

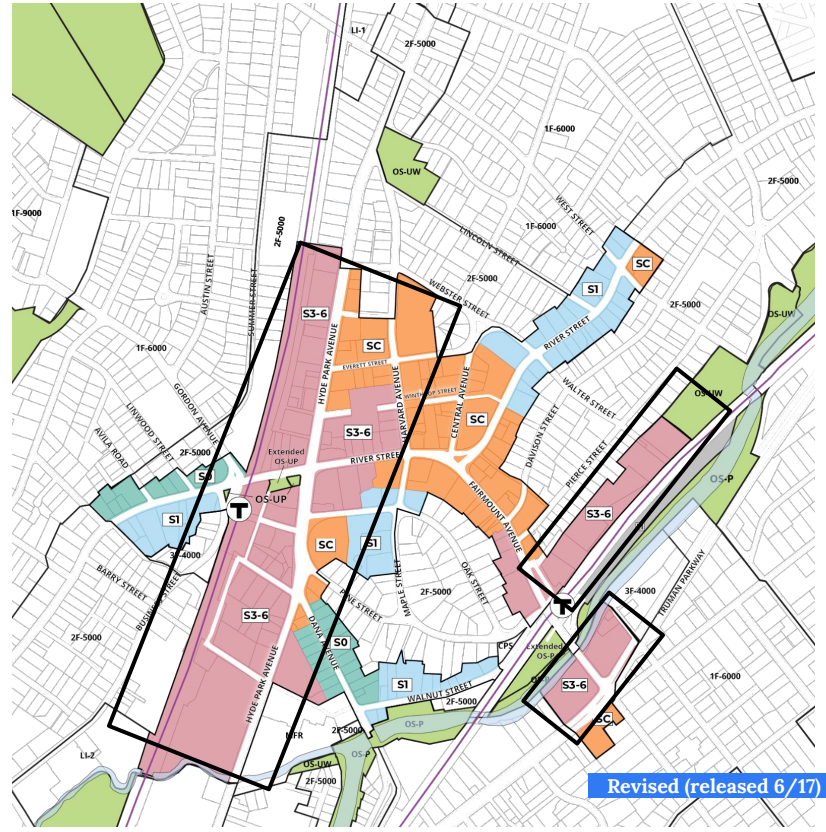
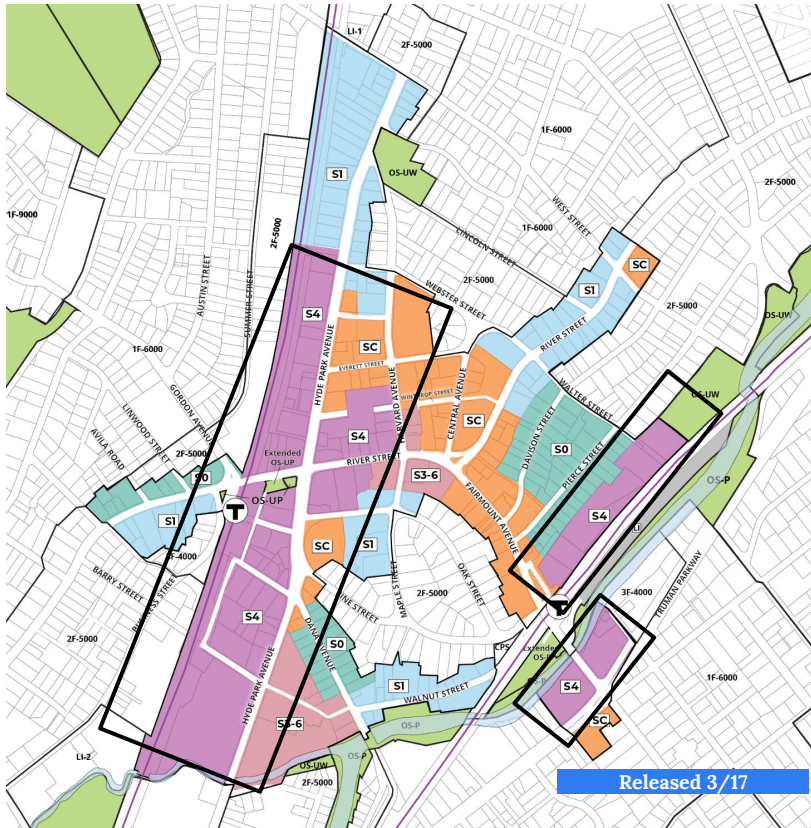
# CLEARY SQUARE PLAN AND ZONING UPDATES

This document summarizes changes made to the Squares + Streets Cleary Square draft Small Area Plan and draft zoning map

- These changes were made in response to the feedback received during the public comment period from 3/17/26-5/15/26
- You can learn more about the Plan and how to get involved at [bostonplans.org/cleary-square](https://bostonplans.org/cleary-square)

