

Text Updates to Squares + Streets Zoning

This zoning amendment adds two new Squares + Streets districts to the set of options for Squares + Streets zoning, and makes minor changes to four of the six existing Squares + Streets districts.

- One of the new zoning options is the Shopping and Commercial Nodes district (SC). It allows four-story buildings including housing and a range of commercial uses. SC seeks to preserve current businesses and invites additional commercial uses, beyond what is allowed in the existing four-story Squares + Streets district options (known as S0 and S1), such as a theater or other small- or medium-sized entertainment use.
- The second new option is a six-story, Active Main Streets district (S3-6). This district has the same zoning rules as the existing S3 district except that building heights are limited to six stories as opposed to seven.
- The amendment also makes it easier to create and maintain banks, shelter facilities, large retail stores, and ground floor commercial uses in some of the existing Squares + Streets districts.

This amendment is based on feedback and a zoning petition from Hyde Park residents submitted during the Squares + Streets planning process for Cleary Square. The amendment meets the residents' request for more zoning options for small-scale commercial areas.