

SIGN CODE MODERNIZATION

Redlined Draft Text Amendment

This document includes all proposed updates to the Boston Zoning Code associated with Sign Code Modernization. These updates make amendments to 26 different Articles of the Code, and collectively serve to:

- Consolidate the City's sign regulations into a single location (Article 11 of the Code)
- Update the definitions of relevant sign-related terms
- Amend references and citations to different Articles and Sections
- Remove unnecessary, outdated, or no-longer-used zoning provisions

For the sake of clarity, the updated signage regulations proposed by Sign Code Modernization have been omitted from this document. [A standalone copy of the draft Article 11 updates is linked.](#)

The proposed zoning changes shown in this document are presented in sequential order, by Article number.

LEGEND

GREEN = Proposed to be added

RED + ~~STRIKETHROUGH~~ = Existing to be removed

BLACK = Existing to remain unchanged

Article 2 (Definitions)

Section 2-1 - Meaning of certain words and phrases.

Awning. A wall-mounted frame covered with fabric or other flexible material that projects from the face of a Building and is intended to provide shade and weather protection.

Canopy. A wall-mounted structure that projects from the face of a Building and is intended to provide shade and weather protection.

Comprehensive Sign Review. The review as described in Section 11-9 of this Code.

Sign. Any text, logo, graphic representation, or supporting structure, that is used for wayfinding or advertising, and is intended to be viewed from outside. ~~Any structure, device, light, letter, word, model, banner, pennant, insignia, trade flag, or representation which is designed to be seen from outside a building and which advertises or announces a use conducted or goods, products, services or facilities available, including electric signs in windows or doors, but excluding window displays of merchandise and signs incidental to the display of merchandise.~~

~~Sign Area.~~

- ~~1. For a sign, either free standing or attached, the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.~~
- ~~2. For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs or symbols together with any background of a different color than the natural color of the building.~~
- ~~3. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, canopy, awning, wall, or window, the area shall be considered to be that of the smallest rectangle or other geometric shape which encompasses all of the letters or symbols.~~
- ~~4. Only one face of a two faced sign shall be counted in computing the area of a sign, or the total area of signs on a sign frontage or on a lot.~~

~~Sign Design, Comprehensive.~~ A plan submitted to the Urban Design Department of the Boston Redevelopment Authority for signs and related architectural features on

a sign frontage, a building front, or a group of buildings.

Sign Frontage. On the front of a building, Sign Frontage is the length in feet along a ground floor building front facing a street, or a private way accessible from a street, which is Occupied by a separate and distinct use. On the side of a building, the Sign Frontage is the length along a ground floor building side facing a street, which is occupied by a separate and distinct use or by the same use that occupies the front of the building.

Sign, Awning. A sign on or attached to a temporary retractable shelter which is supported entirely from the exterior wall of a building.

Sign, Canopy. A sign on or attached to a permanent overhanging shelter which projects from the face of a building and is supported only partially by said building.

Sign, Electronic. A sign that allows for periodic changes in copy, images and/or symbols by electronic means.

Sign, Marquee. A sign on or attached to a permanent overhanging shelter which projects from the face of a building and is entirely supported by said building.

Sign, Off-Premise. A sign which advertises or announces a use conducted or goods available elsewhere than on the lot on which the sign is located.

Sign, On-Premise. A sign which advertises or announces a use conducted or goods available on the lot on which the sign is located.

Article 11 (Signs)

[DELETE EXISTING PROVISIONS OF ARTICLE 11] → [Replace with Proposed Article 11]

Article 36 (Light Manufacturing District)

[DELETE ENTIRETY OF ARTICLE 36 - Not Mapped]

Article 43 (Chinatown District)

Section 43-20.3 - Specific Design Requirements.

