

# CHINATOWN DRAFT ZONING TEXT AMENDMENT

*Updated April 2026*

This Chinatown Draft Zoning Text Amendment and the accompanying Chinatown Draft Zoning Map constitutes the entirety of the proposed rezoning in Chinatown. Annotations throughout this Draft Zoning Text Amendment explain the rationale behind some key changes made to the original November 2024 draft. Changes to the draft amendment are highlighted in **yellow**.

Today, Article 43 - Chinatown District regulates the entirety of the Chinatown neighborhood. However, zoning changes in one article may require changes in other articles to update cross-references and definitions. The following zoning articles include proposed changes:

## Substantial Changes

- Article 43 - Chinatown Neighborhood Article
- Article 34 - Institutional Districts
- Article 8 - Regulation of Uses

## Supportive Changes

- Article 31 - Skyline Districts
- Article 3 - Establishment of Zoning Districts
- Article 23 - Off-Street Parking
- Article 49A - Greenway Overlay District
- Article 89 - Urban Agriculture

## **REPLACE EXISTING: ARTICLE 43 - CHINATOWN NEIGHBORHOOD DISTRICT**

### Section 43-1. - Purpose of Chinatown Neighborhood District

The Chinatown Neighborhood District is a culturally rich and historic area characterized by a mix of uses including: housing, retail, restaurants, services, and institutions. Chinatown is a gateway for generations of immigrants and their families, as well as a destination for visitors, and is a hub for social and cultural connectivity. The purpose of this neighborhood article is to support diversity of businesses and services, increase the supply of housing, and promote opportunities for commercial and cultural growth. Chinatown's subdistricts and their purposes are listed in this Section 43-1:

- A. The R-1 Residential Subdistrict is a small-scale residential subdistrict that seeks to maintain the architectural integrity, scale, and density of tight-knit residential buildings, including row houses and small commercial uses.
- B. The R-10 Residential Subdistrict is a predominantly residential subdistrict that reflects taller housing developments and encourages increased outdoor amenity spaces for residents and visitors.
- C. The CC Community Commercial Subdistrict is a mixed-use subdistrict distinguished by small-scale commercial and cultural uses, and is regulated to maintain the fine-grained character of the area.
- D. The SKY-LOW-CT Subdistrict is a high activity, mixed-use subdistrict that is regulated to ensure development is compatible in scale and uses, particularly for residential uses.
- E. The AIR Air Rights Subdistrict is applied to locations on top of or immediately adjacent to significant transportation rights-of-way. Use and dimensional regulations are the same as the neighboring R-10 Subdistrict to ensure that any new development appropriately stitches together the built form of adjacent neighborhoods that are currently disconnected by major infrastructure.

**Commented [1]:** Removed the Chinatown Affordable Housing Overlay bonus height, so every project now has the same maximum building dimensions.

**Commented [2]:** The former MU-10 Subdistrict is now proposed as the SKY-LOW-CT Subdistrict, with very similar dimensional and land use regulations to the former MU-10. Creates more consistency across the code by using the new SKY-LOW Subdistrict established in other parts of Downtown.

**Commented [3]:** Removed the Chinatown Affordable Housing Overlay bonus height, so every project now has the same maximum building dimensions.

**Commented [4]:** Removed "Study Area" from the name "Air Rights Study Area Subdistrict."

### Section 43-2. - Physical Boundaries

The provisions of this Article are applicable only in the Chinatown Neighborhood District. The boundaries of the Chinatown Neighborhood District and its subdistricts are as shown on the map entitled "Map 1G Chinatown Neighborhood District (supplemental to 'Map 1

Boston Proper”),” of the series of maps entitled “Zoning Districts City of Boston,” as amended.

### Section 43-3. - Establishment of Chinatown Subdistricts

- A. This Section 43-3, together with Section 3-1 (Establishment of Zoning Districts) establishes the Chinatown Neighborhood District and five Chinatown Neighborhood Subdistricts.** The provisions of this Article 43 and the remainder of this SeCode constitute the zoning regulations in the Chinatown Neighborhood District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article 43 and the remainder of this Code, the provision of this Article 43 shall govern. Where a conflict exists between a provision of this Article 43 and an overlay district described in Article 3, the terms of Section 3-1A shall govern which provision shall take precedence.
- B. Use Regulations Applicable in Chinatown.** Use regulations for the Chinatown Neighborhood District are set forth in Article 8 (Uses) of this code and in Sections 43-4 and 43-5. Additional use and performance standards are set forth in Table A of this Article 43.
- C. Dimensional Regulations Applicable in Chinatown.** Dimensional Regulations for the Chinatown Neighborhood District are set forth in Table B of this Article 43 and Sections 43-4 through 43-7.
- D. Parking and Loading Regulations Applicable in Chinatown.** Parking regulations for the Chinatown Neighborhood District are set forth in Article 23 (Off-Street Parking). Loading regulations for Chinatown are set forth in Article 24 (Off-Street Loading).
- E. Prohibition of Planned Development Areas.** Within the Chinatown Neighborhood District, no Planned Development Area (“PDA”) shall be permitted, except within the Air Rights Subdistrict or for such Planned Development Areas that are in existence on the effective date of this Article 43. Except within the Air Rights Subdistrict, such extant approved Development Plan may only be amended in accordance with Section 80C-7 (Amendment of Planned Development Area Plans) of the Code. Any proposed amendment to such extant approved Development Plan shall increase the maximum building height allowed in such approved Development Plan by no more than fifteen (15) feet, and such approved Development Plan as so modified shall supersede any contrary provision for maximum building height in the underlying zoning.

