLE F East Boston Neighborhood District - Residential Subdistricts - Dimensional Regulations

### Residential Subdistricts

See Table Footnotes: (1), (5)

	Maximum Building Height	Maximum Building Footprint (%)	Maximum Building Width	Maximum Building Depth	Maximum Building Floor Plate	Maximum Total Gross Floor Area	Minimum Permeable Area of Lot (%)	Front Yard (Feet) <sup>(3)</sup>	Minimum Side Yard (Feet) <sup>(4)</sup>	Minimum Rear Yard (Feet)
--	-------------------------	--------------------------------	------------------------	------------------------	------------------------------	--------------------------------	-----------------------------------	----------------------------------	---	--------------------------

	(Stories)	Mid-Block	Corner	(Feet)	(Feet)	(Square Feet)	(Square Feet)	Mid-Block	Corner	Minimum	Maximum		
EBR-1	2.5 stories <sup>(2)</sup>	40%	50%	50'	50'	1,800 sqft	5,000 sqft	50%	40%	5'	20'	5'	1/3 lot depth
EBR-2	3 stories	60%	75%	50'	70'	3,000 sqft	none	30%	15%	2.5'	5'	2.5'	1/3 lot depth
EBR-3	4 stories	60%	75%	120'	70'	8,000 sqft	none	30%	15%	2.5'	5'	5'	1/3 lot depth

Multifamily Residential / Local Services Subdistrict

See Table Footnotes: (1), (2), (5)

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum <sup>(2)</sup>	Building Height Maximum <sup>(2,2)</sup>		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit <sup>(4)</sup>	Front Yard Minimum Depth (Feet) <sup>(5,3)</sup>	Side Yard Minimum Width (Feet) <sup>(3), (6,4)</sup>	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet					
<b>MFR-1 and MFR/LS</b>												
1, 2, or 3 Family Detached	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	5	2-½	30	25

Semi-attached Dwelling, Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	20	20	1.0	3	35	300	5	2-½	30	25
Any other Dwelling or Use	2,000 for first 2 units	1,000	40	40	1.0	3	35	200	5	5	30	25

### One-Family Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Each Additional Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum <sup>3</sup>		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit <sup>4</sup>	Front Yard Minimum Depth (Feet) <sup>5</sup>	Side Yard Minimum Width (Feet) <sup>6</sup>		Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet						
<b>1F-4,000<sup>(2)</sup></b>													
1-Family Detached	4,000	N/A	40	40	0.5	2-½	35	1,000	15	10		35	25
Other Use	4,000	N/A	40	40	0.5	2-½	35	none	15	10		35	20

<b>1F-5,000<sup>(2)</sup></b>												
1-Family Detached	5,000	N/A	50	50	0.5	2-½	35	1,250	15	10	40	25
Other Use	5,000	N/A	50	50	0.5	2-½	35	none	15	12	40	20
<b>1F-7,000<sup>(2)</sup></b>												
1-Family Detached	7,000	N/A	50	50	0.5	2-½	35	1,500	20	10	45	25
Other Use	7,000	N/A	50	50	0.5	2-½	35	none	20	12	45	20

### Two-Family Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Additional Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum <sup>3</sup>		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit <sup>4)</sup>	Front Yard Minimum Depth (Feet) <sup>5)</sup>	Side Yard Minimum Width (Feet) <sup>6)</sup>		Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet						
<b>2F-2000<sup>(2)</sup></b>													
1-or-2 Family Detached	2,000 for 1-or-2 units	N/A	25	25	0.8	2-½	35	350	5	2-½	30	25	



