

Prasas + Ruas Zoniaméntu

*Atualizason pa séntrus di utilizason
misturadu di zónas di Boston*

Riunion Públiku

Kontrolus di Zoom pa Obi Intérpritis



(EN) Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Cabo Verdean) Djobe íkuni di interpretason (globu) na párti di baxu di ekran y skodje língua ki bu kre obi.

(Kreyòl Ayisyen) Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

(Tiếng Việt) Tìm biểu tượng phiên dịch (hình quả địa cầu) ở phía cuối màn hình của bạn và chọn ngôn ngữ bạn muốn nghe.

(简体中文) 查找屏幕底部的翻译图标（地球仪），然后选择您想听到的语言。

(繁體中文) 查找屏幕底部的翻譯圖標（地球儀），然後選擇您想听到的語言。

Kontrolus di Zoom pa Odja *Slides* Traduzidu

(EN) Look for the “View options” button at the top of your screen and select “Share Screens,” then select the language of the slides that you want to view.

(Cabo Verdean) Djobe kel boton "Djobe Opson" na párti di riba di ekran y skodje “Partilha Ekran”, dipos skodje língua di *slides* ki bu kre odja.

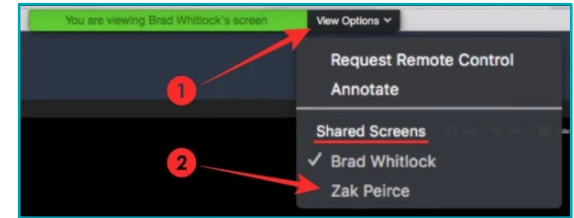
(Kreyòl Ayisyen) Chèche bouton "View options" ki anlè ekran ou a epi chwazi "Share Screens", epi chwazi lang ou vle wè nan diapositives yo.

(Español) Busque el botón "Ver opciones" en la parte superior de la pantalla y seleccione "Compartir pantallas", luego seleccione el idioma de las diapositivas que desea ver.

(Tiếng Việt) Tìm nút “Tùy chọn xem” ở đầu màn hình của bạn và chọn “Chia sẻ màn hình”, sau đó chọn ngôn ngữ của các trang chiếu mà bạn muốn xem.

(简体中文) 查找屏幕顶部的“查看选项”按钮并选择“共享屏幕”，然后选择要查看的幻灯片的语言。

(繁體中文) 查找屏幕頂部的“查看選項”按鈕並選擇“共享屏幕”，然後選擇要查看的幻燈片的語言。



Informason + Dikas pa Riunion na Zoom

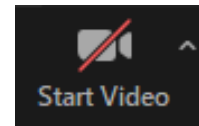
- **BPDA sa ta ben grava es riunion** y publika-l na pájina na internéti di prujétu di BPDA. Si bu ka kre pa gravá-bu durante riunion, disliga bu mikrofóni y kámara.
- **Kontrolus di Zoom sta na párti di baxu di bu ekran.** Klika na kes sínbulu li pa ativa diferentis funson.
- **Utiliza funson di labanta mon** (marka 9 dipos 6 si bu sa ta partisipa pa telefóni) **y spéra pa bu txomadu** antis di bu faze pergunta ô kumentáriu.



Dizativa/ativa son



Labanta mon pa entra
na fila pa faze
pergunta ô
kumentáriu



Liga/disliga vídiu



**boston planning &
development agency**

Ka Bu Ten Médu di Pidi Sklaresiméntu!

Faze perguntas durantei aprizentason – nos ekipa sta dispunível pa risponde durantei aprizentason!

Pidi pa nu sklarese kualker térmu ô konseitu ki nu diskuti – nu kre ten sertéza ma tudu algen ta intende kuzê ki nu fala, pa tudu algen pode da se opinion sklaresidu!

Prasas + Ruas Ekipa di Zoniaméntu

Will Cohen, Planiador Prinsipal II

Jack Halverson, Planiador II

Adam Johnson, *Designer* (Dizenhador)

Urbanu

Maya Kattler-Gold, Planiadora I

Andrew Nahmias, Planiador Prinsipal II

Kathleen Onufer, Diretora-Adjuntu di
Zoniaméntu

 **Abdul-Razak Zachariah**, Planiador I
boston planning &
development agency



Ajenda

1. Intruduson

- Prasas + Ruas
- Kuzê k'é zoniaméntu?
- Pamódi ki mestedu atualizasons di zoniaméntu?
- Módi y kandu ki ta fazedu kes atualizason li?

2. Análizi di Zoniaméntu

- Rigulaméntus Dimensional
- Utilizasons di Terenu

3. Kronograma y Prósímus Pasu

4. Diskuson



Intruduson



Kuzê k'é Inisiativa di Prasas + Ruas?

Prasas + Ruas é un di kes priméru pasu pa rifórma di zoniaméntu na sidadi interu, alinhadu ku otus inisiativa di sidadi.

Un opurtunidade di kombina planiaméntu ku **vias di implimentason** ki pode ser konkluídu na prazu di 10 anu, inkluindu:

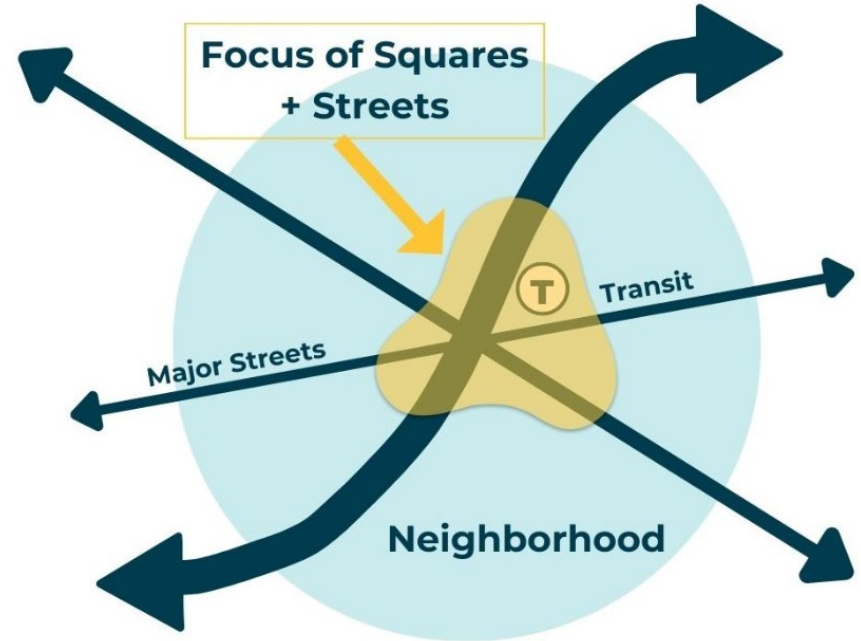
- **zoniaméntu atualizado**
- investiméntus na spasu públiku/paizajen urbanu
- planus pa lótis di Kámara Munisipal
- prugramas/finansiaméntu pa pikénus inpréza, artis, abitason, etisétra.