### Section 43-4. - Air Rights Subdistrict Use and Dimensional Regulations

The land use and dimensional regulations for the R-10 Subdistrict in this Article 43 shall apply to the Air Rights Subdistrict unless otherwise modified by a Planned Development Area (“PDA”).

**Section 43-5. - SKY-LOW-CT Subdistrict Use and Dimensional Regulations**

The land use and dimensional regulations for the SKY-LOW-CT Subdistrict in this Article 43 are found in Article 31.

**Commented [5]:** Regulations for the SKY-LOW Districts are found in the recently adopted Article 31, but included in this Chinatown Neighborhood District Article because it is within the Chinatown Neighborhood District boundary.

**TABLE A: ADDITIONAL USE AND PERFORMANCE STANDARDS**

USE AND PERFORMANCE STANDARDS	CC
<b>STANDARDS FOR INDUSTRIAL AND STORAGE USES</b>	
Food and Beverage Production	Must include a minimum of 500 sf of accessory or associated Restaurant or Retail use

**TABLE B: DIMENSIONAL REGULATIONS**

BUILDING LOT STANDARDS	R-1	CC	R-10
<b>Building Lot Coverage (max)</b>			
Lot Area ≤ 25,000 sf	75%	95%	85%
Lot Area > 25,000 sf	75%	95%	70%
<b>Permeable Area of Lot (min)</b>			
Lot area > 25,000 sf	-	-	15%
<b>Ground Floor Outdoor Amenity Space (min)</b>			
Located along the Primary Lot Frontage for Lot Area ≤ 25,000 sf	-	-	-
Located along the Primary Lot Frontage for Lot Area > 25,000 sf	-	-	-
Outdoor Amenity Space (min)	-	-	20%
Building Floor Plate (max sf)	1,500	2,500	25,000
Front Yard (min)	0'	0'	0'
Rear Yard (min)	10'	5'	5'
<b>Side Yard (min)</b>			

**Commented [6]:** Increasing from 2,000 square feet to better match existing parcel and building sizes.

With a party wall	0'	0'	0'
Without a party wall	3' <sup>1</sup>	5' <sup>1</sup>	5' <sup>1</sup>
<b>BUILDING FORM STANDARDS</b>	<b>R-1</b>	<b>CC</b>	<b>R-10</b>
Building Height in feet (max)	45'	80'	155'
<b>Stepback Height</b>			
Abutting a Lot containing a non-Historic Building or no Building	-	-	70' <sup>2</sup>
Abutting a Lot containing a Historic Building	-	-	Building height of abutting Historic Building or, in the case of multiple abutting Historic Buildings, the building height of the lowest Historic Building <sup>2</sup>
Length of building facade (max) at and above Stepback Height	-	-	Any building facade located at or above the Stepback Height must be less than or equal to 200' in length.
Building Floor Plate (max sf) at and above Stepback Height	-	-	15,000 sf
Blank Wall of Facade (max)	-	15'	15'
Ground Floor Height (min)	-	-	-
Multiple Buildings Allowed Per Lot	No	Yes	Yes

**Commented [7]:** 155' establishes greater consistency across the code without meaningfully increasing the maximum number of stories that a building can be.

**Commented [8]:** This dimension was not previously included in the Draft.

**Footnotes to Table B**

For any project that is subject to or has elected to comply with Large Project Review or Small Project Review under the provisions of Article 80, the following provisions shall apply:

1. The minimum Yard may be 0' if it is determined through such review process that there is adequate and enduring separation between buildings on neighboring parcels.
2. Stepback Height and the depth of such Stepback may be determined through such review process provided there is adequate separation of tall building elements and improved building design to minimize impacts and any excessive wind downdrafts on significant public streets, sidewalks, and abutting structures.

## Section 43-6. - Applicability of Coastal Flood Resilience Overlay District (CFROD).

Where the Chinatown Neighborhood District is covered by the Coastal Flood Resilience Overlay District (CFROD), as shown on the map entitled "1G Chinatown Neighborhood District," the following regulations apply:

- 1. Projects Subject to CFROD.** See Article 25A (CFROD) for regulations applicable to a Project that is subject to or elects to comply with the CFROD regulations, under Section 25A-4 (Applicability).
- 2. Regulations Applicable to Certain Small Projects for Residential Uses and Additional Dwelling Units.** For a Project that proposes the addition or extension of Residential Uses and is not subject to and has not elected to comply with the regulations of CFROD, under Section 25A-4:
  - a.** the addition or extension of Residential Uses below the Sea Level Rise-Design Flood Elevation (SLR-DFE), as defined in Article 25A-6.1(a), is prohibited; and
  - b.** the regulations set forth in Section 25A-6 are incorporated herein by shall apply.

