

Black text = existing zoning

Green text = new text to be added through this amendment

Red strikethrough = existing text to be deleted through this amendment

Blue text = text which has been approved by the BPDA board but not yet adopted by the Boston Zoning Commission (as of the release of this draft)

ARTICLE 26 - SQUARES + STREETS DISTRICTS

Section 26-1 Purpose of Squares + Streets Districts

Squares + Streets Districts are areas characterized by a mix of uses, significant transit service, and high levels of pedestrian activity. The purpose of these districts is to support and increase the mix of uses, support walkability, encourage adaptive reuse, and designate areas as appropriate for infill development and housing supply growth, to be delivered as the result of coordinated City planning and investment. Squares + Streets districts and their purposes are listed in this Section 26-1 in order of increasing intensity:

- A. The S0 Transition Residential district is a primarily residential mixed use district that provides a transition from mixed-use and high-activity Squares + Streets to lower-activity residential areas. S0 also provides some flexibility for other active, commercial, and community serving uses, such as small retail spaces, on the ground floor of buildings. Residential uses are limited to no more than 14 dwelling units. Of the Squares + Streets districts, S0 has the smallest building footprint and lot coverage requirements and the largest yards and Permeable Area of Lot.
- B. The S1 Main Street Living district is a mixed-use district where buildings generally have principally residential uses. S1 also provides more opportunity for active and commercial uses, such as banks, museums, restaurants, and retail spaces. S1 requires small-scale side and front yards and minimum Permeable Area of Lot.
- C. The S2 Main Street Mixed Use district is a small- to medium-scale mixed-use district that allows more active and many commercial uses, especially on the ground floor. S2 buildings can fill the width of the lot to help create a continuous and active main street. S2 includes requirements for Outdoor Amenity Space and a maximum for the blank wall of a facade.
- D. The SC Shopping and Commercial Nodes district is a small-scale, commercial-oriented mixed-use district. It allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth. SC allows buildings to fill the width of the lot, has a small requirement for Outdoor Amenity Space, allows shorter Height and smaller Building Floor Plates.
- E. The S3 or S3-6 Active Main Street district is a mixed-use district of medium-scale buildings. In addition to residential, the S3 or S3-6 district allows more commercial and active uses on upper floors, such as hotels and offices. S3 or S3-6 requires Active Uses on the ground floor and prohibits dwelling units on the ground floor primary lot frontage. The district also introduces a more restrictive building lot coverage for large lots.
- F. The S4 Active Squares district is a mixed-use district characterized by medium to large-scale mixed-use buildings with the widest range of allowed uses among the Squares + Street districts. Commercial, hospitality, and entertainment uses are allowed throughout the building, and Active Uses are required on the ground floor.
- G. The S5 Placemaker Squares is a mixed use district intended for areas in the heart of high activity squares, closest to transit, with high street frontage, and surrounding density. It is characterized by

Commented [1]: Adding new SC district

Commented [2]: Adding new S3-6 district

the largest-scale mixed-use buildings of Squares + Streets districts. S5 allows the same wide range of uses as S4, with ground floor Active Use and higher Outdoor Amenity Space requirements.

Section 26-2. - Establishment of Squares + Streets Districts

- A. **This Section 26-2, together with Section 3-1 (Establishment of Zoning Districts) establishes eight six Squares + Streets Districts (S0, S1, S2, SC, S3, S3-6, S4, and S5).** A Squares + Streets District is indicated by the designation "S0", "S1", "S2", "SC", "S3", "S3-6", "S4", or "S5" on any official zoning map of the City of Boston. The provisions of Article 26 and the remainder of this Code constitute the zoning regulations in a Squares + Streets District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article and the remainder of this Code, the provision of this Article shall govern.
- B. **Use Regulations Applicable in Squares + Streets Districts**
Use regulations for Squares + Streets districts are set forth in Article 8 (Regulation of Uses) and in Table A of this Article (Additional Use and Performance Standards).
- C. **Dimensional Regulations Applicable in Squares + Streets Districts**
Dimensional Regulations for Squares + Streets districts are set forth in Table B of this Article. The illustrations included in Figure 1 of this Article depict the dimensional standards set forth in Table B. Where conflicts exist between an illustration or other graphic and the text of any provision of this Code, the text shall govern.
- D. **Parking and Loading Regulations Applicable in Squares + Streets Districts**
Parking regulations for Squares + Streets districts are set forth in Article 23 (Off-Street Parking). Loading regulations for Squares + Streets are set forth in Article 24 (Off-Street Loading).
- E. **Within a Squares + Streets District, no Planned Development Area shall be permitted.**

Commented [3]: Establishing new SC and S3-6 districts in Article 26

TABLE A: ADDITIONAL USE AND PERFORMANCE STANDARDS

Uses and use categories have the meanings set forth in Article 8 Table A. Defined dimensional standards have the meanings set forth in Article 2.