Other Use	2,000	N/A	25	25	0.8	2-½	35	none	5	5	30	20
<b>2F-3000<sup>(2)</sup></b>												
1-or-2 Family Detached	3,000 for 1-or-2 units	N/A	30	30	0.8	2-½	35	600	5	5	35	25
Other Use	3,000	N/A	30	30	0.8	2-½	35	none	10	7	35	20
<b>2F-4000<sup>(2)</sup></b>												
1-or-2 Family Detached	4,000 for 1-or-2 units	N/A	40	40	0.8	2-½	35	750	10	7	40	25
Other Use	4,000	N/A	40	40	0.8	2-½	35	none	15	7	40	20
<b>2F-5000<sup>(2)</sup></b>												
1-or-2 Family Detached	5,000 for 1-or-2 units	N/A	50	50	0.6	2-½	35	800	10	10	40	25
Other Use	5,000	N/A	50	50	0.6	2-½	35	none	15	10	40	20
<b>2F-7000<sup>(2)</sup></b>												
1 & 2 Family Detached	7,000 for 1-or-2 units	N/A	50	50	0.6	3	35	800	15	10	45	25
Other Use	7,000	N/A	50	50	0.6	3	35	none	20	10	45	20

### Three-Family Residential Subdistrict

	Lot Area, Minimum for Dwelling Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Each Additional Dwelling Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum <sup>3</sup>		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit <sup>4</sup>	Front Yard Minimum Depth (Feet) <sup>5</sup>	Side Yard Minimum Width (Feet) <sup>6</sup>		Rear Yard Minimum Depth (Feet)		Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet							
<b>3F-2,000<sup>(2)</sup></b>														
Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	20	20	1.0	3	35	300	5	2-½	40	25		
Any other Dwelling or Use	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	5	2-½	30	25		

### Waterfront Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Each Additional Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum <sup>3</sup>		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit <sup>4</sup>	Front Yard Minimum Depth (Feet) <sup>5</sup>	Side Yard Minimum Width (Feet) <sup>6</sup>		Rear Yard Minimum Depth (Feet)		Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet							
<b>WR</b>														
1, 2, or 3 Family Detached	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	5	2-½		30		25
Semi-attached Dwelling, Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	20	20	1.0	3	35	300	5	2-½		30		25
Any other Dwelling or Use	2,000 for first 2 units	1,000	40	40	1.0	3	35	200	5	5		30		25

Footnotes to Table F

1. Notwithstanding any contrary provision of this Table F, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws. ~~, or (b) in any Waterfront Subdistrict.~~

~~2. The number following the designation "1F," "2F," or "3F" refers to the minimum Lot Area required in that subdistrict for the first one or two Dwelling Units or for any other use allowed on the Lot. For the location of all 1F, 2F, and 3F Residential Subdistricts, see Map 3A, Map 3B, Map 3C, and Map 3D.~~

~~3. 2. For the purpose of determining Building Height, see Article 2 for the definition of "Story, Half." the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.~~

~~4. Applicable only to Residential Uses and Dormitory/Fraternity Uses. In MFR Subdistricts, all or part of the usable open space requirement may be met 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.~~

~~5. 3. See Section 53-57.2 (Conformity with Existing Building Alignment).~~ A Bay Window may protrude into a Front Yard.

~~6. 4. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.~~

5. For Proposed Projects in the Coastal Flood Resilience Overlay District, see the dimensional regulations in Article 25A (CFROD), Section 25A-6.2.

# TABLE G East Boston Neighborhood District - Neighborhood Business Subdistricts - Dimensional Regulations

See Table Footnotes: (1), (7)

	Neighborhood Shopping (NS) Subdistricts <sup>(4)</sup>	Community Commercial (CC) Subdistricts <sup>(4)</sup>
Maximum Floor Area Ratio	1.0	1.0
Maximum Building Height (ft.)	35'	35'
Minimum Lot Size (sq.ft.)	none	none
Minimum Lot Area per Dwelling Unit (sq.ft.)	none	none
Minimum Usable Open Space per Dwelling Unit (sq.ft.) <sup>(2)</sup>	50	50
Minimum Lot Width (ft.)	none	none
Minimum Lot Frontage (ft.)	none	none
Minimum Front Yard (ft.) <sup>(3)</sup>	(4)	(4)
Minimum Side Yard (ft.) <sup>(5)</sup>	none	none
Minimum Rear Yard (ft.) <sup>(6)</sup>	20'	20'

## Footnotes to Table G

1. Notwithstanding any contrary provision of this Table G, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (concerning regulations applicable on Tidelands) apply to any Lot located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.