**Commented [9]:** Consistent with other recent zoning reform initiatives, this restricts the construction of new residential units that would be threatened by sea level rise and flooding. This requirement already exists for any project larger than 15 units or 20,000 square feet, so would now apply to all sizes of projects.

## Section 43-7. - Reconstruction and Extension of Nonconforming Buildings in Chinatown Neighborhood District

Notwithstanding the provisions of Section 9-1 Reconstruction and Extension of Nonconforming Buildings, a Proposed Project may alter or enlarge a building that exists on the effective date of this Article and that does not conform to the applicable dimensional requirements specified in other provisions of this Article, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

# NEW: ARTICLE 34 - INSTITUTIONAL DISTRICTS

## Section 34-1. - Purpose of Institutional Districts

Institutional Districts are areas characterized by facilities for higher education and/or medical care that are located within a distinct campus or campuses of established institutions, and frequently include a mapped Institutional Master Plan (“IMP”). The purpose of the Institutional Districts is to affirm the presence of institutions within the city, and ensure compatibility with surrounding areas. Institutional Master Plans established under Section 80D will supersede these regulations to provide for the well-planned development of Institutional Uses to enhance their public service and economic development role in surrounding neighborhoods. Institutional Districts and their purposes are listed in this Section 34-1:

- A. The **IS-1 District** is distinguished by the presence of an institution with a large, distinct campus, containing significant outdoor amenity space, and generally less-dense built form.
- B. The **IS-2 District** is distinguished by the presence of an institution with a more concentrated campus within the context of a denser urban setting.

## Section 34-2. - Establishment of Institutional Districts

- A. **This Section 34-2, together with Section 3-1 (Establishment of Zoning Districts) establishes two Institutional Districts: IS-1 and IS-2.** An Institutional District is indicated by the designation “IS-1” or “IS-2” on any official map of the City of Boston. The provisions of this Article 34 and the remainder of this Code constitute the zoning regulations in an Institutional District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article 34 and the remainder of this Code, the provision of this Article 34 shall govern. Where a conflict exists between a provision of this Article 34 and an overlay district, the terms of Section 3-1A shall govern which provision shall take precedence.
- B. **Institutional Master Plans.** The provisions of an Institutional Master Plan established under the provisions of Section 80D shall supersede the provisions of this Article 34.
- C. **Planned Development Areas.** Within an Institutional District, Planned Development Areas established under the provisions of Section 80C shall be allowed. The provisions of Section 80C shall supersede the provisions of this Article 34.

**Commented [10]:** Clarifying that Institutional Districts will not be mapped only where there are IMPs.

**Commented [11]:** Added in language for clarity around IMPs superseding underlying zoning.

**Commented [12]:** Updated purpose statements to remove specific dimensions and land uses, and instead describe the characteristics of the districts.

**Commented [13]:** Added in language for clarity around IMPs superseding underlying zoning.

**Commented [14]:** Added provision to clearly state allowance of PDAs, although the previous draft allowed them as well.

**D. Use Regulations Applicable in Institutional Districts.** Use regulations for Institutional Districts are set forth in Article 8 (Uses) of this code, unless otherwise modified by an Institutional Master Plan (“IMP”) or Planned Development Area (“PDA”). Additional use and performance standards are set forth in Table A of this Article 43.

**Commented [15]:** Clearly stating that any PDAs will set the land use regulations regardless of underlying zoning.

**E. Dimensional Regulations Applicable in Institutional Districts.** Dimensional Regulations for Institutional Districts are set forth in Table B of this Article 34, unless otherwise modified by an Institutional Master Plan (“IMP”) or Planned Development Area (“PDA”).

**Commented [16]:** Clearly stating that any PDAs will set the dimensional regulations regardless of underlying zoning.

**F. Parking and Loading Regulations Applicable in Institutional Districts.** Parking regulations for Institutional Districts are set forth in Article 23 (Off-Street Parking). Loading regulations for Institutional Districts are set forth in Article 24 (Off-Street Loading), unless otherwise modified by an Institutional Master Plan (“IMP”) or Planned Development Area (“PDA”).

**Commented [17]:** Clearly stating that parking and loading regulations as part of IMPs or PDAs will supersede the underlying zoning.