USE AND PERFORMANCE STANDARDS	S0	S1	S2	SC	S3, S3-6	S4	S5
USE RELATED STANDARDS FOR ALL BUILDINGS							
Ground Floor Active Use Requirement	-	-	-	-	Active Use(s) must occupy at least 50% of the Building Width of the Ground Floor along the Primary Lot Frontage to a minimum Ground Floor Use Depth of 20' ^{1,2}	Active Use(s) must occupy at least 50% of the Building Width of the Ground Floor along the Primary Lot Frontage to a minimum Ground Floor Use Depth of 25' ^{1,2}	
STANDARDS FOR RESIDENTIAL USES							
Ground Floor Dwelling Units Allowed	Yes	Yes	Conditional on Primary Lot Frontage; Allowed on non-Primary Lot Frontage with 4' Front Yard (min)		Forbidden on Primary Lot Frontage; Allowed on non-Primary Lot Frontage with 4' Front Yard (min)		
Dwelling Units (max)	14	-	-	-	-	-	-
STANDARDS FOR COMMERCIAL USES							
Ground Floor Ceiling Height for areas occupied by Commercial Uses (min)	-	-	14'		14'	14'	14'
STANDARDS FOR TRANSPORTATION USES							
Standalone Parking Garage	-	-	-	Another allowed use, that is not a Transportation Use, must be located on the ground floor of the building along any lot frontage that abuts a public sidewalk, street, or park to a minimum Ground Floor Use Depth of 25'			
STANDARDS FOR INDUSTRIAL AND STORAGE USES							
Food and Beverage Production	-	-	-	Must include a minimum of 500 sf of accessory or associated Restaurant or Retail use		Must include a minimum of 1,000 sf of accessory or associated Restaurant or Retail use	

Commented [4]: Creating a new column for SC

Commented [5]: Adding S3-6 in the same column as S3 because all of the zoning rules are the same except for height

Commented [6]: Removing minimum ground floor ceiling height in order to remove a potential obstacle for new businesses opening in existing buildings

Footnotes to Table A (Additional Use and Performance Standards)

1. Active Uses are not required when the principal use(s) is a Civic Use ~~or~~, Open Space Use, ~~or~~ a Shelter Facility, as defined in Article 8 Table A; or when a Proposed Project is an affordable housing development project in which at least 60% of units income restricted at 100% or below of AMI and reviewed under Article 80 Small or Large Project Review.
2. 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 required Ground Floor Active Use width and depth may be located along any building facade through such review process.

Commented [7]: Making Shelter Facilities exempt from the active use requirement

TABLE B: DIMENSIONAL REGULATIONS

LOT STANDARDS	S0	S1	S2	SC	S3, S3-6	S4	S5
Building Lot Coverage (max) for Lots smaller than 11,000 sf	60%	70%	70%	70%	90%	90%	80%
Building Lot Coverage (max) for Lots greater than or equal to 11,000 sf	60%	70%	70%	70%	70%	70%	70%
Permeable Area of Lot (min) for Lots smaller than 11,000 sf	20%	15%	15%	15%	-	-	-
Permeable Area of Lot (min) for Lots greater than or equal to 11,000 sf	20%	15%	15%	15%	15%	15%	15%
Front Yard (min)	8'	6'	2' ¹	2' ¹	2' ¹	2' ¹	2' ¹
Rear Yard (min)							
Abutting non-residential zoning district	15'	10'	10'	10'	5'	5'	5'
Abutting residential zoning district	15'	15'	15'	15'	15'	20'	20'
Side Yard (min)							
With a party wall, abutting non-residential zoning district	-	-	0'	0'	0'	0'	0'
Without a party wall, abutting non-residential zoning district	14' cumulative (3' min)	10' cumulative (3' min)	5'	5'	5'	5'	5'
Abutting a residential zoning district	14' cumulative (3' min)	14' cumulative (3' min)	15'	15'	15'	15'	15'
BUILDING FORM STANDARDS	S0	S1	S2	SC	S3, S3-6	S4	S5
Building Floor Plate (max sf)	4,000	8,000	15,000	15,000	20,000	25,000	25,000
Building Width (max)	-	120'	150'	150'	150'	200'	250'
Building Height in feet (max)	50'	50'	65'	50'	85' ³	85'	145'
Building Height in stories (max)	4	4	5	4	7 ³	7	-
Outdoor Amenity Space (min)	-	-	20%	10%	20%	25%	30%
Rear Stepback of Highest Story (min) where the rear yard abuts a residential zoning district	-	-	-	-	7'	7'	7'
Blank Wall of Facade (max)	-	-	15'	15'	15'	15'	15'
Multiple buildings (detached) allowed on lot ²	No	No	Yes	Yes	Yes	Yes	Yes

