

TABLE B - Jamaica Plain 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

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Automatic teller machine	C	F	A	F
Bank	C <sup>(6)</sup>	C	A	C
*Drive-in bank	F	F	C <sup>(1)</sup>	F
‡Post office	A	F	A <sup>29</sup>	A <sup>(29)</sup>

(‡As amended on September 22, 2004.)

(\*As amended on August 22, 1996.)

## Community Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Adult education center	A	A <sup>2,3,4</sup>	C <sup>(15)</sup>	A
Community center	A	A <sup>2,3,4</sup>	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

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Art gallery	A	A	A	A
Art use	A	C <sup>6</sup>	A	C <sup>(15)</sup>
Auditorium	F	F	C	C
*Cinema	F <sup>5,8</sup>	C	A	C
Concert hall	F <sup>5,8</sup>	C	C	C
Museum	A	A	A	A
Public art, display space	A	A	A	A
Studios, arts	C	C	C	A
Studios, production	C	C	C	A
Theatre	C	C	C	C
‡Ticket sales	A	C	A <sup>(29)</sup>	C

(‡As amended on September 22, 2004.)

(\*As amended on August 22, 1996.)

## Dormitory/Fraternity Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Dormitory not accessory to a use	F	F	F	F
Fraternity	F	F	F	F

## Educational Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
‡College or university <sup>10</sup>	F	F	F <sup>29</sup>	F <sup>(29)</sup>
Elementary or secondary school <sup>11</sup>	A <sup>(9)</sup>	A	A	C
Kindergarten	A <sup>(9)</sup>	A	A	C
Professional school	A <sup>(9)</sup>	A	C	A
Trade school	A <sup>(9)</sup>	A	C	A

(‡As amended on September 22, 2004.)

## Entertainment and Recreational Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above

	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Adult entertainment	F	F	F	F
‡Amusement game machines in commercial establishment	C	F	C <sup>(30)</sup>	F
‡Amusement game machines in non-commercial establishment	C	C	C <sup>30</sup>	C <sup>(30)</sup>
‡Bar <sup>12</sup>	C	F	C <sup>(30)</sup>	F
‡Bar with live entertainment <sup>12</sup>	C	F	C <sup>(30)</sup>	F
Bowling alley	F	F	C	F
‡Billiard parlor	C	F	A <sup>29, 32</sup>	A <sup>30, 32</sup>
Dance hall	F	F	C	F
Drive-in theatre	F	F	F	F
Fitness center or gymnasium	A	A	A	A
‡Private club not serving alcohol	C	C	C	A <sup>(29)</sup>
‡Private club serving alcohol	C	C	C <sup>30</sup>	C <sup>(30)</sup>

Restaurant with live entertainment, not operating after 10:30 p.m. <sup>(12)</sup>	C	C	A	C
Restaurant with live entertainment operating after 10:30 p.m. <sup>(12)</sup>	C	C	C	C

(‡As amended on September 22, 2004; Text Amd. No. 364, § 2, 5-19-2010.)

#### Funerary Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Cemetery	F	F	F	F
Columbarium	F	F	F	F
Crematory	F	F	F	F
‡Funeral home	A	A	A <sup>30</sup>	A <sup>(30)</sup>
Mortuary chapel	F	F	F	F

(‡As amended on September 22, 2004.)

#### Health Care Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above

*Clinic	C	C	C	C
Clinical laboratory	C	C	F <sup>(13)</sup>	C
Custodial care facility	F	C	F <sup>(13)</sup>	C
Group care residence, general	F	F	F	F
Hospital <sup>(10)</sup>	F	F	F	F
Nursing or convalescent home <sup>(10)</sup>	F	C	C	C

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

#### Hotel and Conference Center Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Bed and breakfast	C	C	C	C
Conference center	F	F	F	F
Executive suites	F	F	F	F
Hotel	F	F	F	F
Motel	F	F	F	F

#### Industrial Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above

	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Artists' mixed-use	F	A	F	A
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

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Agency or professional office	A	A	A	A
General office	A <sup>17,18</sup>	A	A <sup>17,18</sup>	A
Office of wholesale business	F <sup>2</sup>	A	F <sup>(15)</sup>	A