Undi: Prاسas + Ruas

Prاسas + Ruas ta konsentra na **alarga asésu y sirvisus na ruas prinsipal di Boston ki ten txeu trázntu** na tudu zóna.

Nos trabadju ta konsentra na **atualiza rigulaméntus di zoniaméntu** pa nóvus distritu di Prاسas + Ruas na Boston.



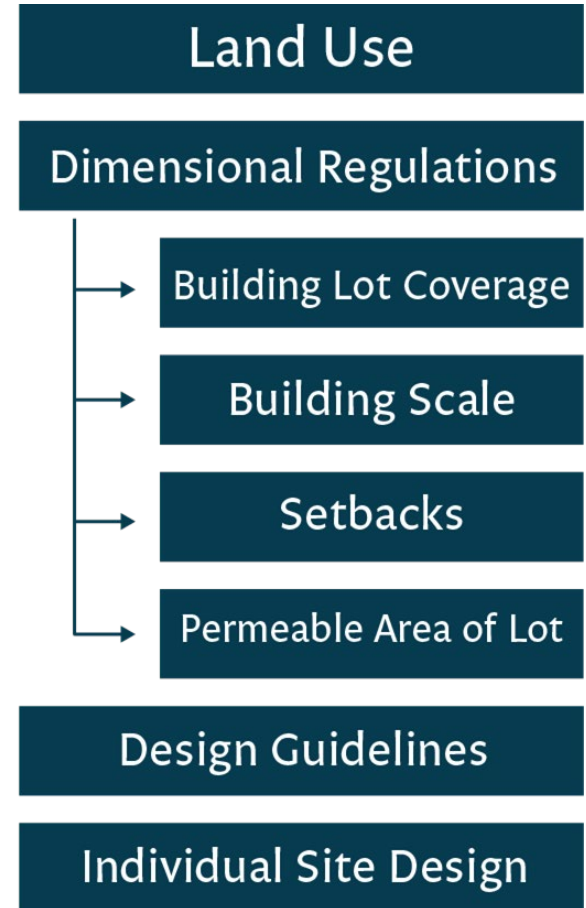
Kuzê k'é zoniamentu?

Zoniamentu é un konjuntu di leis ki ta uzadu pa orienta dizenvolviméntu, ditandu **utilizason piritiddu, fóрма y densidadi di dizenvolviméntu** nu ditirminadu ária.

Artigu 80 (un kapítulu di Kódigu di Zoniamentu di Boston) ta stabelese izijéncias spisífiku pa rivizon di sértus prujétu di dizenvolviméntu na tudu zóna di Boston.

These are encoded in **zoning**.

Enforced at the project level through **Article 80 review**.



Pamódi ki Prasas + Ruas meste atualiza zoniaméntu?

- **Diversifika fasilidadis y utilizasons** na séntrus di zónas pa satisfaze nisisidadis lokal.
- **Riduzi obstákulus regulamentar** pa utilizasons ativu y stabelesiméntus kumersial lokal.
- **Difini padrons di *design* y dizenvolviméntu** ki ta apoia más opson di moradias y ta insentiva kresiméntu abitasonal.
- Garanti padrons di ***design* sustentável** y di konstruson ekolójiku.
- Bira prusésu di zoniaméntu **más transparenti y asesível**, riduzindu dependénsia na ZBA.



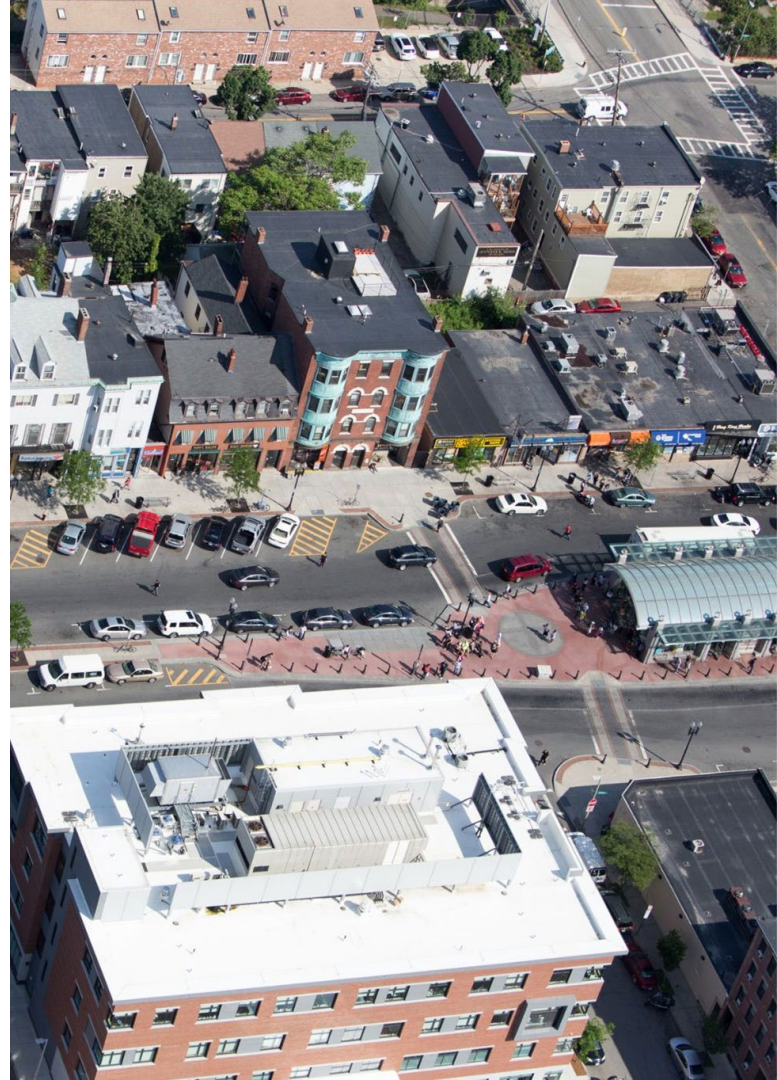
Módi y kandu ki ta fazedu kes atualizason li?

Outonu di 2023

- Alterason di testu di zoniaméntu pa kria **nóvus distritu di Prasas + Ruas** na Kódigu di Zoniaméntu di Boston.
- **Mapiaméntu di kes distritu nóvu** na East Boston y Mattapan di akordu ku planus risenti di zónas.

Primavéra di 2024

- **Planus pa Árias Pikinóti** di Prasas + Ruas ta lansadu na janeru.
- Kada ária pikinóti ki resebe un planu ta ben ten **mapas atualizadu di zoniaméntu** ki ta inklui distritus di Prasas + Ruas.