3. Street Wall Transparency Regulations. The provisions of this Subsection 3 shall apply only to any Proposed Project with a gross floor area of five thousand (5,000) or more square feet or and only to Street Walls facing onto Beach Street and Harrison Avenue in the Historic Chinatown Protection Area, Liberty Tree Protection Area, Beach/Knapp Protection Area and Commercial Chinatown Subdistrict. Not less than sixty percent (60%) of the Display Window Area of a Proposed Project, excluding any portion of the Display Window Area occupied by a pedestrian entrance or entrance/exit to an off-street parking or loading area shall be glazed and transparent, provided that if the Proposed Project is subject to or has elected to comply with Large Project Review, the numerical standard may be waived if the extent and design of glazing and pedestrian entrances is such as will encourage active pedestrian use of the street and promote visual interest in the facade, as determined by the Boston Redevelopment Authority in such review pursuant to Article 80. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~Lettering and designs painted on not more than forty percent (40%) of the required glazed surface area shall not be deemed to be inconsistent with the aforesaid glazing and transparency requirement. The foregoing shall not, however, affect or limit the applicability of Article 11, Signs, to such painted lettering or designs.~~

Section 43-24 - Adult Entertainment District.

Within the Adult Entertainment District, Adult Entertainment Uses, identified in Appendix B, are allowed, ~~and the prohibition of moving or flashing signs in Section 11-2 does not apply.~~

Article 45 (Government Center/Markets District)

Section 45-16.3 - Specific Design Requirements.

3. Display Window Area Street Wall Transparency. The Display Window Area Street Wall shall be appropriately glazed and transparent for attractiveness to pedestrians, as certified by the Boston Redevelopment Authority in accordance with the Urban Design Component of Large Project Review. Article 11 of this Code applies

to any painting or signs on the Display Window Area. ~~Article 11 of this Code applies to any painting or signs on the Display Window Area Street Wall, and to signs in the Display Window Area.~~

Article 49A (Greenway Overlay District)

Section 49A-6.4 - Specific Design Requirements.

4. **Signage Regulations.** Signage regulations for the Greenway Overlay District are found in Article 11 (Signs). ~~The provisions of this Section 49A-6.4 shall apply to the Priority Greenway Frontages of all Proposed Projects. All signs shall be subject to design review through either Large Project Review, Urban Design Component, set forth in Section 80B-3.3 of the Code, or Small Project Review, Design Component, set forth in Sections 80E-3.1 and 80E-4.1, of the Code, as applicable.~~

Article 50 (Roxbury Neighborhood District)

Section 50-21. - ~~DELETED. Sign Regulations Applicable in Neighborhood Business Subdistricts.~~

~~For sign regulations applicable within the Roxbury Neighborhood District, see Section 50-42 (Sign Regulations).~~

Section 50-39.7 - Design Guidelines for the Roxbury Neighborhood District.

7. A clearly defined zone for Signs on the building façade should be established, defined by a change in façade color and/or materials or by an articulation of the façade without change of color. In buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. ~~Signs should be limited in accordance with Section 50-42 (Sign Regulations).~~ Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building façade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign.

Section 50-40.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** At least sixty percent (60%) of the Display Window Area between three (3) feet above Grade and eight (8) feet above Grade of Retail Uses, Service Uses, and Trade Uses shall be glazed and transparent. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this section to be transparent glazing shall not be obstructed by more than fifty percent (50%) by signs on or behind such glazing.~~

Section 50-42 - Sign Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 50-42]

Signage regulations for the Roxbury Neighborhood District are found in Article 11 (Signs).

Article 51 (Allston-Brighton Neighborhood District)

Section 51-51.2(n) - Design Review and Design Guidelines.

- (n) A clearly defined zone for signs on the building façade should be established, defined by a change in façade color and/or materials, or by an articulation of the façade without changing color. In buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. ~~Signs shall comply with the provisions of Section 51-55 (Sign Regulations), where applicable.~~

Section 51-52.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** For Retail Uses, Entertainment Uses, Service Uses and Trade Uses, at least sixty percent (60%) of the Display Window Area between three (3) feet above Grade and eight (8) feet above Grade shall be glazed and transparent. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 51-52.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 51-55 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 51-55]

Signage regulations for the Allston-Brighton Neighborhood District are found in Article 11 (Signs).

Article 53 (East Boston Neighborhood District)

Section 53-8(d) - Chapter 91 Tidelands Requirements.