Open Space Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above

	Bsmt. & First Story	Second Story & Above	Bsmt. & 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	F	F	F	F
Stadium	F	F	F	F

## Public Service Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
‡Automatic telephone exchange or				
telecommunications data distribution center <sup>11</sup>	C	C	C <sup>30</sup>	C <sup>(30)</sup>
Courthouse <sup>(11)</sup>	C	C	C	C
‡Fire station <sup>11</sup>	A	A	A <sup>30</sup>	A <sup>(30)</sup>
*Outdoor payphone				



Penal institution	F	F	F	F
‡Police station <sup>11</sup>	A	A	A <sup>30</sup>	A <sup>(30)</sup>
Pumping station <sup>(11)</sup>	F	F	F	F
Recycling facility (excluding toxic waste)	F	F	F	F
Solid waste transfer station	F	F	F	F
Sub-station <sup>(11)</sup>	F	F	F	F
‡Telephone exchange	F	C	F	C <sup>(30)</sup>

(‡As amended on September 22, 2004.)

(†As amended on October 20, 2000)

(\*As inserted on March 15, 2006)

#### Research and Development Uses

See Table Footnote: (19)

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Research laboratory	F <sup>3,4</sup>	C	F	C <sup>32</sup>
Product development or prototype manufacturing	F <sup>3,4</sup>	C	F	C

## Residential Uses

See Table Footnote: (35)

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Congregate living complex	C	A	F	A
Elderly housing	C	A	F	A
Group residence, limited	C	A	F	A
Lodging house	F	C	F	C
Mobile home	F	F	F	F
Mobile home park	F	F	F	F
Multi-family dwelling	C	A	F	A
One family detached dwelling	F	A	F	C
One family semi-attached dwelling	F	A	F	C
Orphanage	C	C	F	C
Rowhouse	C	A	F	C
Temporary dwelling structure	F	F	F	F
Three family detached dwelling	F	A	F	C
Townhouse	C	A	F	C

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

## Restaurant Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Drive-in restaurant	F	F	F	F
Restaurant	A	C	A	A
Take-out restaurant Small <sup>(20)</sup>	F	F	C	F
Large <sup>(20)</sup>	F	F	C	F

## Retail Uses

See Table Footnote: (21)

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Adult bookstore	F	F	F	F

Bakery (Text Amd. No. 416, <u>§ 13</u> , 7-2-2015)	A	A	A	A
Cannabis Establishment <sup>34</sup> ( <u>Text Amd. No. 432</u> , <u>§ 3</u> , 4-13-2018)	C	C	C	C
*General retail business <sup>(28)</sup>	F	F	A <sup>33</sup>	A <sup>33</sup>
‡Liquor store	C	F	C <sup>(30)</sup>	F
Local retail business	A	C	A	A
Outdoor sale of garden supplies	A	F	A	F
‡‡Pawnshop	C	C	C <sup>30, 32</sup>	C <sup>30, 32</sup>

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

(†As inserted on February 16, 2001)

(‡As amended on September 22, 2004.)

( Text Amd. No. 364, § 2, 5-19-2010)

#### Service Uses

See Table Footnote: (21)

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Animal hospital	C	F	A <sup>(22)</sup>	C

Barber or beauty shop	A	F	A	A
+Body art establishment	C	C	C	C
‡Caterer's establishment	A	F	A	A <sup>(29)</sup>
*‡Check cashing business	F	F	C <sup>30, 32</sup>	C <sup>30, 32</sup>
‡Container redemption center 21a	F	F	C <sup>30</sup>	C <sup>(30)</sup>
‡Dry-cleaning shop	A	F	A	A <sup>(29)</sup>
Kennel	F	F	F	F
Laundry, retail service	A	F	A	F
Laundry, self-service	A	F	A	F
‡Photocopying establishment	A	C	A	A <sup>(29)</sup>
Shoe repair (As amended on September 22, 2004; Text Amd. No. 416, <u>§ 13</u> , 7-2-2015)	A	A	A	A
Tailor shop (As amended on September 22, 2004; Text Amd. No. 416, <u>§ 13</u> , 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)

(‡As amended on September 22, 2004.)