2. 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.

3. In a required front yard in a Neighborhood Business Subdistrict, 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.

4. See Section 53-53.1 (Street Wall Continuity).

5. 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.

6. 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.

7. For Proposed Projects in the Coastal Flood Resilience Overlay District, see the dimensional regulations in Article 25A (CFROD), Section 25A-6.2.

TABLE H East Boston Neighborhood District - Waterfront Mixed-Use (WMU) Subdistricts and Waterfront Economy (WE) Subdistricts ~~Maritime Economy Reserve (MER), Waterfront Manufacturing (WM), Waterfront Service (WS), and Waterfront Commercial (WC) Subdistricts~~ - Dimensional Regulations

See Table Footnotes: (1), (6)

	<del>Maritime Economy Reserve Subdistrict<sup>1</sup></del>	<del>Waterfront Manufacturing Subdistrict<sup>1</sup></del>	Waterfront Economy (WE) Subdistrict	<del>Waterfront Service Subdistrict<sup>1</sup></del>	<del>Waterfront Commercial Subdistrict<sup>(1)</sup></del>	Waterfront Mixed-Use (WMU) Subdistrict
Maximum Floor Area Ratio	<del>2.0</del>	<del>1.0<sup>(2)</sup></del>	2.0 <sup>(5)</sup>	<del>1.0</del>	<del>1.0<sup>(8)</sup></del>	<del>1.0</del> 2.0 <sup>(5)</sup>
Maximum Building Height (ft.)	<del>55<sup>(3)</sup></del>	<del>55</del>	55' 5 stories <sup>(3 2), (5)</sup>	<del>35</del>	<del>55<sup>(8)</sup></del>	55' 5 stories <sup>(5)</sup>
Minimum Lot Size (sq.ft.)	<del>none</del>	<del>none</del>	none	<del>none</del>	<del>none</del>	none
Minimum Lot Area per Dwelling Unit (sq.ft.)	<del>none</del>	<del>none</del>	none	<del>none</del>	<del>none</del>	none

Minimum Lot Width (ft.)	<del>none</del>	<del>none</del>	none	<del>none</del>	<del>none</del>	none
Minimum Lot Frontage (ft.)	<del>none</del>	<del>none</del>	none	<del>none</del>	<del>none</del>	none
Minimum Front Yard (ft.) <sup>(4)</sup>	<del>none</del>	<del>none</del>	none <sup>(4 3)</sup>	<del>none</del>	<del>none</del>	none <sup>(4 3)</sup>
Minimum Side Yard (ft.) <sup>(5)</sup>	<del>none</del>	<del>none</del>	none <sup>(4 3)</sup>	<del>none</del>	<del>none</del>	none <sup>(4 3)</sup>
Minimum Rear Yard (ft.) <sup>(6)</sup>	<del>none</del>	<del>none</del>	none <sup>(4 3)</sup>	<del>none</del>	<del>none</del>	none <sup>(4 3)</sup>
Minimum Open Space (sq.ft.)	<del>none</del>	<del>none</del>	<del>none</del> (4)	<del>(7)</del>	<del>(7)</del>	<del>(7 4)</del>

Footnotes to Table H

1. Notwithstanding any contrary provision of this Table H, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws, or (b) in any Waterfront Subdistrict.

~~2. Except that a maximum floor area ratio of 2.0 is allowed within the Upper Chelsea Creek Waterfront Manufacturing Subdistrict.~~

~~3.~~ 2. Except for cranes, silos, storage facilities, or other mechanical devices or facilities used for the transfer of goods from land to waterborne vessels or for the processing of such goods.

~~4.~~ 3. Provided that a lot adjacent to a Residential Subdistrict shall have a front, side, and/or rear yard of 35 feet. See also Section ~~53-18~~ 53-10.4 (Waterfront Yard Area Requirements).

