

# 1 Copeland Park

Here are the following references pertaining to local property and zoning codes.

## **1. Zoning Overlays: Section 50-36- Neighborhood Design District: Roxbury**

*Source:* [City of Boston Planning Department](#)

## **2. Massachusetts Property Classification Codes**

*Source:* [U.S. EPA](#)



## MASSACHUSETTS PROPERTY CLASSIFICATION SYSTEM Occupancy Codes

Code	DESCRIPTION	Land Use
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<b>----- Multiple use Property -----</b>		
010	CONDO MULTI-USE	RC
012	RES /OPEN SPACE USE	RC
013	RES /COMMERCIAL USE	RC
019	RES/EXEMPT USE	RC
025	RC: ONE RES UNIT	RC
026	RC: TWO RES UNITS	RC
027	RC: THREE RES UNITS	RC
031	COM /RES MULTI-USE	RC

<b>----- Residential Property -----</b>		
101	SINGLE FAM DWELLING	R1
102	RESIDENTIAL CONDO	CD
103	MOBILE HOME	R1
104	TWO-FAM DWELLING	R2
105	THREE-FAM DWELLING	R3
106	RES ANCILL IMPROVEMT	RL
107	OTHER RESIDENTIAL	RL
108	CONDO PARKING (RES)	CP
109	MULTIPLE BLDGS/1 LOT	R3
110	CONDO STORAGE (RES)	CD

<b>----- Apartment Property -----</b>		
111	APT 4-6 UNITS	R4
112	APT 7-30 UNITS	A
113	APT 31-99 UNITS	A
114	APT 100+ UNITS	A
115	CO-OP APARTMENT	A
116	RES PARKING GARAGE	A
117	DAY CARE USE	A
118	ELDERLY HOME	A
119	RES PARKING LOT	A
121	ROOMING HOUSE	A
122	FRATERNITY HOUSE	A
123	RESIDENCE HALL	A
125	SUBSD HOUSING S- 8	A
126	SUBSD HOUSING S-231D	A
127	SUBSD HOUSING S-202	A
130	RESIDENTIAL LAND	RL
131	RES LAND (SECONDARY)	RL
132	RES LAND (UNUSABLE)	RL
140	CHILD CARE FACILITY	A

Codes #150-154 are used only in the commercial Income system

150	APT : Studio	A
151	APT : 1 Bedroom Unit	A
152	APT : 2 Bedroom Unit	A
153	APT : 3 Bedroom Unit	A
154	APT : 4 Bedroom Unit	A
202	UNDERWATER LAND	RL
211	NON-PRODUCTIVE LAND	RL

<b>----- Commercial Property -----</b>		
300	HOTEL	C
301	MOTEL	C
302	INN, RESORT, B & B	C
303	PRIV CITY CLUB	C
304	NURSING /CONV HOME	C
305	HOSPITAL: Private /Taxable	C
306	LABORATORY	C
307	VETERINARY HOSPITAL	C
309	MED CLINIC OUTPATIENT	C

Code	DESCRIPTION	Land Use
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<b>----- Commercial Property -----</b>		
310	LAUNDRY OPERATION	C
311	LAUNDROMAT /CLEANER	C
312	MINI-STORAGE WHSE	C
313	LUMBER YARD STORAGE	C
314	TRUCK TERMINAL	C
315	PIERS / DOCK	C
316	WAREHOUSE / DISTRIBUTION	C
317	STORAGE WHSE / GARAGE	C
318	COLD STORAGE WHSE	C

319	STRIP CENTER /STORES	C
320	RETAIL /WHSL /SERVICE	C
321	DISCOUNT STORE	C
322	DEPARTMENT STORE / MAL	C
323	SHOPPING CENTER	C
324	SUPERMARKET	C
325	RETAIL STORE DETACHED	C
326	RESTRANT /SERVICE	C
327	RESTRANT /LOUNGE	C
328	FAST FOOD RESTAURANT	C
329	BAR /TAVERN /PUB	C

