

Land Use Modernization Visual Guide

Introduction

This guide accompanies the Draft Zoning Amendment for “Article 8 Regulation of Uses” as part of the Squares + Streets zoning amendment. **The proposed Use Table A in Article 8 is an updated, consolidated, and modernized way of regulating uses** in the zoning code. As of now, the proposed Use Table A (and the uses described in this guide) would only apply to new Squares + Streets zoning districts.

In a typical neighborhood article in the Boston Zoning Code, there can be over 250 individual uses that are regulated; this proposal includes just 72 uses. Many **uses have been consolidated** (e.x. Barber, post office, fitness center, and laundry are now called “Service Establishments”) and **some new uses have been added** (e.x. Self-Storage and Accessory Electric Vehicle Charging).

This guide includes each use, its definition, and some photo examples. The examples in this guide are just a small representation of the many land uses that are being regulated. If you think of a land use and can’t figure out what Use Definition it falls under, let us know!

Open Space Uses

Cemetery

A facility used for the interment of human remains.



Source: Google Maps

Granary Burying Ground, Downtown



Source: Google Maps

Dorchester North Burying Ground

Private Open Space

Open space in private ownership dedicated to or appropriated for active or passive recreational use or to the conservation of natural resources and which is not accessible to the general public because of exclusive membership requirements, fees (excluding nominal parking or entrance fees), or physical barriers (excluding those needed for safety), including but not limited to private sports fields and complexes such as golf courses.



George Wright Golf Course, Hyde Park



Source: Harvard Recreation

Beren Tennis Center, Allston

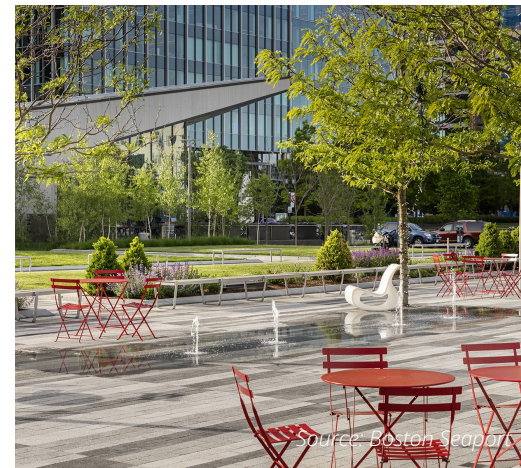
Publicly Accessible Open Space

Open space in public or private ownership dedicated to or appropriated for active or passive recreational use or to the conservation of natural resources and which is intended and designed to be accessible to the general public including having no exclusive membership requirements, fees (excluding nominal parking or entrance fees), or physical barriers (excluding those needed for safety), including but not limited to the waterway areas, beaches, reservations, parks, and playgrounds.



Source: Wikipedia

Boston Common, Downtown



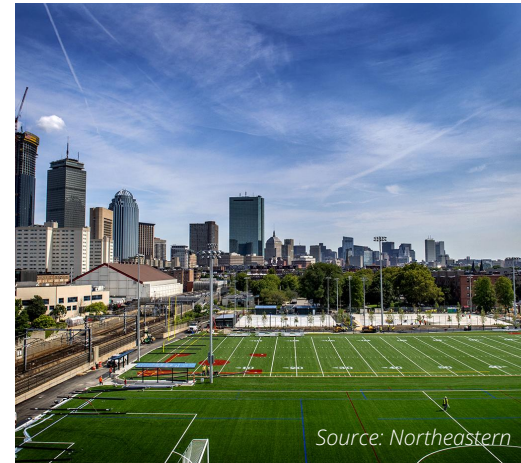
Source: Boston Seaport

Seaport Common, South Boston



Source: Mass Audubon

Stony Brook Reservation, Hyde Park



Source: Northeastern

Carter Playground, Roxbury

Civic Uses

Municipal Use

A facility owned and operated by the City for the purpose of operating and providing government services, including a fire station, police station, courthouse, municipal office, or similar use.



Boston Fire Headquarters, Newmarket



City Hall, Downtown



District E-13 Police Station, Jamaica Plain



1010 Mass Ave, Newmarket

Place of Worship

A facility used for religious or spiritual services.



Source: Masjid Al-Quran

Masjid Al-Quran mosque, Roxbury



Source: Jewish Journal

Vilna Shul Temple, Beacon Hill



Most Precious Blood Church, Hyde Park



Source: Boston.com

Christian Science Center, Back Bay

School, K through 12

A facility in which a regular course of public or private instruction is given for any kindergarten through twelfth grades. A School containing kindergarten and no other grades from first through twelfth is a Child Care Center.

6-8 Private School



Davis Leadership Academy, Dorchester

Public Elementary School



Source: Google Maps

Mendell Elementary School, Jamaica Plain

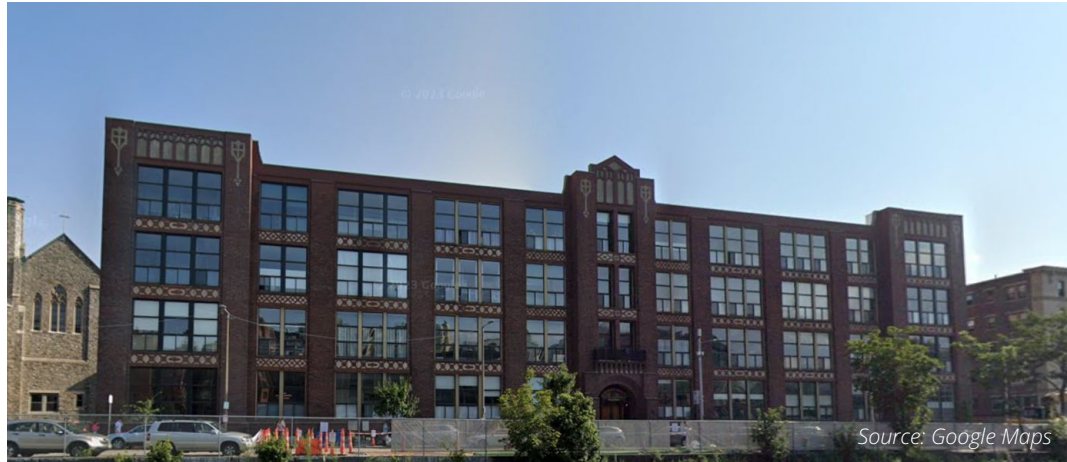
Residential Uses

Artists' Live-Work

A facility that is used for both habitation and Art Studio. Such use shall be approved by the Mayor's Office of Arts and Culture.