~~5. Provided that a lot adjacent to a Residential Subdistrict shall have a side yard of 35 feet. See also Section 53-18 (Waterfront Yard Area Requirements).~~



~~6. — Provided that a lot adjacent to a Residential Subdistrict shall have a rear yard of 35 feet. See also Section 53-18 (Waterfront Yard Area Requirements).~~

~~7. 4.~~ See Section ~~53-17~~ 53-10.3 (Waterfront Open Space Requirements).

5. See Table 2 in Section 53-21 for maximum Building Heights and Floor Area Ratios for Planned Development Areas.

6. For Proposed Projects in the Coastal Flood Resilience Overlay District, see the dimensional regulations in Article 25A (CFROD), Section 25A-6.2.

## TABLE I East Boston Neighborhood District - Conservation Protection Subdistricts - Dimensional Regulations

See Table Footnotes: (1), (2), (7)

	Conservation Protection (CP) Subdistricts
Maximum Floor Area Ratio <sup>(3)</sup>	0.3 <sup>(6)</sup>
Maximum Building Height (ft.) <sup>(3)</sup>	35 <sup>(6)</sup>
Maximum number of dwelling units/acre	3 <sup>(3)</sup>
Minimum Lot Size (sq. ft.)	
Residential use	1 acre <sup>(3)</sup>
Other use	none
Minimum Lot Width (ft.)	none
Minimum Lot Frontage (ft.)	none
Minimum Front Yard (ft.)	50 <sup>(5)</sup>

Minimum Side Yard (ft.)	50 <sup>(5)</sup>
Minimum Rear Yard (ft.)	50 <sup>(5)</sup>

Footnotes to Table I

1. Notwithstanding any contrary provision of this Table I, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws, or (b) in any Waterfront Subdistrict.

2. A Proposed Project in a Conservation Protection Subdistrict may be subject to the Site Plan Component of Large Project Review or Small Project Review, pursuant to Section 80B-2 or 80E-2.

(As amended on May 9, 1996.)

3. For a Proposed Project in a Planned Development Area, the ~~maximum building height, Floor Area Ratio, and~~ number of dwelling units per acre are as follows:

~~Maximum Building Height 45~~

~~Maximum Floor Area Ratio 0.5~~

Maximum number of dwelling units per acre:

4 units/acre if the Lot contains less than 15 acres; and

6 units/acre if the Lot contains 15 acre or more;

provided, however, that for a Proposed Project to establish a residential use in a building legally in existence prior to March 3, 2000, the Planned Development Area Development Plan may provide for a greater number of dwelling units/acre.

(As amended on March 3, 2000.)

4. If a Lot is assessed as a separate parcel or in separate ownership of record (by plan or deed) as of March 3, 2000 does not meet the minimum Lot Size requirement, the Board of Appeal may authorize the construction of: (a) on dwelling unit, if the Lot meets at least one-third of the minimum Lot Size requirement, or (b) two units, if the Lot meets at least two-thirds the minimum Lot Size requirement.

(As amended on March 3, 2000.)

5. Except where the Site Plan Component of Small Project Review or Large Project Review determines that a smaller yard dimension would more effectively protect the significant natural features on the Lot without substantially increasing the Proposed Project's impacts outside the Lot.

(As amended on March 3, 2000.)

6. See Table 2 in Section 53-21 for maximum Building Heights and Floor Area Ratios for Planned Development Areas.

7. For Proposed Projects in the Coastal Flood Resilience Overlay District, see the dimensional regulations in Article 25A (CFROD), Section 25A-6.2.