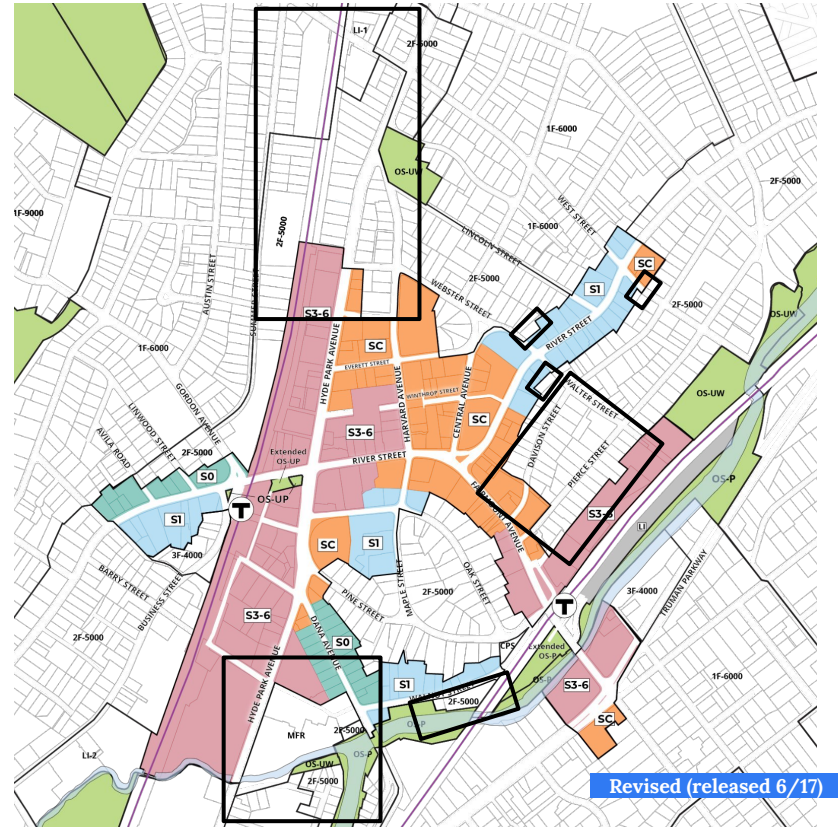
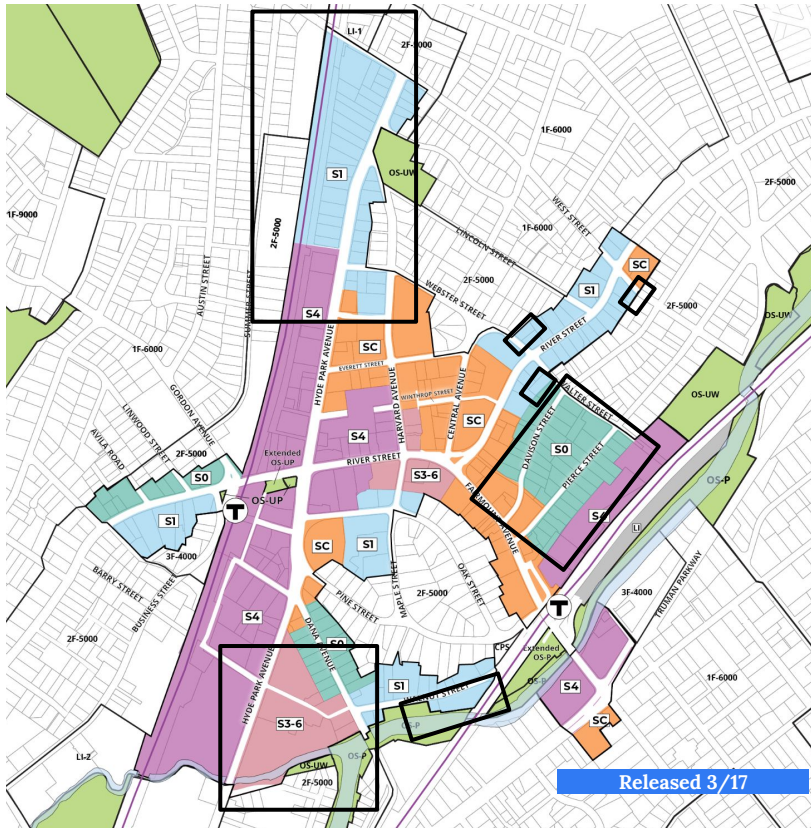
# ZONING MAP UPDATES

1: Replaced all 7-story districts (S4) with 6-stories (S3-6). This change responds to community concerns regarding building height while still supporting the feasibility of balanced growth.