300 Summer St Artist Lofts, Fort Point



Fenway Studios, Fenway

Fraternity or Sorority

A housing facility affiliated with a specific educational institution which does not necessarily require on-site staff supervision, including a fraternity, sorority, or similar use. Such use shall require a Dormitory License from the Boston Licensing Board and be subject to the rulemaking, supervisory and disciplinary powers of the affiliated educational institution.



Source: Google Maps

Group Living

A community residence for 4 or more people receiving physical health, mental health, or social services. Such use may include living quarters for necessary staff people. Such use shall not include any Institutional Use subject to Article 80D.

Small - A group living facility for 4-16 people receiving services.

Large - A group living facility for over 16 people receiving services.

Small



Elsie Frank House, Jamaica Plain- 9 people

Large



Source: Hearth at Ruggles

Hearth at Ruggles, Affordable Assisted Living, Roxbury- 40+ people

Household Living

A dwelling containing one or more dwelling units which is not any other residential use described in this Section 8-8.

1-4 units



1412 Blue Hill Ave, Mattapan - 3 Units

5-8 units



47-49 Savin Hill Ave, Dorchester - 6 Units

9-14 units



15 Revere St, Beacon Hill - 10 Units

15+ units



Dot Crossing, Dorchester - 29 Units

Lodging House

A dwelling which can be let to 4 or more persons on a temporary basis (no more 30 day lease terms). Such use shall require a Lodging House License from the Boston Licensing Board.



Source: Maverick Suites

Mobile Home Establishment

A collection of dwellings, other than recreational vehicles, that are transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation.



Source: Google Maps

Student Housing

A housing facility affiliated with a specific educational institution which requires on-site staff supervision, including a dormitory or other similar use. Such use shall require a Dormitory License from the Boston Licensing Board and be subject to the rulemaking, supervisory and disciplinary powers of the affiliated educational institution.



U Mass Boston Residence Hall, Dorchester



Melvin Hall, Northeastern

Temporary Shelter Facility

A facility in which temporary residential accommodations and social services, on site or off site, are provided. Such use shall be operated by a nonprofit organization. Such use may contain a common kitchen and eating area and shared bathroom facilities.



Rosie's Place, Roxbury

Active Uses

Child Care/Adult Day Health Center

Child Care Center: Any facility operated on a regular basis, whether known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under seven (7) years of age, or under sixteen (16) years of age if those children have special needs as defined in Massachusetts General Laws, for nonresidential custody and care during part or all of the day separate from their parents. Any facility of this type shall comply with the standards, inspectional requirements, and dimensional regulations as established by the Massachusetts Department of Early Education and Care (or a successor agency responsible for the state licensing of home-based child care facilities).

Adult Day Health Center: An Adult Day Health center is a non-residential facility where nursing care, supervision, and health related support services are provided in a structured group setting to persons 18 years of age or older who have physical, cognitive, or behavioral health impairments. Adult day health programs must receive a Massachusetts Adult Day Health program license.

Child Care

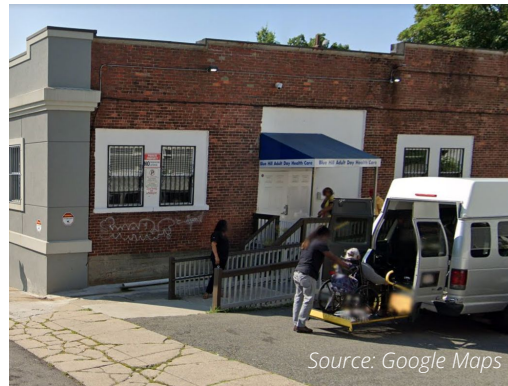


Kiddies Corner, Mattapan



Our Future Learning Center, Brighton

Adult Day Health Center



Source: Google Maps

Blue Hill Adult Day Health Center, Dorchester



Source: Google Maps

Sarah Care, Dorchester

Community Center

A facility providing recreational, educational, and/or social services to a community, including but not limited to a library, recreation or social center, or similar use.



Boston Public Library, Mattapan



Roslindale Community Center



Family Nurturing Center, Dorchester



BCYF Curley Center, South Boston

Grocery Store

A store which sells primarily groceries which must include fresh produce and other perishable foods along with ingredients for preparing food. A convenience store or department stores which sell primarily packaged food and other items shall not constitute a Grocery Store. No more than ten (10) percent of the total square footage of a Grocery Store shall be devoted to the sale, display or storage of any alcoholic beverage.

Small - Total square footage less than 15,000 SF

Large - Total square footage greater or equal to 15,000 SF

Small



The Daily, Dorchester - 3,500 sf



Dorchester Food Co-Op - 6,000 sf

Large



Star Market, Copley - 57,000 sf

Entertainment/Events

A facility which regularly hosts live entertainment events, including but not limited to event centers, theaters, cinemas, night clubs, concert halls, arenas, and stadiums, or similar use. Such use may receive a Live Entertainment License.

Small - An entertainment facility with a capacity of up to 500 persons.

Medium - An entertainment facility with a capacity of 501-2,000 persons.

Large - An entertainment facility with a capacity of 2,001-10,000 persons.

Extra Large - An entertainment facility with a capacity of greater than 10,000 persons.

Small



Brighton Music Hall - 476 people

Medium



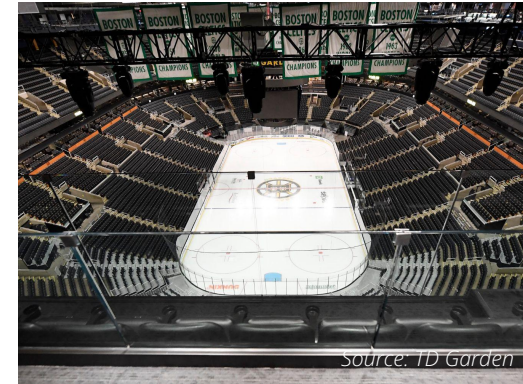
Strand Theatre - 1,400 people

Large



Symphony Hall - 2,371 people

Extra Large



TD Garden - 19,580 people

Makerspace

A facility for artisans, craftsmen, and small scale manufacturers to work in a communal setting, where the activities produce little to no vibration, noise, fumes, or other nuisances more typical in industrial or manufacturing uses.



Source: Google Maps

Museum or Art Gallery

A facility in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.



