

ZONING PETITION: CODMAN SQUARE BURIAL GROUND

Boston Zoning Commission | July 15, 2026



Planning Department

CITY of **BOSTON**

OVERVIEW

A resident is proposing a map amendment to the Boston Zoning Code to change the Open Space District designation of the front portion of the Codman Square Burial Ground.

- CSBG's current Open Space District Designation is Open Space - Cemetery (OS-CM)
- The rear portion of the CSBG would retain its OS-CM designation
- This amendment will not establish new regulations or change the function of the existing adopted regulations.
- Updates are needed to ensure the Code aligns with proposed uses which have been vetted by the community.



Proposed Map Amendment

WHO CAN CHANGE ZONING?



Section 3, Paragraph 2:

Any resident of the city of Boston or any owner of property therein may petition the zoning commission to adopt an amendment of a zoning regulation, but shall not be entitled to have her or his proposed amendment considered by the commission unless he or she pays the city such reasonable sum, if any, as may from time to time be established by zoning regulation as the estimated average cost to the city of giving notice of a hearing on a proposed amendment of a zoning regulation in accordance with the provisions of this section.

1

Petitioner reaches out to BZC with a proposed amendment and pays \$275.

2

Planning Department writes a recommendation on the proposed zoning amendment.

3

BZC votes to adopt or deny zoning amendment.

CODMAN SQUARE BURIAL GROUND PETITION

- The burial grounds are managed by the Second Church of Dorchester
- There have been no active burials in over 50 years
- Currently, active uses **are not allowed** anywhere on-site
- The Petitioner plans to develop more active uses on the front portion of the site while preserving historic burial grounds in rear
- ISD recommends the Petitioner request the Parkland or Recreation designation
- Community feedback favors development of active uses at this site



Proposed Landscape Plans

A resident is proposing a map amendment to the Boston Zoning Code to change the Open Space District designation of the front portion of the Codman Square Burial Ground.

ZONING OVERVIEW

Open Space Subdistrict where internment of human remains is the only allowed use



Passive open space nearby



Diverse residential fabric

Different scales of commercial uses for immediate and larger neighborhood

OPEN SPACE DISTRICTS

ARTICLE 33

- Citywide districts
- Encourages the preservation of open space
- Maintains natural buffers of light and air
- Prevents loss of long-term OS to commercial development
- Enhances quality of life for residents

ARTICLE 33-5

- OS-G, Community Garden
- OS-P, Parkland
- **OS-RC, Recreation**
- OS-UW, Urban Wild
- OS-SL, Shoreland
- OS-WA, Waterfront Access Area
- **OS-CM, Cemetery**
- OS-UP, Urban Plaza
- OS-S, Stadium
- OS-A, Air-Right.



OPEN SPACE SUBDISTRICTS



Section 33-10. - Recreation Open Space Subdistricts.



Recreation open space (OS-RC) subdistricts shall consist of land appropriate for and limited to active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof, where such uses are administered by the Boston Parks and Recreation Department, the Massachusetts Department of Conservation and Recreation, or their successor entities, or any nonprofit organization established for the purposes of carrying out the land uses allowed in this article; such land may include Vacant Public Land.

(Text Amd. No. 475, § 3, 5-30-2024)

OS-RC STANDARDS

- Active and/or passive uses allowed
 - Walkways, picnic areas, sitting areas, vacant public land, swimming pools, skating rinks, physical education areas, sporting areas, etc.
- No size limit for structures supporting allowed uses
- Allowed uses may be administered by non-profit organizations

RECOMMENDATION

The Planning Department staff recommend approval of the petition.
The **OS-RC designation** is most fitting for the desired use of the space
and protection of open space in Codman.

THANK YOU



Planning Department

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