330	SHOWROOM (AUTO)	C
331	AUTO SUPPLY /SERVICE	C
332	REPAIR /SERV GARAGE	C
333	SELF-SERV STATION	C
334	SERVICE CENTER / RETAIL	C
335	CAR WASH: AUTOMATIC	C
336	COM PARKING GARAGE	C
337	PARKING LOT	CL
338	SUBTERRANEAN GARAGE	C
339	CAR WASH: SELF-SERVICE	C

340	OFFICE (ATTACHED)	C
341	BANK BUILDING	C
342	MEDICAL OFFICE	C
343	OFFICE 1-2 STORY	C
344	OFFICE 3-9 STORY	C
345	OFFICE : CLASS B	C
346	OFFICE : CLASS B+	C
347	OFFICE : CLASS A-	C
348	OFFICE TOWER: Class A	C

350	POSTAL SERVICE	C
351	TRAINING /PRIV EDUC	C
352	DAY CARE USE (com bldg)	C
353	SOCIAL CLUB	C
354	MAUSOLEUM	C
355	FUNERAL HOME	C
356	COMM CONDO	CC
357	RETAIL CONDO	CC
358	OFFICE CONDO	CC
359	CONDO PARKING (COM)	CC

360	MUSEUM, GALLERY	C
361	NIGHT CLUB	C
362	MOVIE THEATER	C
363	DRIVE-IN THEATER	C
364	STAGE THEATER	C
365	AUDITORIUM/SPORT CTR	C
366	FIELDHOUSE /TRACK	C
367	RACE TRACK	C
368	FAIRGROUND, PARK	C
369	ARTIST STUDIO	C
370	BOWLING ALLEY	C

Code	DESCRIPTION	Land Use
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<b>----- Commercial Property -----</b>		
371	ARENA: ICE SKATING	C
372	ARENA: ROLLER SKATING	C
373	SWIMMING POOL -Enclosed	C
374	HEALTH SPA /CLUB	C
375	TENNIS/ RACQUET CLUB	C
376	GYM /ATHLETIC FACILITY	C
377	RECREATION BLDG	C

380	GOLF COURSE	C
381	TENNIS COURT(S)	C
382	STABLE, KENNEL	C
383	SWIMMING POOL -Outdoor	C
384	BOAT HOUSE / MARINA	C
385	TAXABLE BLDG ONLY	C
386	CAMPGROUND FACILITY	C
387	PAY PARKING LOT	CL
388	AIR RIGHTS PROPERTY	C
389	BLDG: CHAP 61 A LAND	AH

390	COMMERCIAL LAND	CL
391	COM LAND (SECONDARY)	CL
392	COM LAND (UNUSABLE)	CL
393	COM UNDERWATER LAND	CL
394	UTILITY BLDG /SHED	CL
395	AIR FREIGHT TERMINAL	C
396	HANGAR: STORAGE, MAINT	C
397	BUS / RAIL TERMINAL	C
398	AIRPORT TERMINAL	C
399	COM GREENHOUSE	C

<b>----- Industrial Property -----</b>		
400	OLD MANUFACTURING	I
401	OLD INDUSTRIAL WHSE	I
402	OFFICE: INDUSTRIAL USE	I
403	NEW MANUFACTURING	I
404	LIGHT MFG / R & D	I
405	INDUSTRIAL LOFT	I
406	COMPUTER EQUIP BLDG	I
407	MACHINE SHOP (SMALL)	I
408	NEWSPAPER PLANT	I
410	MINING, QUARRYING	I
412	METAL PROCESSING	I
413	AUTO SALVAGE YARD	I
414	FOOD PROCESS PLANT	I
415	BOTTLING PLANT	I
416	CANNERY	I
417	DAIRY	I

420	TANKS: ABOVE GROUND	I
421	TANKS: UNDER GROUND	I
422	ELEC POWER PLANT	I
423	ELEC TRANS R O W	I
424	ELEC SUBSTATION	I
425	GAS MANUFACTR PLANT	I
426	GAS PIPELINE R O W	I
427	GAS STORAGE	I
428	GAS PRESSURE STATION	I

