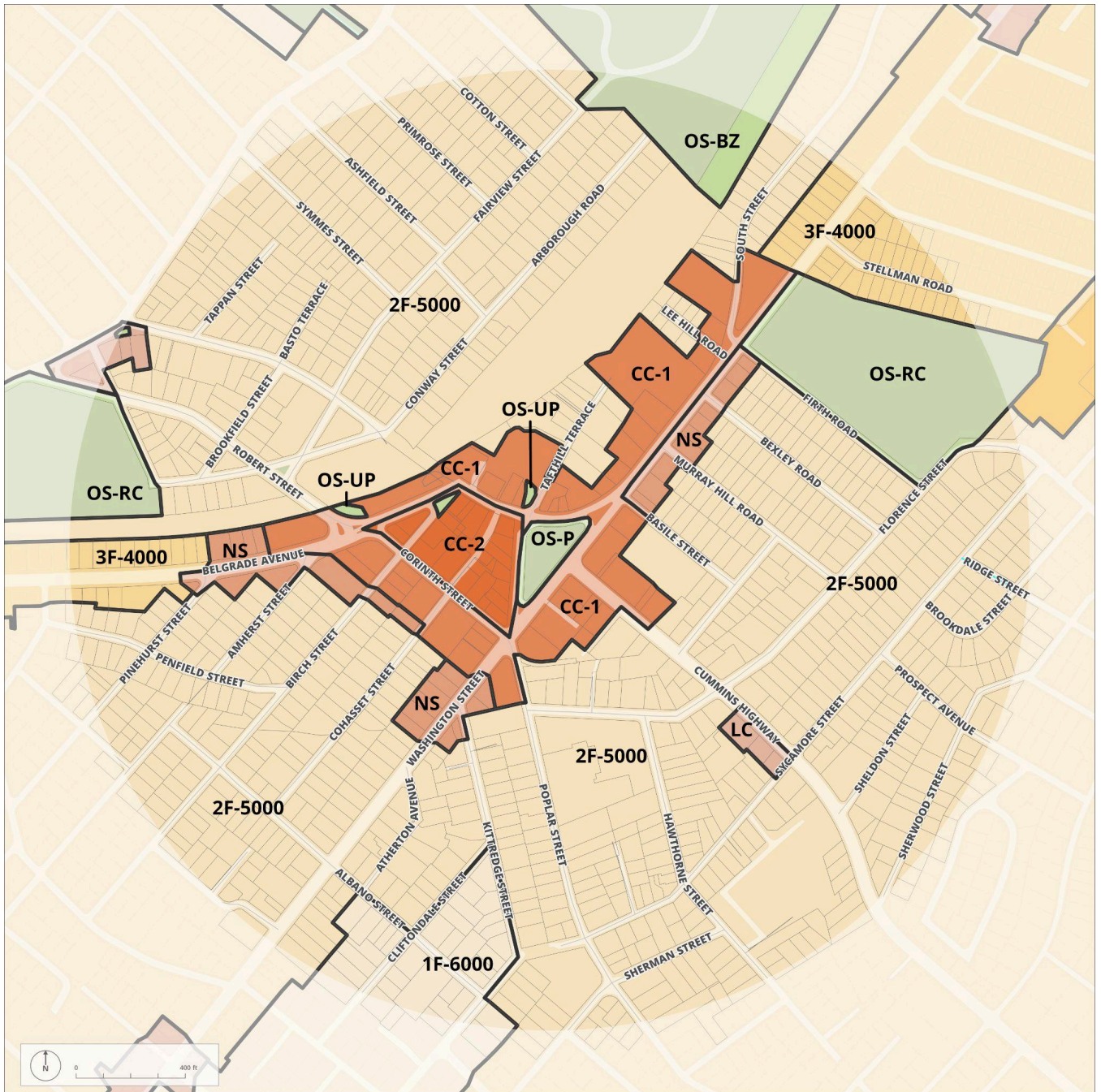


Existing Zoning Guide: Roslindale Square

A brief guide as a resource of the Squares + Streets Initiative on zoning regulations for commercial areas in Roslindale Square in Roslindale.



The zoning districts currently mapped in Roslindale Square are defined and regulated in Article 67 of the Boston Zoning Code (Roslindale Neighborhood District).