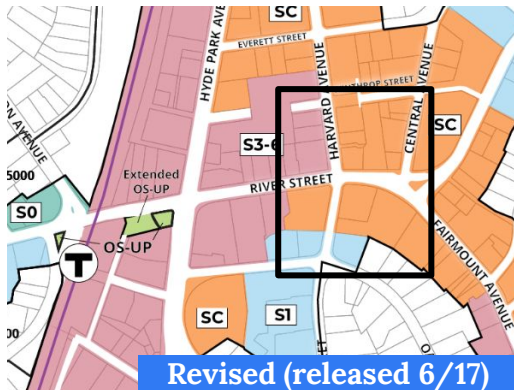
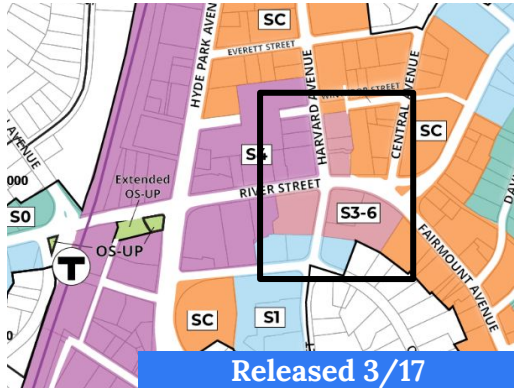
# ZONING MAP UPDATES

2: Removed S+S zoning from residential areas with community concerns (north HP Ave, Davison/Pierce, south side of Walnut St) or where residential districts make more sense (Blake Estates).



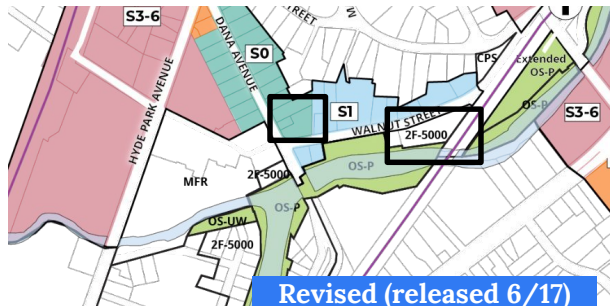
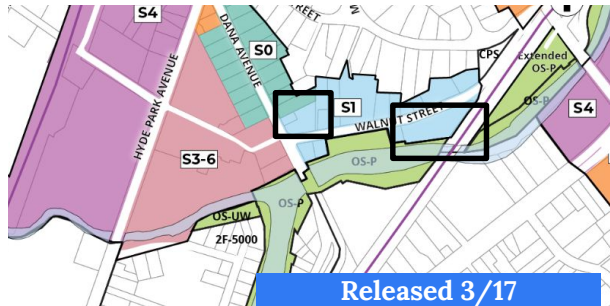
# ZONING MAP UPDATES

3: Replaced 6-story district (S3-6) on part of River Street /Harvard Ave with 4-stories (SC). Further responds to community concerns about height.



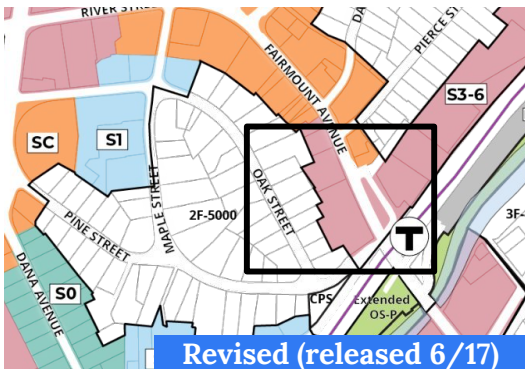
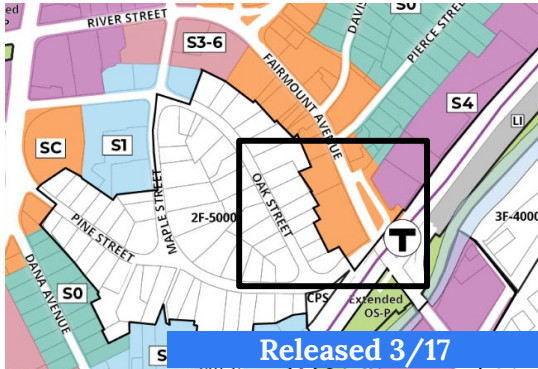
# ZONING MAP UPDATES

4: Replaced S1 at the corner of Walnut and Dana with S0. Requiring larger yard setbacks from neighbouring lots (15ft vs 10ft for rear and 14ft vs 10ft cumulative for side) and reduced overall scale of development potential responds to resident concerns about development impacts on nearby small scale residential. Removed properties on south side of Walnut St away from Dana Ave from the rezoning responding to comments from NepWRA and HPHS.



# ZONING MAP UPDATES

5: Replaced SC on Fairmount Ave with S3-6. Aligns with HPNA map and responds to comments about desire for more growth in this area.