**TABLE A: ADDITIONAL USE AND PERFORMANCE STANDARDS**

USE AND PERFORMANCE STANDARDS	IS-1	IS-2
<b>STANDARDS FOR RESIDENTIAL USES</b>		
All Residential Uses	Residential Uses are allowed for any project that is subject to or has elected to comply with Large Project Review or Small Project Review under the provisions of Article 80.	
<b>STANDARDS FOR COMMERCIAL USES</b>		
Research Laboratory	Must be located in a building where at least 60% of gross floor area is another allowed use or lawful conditional use, inclusive of College or University Use.	

**Commented [18]:** New performance standard needed for making research laboratories and residential uses allowed.

**Commented [19]:** Added to make residential uses allowed only if they go through the Article 80 process.

**Commented [20]:** Sets guidelines to limit the creation of entirely lab buildings if they are outside of an IMP. A lab building within an IMP or PDA may still be approved as the entire use of a building.

**TABLE B: DIMENSIONAL REGULATIONS**

BUILDING LOT STANDARDS	IS-1	IS-2
Building Lot Coverage (max)		
Lot area ≤ 25,000 sf	75%	95%
Lot area > 25,000 sf	70%	90%
Permeable Area of Lot (min)		
Lot area ≤ 25,000 sf	10%	-
Lot area > 25,000 sf	15%	-

BUILDING FORM STANDARDS	IS-1	IS-2
Building Height in Feet (max)	-	300'
Building Floor Plate (max)	-	25,000 sf
Floor Area Ratio (max)	2	-
Multiple Buildings Allowed Per Lot	Yes	Yes

**Commented [21]:** Added height and floor plate as the dimensional regulations instead of FAR.

**Commented [22]:** Added height and floor plate as the dimensional regulations instead of FAR.

# ARTICLE 8 - REGULATION OF USES

Section 8-3. Use Regulations.

TABLE A: USE REGULATIONS

Key:

**Districts.**

S = Squares + Streets

SKY = Skyline

IS = Institutional

**Subdistricts.**

Chinatown Neighborhood District

R-1 = Residential Subdistrict

R-10 = Residential Subdistrict

CC = Community Commercial Subdistrict

**Status.**

A\*, A-G | C\*, A-G | F\*, C\*, or C-G | F\* = Subject to district Use and Performance Standards

ALLOWED

A = Allowed

A-G | C = Allowed only on basement or ground floor (Conditional on upper stories)

A-G | F = Allowed only on basement or ground floor (Forbidden on upper stories)

CONDITIONAL

C = Conditional

C-G | F = Conditional only on basement or ground floor (Forbidden on upper stories)

C-G | A = Conditional only on basement or ground floor (Allowed on upper stories)

FORBIDDEN

F = Forbidden

See Section 3-1 (Division of the City into Districts) for listing of districts.

	Institutional		Chinatown Neighborhood District			Skyline
	IS-1	IS-2	R-1	R-10	CC	SKY-LOW
<b>OPEN SPACE USES</b>						
Cemetery	F	F	F	F	F	F
Private Open Space	A	A	C	C	C	C
Publicly Accessible Open Space	A	A	A	A	A	A

	Institutional		Chinatown Neighborhood District			Skyline
	IS-1	IS-2	R-1	R-10	CC	SKY-LOW
<b>CIVIC USES</b>						
Child Care/Adult Day Health Center	A	A	A	A	A	A
Community Center	A	A	A	A	A	A
Municipal Use	A	A	A	A	A	A
Place of Worship	A	A	A	A	A	A
School, K through 12	A	A	A	A	A	A
<b>RESIDENTIAL USES</b>						
Artists' Live-Work	C*	C*	A	A	C-G   A	A
Fraternity or Sorority	C*	C*	F	F	F	C
Household Living - 1-4 units	C*	C*	A	A	C-G   A	C
Household Living - 5-8 units	C*	C*	A	A	C-G   A	A
Household Living - 9-14 units	C*	C*	A	A	C-G   A	A
Household Living - 15+ units	C*	C*	F	A	C-G   A	A
Lodging House	C*	C*	C	A	C-G   A	A
Mobile Home Establishment	C*	F	F	F	F	F
Shelter Facility	C*	C*	F	C-G   A	F	A
Supportive Housing	C*	C*	A	A	C-G   A	A
<b>COMMERCIAL USES</b>						
Adult Entertainment	F	F	F	F	F	F
Art Studios	A	A	F	A	A	A
Bank	A	A	F	C-G   F	A-G   F	A
Check Cashier	F	F	F	F	F	C