Institute of Contemporary Art, South Boston



Source: MAAH Boston

Museum of African American History, Beacon Hill



Source: Google Maps

Arden Gallery LTD, Back Bay

Restaurant

An establishment devoted primarily to the preparing, retailing, and on- and/or off-premises consumption of food and/or alcoholic beverages. Such use may include take-out.

Small - Total square footage less than 2,500 SF

Large - Total square footage greater or equal to 2,500 SF

Small



Cafe JuiceUp, Mattapan - 700 sf



Comfort Kitchen, Dorchester - 1,000 sf

Large



Bell in Hand Tavern - 6,000 sf



Ocean Prime, South Boston - 3,500 sf

Restaurant

An establishment devoted primarily to the preparing, retailing, and on- and/or off-premises consumption of food and/or alcoholic beverages. Such use may include take-out.

Small - Total square footage less than 2,500 SF

Large - Total square footage greater or equal to 2,500 SF

Small



Cafe JuiceUp, Mattapan - 700 sf



Comfort Kitchen, Dorchester - 1,000 sf

Large



Source: Wikipedia

Bell in Hand Tavern - 6,000 sf



Source: Google Maps

Ocean Prime, South Boston - 3,500 sf

Retail Cannabis Establishment

An entity, licensed and registered with the Commonwealth of Massachusetts subject to 935 CMR 500, 105 CMR 725.100, or any successor regulation that acquires, transfers, transports, sells, distributes, dispenses, possesses, or administers cannabis and products containing cannabis to be sold on the lot, including a medical use cannabis establishment.



Downtown, Cannabist Boston



East Boston, Berkshire Roots



Jamaica Plain, Seed



Downtown, Pure Oasis

Retail Store

A store for sale of goods, commodities, or merchandise, including but not limited to food, clothing, homegoods, hardware, pharmaceuticals, alcohol, tobacco products, and tickets for events. Such use may also include consignment stores. Such use shall not include adult entertainment or grocery stores.

Small - Total square footage not more than 2,500 square feet per use.

Medium - Total square footage between 2,501-10,000 square feet per use.

Large - Total square footage between 10,001 - 50,000 square feet per use.

Extra-Large* - Total square footage exceeding 50,000 square feet use.

*Linkage Threshold

Small



Birch Florist, Roslindale - 750 sf

Medium



Source: Eliana Sanchez

Walgreens, East Boston - 9,000 sf

Large



Source: Google Maps

T.J. Maxx, Back Bay - 45,000 sf

Extra Large



Source: Suffolk Construction

Target, Fenway - 150,000 sf

Indoor Recreation

A facility devoted primarily to indoor large-scale sports or recreation, including but not limited to laser tag, bowling, arcade, ice rinks, or similar use. Commercial stadiums, arenas, or casinos shall not constitute Indoor Activities. Such use may receive a Live Entertainment License.



Boston Bowl, Dorchester



Steriti Memorial Rink, North End



Jump On In, Brighton



PKL (Pickleball), South Boston

Service Establishment

An establishment open to customers providing services, with or without the exchange of goods, including but are not limited to:

Barber, beauty, or body art establishment.

Tailor, laundry or location for dry-cleaning drop-off;

Post office or parcel pickup/dropoff location;

Fitness center or gymnasium;

Animal hospital, daycare, grooming, and kennel;

or similar use.

Small - Total square footage less than 10,000 SF

Large - Total square footage greater or equal to 10,000 SF

Small



Linda's Hair Braiding, Dorchester - 2,000 sf



Dorchester Pet Clinic - 1,300 sf

Large



New York Sports Club, Allston - 34,200 sq ft

Social Club

A facility used or operated by a non-profit association for meeting, recreational, or social purposes. The use of such premises is restricted to the members of these organizations and their guests.



Source Matthew Dickey

Polish American Citizens Club, Dorchester



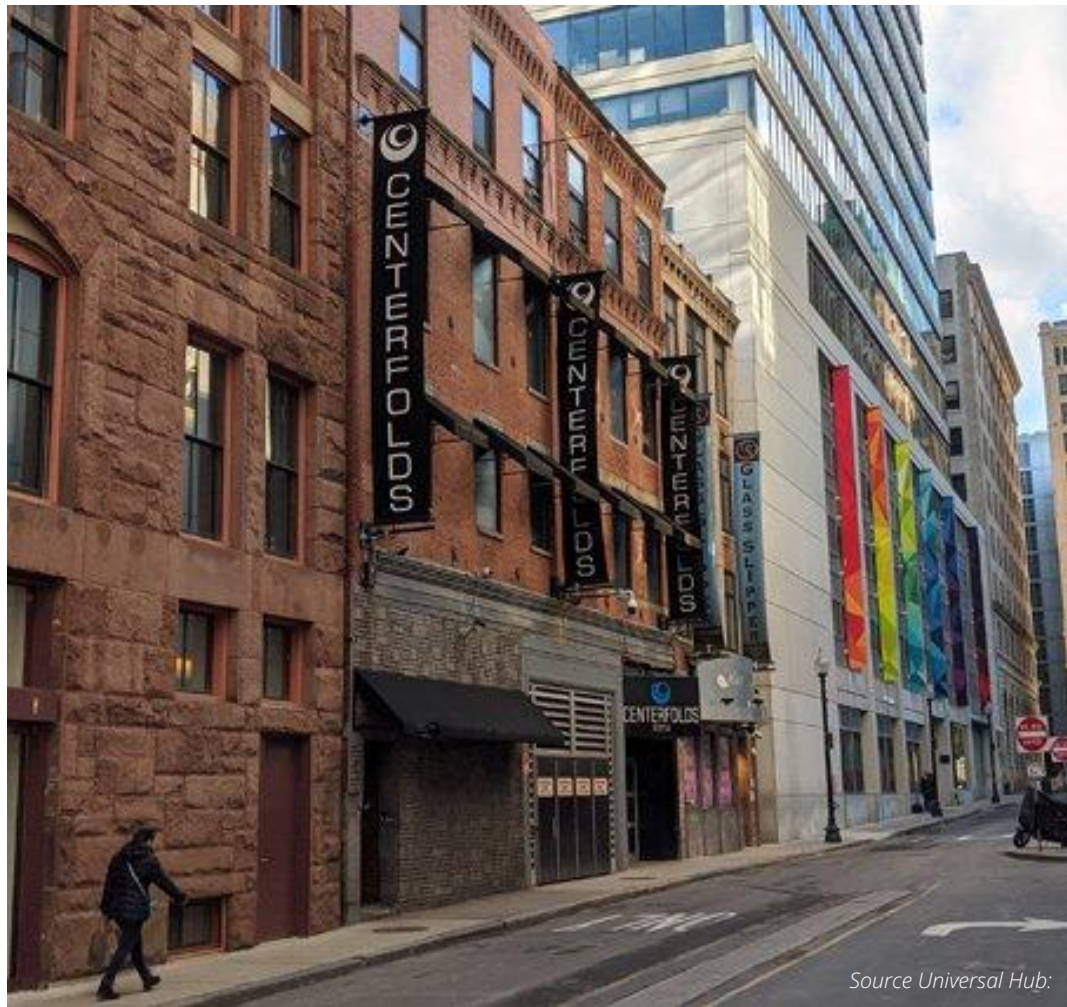
Source: Google Maps

Elks Lodge, Brighton

Commercial Uses

Adult Entertainment

Any establishment used for activities, facilities, performances, or exhibitions, or for the rental or sale of printed or audiovisual entertainment in which the principal feature or characteristic is the nudity or partial nudity of any person.