Rigulaméntus Dimensional



Módi ki zoniaméntu ta rigula fóрма di prédiu?

Rigulaméntus dimensional di zoniaméntu di Boston ta vâria txeu di akordu ku zóna, má jeralmenti es ta bázia na **Koefisienti di Okupason di Sólu (FAR)** y **Altura**.

Izijéncias di **rekuos, spasu abértu** y **faxada** tanbe ta djuda kontrola spasu entri prédius y spasu abértu.

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	
	(LC)	(NS-1)	(NS-2)
Maximum Floor Area Ratio	0.8	1	2
Maximum Building Height	35	35	45
Minimum Lot Size	none	none	none
Minimum Lot Per Dwelling Unit	none	none	none
Minimum Usable Open Space Per Dwelling Unit (sq. ft.) ⁽¹⁾	50	50	50
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard ⁽²⁾	none	none ⁽³⁾	none ⁽³⁾
Minimum Side Yard ⁽⁴⁾	none	none	none

Kuzê más ki ta ditirmina fóрма di prédiu?

Kódigus di inerja, di asesibilidadi y di prédius di stadu tudu ten un inpaktu fórti na fóрма di prédiu.

- **Kódigu Internasional di Konstruson (IBC):** Ta ditirmina módi ki matiriais spisífiku pode ser konstruídu pa aumenta siguransa strutural, siguransa kóntra inséndiu y asésu a prédiu
- **Kódigu di Inerja (*Stretch Code*):** Ta garanti ma nóvus prédiu ta dizañhadu y ta konstruídu pensandu na ifisiénsia inerjétiku
- **Konselhu di Asésu di Massachusetts (521 CMR)/ADA/Abitason Justu**



Limitasons di Rigulaméntus Dimensional di Zoniaméntu

Dizafiu: Kódigu di zoniaméntu nen sénépri ta sta di akordu ku nóvus avansu na kódigu di inerja ô konstruson y pode limita opurtunidades di kresiméntu di nóvus moradia y di utilizason misturadu na séntrus di nos zónas.

Opurtunidadi: Kria rigulaméntus dimensional ki pode apoia más opeon di abitason ki ta korisponde a objetivus di sustentabilidadi, spasu abértu y spasu públiku.

Rizultadus: Un konjuntu di feraméntas di zoniaméntu ki planiaméntu futuru pode utiliza pa pirmiti abitason *as-of-right* na árias inpurtanti di sidadi.



Piskiza Presedenti

Pa intende prupósta, nu sa ta faze midison kualitativu y kuantitativu di prujétus rizidensial ki prupodu na últimus sinku anu, tantu a nível di Artigu 80 komu a nível di grandis ZBA.

Midison Kualitativu

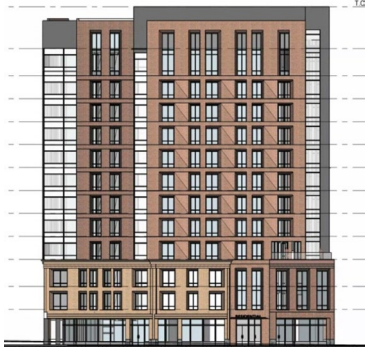
- Kal k'é aspétu d'es prédiu?
- Módi ki el ta utilizadu?
- Módi ki rés-di-txon ta rilasiona ku rua?
- Kal k'é fórma di lóti?
- Módi ki el foi konstruídu (variason di zoniaméntu, stóriku di lóti, ets.)

Midison Kuantitativu

- Ki largura ki es prédiu ten?
- Ki tamanhu di lóti el ta okupa?
- Kal k'é diferénsa entri pizus kumersial y pizus rizidensial?

Presedentis

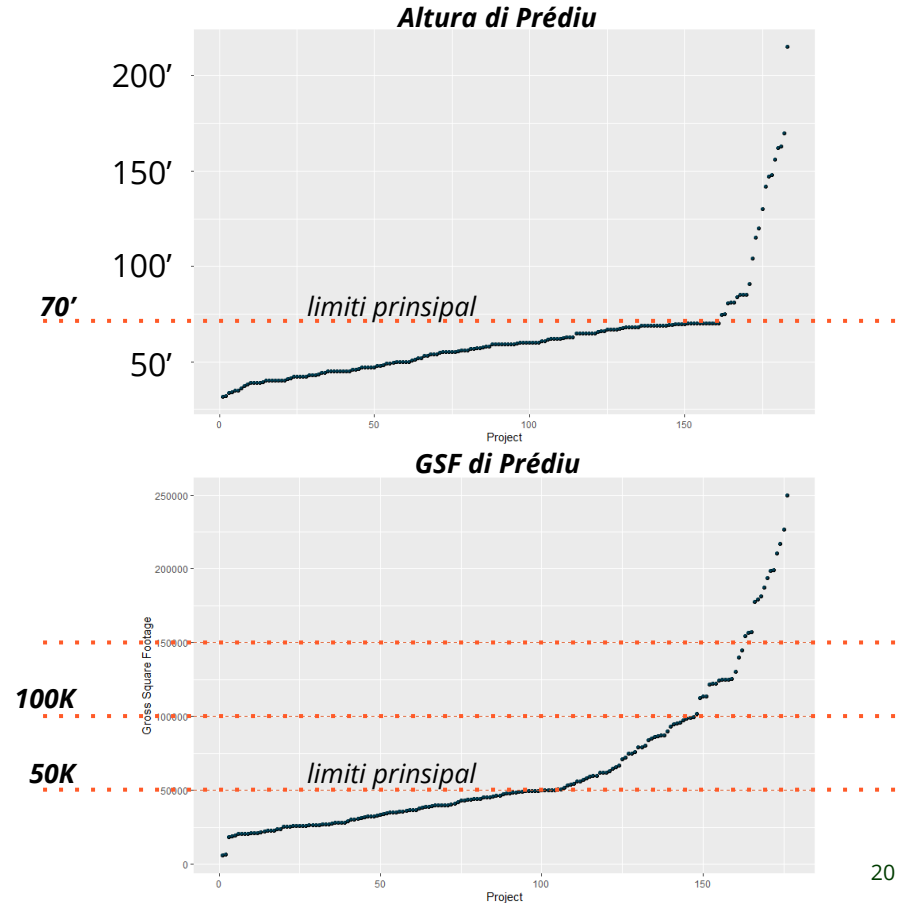
Nu riuni dadus sobri más di 200 presedenti, y nu analiza un amóstra di serka di 40 ditalhadamenti.



