

UPDATE TO ARTICLE 68 - SOUTH BOSTON NEIGHBORHOOD DISTRICT

DRAFT RELEASED SEPTEMBER 2026

This Draft Zoning Text Amendment and the accompanying Draft Zoning Map 4F South Boston Neighborhood represent a proposed draft rezoning for a portion of the area surrounding the Reserved Channel in South Boston to allow for Planned Development Areas (PDAs) in Waterfront Manufacturing subdistricts. The proposed amendment would better align the boundary between the First LI and WM subdistricts with current and projected land use patterns.

Text to be added is shown in green and text to be deleted is shown in ~~red with strikethrough~~. Existing zoning text is written in **black**.

The following zoning draft text amendment proposes changes to Article 68 Section 68-24.

Section 68-24. - Establishment of Areas Within Which Planned Development Areas May be Permitted.

Planned Development Areas ("PDAs"), as described in Section 3-1A.a, are permitted within the D Street Neighborhood Development Area, Local Industrial Subdistricts, ~~and~~ Waterfront Commercial Subdistricts, ~~and~~ **Waterfront Manufacturing** Subdistricts. PDAs are not permitted elsewhere in the South Boston Neighborhood District. The purposes for establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the South Boston community, including publicly accessible green space and streetscape improvements, the creation of new job opportunities, and to allow for the diversification and expansion of Boston's and South Boston's economy through manufacturing, commercial, and scientific research and development uses.