Source Universal Hub:

Centerfolds, Downtown

Arts Studios

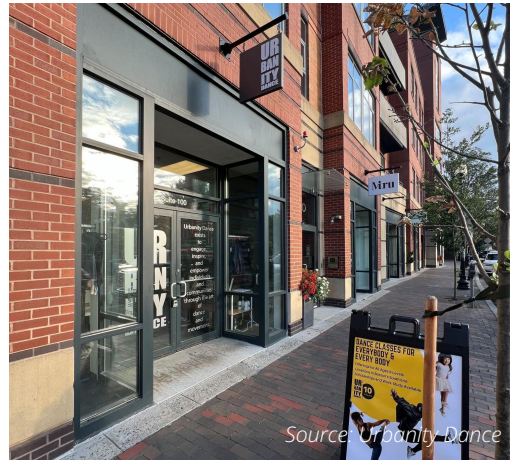
A facility for the creation of physical art or audiovisual content, where the activities produce little to no vibration, noise, fumes, or other nuisances more typical in industrial or manufacturing uses, including but not limited to arts production space and studios, dance and music rehearsal space, or similar use.



SOWA Artists Studios, South End



Midway Studios, Fort Point



Urbanity Dance, South End



The Record Co., Newmarket

Bank

A facility for the extension of credit and the custody, loan, or exchange of money.



Check Casher

A facility for cashing of checks.



Drive-In

A facility for which the principle use involves customers receiving services or viewing entertainment, or both, exclusively while seated in a vehicle, including but not limited to a drive-in movie theater, drive-in restaurant, or similar use. Parking spots designated as pick-up locations for retail uses shall not constitute drive-ins.

None Currently in Boston



Source: Mendon Twin Drive-In.

Funeral Home

A facility used for the care and preparation of human remains. Such use may include facilities to host ceremonies for people to pay their respects.



Hotel

A building containing four or more rooms or suites affording transient sleeping accommodations to the general public. Such use may include space for hosting events. Such use shall require an Innholder License from the Boston Licensing Board.

Small - Total square footage less than 50,000 sq ft

Large* - Total square footage greater or equal to 50,000 sq ft

*Linkage Threshold

Small



Source: Hacin

The Whitney Hotel, Beacon Hill - 39,000 sf

Large



Source: Google Maps

Courtyard by Marriott, South Boston - 99,000 sf

Office

A facility used for office space. Such use shall not include manufacturing, repair, or warehousing materials, goods, or products for the retail or wholesale market.

Small - Total square footage less than 50,000 sq ft

Large* - Total square footage equal to or greater than 50,000 sq ft

*Linkage Threshold

Small



612 Columbia Road, Dorchester - 9,500 sf

Large



150 Federal Street, Downtown - 388,000 sf

Research Laboratory

A facility used for the development, conduct, or observation of scientific experimentation or research, including but not limited to the medical, chemical, physical, or biological disciplines, in which all or a portion is dedicated to uses that require specialized facilities and/or built accommodations designed for the development, conduct, or observation of scientific experimentation or research, including but not limited to wet laboratory facilities, dean rooms, controlled environment rooms, and facilities with high-frequency ventilation. May include areas dedicated to other uses that are directly related and accessory to the scientific experimentation and research being conducted, including but not limited to office, storage, and prototype manufacturing.



Kilachand Research Center, Boston University



Source: Payette

75 Binney St, Cambridge

Higher Education Uses

College or University Use

An institutional use subject to Article 80D and includes subuses such as classrooms, dormitories, student housing, eating facilities, research laboratories, athletic facilities, libraries, faculty and other offices, museums, auditoria and other facilities of public assembly, parking, and other similar uses. Additional provisions for College or University Use include:

Property owned or occupied by a college or university not having a use that is substantially related to education at the post-secondary level, research, scholarship, or student life shall not be deemed to be a college or university use merely by reason of such ownership or occupancy.

College or university use shall not include property held by a college or university for investment purposes only.

College or university subuses shall not be treated as accessory or ancillary uses subject to Article 10 or as independent uses.

The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project as described in Article 80D unless the new subuse is a High Impact Subuse. A college or university subuse is a High Impact Subuse for the purpose of the review requirements described in Article 80D if it is a dormitory, student housing, athletic facility, facility of public assembly, parking facility, power plant, or centralized heating or cooling plant.



Suffolk University, Downtown



Snell Library, Northeastern



BU Lab, South End

School, Trade or Professional

An institution which offers courses of instruction in any profession or occupation, and which is not part of a college or university.



North Bennet Street Trade School, North End



Source: Lambert Sustainability LLC

Boston Carpenters Apprenticeship Center, Dorchester

Health Care Uses

Clinic

A facility with a gross floor area no greater than 50,000 square feet for the medical, dental, mental health or similar examination and treatment of persons as outpatients or laboratory space dedicated to health care diagnostic procedures and routine testing. Ad hoc health promotion and screening programs shall not by themselves constitute a Clinic.

Ground Floor Dentists' Office



Boston Dental, Downtown

Standalone Clinic Building



Mattapan Community Health Center

Hospital Use

A healthcare use including subuses such as patient rooms, eating facilities, offices, out-patient clinics, research and clinical laboratories, libraries, auditoria and other facilities of public assembly, nursing schools, nursing residences, parking, and other similar uses. Additional provisions for Hospital use include:

If the combined gross floor area of a Hospital Use and all of the other Institutional Uses of the same Institution is at least hundred fifty thousand (150,000) square feet, the provisions of Article 80 requiring Institutional Master Plan Review shall apply, notwithstanding any contrary provision of Section 80D-2 or the underlying zoning.