Commented [8]: Creating a new column for SC

Commented [9]: Adding S3-6 in the same column as S3 because all of the zoning rules are the same except for height

Commented [10]: Adding a footnote to differentiate the height allowances of S3-6 and S3

Commented [11]: Adding a footnote to differentiate the height allowances of S3-6 and S3

Footnotes to Table B

1. If a dwelling unit is located on the ground floor abutting a Front Yard, as defined in Article 2 and Section 18-4, the Front Yard must have a minimum depth of 4 feet.

2. In the case of attached buildings, yards are to be measured from the exterior building facade as if it was one structure.
3. Unless the district is established on an official zoning map as “S3-6”, in which case the maximum Building Height shall be 75 feet and 6 stories.

Section 8-3. - Use Regulations.

TABLE A: - USE REGULATIONS

Key:
Districts.
S = Squares + Streets
SKY = Skyline
Status.
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)
FORBIDDEN
F = Forbidden
* = Subject to district Use and Performance Standards specific to for the designated use.
Other Use and Performance Standards may apply for all buildings in a district or for certain groups of uses if indicated by the corresponding district article.
See Section 3-1 (Division of the City into Districts) for listing of districts.

Commented [12]: Clarifying that *s will no longer be used for whole groups of uses. *s are now only be used to indicate Use and Performance standards for individual uses.

TABLE A: - USE REGULATIONS

	S0	S1	S2	SC	S3, S3-6	S4	S5
OPEN SPACE USES							
Cemetery	F	F	F	F	F	F	F
Private Open Space	C	C	C	C	C	C	C
Publicly Accessible Open Space	A	A	A	A	A	A	A
CIVIC USES							
Child Care/Adult Day Health Center	A	A	A	A	A	A	A
Community Center	C	A	A	A	A	A	A
Municipal Use	A	A	A	A	A	A	A
Place of Worship	A	A	A	A	A	A	A
School, K through 12	A	A	A	A	A	A	A

Commented [13]: Creating a new column for SC

Commented [14]: Adding S3-6 in the same column as S3 because all of the zoning rules are the same except for height

RESIDENTIAL USES

Artists' Live-Work	A*	A	A*	A	A*	A*	A*
Fraternity or Sorority	F	F	F	F	F	F	F
Household Living - 1— 4 units	A	A	A*	A	A*	A*	C*
Household Living - 5— 8 units	A	A	A*	A	A*	A*	A*
Household Living - 9— 14 units	A	A	A*	A	A*	A*	A*
Household Living - 15+ units	F	A	A*	A	A*	A*	A*
Lodging House	F	C	C*	C	C*	A*	A*
Mobile Home Establishment	F	F	F	F	F	F	F
Shelter Facility	F	F	F C	C	F C	F C	F C
Supportive Housing	A*	A	A*	A	A*	A*	A*

COMMERCIAL USES

Commented [15]: Removing *s which indicated Use and Performance Standards for whole groups of uses. *s are now only be used to indicate Use and Performance standards for individual uses.

Commented [16]: Updating use regulations for Shelter Facility

Adult Entertainment	F	F	F	F	F	F	F
Art Studios	F	A	A*	A	A*	A*	A*
Bank	F	C-G - F	C-G - F	A-G - C	C* A-G - C	C* A-G - C	C* A-G - C
Check Cashier	F	F	F	F	F	F	F
Drive-in	F	F	F	F	F	F	F
Entertainment/Events - Extra Small	C-G - F	A-G - C	A-G - C*	A	A-G - C*	A*	A*
Entertainment/Events - Small	F	C	A-G - C*	A	A-G - C*	A*	A*
Entertainment/Events - Medium	F	F	C*	A	A-G - C*	A*	A*
Entertainment/Events - Large	F	F	F	C	C*	C*	C*
Entertainment/Events - Extra Large	F	F	F	F	F	F	F
Funeral Home	F	C	C*	C	C*	C*	C*
Grocery Store - Small	C	A	A*	A	A*	A*	A*