**Commented [23]:** Residential uses made allowed, but only if they go through Article 80 Small or Large project review.

**Commented [24]:** Updated to affirm banks as supportive land uses to institutions.

	Institutional		Chinatown Neighborhood District			Skyline
	IS-1	IS-2	R-1	R-10	CC	SKY-LOW
Drive-in	F	F	F	F	F	F
Entertainment/Events - Extra Small	C	A	F	A-G   F	A	A
Entertainment/Events - Small	C	A	F	A-G   F	A	A
Entertainment/Events - Medium	C	A	F	F	A	A
Entertainment/Events - Large	C	C	F	F	F	C
Entertainment/Events - Extra Large	F	F	F	F	F	F
Funeral Home	F	F	F	F	F	F
Grocery Store - Small	A	A	A-G   C	A-G   F	A	A
Grocery Store - Large	A	A	F	A-G   C	C	A
Hotel - Small	A	A	F	F	C	A
Hotel - Large	C	C	F	F	F	C
Indoor Recreation	A	A	F	A-G   C	A	A
Makerspace	A	A	F	A-G   C	A	A
Museum	A	A	C	A	A	A
Office - Small	A	A	C	A-G   C	A	A
Office - Medium	A	A	F	F	A	A
Office - Large	A	A	F	F	F	A
Office - XL	F	C	F	F	F	C
Research Laboratory	A*	A*	F	F	F	F
Restaurant - Small	A	A	C-G   F	A-G   C	A	A

**Commented [25]:** Updated to reflect prevalence of entertainment spaces associated with institutions.

**Commented [26]:** Updated to affirm supportive land uses to institutions.

**Commented [27]:** Updated to affirm supportive land uses to institutions.

**Commented [28]:** Updated to affirm supportive land uses to institutions.

**Commented [29]:** Updated to make it easier for family associations to use their space for exhibitions.

**Commented [30]:** Updated to make it more possible for family association offices to continue to operate.

**Commented [31]:** Updated to affirm supportive land uses to institutions.

**Commented [32]:** Land use not previously included in code when the draft was released.

**Commented [33]:** Updated to affirm research laboratories as a core and supportive land use for institutions, but with an performance standard requiring it be in a building with another allowed use.

	Institutional		Chinatown Neighborhood District			Skyline
	IS-1	IS-2	R-1	R-10	CC	SKY-LOW
Restaurant - Large	A	A	F	C-G   F	A	A
Retail Cannabis Establishment	C	C	F	F	C-G   F	C
Retail Store - Small	A	A	C-G   F	A-G   C	A	A
Retail Store - Medium	A	A	F	C-G   F	A	A
Retail Store - Large	C	A	F	C-G   F	C	A
Retail Store - Extra Large	F	C	F	F	F	C
Service Establishment - Small	A	A	C-G   F	A-G   C	A	A
Service Establishment - Large	A	A	F	C-G   F	C	A
Social Club	A	A	C	A	A	A
Standalone ATM	A	A	F	C	A	C
<b>HIGHER EDUCATION USES</b>						
College or University Use	A	A	F	C	F	C
School, Trade or Professional	A	A	F	C	C	A
<b>HEALTH CARE USES</b>						
Clinic	A	A	F	A-G   C	A	A
Hospital Use	A	A	F	F	F	C
Nursing Home Use	A	A	F	A	A	A
<b>TRANSPORTATION USES</b>						
Airport-Related Remote Parking Facility	F	F	F	F	F	F
Gasoline Station	C	F	F	F	F	F
Major Transportation Facility	C	C	F	F	F	C

**Commented [34]:** Updated to affirm supportive land uses to institutions.

**Commented [35]:** Updated to affirm supportive land uses to institutions.

**Commented [36]:** Updated to affirm supportive land uses to institutions.

**Commented [37]:** Updated in case family associations or other community organizations would be considered a Social Club.

**Commented [38]:** Updated to affirm supportive land uses to institutions.

**Commented [39]:** Updated because no longer distinguishing IS-1 and IS-2 by educational vs medical.

**Commented [40]:** Updated because no longer distinguishing IS-1 and IS-2 by educational vs medical.

	Institutional		Chinatown Neighborhood District			Skyline
	IS-1	IS-2	R-1	R-10	CC	SKY-LOW
Motor Vehicle Rentals	C	F	F	F	F	C
Motor Vehicle Sales	F	F	F	F	F	F
Standalone Parking Garage	C	C	F	F	F	C*
Standalone Parking Lot	C	C	F	F	F	C
Vehicular Services	F	F	F	F	F	F
<b>INDUSTRIAL AND STORAGE USES</b>						
Crematory	C	C	F	F	F	F
Food and Beverage Production	C	C	F	F	A*	A*
General Industrial	F	F	F	F	F	F
Light Manufacturing or Trade Establishment	C	C	F	F	C	F
Non-retail Cannabis Establishment	C	C	F	F	F	F
Restricted Industrial	F	F	F	F	F	F
Self-Storage	F	F	F	F	F	F
Storage of Fuel or Minerals	F	F	F	F	F	F
Storage of Supplies and Scrap	F	F	F	F	F	F
Urban Agriculture	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89
Warehouse or Distribution Center	C	F	F	F	F	F
Accessory uses must comply with the provisions of Section 8-2.5						
<b>ACCESSORY USES</b>						
Accessory Drive-Through	F	F	F	F	F	F

**Commented [41]:** Updated some key industrial and storage uses to be conditional (from forbidden) because these uses could be associated with medical or educational institutions.