Property owned or occupied by a hospital not having a use that is substantially related to the provision of in-patient or out-patient health care, including care for those with acute illnesses or injuries, shall not be deemed to be a hospital use merely by reason of such ownership or occupancy.

Hospital use shall not include property held by a hospital for investment purposes only.

Hospital subuses shall not be treated as accessory or ancillary uses subject to Section 8-2.3 or as independent uses.

The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project as described in Article 80D unless the new subuse is a High Impact Subuse. A hospital subuse is a High impact Subuse for the purpose of the review requirements described in Article 80D if it is a facility of public assembly, nursing residence, parking facility, power plant, centralized heating or cooling plant, or ambulatory clinical care facility.

“Traditional” Hospital Uses



55 Fruit St, Beacon Hill



Tufts Medical, Chinatown

Hospital Subuses



Proposed St. Elizabeth's Parking Garage, Brighton



Yawkey Ambulatory Care Center, South End

Nursing Home Use

A healthcare use including subuses such as patient rooms, health care facilities, nursing residences, eating facilities, mechanical facilities, and other similar uses. Additional provisions for Nursing Use include:

If the combined gross floor area of a Nursing Home Use and all of the other Institutional Uses of the same Institution is at least hundred fifty thousand (150,000) square feet, the provisions of Article 80 requiring Institutional Master Plan Review shall apply, notwithstanding any contrary provision of Section 80D-2 or the underlying zoning.

Property owned or occupied by a nursing or convalescent home not having a use that is substantially related to the provision, by a facility licensed by the state as a nursing, convalescent, or rest home, of care and minor medical treatment for patients in order that they may recover from a medical infirmity, or of long-term care of the elderly or infirm, shall not be deemed to be a nursing or convalescent home use merely by reason of such ownership or occupancy.

Nursing home use shall not include property held by a nursing or convalescent home for investment purposes only.

Nursing home subuses shall not be treated as accessory or ancillary uses subject to Section 8-2.3 or as independent uses.

The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project as described in Article 80D unless the new subuse is a High Impact Subuse. A nursing home subuse is a High Impact Subuse for the purpose of the review requirements described in Article 80D if it is a facility of public assembly, nursing residence, parking facility, power plant, or centralized heating or cooling plant.



Source: Rafael Meireles

Spaulding Nursing & Therapy Center, Brighton



Mattapan Health & Rehabilitation Center

Transportation Uses

Gasoline Station

A facility used for the retail sale of motor fuel and lubricants, not including a car wash, repair garage, or other vehicular services.



Major Transportation Facility

A major station or terminal for freight or passenger transportation including train and bus stations and airports. Airport shall include all accessory subuses located on airport premises and generally associated with and related to the operation of an airport, such as access roads; vehicle maintenance, storage, parking, and rental facilities; passenger terminals; offices; restaurants, retail stores; and hotels.



Boston Logan Airport, East Boston



South Station, Downtown

Motor Vehicle Rentals

A facility for the rental of motor vehicles.



Enterprise Rentals, Allston



Avis + Budget Rentals, Downtown Boston

Motor Vehicle Sales

A showroom or facility for the sale of motor vehicles.



Herb Chambers, Dorchester

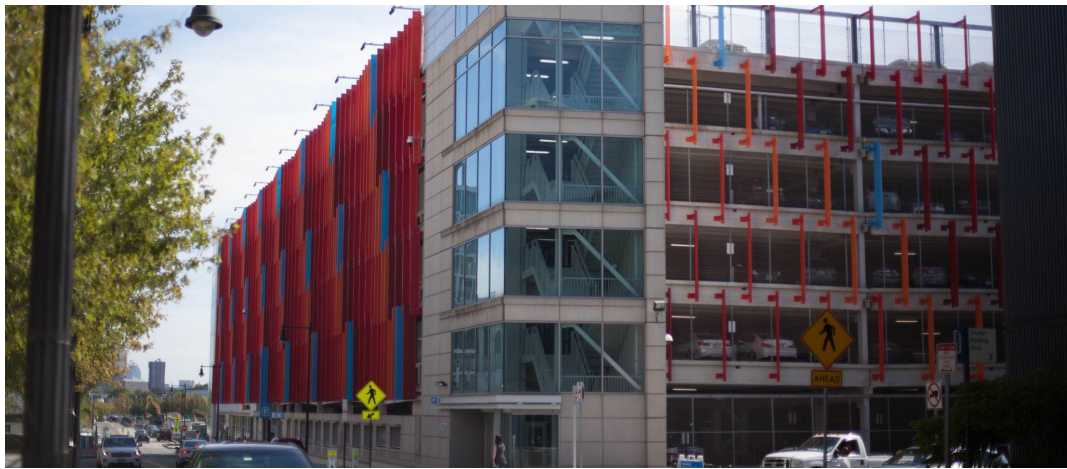


Source: Boston Magazine

Tesla Showroom, Prudential Center

Standalone Parking Garage

A structure wherein motor vehicles are parked or stored, either for private vehicular use or for the dispatch and storage of taxicabs, ambulances, or similar use.



15 Guest Street, Brighton - 1,300 spaces



Necco Street Garage, 657 Spaces

Standalone Parking Lot

An area used for parking of motor vehicles.



Source: Google Maps

500 River St Municipal Lot, Mattapan - 58 spaces



Source: Google Maps

44 Warren St Municipal Lot, Roxbury - 25 spaces

Vehicular Services

Facilities for servicing and repair of motor vehicles, including automotive parts and supplies. Includes bus and truck servicing, parts installation, carwash; or similar use.

Auto Body Shops



Precision Auto Body, Mattapan



Auto Service & Tire, Mattapan

Truck Servicing



Isuzu Truck Servicing, Newmarket

Car Wash



Fernandez Xpress Car Wash, Mattapan

Industrial and Storage Uses

Crematory

A facility used for the cremation of human remains.



Source: Google Maps

Food and Beverage Production

A facility for the production of food and beverages including but not limited to catering companies and commercial kitchens, breweries, and distilleries. Such use may include accessory Cafe, Bar or Restaurant or Retail Store. If the total square footage is greater than 20,000 SF, such use shall be considered Light Manufacturing rather than Food and Beverage Production.