(d) **Signage for Public Access Facilities.** Any Project required to provide Public Access Facilities in accordance with subsection (b) of this Section 68-15.2 shall encourage public patronage of such facilities by placing and maintaining adequate signage at all entryways and at other appropriate locations on the site. Such signage shall:

- (i) conform to ~~Section 53-27 (Sign Regulations)~~ Article 11 (Signs);
- (ii) conform, as applicable, to design guidelines for HARBORWALK signage to be issued as regulations by the Boston Redevelopment Authority; and
- (iii) include at least one sign, conforming to such design guidelines and placed in a prominent location, that advises the public of its access rights and discloses whatever access-related rules and regulations are in effect, if any.

Section 53-27 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 53-27]

Signage regulations for the East Boston Neighborhood District are found in Article 11 (Signs).

Article 54 (North End Neighborhood District)

Section 54-19.2(a) - Design Review and Design Guidelines.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or

signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 54-19.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 54-20 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 54-20]

Signage regulations for the North End Neighborhood District are found in Article 11 (Signs).

Article 55 (Jamaica Plain Neighborhood District)

Section 55-37.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 55-37.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 55-39 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 55-39]

Signage regulations for the Jamaica Plain Neighborhood District are found in Article 11 (Signs).

Article 56 (West Roxbury)

Section 56-36.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 56-36.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 56-38 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 56-38]

Signage regulations for the West Roxbury Neighborhood District are found in Article 11 (Signs).

Article 59 (Mission Hill)

Section 59-34.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 59-34.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 59-36 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 59-36]

Signage regulations for the Mission Hill Neighborhood District are found in Article 11 (Signs).

Article 60 (Greater Mattapan Neighborhood District)

Section 60-29.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 60-29.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 60-31 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 60-31]

Signage regulations for the Greater Mattapan Neighborhood District are found in Article 11 (Signs).

Article 61 (Audubon Circle Neighborhood District)

Section 61-21.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 61-21.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 61-23 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 61-23]

Signage regulations for the Audubon Circle Neighborhood District are found in Article 11 (Signs).

Article 62 (Charlestown Neighborhood District)

Section 62-27 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 62-27]

Signage regulations for the Charlestown Neighborhood District are found in Article 11 (Signs).

Article 63 (Bay Village Neighborhood District)

Section 63-21.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or

signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 63-21.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 63-23 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 63-23]

Signage regulations for the Bay Village Neighborhood District are found in Article 11 (Signs).

Article 64 (South End Neighborhood District)

Section 64-35 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 64-35]

Signage regulations for the South End Neighborhood District are found in Article 11 (Signs).

Appendix B to Article 64 - PDA Design Guidelines.

A. Design Guidelines

1. Proposed Projects in the South End Landmark District must be reviewed and approved by the South End Landmark District Commission.
2. Building design should express a building's uses and function.
3. Newly constructed Street Walls should be built to match the existing Street Wall line found on the Block on which the Street Wall faces. If there is no determinable Street Wall line on the Block, then the Street Wall should match the Street Wall Line of the adjacent Blocks.
4. Ground floor facades, especially for commercial uses, should be open and transparent.
5. Open spaces, building entrances, shop fronts, shop windows, shop entrances, and similar elements should be designed to enhance pedestrian activity and encourage an active street life. Blank walls without windows facing onto pedestrian areas should be avoided.
6. A zone for signs on the Building facade should be established, defined by a change in facade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the Building facade should be located within such zone. In Buildings with multiple stores, the sign zone should be

subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building facade. Internally-lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign. ~~(Refer to Section 64-35 of this Article.)~~

~~7.—Temporary banners or signs need to be submitted to the BRA for review and approval prior to installation.~~

~~8.—~~7. If a security grate is to be used on a Building, it should be a see-through grille with decorative elements rather than a roll-up steel door. Such security grate should be mounted inside of the storefront

Article 65 (Dorchester Neighborhood District)

Section 65-37.1 - Design Review and Design Guidelines.

1. **Applicability of Design Review.** To ensure that growth in the Dorchester Neighborhood District is compatible with the character of the existing buildings and urban design features of the neighborhood, design review is required for certain Proposed Projects through Large Project Review (Urban Design Component) or Small Project Review (Design Component), pursuant to Article 80 of this Code.

To determine whether a Proposed Project is subject to Large Project Review, see Section 80B-2 (Applicability of Large Project Review).