( Text Amd. No. 364, § 2, 5-19-2010)

Storage Uses, Major

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Enclosed storage of solid fuel or minerals	F	F	F	F
Outdoor storage of solid fuel or minerals	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
Storage of flammable liquids and gases Small <sup>(23)</sup>	F	F	F	F
Large <sup>(23)</sup>	F	F	F	F

Storage or transfer of toxic waste	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 <sup>30</sup>	C <sup>(30)</sup>
‡Warehousing	F	F	F <sup>30</sup>	F <sup>(30)</sup>
Wrecking yard	F	F	F	F

(\*Inserted September 18, 2000)

(‡As amended on September 22, 2004.)

Trade Uses

See Table Footnote: (21)

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above

‡Carpenters shop	C	C	C	A (30)
‡Electrician's shop	C	C	C	A (30)
‡Machine shop	C	C	C	A (30)
Photographer's studio (As amended on September 22, 2004; Text Amd. No. 416, <u>§ 13</u> , 7-2-2015)	A	A	A	A
‡Plumber's shop	C	C	C	A (30)
Radio/television repair (As amended on September 22, 2004; Text Amd. No. 416, <u>§ 13</u> , 7-2-2015)	A	A	A	A
Upholsterer's shop (As amended on September 22, 2004; Text Amd. No. 416, <u>§ 13</u> , 7-2-2015)	A	A	A	A
Welder's shop	F	F	F	F

(‡As amended on September 22, 2004.)

#### Transportation Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & 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	F	F	F	F

## Vehicular Uses

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
*Airport-related remote parking facility	F	F	F	F
Bus servicing or storage	F	F	F	F
‡Carwash <sup>24</sup>	F	F	C <sup>(30)</sup>	F
‡Gasoline station <sup>24</sup>	F	F	C <sup>(30)</sup>	F

‡†Indoor sale, with or without installation, of automotive parts, accessories and supplies	F	F	C <sup>(30)</sup>	F
*‡Indoor sale of motor vehicles	F	F	C <sup>(30)</sup>	F
*‡Outdoor sale of new and used motor vehicles	F	F	C <sup>(30)</sup>	F
‡Parking garage	C	C	C <sup>30</sup>	C <sup>(30)</sup>
‡Parking lot	C	F	C <sup>(30)</sup>	F
‡Rental agency for cars	F	F	C <sup>(30)</sup>	F
‡Rental agency for trucks	F	F	C <sup>(30)</sup>	F
Repair garage	F	F	F	F
Truck servicing or storage	F	F	F	F

(†As amended on November 7, 1996.)

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

(‡As amended on September 22, 2004.)

(\*As amended on March 15, 2006)

#### Wholesale Uses

	Local Convenience	Neighborhood Shopping

	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Wholesale business	F <sup>(2)</sup>	F	F	F

#### Accessory and Ancillary Uses

In each subdistrict of the Jamaica Plain 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 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.

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
‡Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	C	F	C <sup>(30)</sup>	F
Accessory art use	A	A	A	A
Accessory automatic teller machine	A	F	A	F
Accessory bus servicing or storage	F <sup>(3)</sup>	F	F	F
Accessory cafeteria	A	A	A	A
Accessory cultural use	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 daycare home	A	A	A	A
Accessory home occupation	A	A	A	A
*Accessory indoor maintenance and operation of a payphone <sup>(31)</sup>	A	A	A	A
Accessory industrial use	F	F	F	F
‡Accessory keeping of animals other than laboratory animals	F	F	C <sup>(30)</sup>	F
Accessory keeping of laboratory animals <sup>(19)</sup>	F	F	F	F
‡Accessory machine shop	A	A	A <sup>30</sup>	A <sup>(30)</sup>
‡Accessory manufacture of products	F	F	F <sup>(29)</sup>	F
Accessory offices	A	A	A	A