Rizultadus di Análizi

- **Kódigu di konstruson y limitis di rivizon di prujétu** ta ditirmina tamanhu di prédiu más di ki kualker otu fator.
- **Tamanhu di lóti** ta ditirmina fórma di prédiu.
- Tipus di prédiu pode ser kategorizadu di akorku ku ses **funson déntu di kontestu di sidadi**

Tendéncias di Konstruson na Boston (Prujétus aprizentadu na últimos 5 anu, entri 3 y 19 andar)



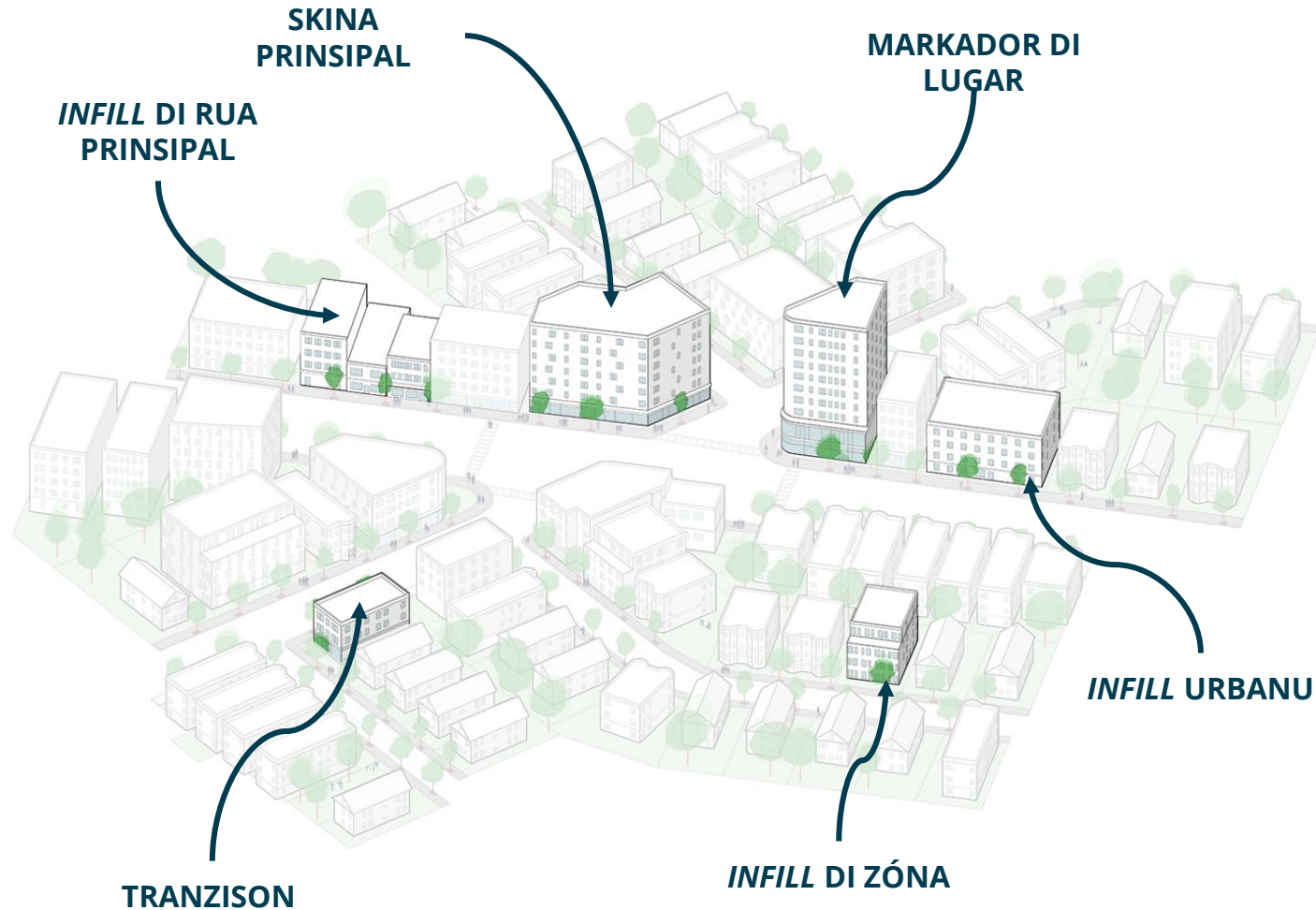
Konkluzons

Módi ki nos análizi
ta dizaenrola nun
kuadradu
ipotétiku?



Tipolojias

Tipolojias di prédius pode ser kategorizadu pa ses funson na kontestu y pa manera ki es ta persebedu la di rua – nau skluzivamenti pa ses altura y densidadi.



Putensiais Kontrolu na Prédiu

Kes dimenson prinsipal
ta ditirmina kada tipu di
prédiu:

- Tamanhu di lóti
- Kubertura di lótiu
di konstruson
- Konstruson di
faxada
- Altura
- Bónus di
densidadi/altura

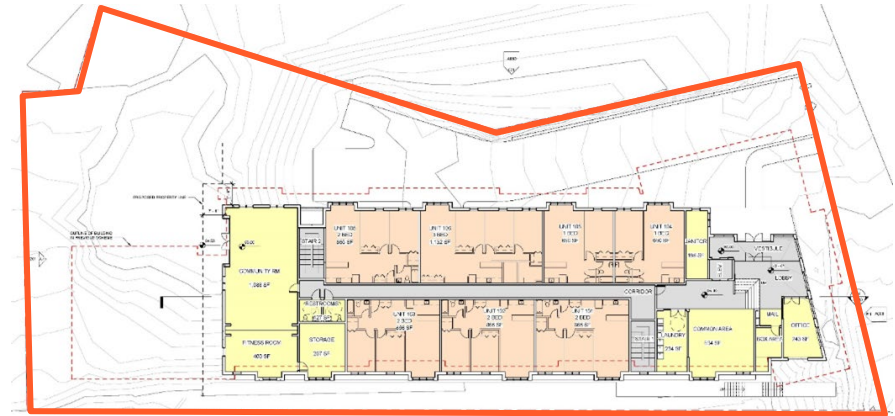


Tamanhu di Lóti

- **Kuzê ki signifika:** Ária di terenu avaliadu di kel lóti ki sa ta konstruídu.
- **Kuzê ki el ta faze:** Pode ser utilizadu pa difini limitis entri y déntu di distritus, sima pa izénplu ki tipolojias ki ta piritidu na kal lóti, ô ki konjuntu di dimenson di zoniamentu ta aplika na undi.



37 Wales Street



Kubertura di Lóti di Konstruson

- **Kuzê ki signifika:** Persentaji di ária di lóti ki prédiu pode okupa.
- **Kuzê ki el ta faze:** Prinsipal fator di vulumi y sensason di un prédiu. Ta rizerva ária di lóti pa spasu abértu, plantason y otus fasilidadi na rés-di-txon.