430	TELEPH EXCHG STATION	I
431	TELEPH RELAY TOWER	I
432	CABLE T V FACILITY	I
433	RADIO /TV TRANS FACIL	I
435	RADIO /TV STUDIO	I
436	STUDIO/REMOTE CONTR	I

Code	DESCRIPTION	Land Use
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440	INDUSTRIAL LAND	CL
441	IND LAND (SECONDARY)	CL
442	IND LAND (UNUSABLE)	CL
445	RAILROAD PROP	I
446	WATER /SEWER UTILITY	I
450	INDUSTRIAL CONDO	I
465	COM BILLBOARD	C

<b>----- Exempt Ownership -----</b>		
900	U.S. GOVERNMENT	E
901	COMMONWEALTH OF MASS	E
902	CITY OF BOSTON	E
903	BOST REDEVELOP AUTH	E
904	PRIV SCHOOL /COLLEGE	E
905	CHARITABLE ORGANIZTN	E
906	RELIGIOUS ORGANIZATN	E
907	121-A PROPERTY	EA
908	BOSTON HOUSING AUTH	E

Codes # 910-919 only apply to State-owned property with Re-imburseable LAND		
910	Mass Dept Environment Mgmt	E
912	Mass Dept of Youth Services	E
914	Mass Dept of Mental Health	E
915	Metro Dist Com ( MDC ) LAND	E
917	Mass Dept Education (college)	E
918	Mass Environment Protection	E

codes # 920-929 used for NON-reimbursable		
920	Mass Environment Mgmt	E
921	Mass Environmt Protection	E
922	Mass Corrections / Police	E
923	Mass Dept of Public Health	E
924	Mass Highway Dept	E
925	Metropolitan Dist Com ( MDC )	E
926	Mass Dept Justice /Judiciary	E
927	Mass Dept Education (college)	E
928	Mass Div Capital Asset Mgmt	E
929	Mass : Other property	E

<b>----- Exempt Property Type -----</b>		
Codes # 950-986 are used for valuation		
950	RETAIL CONDO: EXEMPT	E
960	OFFICE CONDO: EXEMPT	E
965	GOV'T OFFICE BLDG	E
970	CHURCH, SYNAGOGUE	E
971	RECTORY, CONVENT	E
972	CORRECTIONAL BLDG	E
973	ADMINISTRATIVE BLDG	E
974	FIRE STATION	E
975	POLICE STATION	E
976	SCHOOL	E
977	COLLEGE (ACADEMIC )	E
978	LIBRARY	E
979	HOSPITAL (EXEMPT)	E
980	WATER TREATMT PLANT	E
981	INCINERATION PLANT	E
982	ARMORY (MILITARY)	E
983	CEMETERY	E
984	PUBLIC BEACH	E
985	OTHER EXEMPT BLDG	E
986	OTHER PUBLIC LAND	E

995	CONDO MAIN (no value)	CM
999	Partial Exempt Entity	

## Section 50-36. - Establishment of Neighborhood Design Districts.

This Section establishes the following Neighborhood Design Districts as overlays to residential subdistricts within the Roxbury Neighborhood District. The Neighborhood Design Districts are established to protect the historic character of these neighborhoods, which give Roxbury its unique architectural character. While development of housing within these Neighborhood Design Districts is encouraged, new construction or rehabilitation which preserves and complements the character of the existing housing stock will enhance the historic quality of these neighborhoods. For applicability of the Design Component of Small Project Review to Proposed Projects in Neighborhood Design Districts, see Article 80. All use, dimensional, and other provisions applicable to the underlying residential subdistricts are applicable within the Neighborhood Design Districts. The Neighborhood Design Districts are located as designated on the maps establishing the Roxbury Neighborhood District.

1. Highland Park - John Eliot Square Neighborhood Design District
2. St. James Neighborhood Design District
3. Moreland Street Neighborhood Design District
4. Mt. Pleasant Neighborhood Design District
5. Elm Hill Park Neighborhood Design District
6. Lower Roxbury Neighborhood Design District
7. Harriswood Crescent Neighborhood Design District

(As amended on May 9, 1996.)