April 2024

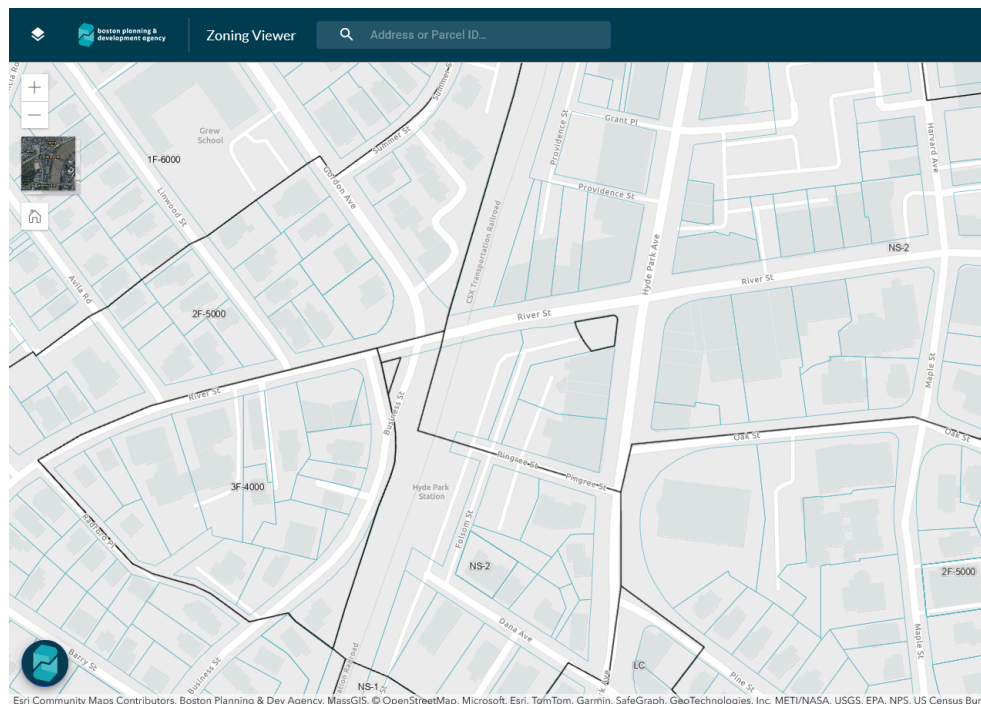
How to View the Regulations and Location of Zoning Districts in Your Area

This guide is meant to be a high-level reference guide to see the zoning regulations in the neighborhood business zoning subdistricts **at a glance**. This **does not** serve as a replacement for the Boston Zoning Code, so please make sure to refer to the official Boston Zoning Code for detailed regulations as well as specific standards and details that are not outlined in this quick reference guide.

When looking for where specific zoning district regulations and where they are mapped within your area, you can use the following tools:

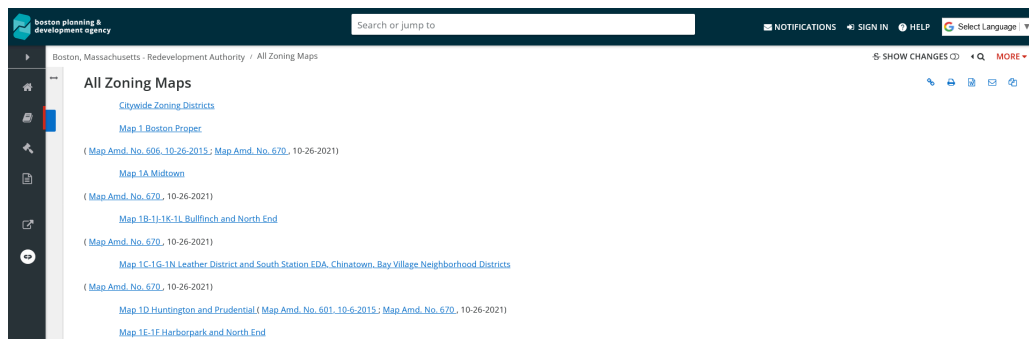
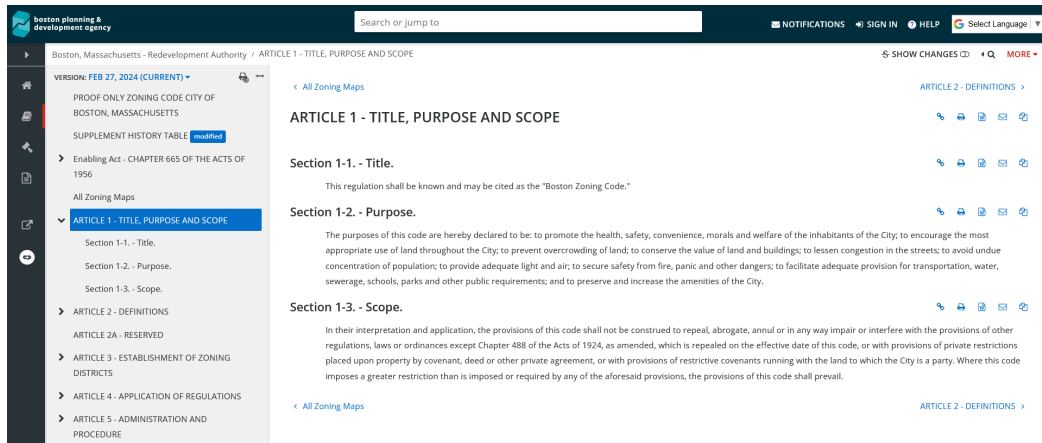
Zoning Viewer: an interactive online map where you can search for specific addresses and view zoning information about individual properties and larger areas