Ária di Lóti



Ária di Inplantason di Konstruson

40 Soldiers Field Place

Konstruson di Faxada

- **Kuzê ki signifika:** Persentaji di largura di lóti ki prédiu sta autorizadu a okupa.
- **Kuzê ki el ta faze:** Ta kontrola prosimidadi ki prédiu pode ten en rilason a kantus di se lóti, alterandu izisténsia di spasus entri prédius ô un limiti kontinuadu.



1121 Dorchester Avenue

Altura

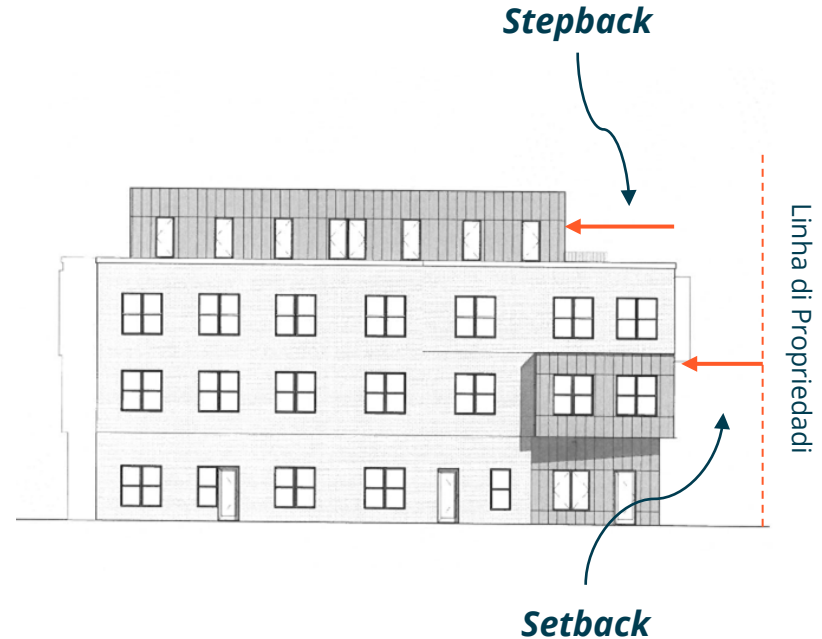
- **Kuzê ki signifika:** altura di un prédiu (mididu en andar y/ô pê).
- **Kuzê ki el ta faze:** Ta difini altura total di un prédiu. Dispuzisons rilasonadu ku meiu-andar ô inklinaison di terasu pode iziji terasu ki ka é planu. Ka ta inklui spasus nau okupável sima ekipaméntus mekániku, tôris di águ, etisétra, óra ki é ménus di 33% di terasu.



11 East Lenox Street

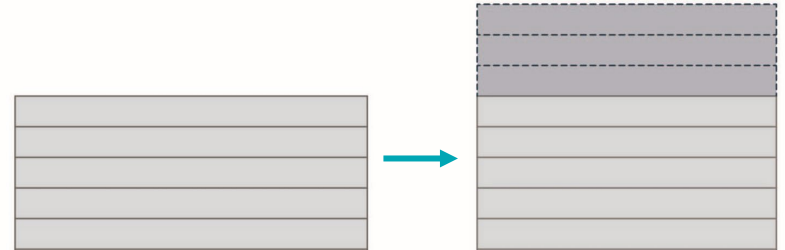
Setbacks (rekuos) + Stepbacks

- **Kuzê ki signifika:** *Setbacks* ta iziji pa prédius fika lokalizadu a un distánsia mínimu di Linha di Propriedadi. *Stepbacks* ta afasta kes andar di riba di bórda di prédiu.
- **Kuzê ki el ta faze:** Tudu dos dimenson ta kria espasu entri prédius ki ta pirmiti asésu a lu s y ar. *Setbacks* ta djuda rizerva espasu na lóti pa plantason y espasu abérto, y *stepbacks* pode kria spasmus di lazer na andarís diriba, sima splanadas y kuberturas.



Bónus di Densidadi ô Altura

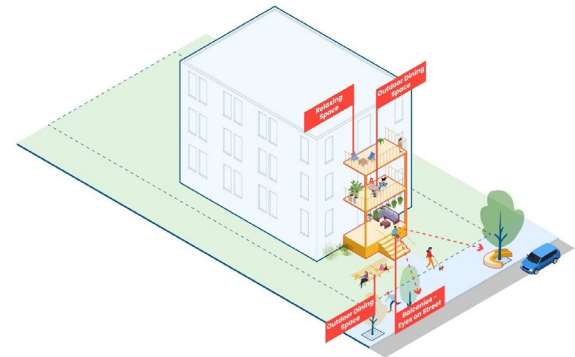
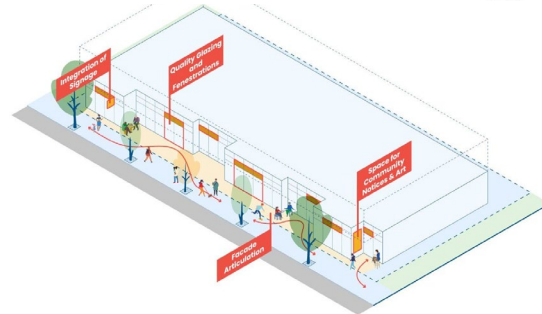
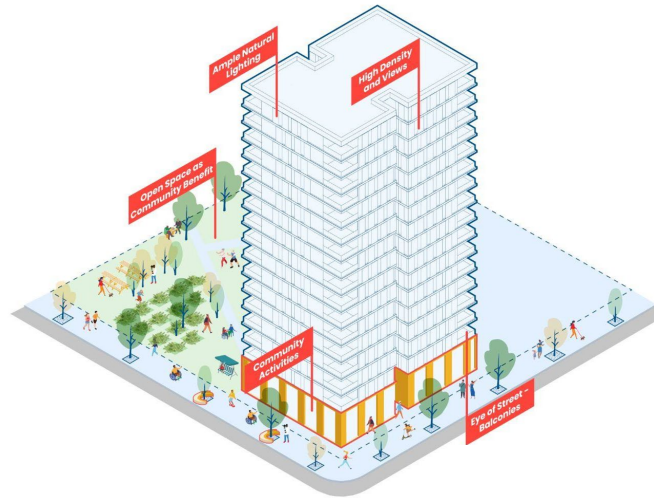
- **Kuzê ki signifika:** ta kria un via pa pirmiti konstruson di prédius más grandi ô más altu pur kauza di un binifísiu konxedu na lokal (y ki foi inskritu antiriormenti na kódigu)
- **Kuzê ki el ta faze:** Pode ser atribuídu pa moradias di baxu kustu, nóvus spasu abértu públiku, teknolujia di konstruson di baxu karbónu, ô otus binifísiu ki ta atribuídu komu un karakterístika di enprendiméntu. Tanbe pode ser atribuídu di akordu ku un karakterístika di un lokal (sima distánsia ti tránzitu)