To determine whether a Proposed Project is subject to Small Project Review, see Section 80E-2.1 (Applicability of Small Project Review: Design Component) and this Section 65-37.1. In addition to those Proposed Projects described in Section 80E-2.1, the following Proposed Projects are subject to the Design Component of Small Project Review, pursuant to paragraph (b)(iv) (Design Review Required by Underlying Zoning) of said section 80 E-2.1:

- a. **Certain Projects in Local Industrial Subdistricts.** Within the Local Industrial Subdistricts, any Proposed Project for the erection or extension of a Building with a Gross Floor Area of five hundred (500) or more square feet, or for an exterior alteration affecting five hundred (500) or more square feet

of a Building facade, if such new Building, extension, or façade alteration is visible from any public street or public open space;

- b. **Certain Projects in Neighborhood Business Subdistricts.** Within the Neighborhood Business Subdistricts, any Proposed Project for the erection or extension of a Building with a Gross Floor Area of three hundred (300) or more square feet, or for an exterior alteration affecting three hundred (300) or more square feet of a Building facade, if such new Building, extension, or façade alteration is visible from any public street or public open space; and
- ~~c. **Certain Signs.** The erection, extension, or alteration of any internally lit Sign not located inside a Building.~~

Section 65-37.2(2.k) - Design Review and Design Guidelines.

(k) A zone for signs on the building façade should be established, defined by a change in façade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the building façade should be located within such sign band. In buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building façade. Internally-lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign. ~~(Refer to Section 65-40 of this Article.)~~

Section 65-38.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 65-38.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 65-40 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 65-40]

Signage regulations for the Dorchester Neighborhood District are found in Article 11 (Signs).

Article 66 (Fenway Neighborhood District)

Section 66-37.1 - Design Review and Design Guidelines.

1. **Applicability of Design Review.** To ensure that growth in the Fenway Neighborhood District is compatible with the character of the existing buildings and urban design features of the neighborhood, design review is required for certain Proposed Projects through Large Project Review (Urban Design Component) or Small Project Review (Design Component), pursuant to Article 80 of this Code.

To determine whether a Proposed Project is subject to Large Project Review, see Section 80B-2 (Applicability of Large Project Review).

To determine whether a Proposed Project is subject to Small Project Review, see Section 80E-2.1 (Applicability of Small Project Review: Design Component) and this Section 66-37.1. In addition to those Proposed Projects described in Section 80E-2.1, the following Proposed Projects are subject to the Design Component of Small Project Review, pursuant to paragraph (b)(iv) (Design Review Required by Underlying Zoning) of said Section 80 E-2.1:

- a. **Certain Projects in Neighborhood Business Subdistricts.** Within the Neighborhood Business Subdistricts, any Proposed Project for the erection or extension of a Building with a Gross Floor Area of three hundred (300) or more square feet, or for an exterior alteration affecting three hundred (300) or more square feet of a Building facade, if such new Building, extension, or façade alteration is visible from any public street or public open space; and
- ~~b. **Certain Signs.** The erection, extension, or alteration of any internally lit Sign not located inside a Building.~~

Section 66-37.2(2.k) - Design Review and Design Guidelines.

(k) A zone for signs on the Buildingfaçade should be established, defined by a change in façade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the Buildingfaçade should be located within such sign band. In Buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and

located so as not to obscure architectural elements or ornamental details of the building façade. Internally-lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign. ~~(Refer to Section 66-41 of this Article.)~~

Section 66-39.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 66-39.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 66-41 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 66-41]

Signage regulations for the Fenway Neighborhood District are found in Article 11 (Signs).

Article 67 (Roslindale Neighborhood District)

Section 67-28.2(2.j) - Design Review and Design Guidelines.

(j) A zone for signs on the Building façade should be established, defined by a change in façade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the Building façade should be located within such sign band. In Buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the Building façade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign. Signs should not be flood-lighted. Small, shielded sources may be used if no spill-over is visible to abutting properties. ~~(Refer to Section 67-31 of this Article).~~

Section 67-29.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 67-29.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 67-31 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 67-31]

Signage regulations for the Roslindale Neighborhood District are found in Article 11 (Signs).

Article 68 (South Boston Neighborhood District)

Section 68-15.2(d) - Chapter 91 Tidelands Requirements.