Accessory offices for university	F	F	F	F
Accessory outdoor café <sup>(25)</sup>	A	F	A	F
Accessory parking	A	F	A	F
‡Accessory personnel quarters	F	C	C <sup>(30)</sup>	C
‡Accessory printing	A	A	A <sup>30</sup>	A <sup>(29)</sup>
Accessory professional office in a dwelling	A	A	A	A
Accessory railroad storage yard	F	F	F	F
Accessory recycling	C	C	C	C
Accessory repair garage	F <sup>(3)</sup>	F	F	F
Accessory retail	A	A	A	A
‡Accessory service uses	A	A	A	A <sup>(29)</sup>
Accessory services for apartment and hotel residents	A	A	A	A
Accessory services incidental to educational uses other than college or university use	F	F	F	F

Accessory storage of flammable liquids and gases ‡Small <sup>23</sup>	A	F	A <sup>(29)</sup>	F
Large <sup>(23)</sup>	C	F	C	F
Accessory storage or transfer of toxic waste	F	F	F	F
‡Accessory swimming pool or tennis court <sup>26</sup>	A	A	A <sup>29</sup>	A <sup>(29)</sup>
‡Accessory trade use	A	A	A <sup>29</sup>	A <sup>(29)</sup>
Accessory truck servicing or storage	F	F	F	F
‡Accessory wholesale business	C	F	C <sup>(30)</sup>	F
Ancillary use <sup>(27)</sup>	C	C	C	C

(‡As amended on September 22, 2004.)

#### Footnotes to Table B

1. Except A in Egleston Square Neighborhood Shopping Subdistrict.
2. Except C in Green Street Local Convenience Subdistrict.
3. Except C in Hyde Park Avenue Local Convenience Subdistrict.
4. Except C in Morton Street Local Convenience Subdistrict.
5. Except C in Hyde Square Local Convenience Subdistrict.
6. Except A in Hyde Square Local Convenience Subdistrict.
7. Except A in Centre Street Local Convenience Subdistrict.
8. Except C in Centre Street Local Convenience Subdistrict.
9. Except F in Green Street, Hyde Park Avenue, and Morton Street Local Convenience Subdistricts.
10. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses")

are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table B. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or an accessory or ancillary use. Where any portion of a Proposed Institutional Project is for Institutional subuses that are not High Impact Subuses, each Institutional subuse shall be allowed, conditional, or forbidden as provided in this Table B for the use category (other than an Institutional use) that most closely describes such subuse.

11. 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.
12. 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.
13. Except C in Hyde Square Neighborhood Shopping Subdistrict.
14. Except F in Hyde Square Neighborhood Shopping Subdistrict.
15. Except A in Hyde Square Neighborhood Shopping Subdistrict.
16. Except A in Centre Street Neighborhood Shopping Subdistrict.
17. Except F in Centre Street Local Convenience Subdistrict.
18. Except F in Hyde Square Local Convenience Subdistrict.
19. 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.
20. 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.
21. 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.
- 21a. 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)

22. Except C in Egleston Square Neighborhood Shopping Subdistrict.
23. 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.
24. 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.
25. Except conditional in Rear Yard abutting a Residential Subdistrict.
26. 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.

27. 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.
28. 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.)
29. Except C in the Jackson Square Neighborhood Shopping Subdistrict. (As inserted on September 22, 2004.)
30. Except F in the Jackson Square Neighborhood Shopping Subdistrict. (As inserted on September 22, 2004.)
31. Provided that such shall be forbidden unless located within a building located at least ten (10) feet from an entrance. (\*As inserted on March 15, 2006)
32. Except forbidden in the Forest Hills Neighborhood Shopping Subdistrict. ( Text Amd. No. 364, § 2b, 5-19-2010)
33. Allowed, except allowed uses are limited to store retailing or renting one or more of the following: food, baked goods, groceries, drugs, clothing, dry goods, books, flowers, paint and hardware; otherwise conditional in the Forest Hills Neighborhood Shopping Subdistrict. ( Text Amd. No. 364, § 2b, 5-19-2010)
34. 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)
35. For Additional Dwelling Units, see Section 55-8. ( Text Amd. No. 428, § 2C., 11-9-2017)

TABLE G - Jamaica Plain Neighborhood District - Neighborhood Business Subdistricts - Dimensional Regulations

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts
Maximum Floor Area Ratio	1.0	2.0
*Maximum Building Height	35	45 <sup>(6)</sup>
Minimum Lot Size	none	none
Minimum Lot Area Per Dwelling Unit	none	none
Minimum Usable Open Space per Dwelling Unit <sup>(1)</sup>	50	50



Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard <sup>(2)</sup>	none <sup>(3)</sup>	none <sup>(3)</sup>
Minimum Side Yard <sup>(4)</sup>	none	none
Minimum Rear Yard <sup>(5)</sup>	20	20

(\*As amended on September 22, 2004.)