Padrons di Fórma y Dizenpenhu

Padrons di dizenpenhu pode inklui izijéncias pa:

- Fasilidadi rizidensial utilizável/spasu abértu, sima varanda, kubertura ô pátiu
- Limitis di tamanhu pa utilizason kumersial ô otus



Ditirminason di Rigulaméntus Dimensional

Ta ben dizenvolvedu nóvus tabéla dimensional pa kada nóvu distritu di utlizason misturadu di Prasad + Ruas, ki pode inklui:

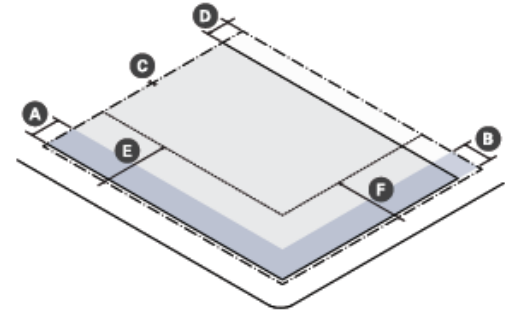
Padrons di Lóti:

- Izijéncias di fasilidadi rizidensial/spasu abértu
- Izijéncia di faxada di rua pa diferentis tipu di prédiu

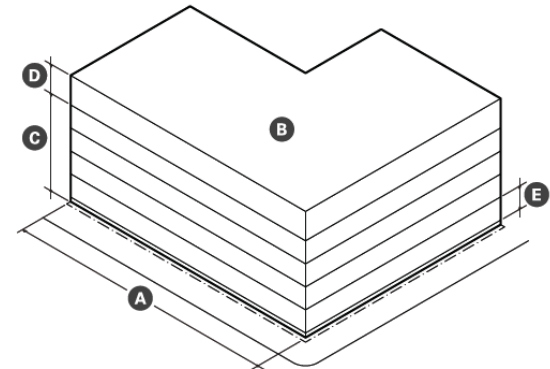
Padrons di Fórma di Prédiu:

- Kubertura di lóti di prédiu
- Konstruson di faxada
- Altura
- Largura másimu di prédiu
- Altura mínimu di rés-di-txon

Padrons di Lóti



Padrons di Fórma di Prédiu



Utilizations di Terenu



Módi ki zoniaméntu ta rigula utilizason di terenu?

- Zoniaméntu di Boston ta rigula **módi ki terrenus pode ser utilizadu**
- Kada *utilizason* di terenu ta delegadu komu **pirmitidu, kondisional ò proibidu** na kada ária di Sidadi
 - Kondisional signifika ma el ta meste un autorizason di utilizason kondisional di Konsejhu di Rikursus di Zoniaméntu

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Drive-in restaurant	F	F	F	F
Restaurant	A	C	A	A
Take-out restaurant Small ⁽⁶⁾	F	F	C	F
Large ⁽⁶⁾	F	F	C	F

Mudernizason di Tabéla di Utilizason

Dizafiu: Rigulaméntus atual di utilizason é difísil di navega tantu pa públiku komu pa pesual di Dipartaméntu di Sirvisus di Inspeson ki ta analiza lisénsas di konstruson.

- Más di 250 utilizason individual na maioria di artigus di zónas
- É difísil pa rikirentis y pa izaminadoris di ISD kategoriza un utilizason ki ka sta klaramenti indikadu na tabéla di utilizason

Pa ZBAs ki ka sta rilasionadu ku Artigu 80, di 20/7/23-26/9/23, rigulaméntus di utilizason foi 3^o violason más sitadu pa ISD (10% di total di sitason)



Mudernizason di Tabéla di Utilizason


Opurtunidadi: Konsolida utilizasons semelhanti y midjora difinisons; ilimina utilizasons antikuadu; intruduzi padrons di fórma y dizenpenhu, si nisisáriu; y aplika kes difinison li a nóvus distritu di zoniamentu.

Rizultadus: Un kódigu di zoniamentu más navegável y privizível, aselerandu rivizon di ISD y fasilitandu prusésus pa dónus di propiedadis.



Metodolojia di Mudernizason

1. Stabelese un inventáriu di tudu utilizason na kódigu di zoniaméntu interu
 - a. Ilimina utilizasons antikuadu
2. Poi utilizasons semelhanti na mésmu grupu
3. Skrebe nóvus difinison pa utilizasons, inkluidu padrons di fórma y dizenpenhu, si nisisáriu
 - a. Inklui linguaji ki ta pírmiti Sirvisus di Inspeson ditirmina utilizasons semelhanti na futuru



Konsulta otus dipartaméntu di Kámara Munisipal durante prusésu di ilaborason

Metodolojia di Mudernizason

Otus dipartaméntu di Kámara Munisipal ki dja konsultadu (ti gósi):

- Dipartaméntu di Sirvisus di Inspeson
- Konselhu di Lisensiaméntu
- Kumison di Difisiéncias
- *Age Strong Commission* (un Kumison)
- Kumison di Saúdi Públiku
- Gabeti di Artis y Kultura di Kámara Munisipal
- Kumison di Kontrolu di Puluison di Ar

Inventáriu di Utilizasons

Automatic teller machine
Bank
Drive-in bank
Post office
Adult education center
community center
day care center
day care center, elderly
library
place of worship
monastery
convent
parish house
Residence for members of religious order
Art gallery
Art Use
Auditorium
Cinema
Concert hall
Museum
Public art, display space
Studio, arts
Studio, production
Theatre
Theater
Ticket sales
Musical instrument repair
Art metal craft shop
Dormitory not accessory to a use
fraternity
Adult bookstore

Bakery
Cannabis Establishment
General retail business
Liquor store
Local retail business
Outdoor sale of garden supplies
Pawnshop
Music store
College or university
Elementary or secondary school
Kindergarten
Professional school
Trade school
Cemetery
Columbarium
Crematory
Funeral home
Mortuary chapel
Cemetery extension
Adult entertainment
Amusement game machines in commercial establishment
Amusement game machines in non-commercial establishment
amusement game machines in noncommercial establishment
Bar
Bar with live entertainment
Restaurant with live entertainment, not operating after 10:30 p.m.
Restaurant with live entertainment, operating after 10:30 p.m.
Bowling alley
Billiard parlor
Dance hall
Drive-in theatre
Fitness center or gymnasium

Private club
Private club not serving alcohol
Private club serving alcohol
Restaurant with entertainment
Social, recreational, or sports center
Concert hall
Clinic
Custodial care facility
Group care residence, general
Group residence, general
Hospital
Nursing or convalescent home
Bed and breakfast
Inn
Kitchen
Kitchen, suite
Motel
Apartment hotel
Cleaning plant
General manufacturing use
Light manufacturing use
Printing plant
Restricted industrial use
Art use
Agency or professional office
General office
Office of wholesale business
back office
Golf driving range
grounds for sport, private
open space
open space recreational building
outdoor place of recreation for profit
Stadium
Automatic telephone exchange
telecommunications data distribution center