(d) **Signage for Public Access Facilities.** Any Project required to provide Public Access Facilities in accordance with subsection (b) of this Section 68-15.2 shall encourage public patronage of such facilities by placing and maintaining adequate signage at all entryways and at other appropriate locations on the site. Such signage shall:

- (i) conform to ~~Section 68-32 (Sign Regulations)~~ Article 11 (Signs);
- (ii) conform, as applicable, to design guidelines for HARBORWALK signage to be issued as regulations by the Boston Redevelopment Authority; and
- (iii) include at least one sign, conforming to such design guidelines and placed in a prominent location, that advises the public of its access rights and discloses whatever access-related rules and regulations are in effect, if any.

Section 68-28.2(2.o) - Design Review and Design Guidelines.

(o) A zone for signs on the Building facade should be established, defined by a change in facade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the Building facade should be located within such sign

band. In Buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the Building facade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign. Signs should not be flood-lighted. Small, shielded sources may be used if no spill-over is visible to abutting properties. ~~(Refer to Section 68-31 of this Article).~~

Section 68-30.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 68-30.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 68-32 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 68-32]

Signage regulations for the South Boston Neighborhood District are found in Article 11 (Signs).

Article 69 (Hyde Park Neighborhood District)

Section 69-25.2(2.k) - Design Review and Design Guidelines.

(k) A zone for signs on the Building façade should be established, defined by a change in façade color and/or materials, or by an articulation of the façade, and all permanent signs mounted on the Building facade should be located within such sign band. In Buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the Building facade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so

that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign. Signs should not be flood-lighted. Small, shielded sources may be used if no spill-over is visible to abutting properties. ~~(Refer to Section 69-28 of this Article).~~

Section 69-26.2(a) - Specific Design Requirements.

- (a) **Display Window Area Transparency.** Display Window Area transparency requirements are specified below. Article 11 of this Code applies to any painting or signs on the Display Window Area. ~~That portion of the Display Window Area required by this Section 69-26.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.~~

Section 69-28 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 69-28]

Signage regulations for the Hyde Park Neighborhood District are found in Article 11 (Signs).

Article 80 (Development Review and Approval)

Section 80B-3.3(d) - Scope of Large Project Review; Content of Reports.

(d) is consistent with any established design guidelines that exist for the area in which the Proposed Project is located, as set forth in the underlying zoning and, if the Proposed Project is located in a Planned Development Area, Urban Renewal Area, or Institutional Master Plan Area, as set forth in the PDA Development Plan, PDA Master Plan, land assembly and redevelopment plan, urban renewal plan, or Institutional Master Plan applicable to such area. Such design guidelines may relate to any planning area or district and may include, but need not be limited to, particular architectural requirements, including building massing, proportions, setbacks, materials, fenestration, ground level treatment, and other related architectural characteristics. ~~At the request of the Applicant, the Urban Design Component may include the approval of a Comprehensive Sign Design, as provided for in Section 11-2.~~

Section 80E-2 - Applicability of Small Project Review.

Small Project Review shall apply as set forth in this Section 80E-2; provided, however, that Small Project Review shall not apply to any Proposed Project that meets the size thresholds for Large Project Review, as set forth in Section 80B-2. The components of Small Project Review consist of the following:

Design (Section 80E-2.1)

CPS and/or GPOD Review (Section 80E-2.2)

~~Comprehensive Sign Design (Section 80E-2.3)~~

Resilience (Section 80E-2.5)

Net Zero Carbon (Section 80E-2.6)