## TABLE J East Boston Neighborhood District - Corridor Enhancement, Community Facilities, and Waterfront Community Facilities Subdistricts - Dimensional Regulations

	Corridor Enhancement (CE) Subdistrict <sup>1</sup>	Community Facilities Subdistrict and Waterfront Community Facilities (WCF) Subdistrict <sup>(4)</sup>
Maximum Floor Area Ratio	1.0 <sup>(2)</sup>	1.0
Maximum Building Height (ft.)	35 <sup>(2)</sup>	35

Minimum Lot Size (sq.ft.)	none	none
Minimum Lot Area per Dwelling Unit (sq.ft.)	50	50
Minimum Lot Width (ft.)	none	none
Minimum Lot Frontage (ft.)	none	none
Minimum Front Yard (ft.) <sup>(3)</sup>	none	none
Minimum Side Yard (ft.)	none	none
Minimum Rear Yard (ft.) <sup>(4)</sup>	20	20

~~Footnotes to Table J~~

~~1. — Notwithstanding any contrary provision of this Table J, the provisions of Sections 53-13 through 53-20 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws, or (b) in any Waterfront Subdistrict.~~

~~2. — For maximum Building Heights and Floor Area Ratios for Planned Development Areas, see Section 53-45 Table N.~~

~~3. — In a required front yard in a Corridor Enhancement Subdistrict or Community Facilities Subdistrict, 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 Corridor Enhancement Subdistrict or Community Facilities Subdistrict, every front yard required by this Code shall be at grade level along every lot line on which such yard abuts.~~

~~4. — In a Corridor Enhancement Subdistrict or Community Facilities 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.~~

## ~~TABLE K East Boston Neighborhood District - Local Industrial Subdistricts - Dimensional Regulations~~

See Table Footnotes: (1)

	<del>Local Industrial (LI) Subdistricts</del>
<del>Maximum Floor Area Ratio</del>	<del>1.0</del>
<del>Maximum Building Height (ft.)</del>	<del>35'</del>
<del>Minimum Lot Size (sq.ft.)</del>	<del>none</del>
<del>Minimum Lot Area per Dwelling Unit (sq.ft.)</del>	<del>none</del>
<del>Minimum Usable Open Space per Dwelling Unit (sq.ft.)</del>	<del>50'</del>
<del>Minimum Lot Width (ft.)</del>	<del>none</del>
<del>Minimum Lot Frontage (ft.)</del>	<del>none</del>
<del>Minimum Front Yard (ft.)<sup>(2)</sup></del>	<del>none</del>
<del>Minimum Side Yard (ft.)<sup>(3)</sup></del>	<del>none</del>
<del>Minimum Rear Yard (ft.)</del>	<del>20'</del>

### ~~Footnotes to Table K~~

~~1. ——— Notwithstanding any contrary provision of this Table K, the provisions of Sections 53-13 through 53-20 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws, or (b) in any Waterfront Subdistrict.~~

~~2. — Provided that a Lot with a Front Lot Line abutting a Residential Subdistrict shall have a Front Yard as if it were in such abutting subdistrict.~~

~~3. — Provided that a Lot with a side Lot line abutting a Residential Subdistrict shall have Side Yards as if it were in such abutting subdistrict. 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.~~

## TABLE ~~L~~ J East Boston Neighborhood District - Economic Development Areas - Dimensional Regulations

See Table Footnotes: (1), (2), (5)

	Saratoga Street EDA	McClellan Highway EDA	Suffolk Downs EDA	Porter Street EDA	Bremen Street EDA
Maximum Floor Area Ratio <sup>(2)</sup>	2.0 <sup>(2)</sup>	2.0 <sup>(2)</sup>	2.0 <sup>(2)</sup>	2.0 <sup>(2)</sup>	2.0 <sup>(2)</sup>
Maximum Building Height (ft.) <sup>(2)</sup>	<del>35'</del> 5 stories <sup>(2)</sup>	<del>45'</del> 5 stories <sup>(2)</sup>	<del>45'</del> 5 stories <sup>(2), (4)</sup>	5 stories <sup>(2)</sup>	5 stories <sup>(2)</sup>
Minimum Lot Size (sq.ft.)	none	none	none	none	none
Minimum Lot Width (ft.)	none	none	none	none	none
Minimum Lot Frontage (ft.)	none	none	none	none	none

Minimum Front Yard (ft.)	none	none	none	none	none
Minimum Side Yard (ft.) <sup>(3)</sup>	none	none	none	none	none
Minimum Rear Yard (ft.)	20'	20'	20'	20'	20'