	Institutional		Chinatown Neighborhood District			Skyline
	IS-1	IS-2	R-1	R-10	CC	SKY-LOW
Accessory Dwelling Unit (Detached)	F	F	F	F	F	F
Accessory Dwelling Unit (non-Detached)	F	F	A	F	F	F
Accessory Electrical Vehicle Charging	A	A	A	A	A	A
Accessory Entertainment/Events	A	A	F	C	A	A
Accessory Family Day Care Home	A	A	A	A	A	A
Accessory Helicopter Landing Facility	C	A	F	F	F	F
Accessory Home Occupation	C	C	A	A	A	A
Accessory Keeping of Animals	C	C	C	C	C	C
Accessory Keeping of Laboratory Animals	A	A	F	F	F	F
Accessory Motor Vehicle Rental	A	A	F	A	A	A
Accessory Office	A	A	A	A	A	A
Accessory Parking	A	A	A	A	A	A*
Accessory Personnel Quarters	A	A	F	C	C	C
Accessory Public Transit Use	A	A	F	A	C	A
Accessory Self-Storage	C	C	F	F	C	C
Accessory Smoking	F	F	F	F	C	C
Shared Parking	A	A	A	A	A	A*

**Commented [42]:** Updated to allowed because entertainment/events as a main land use would be allowed.

**Commented [43]:** Land use not previously included in the code when this draft was released.

**Commented [44]:** New "Accessory Self-Storage" land use aligns with some recent proposals within and outside of Chinatown to convert underutilized space to self-storage, and provide additional access for residents and businesses.

**Table A Definitions**

**Accessory Self-Storage.** Subject to the provisions of Section 8-2.5 (Accessory Uses), a facility where indoor areas for the storage of non-hazardous goods or personal property are available for rent or sale to the general public. Such use shall not be allowed on a Primary Lot Frontage.

# ARTICLE 31 - SKYLINE DISTRICTS

Section 31-5. - Establishment of Skyline Historic Dimensional Overlays. This Section 31-5, establishes Skyline Historic Dimensional Overlays as overlays to SKY-LOW in order to set height and building floor plate standards that help maintain the scale and historic character of existing areas within SKY-LOW districts. A Skyline Historic Dimensional Overlay is indicated by the designation "SKY-LOW-DT" or "SKY-LOW-CT" on any official zoning map of the City of Boston. The provisions of this Section 31-4 are in addition to the requirements of Table B Dimensional Regulations.

The following Skyline Historic Dimensional Overlays are established:

- A. **Downtown (SKY-LOW-DT, SKY-LOW-CT):** The Downtown Historic Dimensional Overlay includes the following ~~two~~ **three** areas:
  - a. **Ladder Blocks:** The Ladder Blocks are an architecturally- and historically-significant area of Downtown. Connecting Downtown and the Boston Common, the Ladder Blocks have a rich mix of notable 18th- and 19th- century buildings. Bounded by Washington and Tremont Streets, the area is named for the cross streets that create a street grid resembling a ladder.
  - b. **India and Broad Street Area:** This area of the larger Wharf District is distinguished by its small urban fabric and mix of historic brick and masonry structures.
  - c. **Essex/Harrison Chinatown Area:** This area of Chinatown is characterised by a significant number of late 19th and early 20th century mercantile buildings, now adaptively reused for residential and commercial uses. The area is also anchored by Phillips Square and borders the Rose Kennedy Greenway, providing significant public realm access.

**Commented [45]:** Adding historical context to the Essex/Harrison area in Chinatown, which is included in the SKY-LOW-CT boundary.

A Proposed Project within any such overlay shall comply with the Dimensional Regulations applicable set forth in Table B, as modified by Table C, of this Article 31.

**TABLE C: SKYLINE HISTORIC DIMENSIONAL OVERLAYS**

HISTORIC DIMENSIONAL OVERLAY	Height in feet (max)	Building Floor Plate (max sf)
(SKY-LOW-DT, SKY-LOW-CT) Downtown <sup>1</sup>	155', or such height that complies with State Shadow Regulations, whichever is lesser. <sup>1</sup>	25,000

**Commented [46]:** Sets the height limit for this SKY-LOW-CT Subdistrict to be the same at the nearby SKY-LOW-DT District, and consistent with the formerly proposed MU-10 Subdistrict.

**Footnotes to Table C**

1. Structures built within the boundaries of the Midtown Shadow Overlay, as shown on Map 1A, shall comply with the provisions for the Midtown Cultural District set forth in the State Shadow Regulations.