1. **Design Component.** The Design Component of Small Project Review shall apply to the Proposed Projects specified in this Section 80E-2.1; provided, however, that the Design Component shall not apply to any Proposed Project that is subject to the jurisdiction of the Boston Landmarks Commission or any other architectural board or commission having design review authority and established pursuant to a general or special law of the Commonwealth of Massachusetts.
 - a. **All Districts.**
 - i. **Projects Adding Gross Floor Area.** Any Proposed Project for the erection or extension of one or more buildings that results in the addition of an aggregate gross floor area of twenty thousand (20,000) or more square feet, and any Proposed Project that results in the addition of a smaller gross floor area for which the underlying zoning requires design review by the Boston Redevelopment Authority.
 - ii. **Projects Adding Dwelling Units.** Any Proposed Project for the construction of fifteen (15) or more Dwelling Units (but not including rehabilitation or alteration projects unless they result in a net increase of fifteen (15) or more Dwelling Units).
2. **CPS and/or GPOD Component.** The CPS and/or GPOD Component of Small Project Review shall apply to any Proposed Project in a Conservation Protection Subdistrict (CPS) or a Greenbelt Protection Overlay District (GPOD).
3. **Deleted.** Formerly, Comprehensive Sign Design. ~~Comprehensive Sign Design. The Comprehensive Sign Design Component of Small Project Review shall apply to any application for approval of a comprehensive sign design, pursuant to Section 11-2.~~
4. **Waiver or Modification of Small Project Review Requirements.**

- a. **Projects Reviewed by Other City Agencies.** The Boston Redevelopment Authority may waive the requirements of Small Project Review if the Authority determines that such review will be unnecessary or duplicative, because the matters to be reviewed have been or will be addressed adequately through review by other public agencies of the City.
- b. **Certain Projects in Industrial Areas.** The purpose of this subsection 80E-2.4(b) is to allow the Boston Redevelopment Authority to waive or modify the requirements of Small Project Review for certain industrial projects located in designated industrial areas if the Authority has determined that such waiver or modification will promote the city planning and economic development purposes set forth in this Code for such area and that such Proposed Project will not generate adverse impacts outside the Lot. The Boston Redevelopment Authority may waive or modify all or part of the requirements of Small Project Review with respect to a Proposed Project if:
 - i. such Proposed Project is located in one of the following districts or subdistricts:

EDA	Economic Development Area
I	General Industrial
IDA	Industrial Development Area
LI	Local Industrial
LIA	Logan International Airport
M	Restricted Manufacturing
WM	Waterfront Manufacturing

or in an Industrial Park, as defined in [Article 2](#), and

- ii. such Proposed Project is allowed as of right in such location, as indicated by the designation "Allowed" or "A" in the underlying zoning; and
 - iii. the Authority determines that, with respect to those matters that may be addressed in Small Project Review, pursuant to Section 80E-3, the Proposed Project will not have significant adverse impacts outside the Lot; and
 - iv. the Authority determines that the Proposed Project will promote the city planning and economic development purposes of the industrial area where the Proposed Project is located, as such purposes are identified in the underlying zoning or, in the case of an Industrial Park, as specified in the applicable Economic Development Plan and in any applicable approval for a Marine Industrial Park issued pursuant to 310 CMR 9.00, as amended.
- c. **Certain Projects to Preserve or Create Affordable Housing.** The purpose of this subsection 80E-2.4(c) is to allow the Boston Redevelopment Authority to waive the requirements of Small Project Review for certain Proposed Projects to rehabilitate or construct Affordable Housing units if the Authority has determined that such waiver will increase the availability or quality of Affordable Housing in the City and that such Proposed Project will not generate significant adverse impacts outside the Lot. The criteria for waiver of such review requirements pursuant to this subsection 80E-2.4(c) are as follows:
- i. such Proposed Project is for the rehabilitation, replacement, extension, or creation of Affordable Housing units that are or will be subject to review by the Authority pursuant to Section 3-1A.a (Planned Development Areas), Section 3-1A.b (Urban Renewal Areas), or M.G.L. Chapter 121A; and
 - ii. the Authority determines that, with respect to those impacts that may be addressed pursuant to Section 80E-3 (Scope of Small Project Review), the Proposed Project will not have significant adverse impacts outside the Lot; and
 - iii. the Authority determines that the Proposed Project will increase the availability or quality of Affordable Housing in the City.
5. **Resilience Component: Projects in Resilience Overlay Districts.** The Resilience Component of Small Project Review shall apply to any Proposed Project in a

Resilience Overlay District established under Section 3-1(p) where required by the zoning article for that overlay district.