Bully Boy Distillers, Newmarket



Source: Simone Migliori

Trillium, Fort Point

General Industrial

Facilities including plants, factories, mills, or other facilities engaged in the mechanical or chemical transformation of materials or substances (which may also include the blending of materials or the assembling of component parts of manufactured products), where such processes do not consist entirely of a light manufacturing use or a food and beverage manufacturing use and do not include a restricted industrial use. The following effects shall not be allowed from any such use:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any emission beyond the boundaries of the lot that is known to or can be shown to endanger human health or cause significant damage to property or vegetation.
3. Any surface water or groundwater contamination that exceeds any applicable state or federal regulations.
4. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting, that emanates:

Beyond any boundary of the lot that abuts a Residential Subdistrict or a Conservation Protection Subdistrict; or

More than twenty (20) feet beyond any boundary of the lot that abuts any subdistrict (other than a Residential Subdistrict or a Conservation Protection Subdistrict) where a General Manufacturing use is not designated "A" (allowed) in the applicable table of uses; or

more than fifty (50) feet beyond any boundary of the lot that abuts a subdistrict where a General Manufacturing use is designated "A" (allowed) in the applicable table of uses; if any such effect is detectable at such distances by human senses without aid of instruments and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.



Source: Google Maps

Top Hyde Park Carpet Cleaning



Source: Google Maps

The First Electronics Corporation, Dorchester

Light Manufacturing or Trade Establishment

Facilities that process and/or manufacture materials or goods and typically have low impacts on the surrounding environment. Includes, but not limited to, the design, development, compounding, processing, fabrication, altering, assembly, finishing, packaging, repairing, servicing, renting, testing, handling, or transfer of products such as apparel, food, metal, ceramic, textile, and wood products, electronic machinery, pharmaceutical or diagnostic products.

The following effects shall not be allowed from any such use:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any emission beyond the boundaries of the lot that is known to or can be shown to endanger human health or cause significant damage to property or vegetation.
3. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting that emanates beyond the boundaries of the lot on which the use is located, is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

Food Distribution



Specialty Foods Boston, Newmarket

Small Manufacturer



AVNCI Premium Goods, Newmarket

Trade Establishment



Payne Bouchier Builders, Newmarket

Non-Retail Cannabis Establishment

An entity, licensed and registered with the Commonwealth of Massachusetts subject to 935 CMR 500, 105 CMR 725.100, or any successor regulation that acquires, cultivates, possesses, processes (including development of related products such as edibles, MIPs, tinctures, aerosols, oils, or ointments), transfers, transports, sells, or distributes cannabis and products containing cannabis not to be sold on the lot. Including, but not limited to, a marijuana product manufacturer or a marijuana cultivator.



Source: 2WR Architects

Restricted Industrial

Restricted industrial uses typically have substantial impacts on the environment in which articles are usually mass produced from raw materials or materials or chemicals, toxic materials, or sewage are stored or transported. Examples of restricted industrial uses include, but are not limited to: Chemical Manufacturing; Electrical Equipment, Appliance, & Component Manufacturing; Fabricated Metal Product Manufacturing; Machinery Manufacturing; Plastics & Rubber Products Manufacturing; Transportation Equipment Manufacturing. Restricted Industrial uses shall not include: Heavy & Civil Engineering Construction; Mining and Extraction: incl: oil, gas, mining, support activities; Petroleum & Coal Products Manufacturing; Waste Management & Remediation Services. The following effects shall not be allowed from any such use:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any emission beyond the boundaries of the lot that is known to or can be shown to endanger human health or cause significant damage to property or vegetation.
3. Any surface water or groundwater contamination that exceeds any applicable state or federal regulations.
4. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting that emanates beyond the boundaries of the subdistrict in which the use is located, is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.



Altec Plastics Inc., South Boston



Source Google Maps:

M Susi HMA (Asphalt Mixing Plant), Hyde Park

Self-Storage

The indoor holding or storing of goods made available to the public.



Storage of Fuel or Minerals

The storage, outdoors or in silos, hoppers, and tanks, of solid or liquid fuel or minerals, including, but not limited to, flammable liquids and gasses, coal, crushed stone, sand, or similar materials.



Source: Google Maps

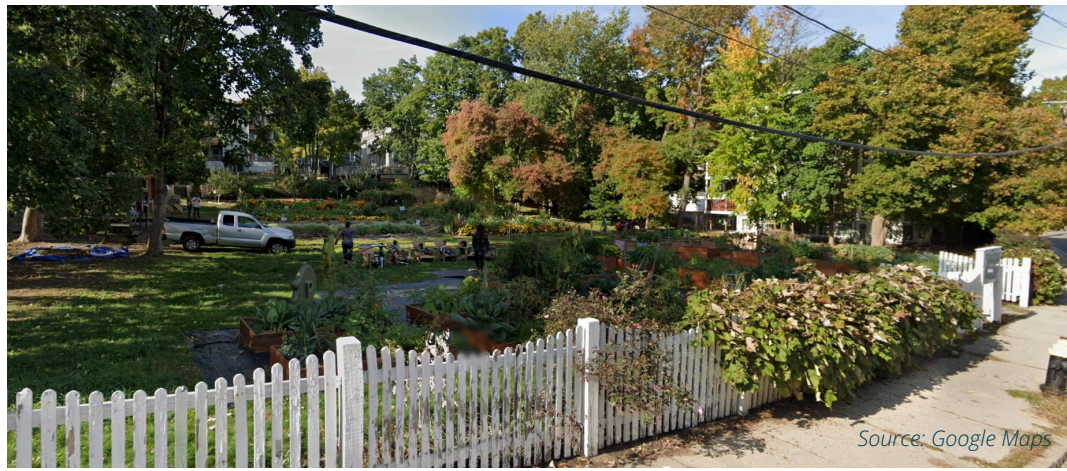
Storage of Supplies and Scrap

The storage of dumpsters, equipment and machinery for construction, junk and scrap, damaged or disabled vehicles, or similar materials.



Urban Agriculture

The use of a Lot for the cultivation of food and/or horticultural crops, Composting, Aquaponics, Aquaculture and/or Hydroponics.



Thornton Street Urban Farm, Roxbury



ReVision Urban Farm, Dorchester

Warehouse or Distribution Center

The holding, storing, and/or distribution of goods, wares, or merchandise to which the general public does not have direct access. Warehousing shall include wholesale businesses. Such use shall not include self-storage.