- <https://maps.bostonplans.org/zoningviewer/>



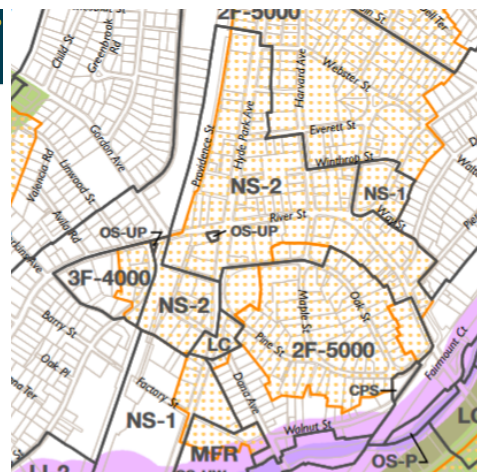
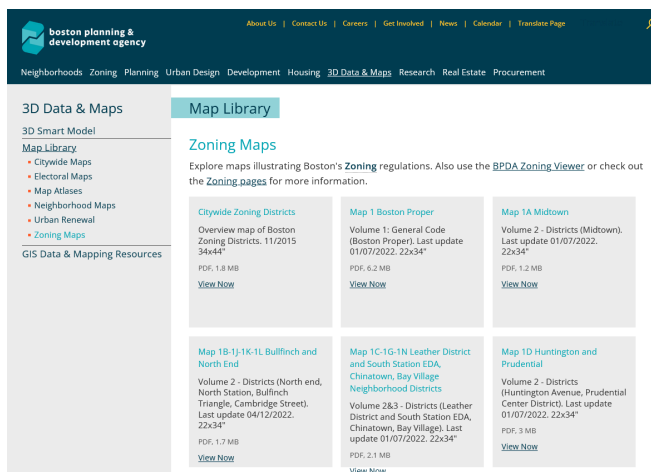
Boston Zoning Code on Municode: the legal and regulatory text document that holds Boston's zoning rules

- https://library.municode.com/ma/boston/codes/redevelopment_authority



Boston Zoning Maps: visual formal maps (PDFs) of zoning districts as they currently are mapped across the City

- <https://www.bostonplans.org/3d-data-maps/map-library/zoning-maps>
- https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ALL_ZONING_MAPS



Neighborhood Business Zoning Subdistricts

These are the existing zoning districts in Roslindale Square that are established to provide the area with retail and services for residents and visitors to the square, as well as the provision for small-scale mixed-use development.

Where to Find Neighborhood Business Zoning Subdistricts

In the Boston Zoning Code, under Article 67 (Roslindale Neighborhood District):

- **Sections 67-10 thru 67-12:** These sections establish the regulations for these areas and point readers to the tables within the Zoning Code where more detailed use and dimensional regulations are outlined.

Under Article 67 (Tables)

- **Table B (Use Regulations):** This table lays out the land use regulations for these types of neighborhood business districts to identify which land use activities are allowed, conditional, and forbidden (like housing, restaurants, open space, etc).
- **Table E (Dimensional Regulations):** This table states the specific dimensional regulations and maximum and minimum restrictions for buildings and lots (like heights and yards).
- **Tables F and G (Off-Street Parking and Off-Street Loading):** These tables outline the minimum requirements for off-street parking spaces and off-street loading spaces within the zoning districts of the Roslindale Neighborhood District (Art. 67).

TABLE B - Roslindale Neighborhood District - Neighborhood Business Subdistricts, Local Industrial Subdistricts, and Institutional Subdistricts - Use Regulations

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

For definition of use categories and certain specific uses, see [Article 2A](#).