# PLAN UPDATES

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## New text:

- **Page 54:** added text calling out a possible trail connecting the West Street Urban Wild to the Fairmount Commuter Rail Station
- **Page 130:** added new transportation recommendation about creating bike routes (T-16)
- **Page 138:** added text naming more partner organizations
- **Page 144:** added more information about the former Lewis Chemical Site clean-up

## Graphic updates:

- **Page 14:** updated Planned Capital Project graphic using arrow for McGann Playground to clarify that it is not shown on the map
- **Pages 65-80:** updated catalytic site graphics to reflect updated zoning recommendations
- **Page 65:** updated catalytic site map to show all existing open space along river
- **Page 135:** added Dell Rock, DCR Neponset River Reservation, and Blake Estate Urban Wild to open space map

## Typos fixes/minor updates:

- **Page 6:** corrected mistakes in former staff members names and titles
- **Pages 96-97:** updated housing statistics using most recent data
- **Pages 95 and 103:** deleted “Draft for internal discussion” disclaimer
- **Page 144:** corrected name of Neponset Watershed Association (which had been written as Neponset Watershed Committee)

# S+S Districts



Planning Department

CITY of **BOSTON**

# Squares + Streets Zoning District Cheat Sheet

## S0 - Transitional Residential



- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- Requires front, side, and rear yards
- Transition from high activity mixed-use areas to low activity residential areas

## S1 - Main Street Living



- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- Requires front, side, and rear yards
- Allows more flexibility for small-scale commercial uses

## S2 - Main Street Mixed Use



- Up to 5 stories maximum
- First of the districts to allow 0 foot side yards for buildings that share a party wall
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street

## SC - Shopping and Commercial Nodes \*



- Up to 4 stories maximum.
- Allows buildings to fill the width of the lot
- Has a small requirement for Outdoor Amenity Space.
- Allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth

## S3, S3-6 - Active Main Street \*



- Up to 6 or 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity

## S4 - Active Squares




- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Higher Outdoor Amenity Space requirement than S3


## S5 - Placemaker Squares




- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the districts

 has an Outdoor Amenity Space Requirement

 has a Ground Floor Active Use Requirement

 has a Permeable Area of Lot Requirement on all lots

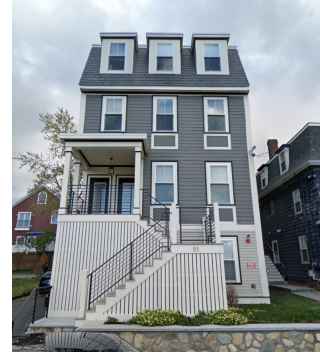
 has a Permeable Area of Lot Requirement lots >11,000 sf

\* SC and S3-6 added to the Code in response to community feedback in Hyde Park

# Squares + Streets Zoning Districts: What can S0 be?

## S0 - Transitional Residential:

- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- Requires front, side, and rear yards
- Transition from high activity mixed-use areas to low activity residential areas



# Squares + Streets Zoning Districts: What can S1 be?

## S1 - Main Street Living:

- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- Requires front, side, and rear yards
- Allows more flexibility for small-scale commercial uses



# Squares + Streets Zoning Districts: What can S2 be?

## S2 - Main Street Mixed-Use

- Up to 5 stories maximum
- First of the districts to allow 0 foot side yards for buildings that share a party wall
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street



# Squares + Streets Zoning Districts: What can SC be?

## SC - Shopping and Commercial Nodes

- Up to 4 stories maximum
- Allows buildings to fill the width of the lot
- Has a small requirement for Outdoor Amenity Space
- Allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth



# Squares + Streets Zoning Districts: What can S3-6 be?

## S3-6 - Active Main Street

- Up to 6 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity

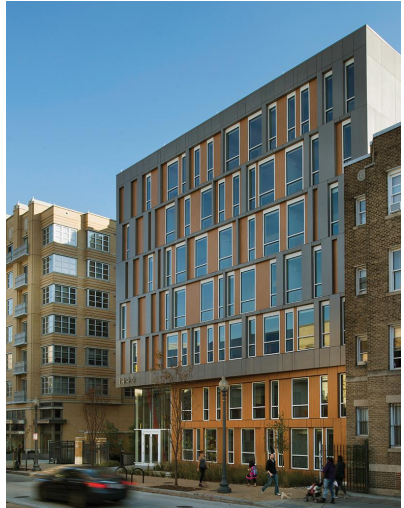


# Squares + Streets Zoning Districts: What can S3 be?



## S3- Active Main Street

- Up to 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity



# Squares + Streets Zoning Districts: What can S4 be?

## S4 - Active Squares

- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Higher Outdoor Amenity Space requirement than S3



# Squares + Streets Zoning Districts: What can S5 be?

## S5 - Placemaker Squares

- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the S+S districts

