

SQUARES + STREETS

Zoning Districts Guide



Planning Department

CITY of **BOSTON**

WHAT ARE THE SQUARES + STREETS DISTRICTS



- A toolbox of **eight varying zoning options**
- All the Squares + Streets districts
 - **Allow mixed-use development** of housing, commercial, and cultural spaces
 - **Establish new dimensional regulations** (such as Permeable Area of Lot)

S0 Transitional Residential



S1 Main Street Living



S2 Main Street Mixed Use



SC Shopping and Commercial Nodes *



S3, S3-6 Active Main Street *



S4 Active Squares



S5 Placemaker Squares

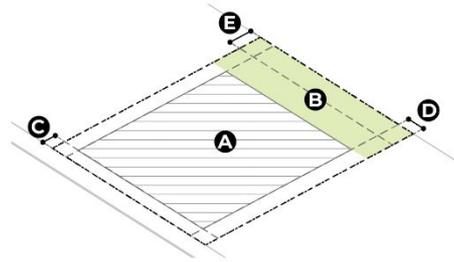


HOW THE SQUARES + STREETS DISTRICTS DIFFER



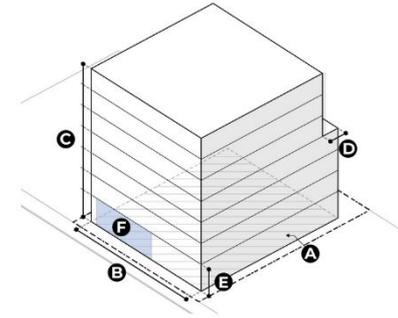
Uses

- Allowed, conditional, or forbidden uses
- Size and location (ground floor vs. upper floor) of uses
- **Whether active uses are required on the ground floor**



Lot Standards

- Minimums/maximums for building lot coverage, permeable area of lot, and size of front, rear, and side yards
- **Whether side yards are required**



Building Form

- Minimums/maximums for building floor plate, building width, building height, and outdoor amenity space
- **Whether outdoor amenity space is required**

Squares + Streets Zoning District Cheat Sheet

Squares + Streets Districts have zoning rules that allow for mixed-use development of multifamily housing, commercial spaces, and cultural spaces in neighborhood squares around Boston. They **each have different rules** around the maximum scale of buildings, the yard space surrounding buildings, and land uses. **You can read and reference the full zoning rules at:** bosplans.org/Article8Uses and bosplans.org/Article26SquaresStreets

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



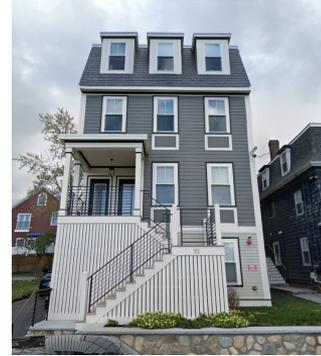
- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the districts

- 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*

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