#### Footnotes to Table G

1. In a Neighborhood Business Subdistrict, all or a portion of required usable open space may be met by suitably designed and accessible space on balconies of main buildings or on roofs of wings of main buildings, or on the roofs of accessory buildings.
2. In a required front yard, no plaza, terrace or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefor.  
In a Neighborhood Business Subdistrict, every front yard required by this code shall be at grade level along every lot line on which such yard abuts.
3. See Section 55-37.1, Street Wall Continuity, except that along Amory Street, in the Jackson Square Neighborhood Shopping Subdistrict, the minimum Front Yard shall be fifteen (15) feet.

(As amended on September 22, 2004.)

4. In a Neighborhood Business Subdistrict, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
5. In a Neighborhood Business Subdistrict, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
6. In the Jackson Square Neighborhood Shopping Subdistrict, the maximum Building Height shall be sixty (60) feet, except forty-five (45) feet for Structures located within the area extending one hundred (100) feet westward from the western Street Line of Amory Street.

(As inserted on September 22, 2004.)

See Table Footnotes: (1), (2)

	Space(s) Per 1,000 Square Feet of Gross Floor Area
Banking and Postal Uses	1.0 <sup>3</sup>
Community Uses	1.0 <sup>3</sup>
Educational Uses	
Day Care Center	0.7
Elementary or Secondary School	0.7
Kindergarten	0.7
Other Educational Uses	1.0 <sup>3</sup>
Health Care Uses	1.0 <sup>3</sup>
Industrial Uses	0.5
Office Uses	2.0 <sup>3</sup>
Public Service Uses	
Police Station	1.0 <sup>3</sup>
Fire Station	1.0 <sup>3</sup>
All other Public Service Uses	0 <sup>3</sup>
Research and Development Uses	0.5
Retail Uses	2.0 <sup>3</sup>
Service and Trade Uses	2.0 <sup>3</sup>
Storage Uses, Major	0.5
Transportation Uses	0.25
Vehicular Uses	0.5

Wholesale Uses	0.25
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## Footnotes to Table J

1. The provisions of this Table J do not apply to Proposed Projects that are subject to Large Project Review. See Section 55-40 (Off-Street Parking and Loading Requirements).

(As amended on May 9, 1996.)

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.
3. Except 0.75 in the Forest Hills Neighborhood Shopping Subdistrict. ( Text Amd. No. 364, § 3, 5-19-2010)

TABLE J - Continued

	If there are seats: (spaces per seat) ( <sub>3</sub> )	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
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## Footnotes to Table J — Continued

1. The provisions of this Table J do not apply to Proposed Projects that are subject to Large Project Review. See Section 55-40 (Off-Street Parking and Loading Requirements).

(As amended on May 9, 1996.)

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.
3. Where benches are used, each two (2) linear feet of bench shall constitute one (1) seat.

## TABLE J - Continued

Jamaica Plain Neighborhood District Off-Street Parking Requirements <sup>(1),(2)</sup>

## Residential and Related Uses

	Spaces per Dwelling Unit <sup>(3)</sup>
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	0.2
Group Care, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25

Other Residential Uses <sup>(4)</sup>	
1-3 units	1.0
4-9 units	1.25
10+ units	1.5

**Footnotes to Table J — Continued:**

1. The provisions of this Table J do not apply to Proposed Projects that are subject to Large Project Review. See Section 55-40 (Off-Street Parking and Loading Requirements).

(As amended on May 9, 1996.)

2. The off-street parking requirements of this Table J are not applicable in the Centre Street Local Convenience Subdistrict and the Centre Street Neighborhood Shopping Subdistrict.
3. 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.
4. 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.