Artists' mixed-use
Courthouse
Fire station
Outdoor payphone
Penal institution
Police station
Pumping station
Recycling Facility
Recycling facility (excluding facilities handling toxic waste)
Solid waste transfer station
substation
Sub-station
Telephone exchange
Post office
Research laboratory
Congregate living complex
Elderly housing
Group residence, limited
Homeless shelter
Lodging house
Mobile home
Mobile home park
Multi-family dwelling
One family detached dwelling
One family semi-attached dwelling
Orphanage
Rowhouse
Temporary dwelling structure
Three family detached dwelling
Townhouse
Transitional housing or homeless shelter
Transitional housing
Two family detached dwelling
Two family semi-attached dwelling
Drive-in restaurant
Restaurant

Take-out restaurant
Animal hospital
Barber or beauty shop
Body art establishment
Caterer's establishment
Check cashing business
Container redemption center
Dry-cleaning shop
Kennel
Laundry, retail service
Laundry, self-service
Photocopying establishment
Shoe repair
Tailor shop
Inn
Inn and stage stop
Outdoor storage of solid fuel or minerals
Outdoor storage of new materials
Outdoor storage of damaged or disabled vehicles
Outdoor storage of junk and scrap
Outdoor storage of solid fuel or minerals
Storage of flammable liquids and gases
Storage or transfer of toxic waste
Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor, or site assigned and licensed solid waste management facility
Warehousing
Wrecking yard
Storage of Dumpsters
Storage of certain materials
Carpenter's shop
Electrician's shop

Photographer's studio
Plumber's shop
Radio/television repair
Taxidermist shop
Upholsterer's shop
Welder's shop
Airport
Bus terminal
Garage with dispatch
Helicopter landing facility
Motor freight terminal
Rail freight terminal
Railroad passenger station
Water terminal
Water terminal - freight
Water terminal - passenger
Airport-related remote parking facility
Bus servicing or storage
Carwash
Gasoline station
indoor installation of automotive parts
Indoor sale, with or without installation, of automotive parts, accessories and supplies
Indoor sale of automobiles and trucks
Indoor sale of motor vehicles
Outdoor sale of new and used motor vehicles
Parking garage
Railroad passenger station
Parking lot
Rental agency for cars
Rental agency for trucks
Repair garage
Truck servicing or storage
Wholesale business
Machine shop

Más di 250 Utilizason Individual

Agrupaméntu di Utilizasons Semelhanti

Perguntas di orientason:

Ki utilizasons é klaramenti úniku?

Kal k'é skala y inpaktu di kada utilizason?

Ki rigulaméntus ki ka sta rilasionadu ku zoniaméntu ta afeta utilizasons? Izénplu:

lisénsa pa benbe bebidas alkóliku

Ilimina Utilizasons Antikuadu

Automatic teller machine
Bank
Drive-in bank
Post office
Adult education center
community center
day care center
day care center, elderly
library
place of worship
monastery
convent
parish house
Residence for members of religious order
Art gallery
Art Use
Auditorium
Cinema
Concert hall
Museum
Public art, display space
Studio, arts
Studio, production
Theatre
Theater
Ticket sales
Musical instrument repair
Art metal craft shop
Dormitory not accessory to a use
fraternity
Adult bookstore

Bakery
Cannabis Establishment
General retail business
Liquor store
Local retail business
Outdoor sale of garden supplies
Pawnshop
Music store
College or university
Elementary or secondary school
Kindergarten
Professional school
Trade school
Cemetery
Columbarium
Crematory
Funeral home
Mortuary chapel
Cemetery extension
Adult entertainment
Amusement game machines in commercial establishment
Amusement game machines in non-commercial establishment
amusement game machines in noncommercial establishment
Bar
Bar with live entertainment
Restaurant with live entertainment, not operating after 10:30 p.m.
Restaurant with live entertainment, operating after 10:30 p.m.
Rowling alley
Billiard parlor
Dance hall
Drive-in theatre
Fitness center or gymnasium

Private club
Private club not serving alcohol
Private club serving alcohol
Restaurant with entertainment
Social, recreational, or sports center
Concert hall
Clinic
Custodial care facility
Group care residence, general
Group residence, general
Hospital
Nursing or convalescent home
Bed and breakfast
Conference center
Executive suites
Hotel
Motel
Apartment hotel
Cleaning plant
General manufacturing use
Light manufacturing use
Printing plant
Restricted industrial use
Art use
Agency or professional office
General office
Office of wholesale business
back office
Golf driving range
grounds for sport, private
open space
open space recreational building
outdoor place of recreation for private
use
Automatic telephone exchange
telematic center or telematic center

Sentral di Telefóni Automátiku

Telefóni Públiku na Rua

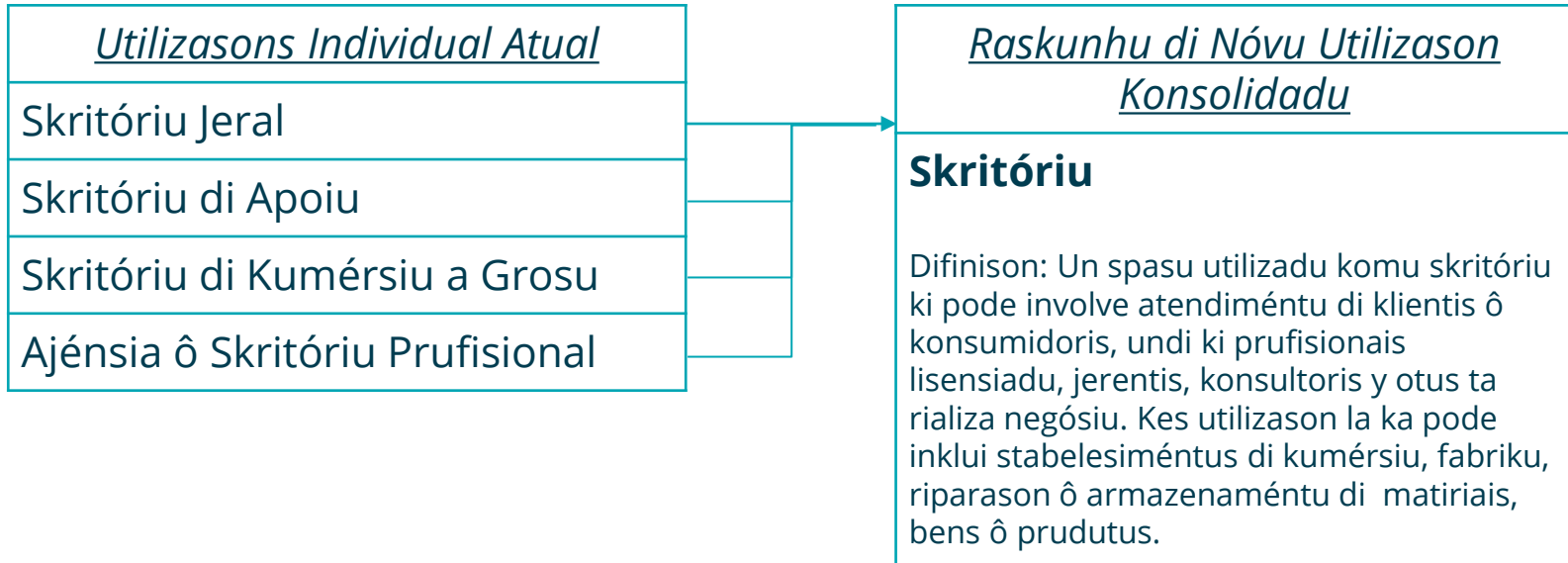
Artists' mixed-use
Courtthouse
Telefóni Públiku na Rua
Outdoor payphone
Penal institution
Police station
Pumping station
Recycling Facility
Recycling facility (excluding facilities handling toxic waste)
Solid waste transfer station
substation
Telephone exchange
Payphone(s)
Telephone booth
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Elderly housing
Group residence, limited
Homeless shelter
Lodging house
Mobile home
Mobile home park
Multi-family dwelling
One family detached dwelling
One family semi-attached dwelling
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Temporary dwelling structure
Three family detached dwelling
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Transitional housing
Two family detached dwelling
Two family semi-attached dwelling
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Restaurant