Footnotes to Table ~~L~~J

1. Notwithstanding any contrary provision of this Table ~~L~~J, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (concerning regulations applicable on Tidelands) apply to any Lot located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.
2. For maximum Building Heights and Floor Area Ratios for Planned Development Areas, see ~~Section 53-45~~ Table 2 in Section 53-21.
3. In an Economic Development Area, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
4. Except that the maximum Building Height within the Suffolk Downs EDA shall be one hundred twenty-five (125') for any buildings that lie completely within the portion of the Suffolk Downs EDA that is located both (a) at least 350 feet and not more than 900 feet from the eastern boundary of the Suffolk Downs EDA (which boundary, for the avoidance of doubt, is the centerline of Bennington Street), and (b) not more than 1,155 feet from the Boston/Revere city line.
5. For Proposed Projects in the Coastal Flood Resilience Overlay District, see the dimensional regulations in Article 25A (CFROD), Section 25A-6.2.

(Text Amd. No. 431 , § 1, 2-15-2018)

# TABLE ~~M~~ K East Boston Neighborhood District - Logan International Airport Subdistrict - Dimensional Regulations

See Table Footnote: (1), (4)

	Logan International Airport Subdistrict
Maximum Floor Area Ratio	2.0
Maximum Building Height (ft.)	none <sup>(2)</sup>
Minimum Lot Size (sq.ft.)	none
Minimum Lot Width (ft.)	none
Minimum Lot Frontage (ft.)	none
Minimum Front Yard (ft.)	none <sup>(3)</sup>
Minimum Side Yard (ft.)	none <sup>(3)</sup>
Minimum Rear Yard (ft.)	none <sup>(3)</sup>

## Footnotes to Table ~~M~~ K

1. Notwithstanding any contrary provision of this Table ~~M~~ K, the provisions of Sections ~~53-13~~ 53-8 through ~~53-20~~ 53-10 (concerning regulations applicable on Tidelands) apply to any Lot located on Tidelands subject to Chapter 91 of the Massachusetts General Laws.
2. Except that the maximum Building Height is 55 feet within 100 feet of the mean high tide line.
3. No Front, Side or Rear Yard is required except in the case of a Lot adjacent to (a) a public street, (b) a public park, or (c) another subdistrict, in which case Section ~~53-41~~ 53-17.3 shall apply.
4. For Proposed Projects in the Coastal Flood Resilience Overlay District, see the dimensional regulations in Article 25A (CFROD), Section 25A-6.2.



# TABLE ~~N~~ L East Boston 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	<del>1.0</del> 0.75
Community Uses	<del>1.0</del> 0.8
Educational Uses	
Day Care Center	<del>0.7</del> none
Elementary or Secondary School	<del>0.7</del> 0.6
Kindergarten	<del>0.7</del> 0.6
Other Educational Uses	<del>1.0</del> 0.6
Health Care Uses	<del>1.0</del> 0.6
Industrial Uses	<del>0.5</del> 0.22
Office Uses	<del>2.0</del> 0.8
Public Service Uses	
Police Station	<del>1.0</del> 0.6
Fire Station	<del>1.0</del> 0.6
All other Public Service Uses	<del>0</del> none
Research and Development Uses	0.5
Retail Uses	<del>2.0</del> 0.4
Service and Trade Uses	<del>2.0</del> 0.4
Storage Uses, Major	<del>0.5</del> 0.22
Transportation Uses	<del>0.25</del> 0.22
Vehicular Uses	<del>0.5</del> 0.22

Wholesale Uses	0.25 0.22
Cultural Uses	0.2
Entertainment Uses	0.3
Funerary Uses	
Funeral home	0.1
Mortuary chapel	0.1
All other funerary uses	none
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	none

Footnotes to Table **N L**

1. The provisions of this Table **P L** do not apply to Proposed Projects that are subject to Large Project Review or Small Project Review. See Section ~~53-56~~ 53-28 (Off-Street Parking and Loading Requirements).