TABLE E - Roslindale Neighborhood District - Neighborhood Business Subdistricts - Dimensional Regulations

TABLE F - Roslindale Neighborhood District - Off-Street Parking Requirements

TABLE G - Roslindale Neighborhood District - Off Street Loading Requirements

Types of Neighborhood Business Zoning Subdistricts in Roslindale

There are three types of Neighborhood Business Zoning Subdistricts that can be found in Article 67 (Roslindale Neighborhood District), and they each have a goal set forth in this chapter of the Zoning Code:

- **Local Convenience ("LC") Subdistricts:** focused on “providing convenience retail and services for the immediate neighborhood and pedestrians” (Art. 67, Sec. 67-10)
- **Neighborhood Shopping ("NS") Subdistricts:** focused on “providing convenience goods and services to the larger neighborhood” (Art. 67, Sec. 67-10)
- **Community Commercial ("CC") Subdistricts:** focused on “providing a diversified commercial environment serving larger markets” (Art. 67, Sec. 67-10)
 - The CC Subdistricts are subdivided into two types: **“CC-1”** and **“CC-2”** Subdistricts, the latter of which allows for moderately greater FAR.

Each of these Neighborhood Business Zoning Subdistricts are **currently mapped within the Roslindale Square area**, which is where you will notice most business storefronts and services.

NOTE: The columns and rows of the tables provided below have been formatted for ease of readability, so they will look different from how they appear in the Boston Zoning Code tables if you were to refer to those in the future.

Some land uses, dimensional, and off-street parking and loading regulations also have additional standards that are highlighted with footnotes within the Zoning Code. Those footnotes have been removed for the sake of readability for this document, so be mindful to check the Zoning Code to confirm any specific standards or regulations for the regulations you are interested in reviewing.

Neighborhood Business Use Regulations

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

Banking and Postal Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Automatic teller machine	A	A	A
Bank	A	A	A
Drive-in bank	F	F	F
Post office	A	A	A

Community Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Adult education center	A	A	A
Community center	A	A	A
Child care center	A	A	A
Day care center, elderly	A	A	A
Library	A	A	A
Place of worship; monastery; convent; parish house	A	A	A

Cultural Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Art gallery	A	A	A
Art use	C	A	A

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

Dormitory and Fraternity Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Dormitory not accessory to a use	F	F	F
Fraternity	F	F	F

Educational Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
College or university	F	F	F
Elementary or secondary school	A	A	C
Kindergarten	A	A	C
Professional school	C	C	A
Trade school	C	C	A

Entertainment and Recreational Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Adult entertainment	F	F	F

Amusement game machines in commercial establishment	F	C	C
Amusement game machines in non-commercial establishment	C	C	C
Bar	C	C	C
Bar with live entertainment	C	C	C
Bowling alley	F	C	A
Billiard parlor	F	C	A
Dance hall	F	C	A
Drive-in theatre	F	F	F
Fitness center or gymnasium	A	A	A
Private club not serving alcohol	C	C	A
Private club serving alcohol	C	C	C
Restaurant with live entertainment, not operating after 10:30 p.m.	F	C	A
Restaurant with live entertainment, operating after 10:30 p.m.	F	C	A

Funerary Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Cemetery	F	F	F
Columbarium	F	F	F
Crematory	F	F	F
Funeral home	F	C	A

Mortuary chapel	F	C	A
-----------------	---	---	---

Health Care Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Clinic	C	C	C
Custodial care facility	F	F	C
Group care residence, general	F	F	C
Hospital	F	F	C
Nursing or convalescent home	C	C	C

Hotel and Conference Center Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Bed and breakfast	C	C	A
Conference center	F	F	A
Executive suites	F	F	C
Hotel	F	F	A
Motel	F	F	F

Industrial Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Artists' mixed-use	F	C	A
Cleaning plant	F	F	F
General manufacturing use	F	F	F
Light manufacturing use	F	F	F

Printing plant	F	F	F
Restricted industrial use	F	F	F

Office Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Agency or professional office	A	A	A
General office	A	A	A
Office of wholesale business	F	C	A

Open Space Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Golf driving range	F	F	C
Grounds for sports, private	F	F	C
Open space	A	A	A
Open space recreational building	C	C	C
Outdoor place of recreation for profit	F	F	C
Stadium	F	F	F

Public Service Uses

	Local Convenience	Neighborhood Shopping	Community Commercial

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

Research and Development Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Research laboratory	F	C	C

Residential Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Congregate living complex	A	A	A
Elderly housing	A	A	A
Group residence, limited	A	A	A
Lodging house	C	C	C

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

Restaurant Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Drive-in restaurant	F	F	F
Restaurant	A	A	A
Take-out restaurant Small	C	C	A