Sentral di Telefóni Telefóni Públiku

Take-out restaurant
Animal hospital
Barber or beauty shop
Body art establishment
Caterer's establishment
Check cashing business
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Dry-cleaning shop
Kennel
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Laundry, self-service
Photocopying establishment
Shoe repair
Tailor shop
Enclosed storage of solid fuel or minerals
Outdoor storage of solid fuel or minerals
Outdoor storage of new materials
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Outdoor storage of junk and scrap
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Izénplu #1



Izénplu #2

Utilizasons Individual Atual

Ristoranti ô bar (sén animason)

Padaria

Ristoranti di kumida pa viaji

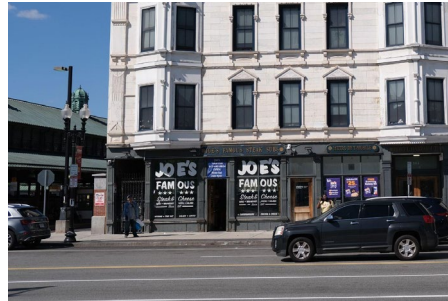
Raskunhu di Nóvu Utilizason Konsolidadu

Ristoranti ô Bar (sén Animason)

Difinison: Un stabelesiméntu didikadu prinsipalmenti a preparason y bénda a retalhu y/ô konsumu di kumida y/ô bebida alkóliku na lokal, y ki ka ta resebe ivéntus di animason au vivu rigularmenti.

Pikinóti – Ária brutu total ka más di _____
pê kuadradu pur utilizason.

Grandi - Ária brutu total ka más di _____
pê kuadradu pur utilizason.



Padrons di Fórma y Dizenpenhu

Izénplus di konsiderasons y putensiais padron:

Priokupasons:

Puluison y kontaminason



Padrons:

Ristrison di imisons

Inpaktus di barudju



Limita oráriu di funksionaméntu

Rés-di-txon baziu ô “nau
ativadu”



Iziji kumérsiu ô otu utilizason ativu
na rés-di-txon

Grandis spasu kumersial, invê
di pikénus inpréza



Limiti di ária di okupason



Kronograma & Prósimus Pasu

Kronograma y Prósimum Pasu

Meiu di Otu

Divulgason di análizi di zoniaméntu

Rekolha di riasons di pártis interesadu

Inísiu di Nuv

Divulgason di raskunhu di alterason di testu di zoniaméntu na sidadi interu

Divulgason di alterasons di mapa di zoniaméntu di East Boston y Mattapan

Meiu di Nuv

Riunions públiku y un piríudu más alargadu di riason di públiku sobri raskunhu di alterason di zoniaméntu

Diz-Jan

Piríudu di adoson di zoniaméntu ku riunions di Konsehu di BPDA y di Kumison di Zoniaméntu pa aprovason

Nu Meste Bu Ajuda!

- Sabe más na: bostonplans.org/squares y inskreve pa nos lista di email
- Flá-nu kuzê k'é inpurtanti pa **BO** na Prasad + Ruas!
 - Ten un prédiu, lokal ô spasu ki bu gusta y ki nu debe analiza?
 - Ten un utilizason kumunitáriu ki bu sa ta odja (ô ki bu kre odja) y ki nu debe konsentra n'el?
- Djuda orientá-nu y dá-nu bu opinion na nos oráriu di spidienti virtual y na riunions públiku na futuru!



Dá-nu Bu Opinion

Ben na Nos Oráriu di Spidienti Virtual!

Ta kontise 2-4 bêš pa simana, na kes simana li:

Simana di 30 di otu

Simana di 6 di nuv

Simana di 13 di nuv

Simana di 20 di nuv

Simana di 27 di nuv

Simana di 4 di diz

Partisipa nun Riunion Públiku!

Seg, 13 di nuv: Raskunhu di Alterason di Testu di Zoniaméntu di Sidadi Interu

Tér, 14 di nuv: Raskunhu di Alterason di Mapa di Zoniaméntu di East Boston

Kua, 15 di nuv: Raskunhu di Alterason di Mapa di Zoniaméntu di Mattapan

Tér, 5 di diz: Alterason Final di Testu di Zoniaméntu di Sidadi Interu

Dá-nu bu Opinion!

Da bu opinion sobri alterason di zoniaméntu nun furmuláriu ki bu ta ben resebe durante **piríudu di kumentáriu públiku, di 9 ti 30 di nuvénbru!**

Diskuson



P&R

- Ki tipus di prédiu rilationadu ku Prasas + Ruas sa ta falta?
- Ki otus fator dimensional fundamental nu debe konsidera óra ki nu ta ditirmina y difini nóvus distritu?
- Ki utilizasons di terenu nu debe konsentra n'el óra ki nu ta konsolida y difini-s?
- Ten utilizasons di terenu ki ta binifisiaba bu kumununidadadi y ki aktualmenti ka sta inkluídu ô ka sta difinidu dretu na Kódigu di Zoniaméntu?
- Ki otus kiston sa ta falta na kódigu di zoniaméntu atual di Boston y ki nu debe diskuti?



Obrigadu!

pa más informason, vizita: <https://www.bostonplans.org/squares>