875 Morton Street, Mattapan



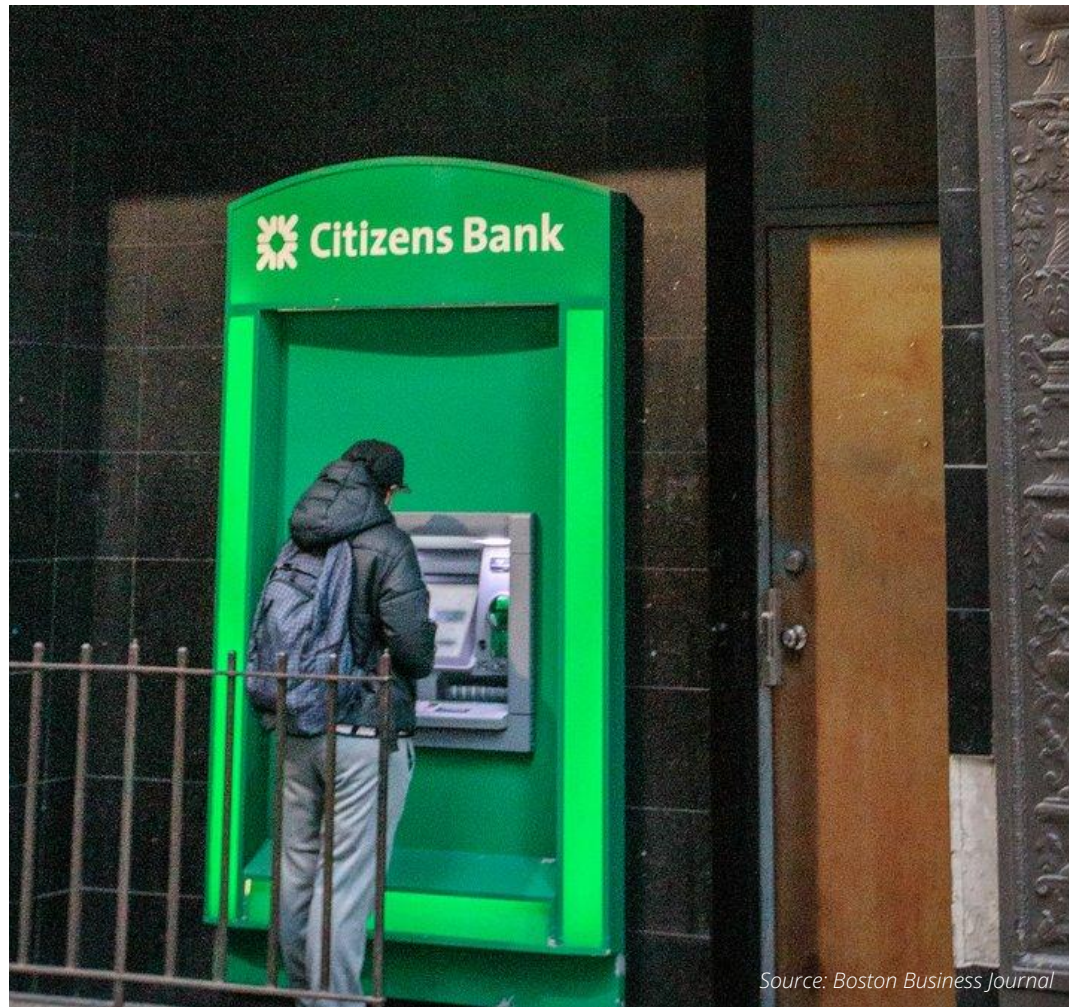
Source: Google Maps

A B & S Warehouse, Hyde Park

Accessory Uses

Accessory ATM

Subject to the provisions of Section 8-2.3, an Automatic Teller Machine which is accessible directly from the public right of way or in a dedicated vestibule which is accessible directly from the public right of way.



Source: Boston Business Journal

Accessory Car Share

Subject to the provisions of Section 8-2.3, an area dedicated to the storing of motor vehicles which can be rented on an hourly basis.



Source: Google Maps

Accessory Drive-Through

A commercial establishment with a vehicular queuing lane and a window where patrons place orders or receive services, or both, while seated in a vehicle.



Source: Google Maps

Accessory Dwelling Unit (Detached)

A self-contained, non-transient dwelling unit contained within a separate structure, with its own separate entrance but on the same lot where the Owner is also a resident. The following regulations apply to all Detached ADUs:

1. The Detached ADU has a building floor plate less than or equal to 900 sf or the building floor plate of the primary structure, whichever is less.
2. The Detached ADU has a height no greater than 1 and ½ stories or no greater than the height of primary structure, whichever is smaller.
3. A lot may contain up to one (1) Detached ADU.
4. The Detached ADU must be at least 5 feet from any other structure on the lot.

A Detached Accessory Dwelling Unit shall not be subject to the provisions of Section 8-2.3. The residential structure to which the conversion is occurring must be registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.



Accessory Dwelling Unit (non-Detached)

A self-contained, non-transient dwelling unit with its own separate entrance, incorporated within the footprint of the principal residential structure where the Owner is also a principal resident. ADUs may be constructed through the incorporation of exterior changes to the existing structure, such as a bump-out, extension, or similar addition to the existing envelope of the structure that result in an increase in overall building footprint. The following regulations apply to all non-detached ADUs:

1. The additional gross square footage created by the non-detached ADU shall add no more than 75% of the gross square footage of the principal unit or 1250 square feet, whichever is smaller.
2. The extension, addition, or bump-out of the primary structure to create a non-detached ADU shall be no taller than the height of the primary structure.
3. A lot shall only contain one (1) non-Detached ADU, however a lot may contain one (1) non-Detached ADU and one (1) Detached ADU.

An non-Detached Accessory Dwelling Unit shall not be subject to the provisions of Section 8-2.3. The residential structure to which the conversion is occurring must be registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.



Accessory Electric Vehicle Charging

Subject to the provisions of Section 8-2.3, vehicle charging infrastructure accessory to a lawful parking use and including no more than 4 Direct Current Fast Charging (DCFC) stations or any number of level 1 and level 2 electrical vehicle charging stations as defined by the US Department of Energy. For projects that require ADA accessible spaces, at least one charging station must be provided on such accessible space. Charging stations accessory to a residential use with less than 3 units shall be allowed.



Source: Google Maps

Accessory Entertainment/Event

Subject to the provisions of Section 8-2.3, a facility which regularly hosts live entertainment events which are incidental the main use. Such use may receive a Live Entertainment License.