# ARTICLE 3 - ESTABLISHMENT OF ZONING DISTRICTS

## Section 3-1. - Division of City Into Districts

For the purposes of this code, the City is hereby divided into districts as follows:

one class of mixed use district: S (squares and streets)

two classes of residential districts: R (general); H (apartment)

two classes of business districts: L (local); B (general)

one class of institutional districts: IS

three classes of industrial districts: M (restricted manufacturing); I (general); MER (maritime economy reserve)

one class of open space district: OS (open space)

downtown districts (established pursuant to Section 3-1C (Neighborhood District)), as listed in Subsection (f) of this Section;

neighborhood districts (established pursuant to Section 3-1B (Downtown District), as listed in Subsection (g) of this Section;

the Harborpark District (established pursuant to Section 3-1D), as listed in Subsection (h) of this Section; and

special districts (established pursuant to Section 3-1E), as listed in Subsection (i) of this Section.

Land in private ownership shall not be included in the open space class of district without the written consent of the owner.

Each of the residential, business, and industrial classes is further subdivided into subdistricts, which are identified by a number specifying the maximum allowed floor area ratio and some of which have a second number specifying a height limit. The open space district may be divided into open space subdistricts in accordance with the provisions of Article 33. Mixed Use Districts, Institutional Districts, downtown districts, neighborhood districts, special districts, and the Harborpark District are divided into variously titled subdistricts and subareas, as set forth in the applicable articles of this code.

(a) **Mixed Use Districts:** S0, S1, S2, S3, S4, S5

(b) **Residential Districts:** R-.8 General, H-1-50, H-1, H-2-65, H-2 Apartment, H-3-65, H-3, H-4, H-5

(c) **Business Districts:** L-.5, L-1, L-2-65, L-2, B-1, B-2, B-3-65, B-4, B-6-90a General, B-6-90b, B-8-120a, B-8-120b, B-8-120c, B-8, B-10

(d) **Institutional Districts:** IS-1, IS-2

(d e) **Industrial Districts:** M-1, M-2 Restricted Manufacturing, M-4, M-8, I-2 General Industrial, MER-2, Maritime Economy Reserve

(e f) **Open Space Districts:** OS (Open Space), OS-A (Air-Right), OS-CM (Cemetery), OS-G (Community Garden), OS-P (Parkland), OS-RC (Recreation), OS-SL (Shoreland), OS-S (Stadium), OS-UP (Urban Plaza), OS-UW (Urban Wild), OS-WA (Waterfront Access Area)

(f g) **Downtown Districts**

Bulfinch Triangle District	Leather District
Cambridge Street North District	North Station Economic Development Area
<del>Chinatown District</del>	Skyline Districts
Government Center/Markets District	South Station Economic Development Area
Huntington Avenue/Prudential Center District	Stuart Street District

(g h) **Neighborhood Districts**

Allston-Brighton Neighborhood District	Jamaica Plain Neighborhood District
Audubon Circle Neighborhood District	Massachusetts College of Pharmacy Institutional District
Bay Village Neighborhood District	Mission Hill Neighborhood District
Beth Israel Hospital Institutional District	New England Deaconess Hospital Institutional District
Charlestown Neighborhood District	Newmarket 21st Century Industrial District
<del>Chinatown Neighborhood District</del>	North End Neighborhood District
Dana-Farber Cancer Institute Institutional District	Roslindale Neighborhood District
Dorchester Avenue Neighborhood District	Roxbury Neighborhood District
Dorchester Neighborhood District	Saint Vincent Neighborhood District
East Boston Neighborhood District	South Boston Neighborhood District
Fenway Neighborhood District	South End Neighborhood District

Greater Mattapan Neighborhood District	West Roxbury Neighborhood District
Hyde Park Neighborhood District	

**(h i) Harborpark District**

**(i j) Special District**

Central Artery Special District

The boundaries of the above districts are established as shown on a series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, on file in the office of the City Clerk, which maps, with all explanatory matter thereon, and all maps which, by amendment of this code, may be substituted therefor or made supplemental thereto shall be deemed to be, and are hereby made, a part of this code.

The locations of open space districts shall be identified and designated by map or text amendment of this code. Notwithstanding that the site of a designated open space district appears to be in a residential, business, industrial, or other district on any map in the series of maps entitled "Zoning Districts City of Boston," such site is in an open space district.

**Section 3-1A. - Special Purpose Overlay Districts.**

A subdistrict or part thereof or a contiguous group of subdistricts or parts thereof may be designated as a special purpose overlay district as follows:

- (a) planned development area (distinguished by the addition of the letter "D" to the designation of the subdistrict or subdistricts);
- (b) urban renewal area (distinguished by the addition of the letter "U" to the designation of the subdistrict or subdistricts);
- (c) restricted and limited parking districts;
- (d) adult entertainment district (distinguished by the addition of the letter "E" to the designation of the subdistrict or subdistricts);
- (e) flood hazard district;
- (f) institutional master plan overlay;
- (g) restricted roof structure district (distinguished by the addition of an asterisk to the designation of the subdistrict or subdistricts);
- (h) interim planning overlay district;
- (i) limited height district (distinguished by the addition of a second numerical suffix added to the basic district designation);