(As amended on May 9, 1996.)

~~TABLE N P~~—Continued

~~East Boston Neighborhood District Off-Street Parking Requirements<sup>(1)</sup>~~

	<del>-If there are seats: (spaces per seat) (2)</del>	<del>If there are no seats (spaces per 1,000 square feet of public floor area in structures)<sup>(2)</sup></del>
<del>Cultural Uses</del>	<del>0.2</del>	<del>2.0</del>
<del>Entertainment Uses</del>	<del>0.3</del>	<del>4.0</del>

<del>Funerary Uses</del>		
<del>-Funeral home</del>	<del>0.2</del>	<del>3.0</del>
<del>-Mortuary chapel</del>	<del>0.2</del>	<del>3.0</del>
<del>-All other funerary uses</del>	<del>none</del>	<del>none</del>
<del>Places of Worship</del>	<del>0.2</del>	<del>3.0</del>
<del>Restaurant Uses</del>		
<del>-Restaurant</del>	<del>0.3</del>	<del>4.0</del>
<del>-Other Restaurant Uses</del>	<del>0.15</del>	<del>0.5</del>
<del>Open Space Uses</del>		
<del>-Stadium</del>	<del>0.2</del>	<del>N/A</del>
<del>-Other Open Space Uses</del>	<del>0.2</del>	<del>2.0</del>

~~Footnotes to Table N — Continued~~

~~1. — The provisions of this Table P do not apply to Proposed Projects that are subject to Large Project Review. See Section 53-36 (Off-Street Parking and Loading Requirements).~~

~~(As amended on May 9, 1996.)~~

~~2. — Where benches are used, each two (2) linear feet of bench shall constitute one (1) seat.~~

TABLE ~~N~~ L - Continued

East Boston Neighborhood District Off-Street Parking Requirements<sup>(1)</sup>

Residential and Related Uses<sup>(1)</sup>

	Spaces per Dwelling Unit <sup>(2)</sup>
Dormitory/Fraternity Uses	0.5
Hotel and Conference Center Uses	
Bed and Breakfast	<del>0.7</del> 0.2

Conference Center	0.7
Executive Suites	<del>0.7</del> 0.2
Hotel	<del>0.7</del> 0.2
Motel	<del>1.0</del> 0.2
Residential Uses	
Elderly Housing	<del>0.25</del> 0.2
Group Care, Limited	0.25
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
Other Residential Uses <sup>(3)</sup>	
1-3 units	<del>1.0</del> 0
4+ units	<del>1.5</del> 1
<del>-7-9 units</del>	<del>1.75</del>
<del>-10+ units</del>	<del>2.0</del>

Footnotes to Table ~~N~~ L — Continued:

1. The provisions of this Table ~~N~~ L do not apply to Proposed Projects that are subject to Large Project Review or Small Project Review. See Section ~~53-36~~ 53-28 (Off-Street Parking and Loading Requirements).

(As amended on May 9, 1996.)

2. Where a use is not divided into Dwelling Units:

(a) if sleeping rooms have accommodations for not more than two (2) persons, each group of two (2) sleeping rooms shall constitute a Dwelling Unit;

(b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.

3. For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement for Proposed Projects under 50,000 square feet of gross floor area shall be 0.7 parking spaces per Dwelling Unit.

## TABLE ~~Θ~~ M East Boston Neighborhood District - Off Street Loading Requirements

See Table Footnote: (1)

Gross Floor Area	Required Off-Street Loading Bays
0-15,000 square feet	0
15,001-30,000 square feet	<del>1.0</del> 0
30,001-49,999 square feet	<del>2.0</del> 0

### Footnotes to Table ~~Θ~~ M

1. The provisions of this Table ~~Θ~~ M do not apply to Proposed Projects that are subject to Large Project Review or Small Project Review. See Section ~~53-36~~ 53-28 (Off-Street Parking and Loading Requirements).

(As amended on May 9, 1996.)