Restaurant as the Main Use, Entertainment is Accessory



Source: The Bebob

Accessory Family Day Care Home

Subject to the provisions of Section 8-2.3, the use of a dwelling unit for receiving, on a regular basis, temporary custody and care during part or all of the day, children under seven (7) years of age, or children under sixteen (16) years of age if those children have special needs, and receiving for temporary custody and care for a limited number of hours children of school age under regulations adopted by the Board of Early Education and Care as defined in Massachusetts General Laws; provided, however, in either case that:

The unit is licensed by the Massachusetts Department of Early Education and Care (or a successor agency responsible for the state licensing of home-based child care facilities) for the number of participating children per the agency's standards, inspectional requirements, and dimensional regulations, and

The total number of children under sixteen (16) in a family child care home shall not exceed ten (10), including participating children living in the dwelling unit.



Source: Google Maps

Accessory Helicopter Landing Facility

An area of land, structure, or associated facilities used for landing and takeoff of helicopters.

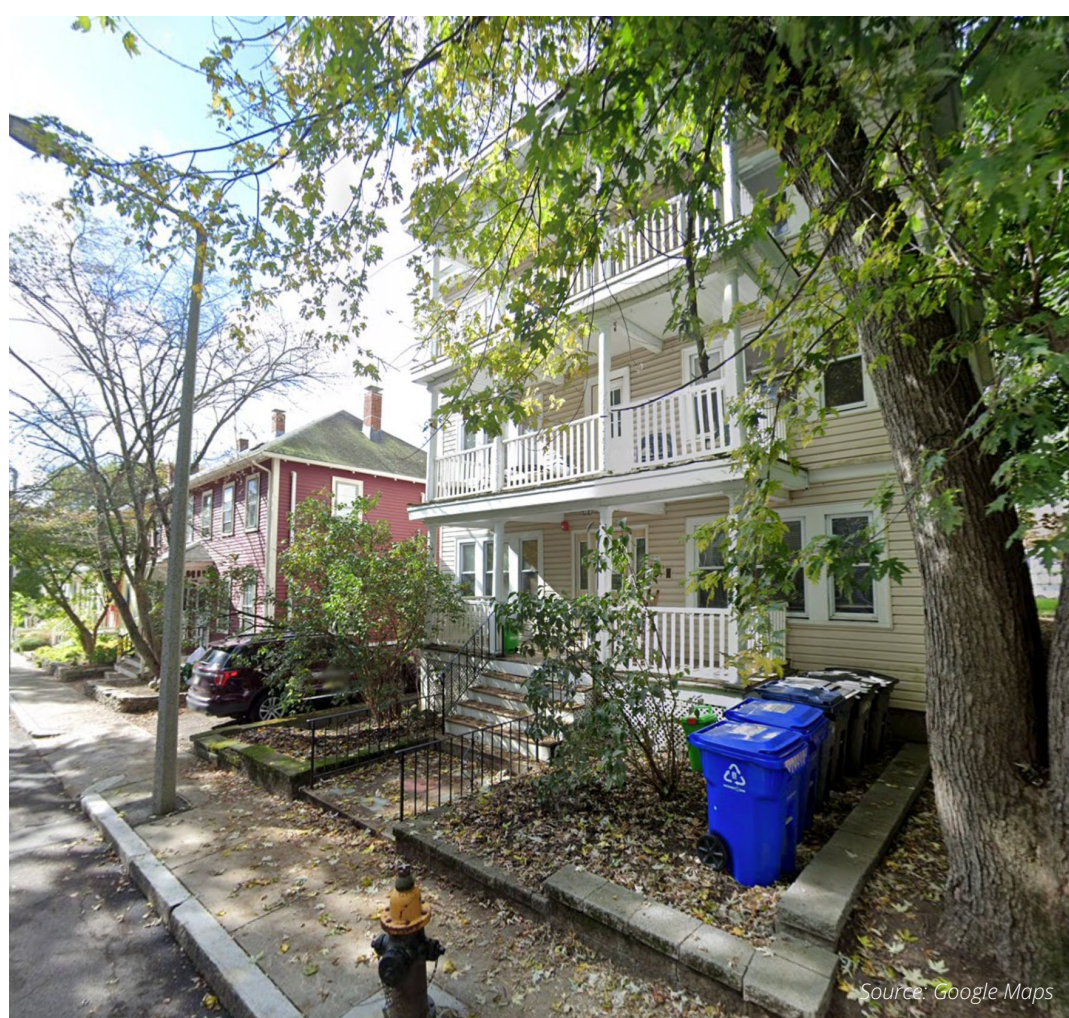


Source: Google Maps

Helipad at WBZ Studio, Allston

Accessory Home Occupation

Subject to the provisions of Section 8-2.3, an occupation for compensation customarily carried on in a dwelling unit by a person residing therein which involves receiving clients or customers. Such occupation shall require only equipment ordinarily incident to a dwelling unit, not involve the on-site employment of more than 3 persons not resident in a dwelling unit on the lot, and not involve trading in merchandise. Home occupations include, but shall not be limited to piano lessons, tutoring, therapy, and similar uses which are clearly incidental to the dwelling for dwelling purposes and do not change the character thereof.



Source: Google Maps

Accessory Keeping of Animals

Subject to the provisions of Section 8-2.3 and Article 89, the keeping of horses, cows, goats, poultry, pigeons, rabbits, bees, or similar animals other than pigs.



Source: Best Bees

Accessory Keeping of Laboratory Animals

Subject to the provisions of Section 8-2.3, the keeping of laboratory animals incidental to an educational, institutional, or research and development use.



Source: Science.org

Accessory Office

Subject to the provisions of Section 8-2.3, a facility used for office space which is accessory to another use.

Office Space Above Wholesale Distributor



Chinese Spaghetti Factory, Newmarket

Accessory Parking

Subject to the provisions of Section 8-2.3, a garage or parking space for occupants, employees, customers, students, and visitors of a lawful use, provided that, in the case of a lot lying in two or more districts or subdistricts, such parking is accessory to a use that is lawful in the district or subdistrict in which such parking is located. Such use may include up to 3 Direct Current Fast Charging (DCFC) stations or any number of level 1 and level 2 electrical vehicle charging stations as defined by the US Department of Energy.



Accessory Personnel Quarters

Subject to the provisions of Section 8-2.3, permanent dwellings for personnel required to reside on a lot for the safe and proper operation of a lawful main use of such lot.

Living Quarters in Fire Station



Source: Dore + Whittier

Accessory Smoking

A commercial facility for consumption of tobacco products on the premises and accessory to a lawful Retail Store or Restaurant. Such use shall not be subject to the provisions of Section 8-2.3.



Stanza Dei Sigari, North End

Shared Parking

A parking space for the occupants, employees, customers, students, and visitors of one or more lawful uses on other lots which would be lawful accessory parking if it were for only the main use of the lot.



Source: Google Maps