- (j) greenbelt protection overlay district;
- (k) density limitation district;
- (l) groundwater conservation overlay district;
- (m) smart growth overlay district. Other special purpose overlay districts may be designated in downtown districts, neighborhood districts, and the Harborpark District, as provided in the articles governing such districts. In an overlay district the regulations specified for the base subdistrict or subdistricts shall apply, insofar as they are not in conflict with special regulations specified for a particular overlay district;
- (n) urban agriculture overlay district;
- (o) greenway overlay district;
- (p) resilience overlay district

- f. **Institutional Master Plan Overlay.** The location of and regulations for Institutional Master Plan Overlay are set forth in Article 80D of this code. ~~Notwithstanding the provisions of Table B of Section 8-3 (Use Regulations), in an institutional district the following uses are conditional uses in instances where they would otherwise be allowed under said Table B: any use listed under Use Item No. 16, 17, 20, 22A, 28, 29, or 30. Use Item No. 72, accessory parking, shall be a conditional use if the main use to which it is accessory is in existence at the time that new or additional parking spaces are applied for and if such main use is a use listed under Use Item No. 11, 12, 13, 13A, 14, 16, 16A, 17, 18, 19, 20, 22A, 28, 29, or 30.~~

**Commented [47]:** Fixed an outdated terminology that did not appropriately reference Institutional Master Plan Overlay Districts.

## ARTICLE 23 - OFF-STREET PARKING

### Section 23-6. Off-Street Parking Not Required in Certain Cases.

- (a) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 8.0 or 10.0, off-street parking facilities are not required for such lot.
- (b) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 0.8, 1.0, 2.0, 3.0, 4.0, or 5.0, off-street parking facilities are not required for such lot if the lot is devoted to residential uses and no more than two car spaces are required by Section 23-1 or if the lot is devoted to non-residential uses and no more than four car spaces are required by other provisions of this Article.
- (c) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 0.3 or 0.5, off-street parking facilities are not required for such lot if the lot is devoted to non-residential uses and no more than two car spaces are required by other provisions of this Article.

- (d) When a use occurs on a lot located in a Squares + Streets District specified in Article 26, Skyline District specified in Article 31, Institutional District specified in Article 34, or Chinatown Neighborhood District specified in Article 43 and designated on any official Boston Zoning Map, off-street parking facilities are not required for such lot and such use.

## **ARTICLE 49A - GREENWAY OVERLAY DISTRICT**

### Section 49A-2. - Physical Boundaries

The provisions of this Article 49A are applicable only in the GWOD. The boundaries of the GWOD are as shown on the maps entitled "Map 1, Boston Proper", "Map 1C, ~~North Station~~", "~~Map 1G, Chinatown District~~", "Map 1H, Government Center/Markets District", "Map 1L, North End Neighborhood District", "Map 1Xa/1Xb, Central Artery Special District", and "Map 1E/1F, Harborpark District: North End/Downtown Waterfront", of the series of maps entitled "Zoning Districts City of Boston," as amended.

# ARTICLE 89 - URBAN AGRICULTURE

## APPENDIX A to ARTICLE 89 Zoning Districts and Subdistricts

### Corresponding to General Zoning Categories Referred to in Article 89

RESIDENTIAL		COMMERCIAL		INDUSTRIAL	INSTITUTIONAL
49 51 districts		Large-scale 9 districts	Small-scale 28 districts	14 districts	5 7 districts
1F - 3000	3F - G - 4000	CC	LC	IDA	CF
1F - 4000	3F - G - 5000	CC-1	LC-.5	LI	CUF
1F - 5000	3F - G - 6000	CC-2	LC-1	LI-1	IS
1F - 6000	3F - D - 2000	EP	NS	LI-1 (7)	NI
1F - 7000	3F - D - 3000	CE	NS-.5	LI-2	WCF
1F - 8000	3F - D - 4000	EDA	NS-1	LI-2 (1)	IS-1
1F - 9000	R-.8*	EDA (3)	NS-2	M-1*	IS-2
2F	MFR	NDA	NS-2	M-2*	
2F - 2000	MFR-1	WC	L-.5*	M-4*	
2F - 3000	MFR-2		L-1*	M-8*	
2F - 4000	MFR-3		L-2*	I-2*	
2F - 5000	MFR/LS		B-1*	MER	
2F - 5000(A)	MFR/LS-2		B-2*	MER-2*	
2F - 6000	MFR/LS-3		B-6-65*	LIA	
2F - 7000			B-4*		
2F - 9000	H-1-50*		B-6-90a*		
3F - 2000	H-1*		B-6-90b*		
3F - 3000	H-2*		B-8-120a*		
3F - 4000	H-3-65*		B-8-120b*		
3F - 5000	H-3*		B-8-120c*		
3F - 6000	H-4*		B-8*		
3F - 7000	H-5*		B-10*		
3F - G - 2000	RH		S0*		
3F - G - 3000	RH-1500		S1*		
CPS	RH-2000		S2*		
R-1	WR		S3*		
R-10			S4*		
			S5*		
* indicates Base Code District					