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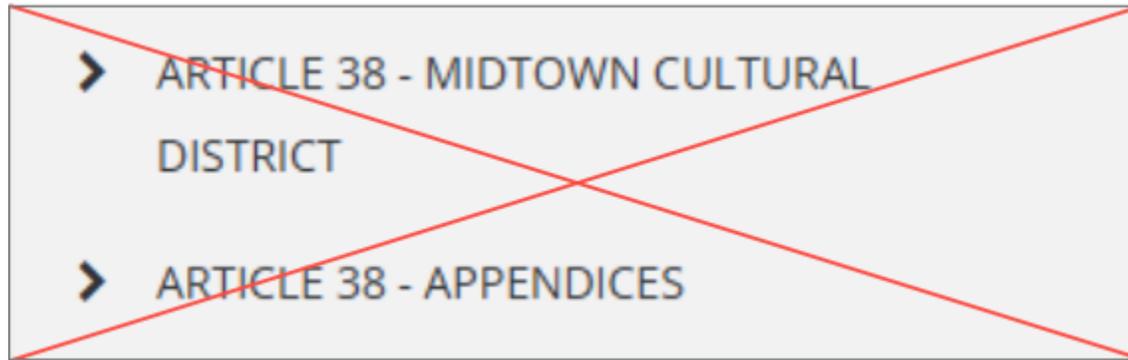
Article 31, Section 6

This [Section 31-6](#), establishes areas within which Planned Development Areas (PDA) ~~, as described in Section 3.2.E,~~ may be permitted within the Skyline Districts and sets forth applicable development criteria specific to Skyline Districts. For additional approval standards for Planned Development Area Development Plans, see [Section 80C-4](#) (Standards for Planned Development Area Review Approval).

- A. **Regulations for PDAs in SKY-LOW-DT.** Planned Development Areas are permitted in the SKY-LOW-DT and shall include at least one Landmark. The purpose of establishing SKY-LOW-DT as an area in which a PDA may be permitted is to provide a more flexible zoning regulation; to provide public benefits to the City of Boston; and to encourage strategic development and housing growth that protects and enhances the historic character and buildings, Landmarks, and vitality of areas within the Downtown Historic Dimensional Overlay.
- a. **Use Regulations.** A Proposed Project within a PDA shall comply with the use regulations of the underlying zoning district, except as those regulations are expressly modified by an approved Development Plan. At least 60% of the Gross Floor Area of such an approved Development Plan shall be a Residential Use.
 - b. **Dimensional Regulations.** The dimensional regulations of a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan.
 - c. **Requirement for Investment in Landmark(s) and Historic Buildings.** A Development Plan shall include investment in the Landmark(s) and Historic Buildings within the PDA. Such investment shall provide physical improvements that exceed routine maintenance and are necessary to restore, preserve, or adapt the structure for continued or new use and long-term preservation. Any physical improvements to a Landmark shall be subject to review and approval by the Boston Landmarks Commission.
 - d. **Recommendation of the Office of Historic Preservation.** The Director of the Office of Historic Preservation, or its successor agency, shall review and provide a recommendation to the Boston Redevelopment Authority on any Proposed Project within a PDA proposed in conformance with this [Section 31-6](#).
- B. **Regulations for Existing PDAs in SKY or SKY-LOW.** A PDA may be permitted in SKY or SKY-LOW if it is in existence on the effective date of this [Article 31](#).

- a. The approved Development Plan for such PDA may only be amended in accordance with [Section 80C-7](#) (Amendment of Planned Development Area Plans) of the Code. Any proposed amendment may increase the maximum Building Height allowed in such approved PDA by no more than fifteen (15) feet, and such approved PDA as so modified shall supersede any contrary provision for maximum Building Height in this [Article 31](#).

Article 38



Article 53: Table G

Applicable Footnotes: (1), (2)

		Mixed-Use-4 (MU-4)	Mixed-Use-5 (MU-5)	Mixed-Use-7 (MU-7)
Maximum Height (Stories)		4	5	7
		50'	65'	85'
Maximum Building	Lot Area <11,000 sq ft	70%	70%	90%

Lot Coverage (%)	Lot Area >11,000 sq ft	70%	70%	70%
Maximum Building Width (Feet)		120'	150'	150'
Maximum Building Floor Plate (Square Feet)		8,000 sq ft	15,000 sq ft	20,000 sq ft
Minimum Ground Floor Ceiling Height, Non-Residential (Feet)		None	14'	14'
Minimum Ground Floor Active Use Requirements (%)		None	None	50% (4)
Maximum Active Use Depth (Feet) Minimum Active Use Depth (Feet)		None	None	20'
Maximum Blank Wall of Facade (Feet)		None	15'	15'
Minimum Rear Stepback, Abutting Residential - 5th Story and Above (Feet)		None	7'	7'
Multiple Buildings Allowed Per Lot (Y/N)		No	Yes	Yes
Minimum Permeable Area of Lot (%)	Lot Area <11,000 sq ft	15%	15%	None
	Lot Area >11,000 sq ft	15%	15%	15%
Minimum Outdoor Amenity Space (%)		None	20%	20%
Minimum Front Yard (Feet)		6'	2' (3)	2' (3)
Minimum Side Yard (Feet)	Abutting Residential Subdistrict	14' Total (3' Minimum Per Side)	15'	15'
	Abutting Non-Residential Subdistrict Without	10' Total (3' Minimum Per Side)	5'	5'

	Party Wall			
	Abutting Non-Residential Subdistrict With Party Wall	None	None	None
Minimum Rear Yard (Feet)	Abutting Residential Subdistrict	15'	15'	15'
	Abutting Non-Residential Subdistrict	10'	10'	5'

Article 60: Table A

See Table Footnotes: (4), ~~(12)~~

	Residential-1 (R1)	Residential-2 (R2)	Two-Family (2F)	Three-Family (3F)	Multifamily Residential (MFR)
Congregate living complex	F	F	F	F	C
Elderly housing	F	F	F	F	A
Group residence, limited	A	A	A	A	A
Lodging house	F	F	F	F	F
Mobile home	F	F	F	F	F
Mobile home	F	F	F	F	F

park					
Multifamily dwelling	F	F	F	F	A
One family detached dwelling	A	A	A	A	A
One family semiattached dwelling	A	A	A	A	A
Rowhouse	F	F	F	F	A
Temporary dwelling structure	F	F	F	F	F
Three family detached dwelling	F	A	F	A	A
Townhouse	A	A	F	A	A
Transitional housing or homeless shelter	F	F	F	F	F
Two family detached dwelling	A	A	A	A	A
Two family semiattached	A	A	F	A	A

dwelling					
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Article 80: Section A-2

(iv) Possible Waiver of Further Review. If such notice concerns the receipt of a Project Notification Form or Project Impact Report for Large Project Review, such notice shall contain a statement indicating that the Boston Redevelopment Authority, in the Scoping Determination or Adequacy Determination for such PNF or PIR, may waive further review, pursuant to ~~Section 80B-5.3(d)~~ Section 80B-5.4(d) or ~~Section 80B-5.4(iv)~~ Section 80B-5.5(c)(iv), if, after reviewing public comments, the Authority finds that such PNF or PIR adequately describes the Proposed Project's impacts; and