Large	C	C	C
-------	---	---	---

Retail Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Adult bookstore	F	F	F
Bakery	A	A	A
Cannabis establishment	C	C	C
General retail business	C	A	A
Liquor store	A	A	A
Local retail business	A	A	A
Outdoor sale of garden supplies	C	C	A
Pawnshop	C	C	C

Service Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Animal hospital	F	C	A
Barber or beauty shop	A	A	A
Body art establishment	C	C	C
Caterer's establishment	A	A	A
Check cashing business	F	C	C
Container redemption center ⁽¹⁴⁾	F	C	C
Dry-cleaning shop	A	A	A
Kennel	F	F	A

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

Storage Uses, Major

	Local Convenience	Neighborhood Shopping	Community Commercial
Enclosed storage of solid fuel or minerals	F	F	F
Outdoor storage of solid fuel or minerals	F	F	F
Outdoor storage of new materials	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F
Outdoor storage of junk and scrap	F	F	F
Storage of flammable liquids and gases Small ⁽¹⁵⁾	F	F	F
Large ⁽¹⁵⁾	F	F	F
Storage or transfer of toxic waste	F	F	F

Trade Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
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
Warehousing	F	F	F
Wrecking yard	F	F	F
Carpenters shop	F	C	A
Electrician's shop	C	A	A
Machine shop	F	F	F
Photographer's studio	A	A	A
Plumber's shop	C	A	A
Radio/television repair	A	A	A
Upholsterer's shop	A	A	A
Welder's shop	F	C	A

Transportation Uses

	Local Convenience	Neighborhood Shopping	Community Commercial

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

Vehicular Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Airport-related remote parking facility	F	F	F
Bus servicing or storage	F	F	F
Carwash	F	F	F
Gasoline station	F	F	
Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	F
Indoor sale of motor vehicles	F	F	F

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

Wholesale Uses

	Local Convenience	Neighborhood Shopping	Community Commercial
Wholesale business	F	F	F

Accessory and Ancillary Uses

From the Boston Zoning Code: "In each subdistrict of the Roslindale Neighborhood District, an accessory use ordinarily incident to a lawful main use is Allowed [...] 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. "

	Local Convenience	Neighborhood Shopping	Community Commercial

Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	C	C	C
Accessory art use	A	A	A
Accessory automatic teller machine	A	A	A
Accessory bus servicing or storage	F	F	F
Accessory cafeteria	A	A	A
Accessory cultural uses	A	A	A
Accessory dormitory	F	F	F
Accessory drive-through restaurant	F	F	F ⁽²³⁾
Accessory drive-through retail	F	F	F ⁽²³⁾
Accessory family child care home	A	A	A
Accessory home occupation	A	A	A
Accessory indoor maintenance and operation of a payphone	A	A	A
Accessory industrial use	F	F	F

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

Accessory services incidental to educational uses other than college or university use	A	A	A
Accessory storage of flammable liquids and gases Small	A	A	A
Large	C	C	C
Accessory storage or transfer of toxic waste	F	F	F
Accessory swimming pool or tennis court	A	A	A
Accessory trade uses	A	A	A
Accessory truck servicing or storage	F	F	C
Accessory wholesale business	C	C	C
Ancillary use	C	C	C

Neighborhood Business Dimensional Regulations

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	
			CC-1	CC-2
Maximum Floor Area Ratio	0.5	1.0	1.0	2.0

Maximum Building Height	35 feet/ 2-½ floors	35 feet/ 3 floors	35 feet/ 3 floors	35 feet/ 3 floors
Minimum Lot Size	none	none	none	none
Minimum Lot Area Per Dwelling Unit	N/A	N/A	N/A	N/A
Minimum Usable Open Space per Dwelling Unit (sq. ft.)	none	none	none	none
Minimum Lot Width	none	none	none	none
Minimum Lot Frontage	none	none	none	none
Minimum Front Yard	15	10	none	none
Minimum Side Yard	none	none	none	none
Minimum Rear Yard	20	10	10	20

Off-Street Parking + Loading Requirements

NOTE: The provisions of this Table F do not apply to Proposed Projects that are subject to Large Project Review as part of the [Article 80 Development Review](#) process.

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

All other Public Service Uses	0
Research and Development Uses	0.5
Retail Uses	2.0
Service and Trade Uses	2.0
Storage Uses, Major	0.5
Transportation Uses	0.25
Vehicular Uses	0.5
Wholesale Uses	0.25

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

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

Notes:

1. For residential uses in the Roslindale Square Community Commercial Subdistricts (CC-1 and CC-2), the required number of spaces per Dwelling Unit is 1.5.
2. No off-street parking is required for affordable housing where at least 60% of the proposed residential units are income-restricted at or below 100% AMI.