6. **Net Zero Carbon Component.** The Net Zero Carbon Component of Small Project Review shall apply to any Proposed Project which will:
 - a. to erect a building or structure having a gross floor area of twenty thousand (20,000) or more square feet; or
 - b. to erect a building or structure containing fifteen (15) or more Dwelling Units; or
 - c. to extend a building by a gross floor area of fifty thousand (50,000) or more square feet, except that Hospital Use, as defined in Article 2 and in Article 8 (Table A), or as Use No. 22 as defined in Article 8 (Table B), shall be exempt from this Subsection 6.

Section 80E-3.3 - Scope of Small Project Review; Content of Application.

3. **Deleted.** Formerly, Comprehensive Sign Design. ~~Comprehensive Sign Design. If an Applicant seeks approval of a comprehensive sign design pursuant to Section 11-2, the application submitted pursuant to Section 80E-5 shall consist of a plan showing all proposed signs and related architectural features on the sign frontage for which comprehensive sign design approval is sought.~~

Section 80E-4.3 - Standards for Small Project Review Approval.

3. **Deleted.** Formerly, Comprehensive Sign Design. ~~Comprehensive Sign Design. A proposed comprehensive sign design shall achieve a complementary and harmonious synthesis of signs and architectural features, as required by Section 11-2.~~

Article 89 (Urban Agriculture)

Section 89-4.1(e) - Urban Farm, Ground Level.

(e) **Signage.** All Ground Level Urban Farms shall be required to post one (1) identification sign, not exceeding six (6) square feet in total area, attached at a height of no more than four (4) feet high to a structure or fence stating only the name of the Ground Level Urban Farm and contact information. All other signs shall

be subject to Article 11 of this Code. ~~The following regulations shall apply to signage used for Urban Farms:~~

~~i. Types of Signage:~~

- ~~(a) All Ground Level Urban Farms shall be required to post one (1) identification sign, not exceeding six (6) square feet in total area, attached at a height of no more than four (4) feet high to a structure or fence stating only the name of the Ground Level Urban Farm and contact information.~~
- ~~(b) One (1) temporary sign shall be Allowed for a Farm Stand and may be displayed during sales hours but must be removed from the premises and stored inside a structure when the Farm Stand is not in operation. Temporary Farm Stand signs shall not encroach upon sidewalks, driveways and / or other rights of way, and shall be displayed so as not to create a nuisance or hazard.~~

~~ii. Sign Design Review.~~

- ~~(a) Urban Farms subject to Comprehensive Farm Review (See Section 89-6) shall provide, as part of their CFR submittal, a signage plan showing proposed signage and related architectural features on the sign frontage (See Section 89-6.5(a)v).~~
- ~~(b) Urban Farms not subject to Comprehensive Farm Review (See Section 89-6) and exceeding the requirements of Section 89-4.1(e).a shall be subject to Article 11 of the Boston Zoning Code, or, alternatively, shall submit plans for signs under the Comprehensive Sign Design provisions of Article 80, Section III-80E-2 of the Boston Zoning Code.~~

Section 89-6.5 - Comprehensive Farm Review.

5. Information Required to be a Complete Application for Comprehensive Farm Review.

- (a) The information required for Comprehensive Farm Review shall include:
 - (i) At minimum, a sketch plan showing planted areas, footprints for all Farm Structures, driveways, parking areas, and landscape buffers; and
 - (ii) At minimum, a sketch drawing for Farm Structures; and

- (iii) Photographs of existing site and adjacent properties to provide site context; and
- (iv) Proposed plans for irrigation, and controls for storm water runoff as required by Boston Water and Sewer Commission (BWSC); and
- ~~(v) Proposed signage plan showing proposed signage and related architectural features on the sign frontage (See Section 89-4.1(e)).~~

(b) Such submission materials shall describe or illustrate the dimensions, location and appearance of:

- (i) All Proposed Urban Agriculture activities, materials used, screening, fencing, landscaping, and the like, in a manner that is sensitive to the surrounding area; and
- (ii) Any existing buildings which will remain along with the Proposed Urban Agriculture activities, if applicable, and any Farm Structures within the visible context of such activity.

Article 90 (Newmarket 21st Century Industrial District)

Section 90-9 - Signage Regulations.

[DELETE EXISTING PROVISIONS OF SECTION 90-9]

Signage regulations for the Newmarket 21st Century Industrial District are found in Article 11 (Signs).