Commented [17]: Updating use regulations for Banks

Grocery Store - Large	F	F	C✖	A	A-G - C✖	A✖	A✖
Hotel - Small	F	F	C✖	A	A✖	A✖	A✖
Hotel - Large	F	F	F	C	C✖	C✖	C✖
Indoor Recreation	F	C	C✖	A	A-G - C✖	A✖	A✖
Makerspace	F	A	A✖	A	A✖	A✖	A✖
Museum	F	A	A✖	A	A✖	A✖	A✖
Office - Small	C	A-G - C	A✖	A	A✖	A✖	A✖
Office - Medium	F	A-G - C	A✖	A	A✖	A✖	A✖
Office - Large	F	F	F	C	C✖	C✖	C✖
Office - Extra Large	F	F	C	F	C	C	C
Research Laboratory	F	F	F	F	F	F	F
Restaurant - Small	C-G - F	A-G - F	A-G - C✖	A	A✖	A✖	A✖

Restaurant - Large	F	C-G - F	A-G - C*	A	A*	A*	A*
Retail Cannabis Establishment	F	C-D - F	C-G - F*	C	C-G - F*	C*	C*
Retail Store - Small	C-G - F	A-G - F	A-G - C*	A	A*	A*	A*
Retail Store - Medium	F	C-G - F	A-G - C*	A	A*	A*	A*
Retail Store - Large	F	F	C*	A	A-G C*	A* A-G C*	A* A-G C*
Retail Store - Extra Large	F	F	F	C	F	C*	C*
Service Establishment - Small	C-G - F	A	A*	A	A*	A*	A*
Service Establishment - Large	F	F	A-G - C*	A	A*	A*	A*
Social Club	C	A	A*	A	A*	A*	A*
Standalone ATM	F	C	C*	C	C*	C*	C*

Commented [18]: Updating use regulations for Retail Store - Large

HIGHER EDUCATION USES

College or University Use	F	F	C	C	C	C	C
School, Trade or Professional	F	F	C	A	C	A	A

HEALTH CARE USES

Clinic	F	A-G - C	A	A	A	A	A
Hospital Use	F	F	F	F	F	C	C
Nursing Home Use	C	C	C	A	A	A	A

TRANSPORTATION USES

Airport-Related Remote Parking Facility	F	F	F	F	F	F	F
Gasoline Station	F	F	F	F	F	F	F
Major Transportation Facility	F	C	C	C	C	C	C
Motor Vehicle Rentals	F	F	F	C	C	C	C

Motor Vehicle Sales	F	F	F	F	F	F	F
Standalone Parking Garage	F	F	F	C*	C*	C*	C*
Standalone Parking Lot	F	F	C	C	C	C	C
Vehicular Services	F	F	F	F	F	F	F
INDUSTRIAL AND STORAGE USES							
Crematory	F	F	F	F	F	F	F
Food and Beverage Production	F	F	F	A*	C*	A*	A*
General Industrial	F	F	F	F	F	F	F
Light Manufacturing or Trade Establishment	F	F	F	C	F	C	C
Non-retail Cannabis Establishment	F	F	F	F	F	F	F
Restricted Industrial	F	F	F	F	F	F	F

Self-Storage	F	F	F	F	F	F	F
Storage of Fuel or Minerals	F	F	F	F	F	F	F
Storage of Supplies and Scrap	F	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	See Article 89
Warehouse or Distribution Center	F	F	F	F	F	F	F
ACCESSORY USES							
Accessory uses must comply with the provisions of Section 8-2.5							
Accessory Drive-Through	F	F	F	F	F	F	F
Accessory Dwelling Unit (Detached)	C	C	F	F	F	F	F
Accessory Dwelling Unit (non-Detached)	C	C	F	F	F	F	F
Accessory Electrical Vehicle Charging	A	A	A	A	A	A	A

Accessory Entertainment/Events	C	A	A	A	A	A	A
Accessory Family Day Care Home	A	A	A	A	A	A	A
Accessory Helicopter Landing Facility	F	F	F	F	F	F	F
Accessory Home Occupation	A	A	A	A	A	A	A
Accessory Keeping of Animals	C	C	C	C	C	C	C
Accessory Keeping of Laboratory Animals	F	F	F	F	F	F	F
Accessory Motor Vehicle Rental	A	A	A	A	A	A	A
Accessory Office	F	A	A	A	A	A	A
Accessory Parking	A	A	A	A	A	A	A
Accessory Personnel Quarters	F	C	C	C	C	C	C

Accessory Public Transit Use	A	A	A	A	A	A	A
Accessory Smoking	F	F	F	C	C	C	C
Shared Parking	A	A	A	A	A	A	A

Table A Definitions

Restaurant. An establishment devoted to the preparation, sale, and consumption on premises of food or alcoholic beverages. Such use may include take-out. Drive-through access for a restaurant constitutes a ~~district~~ ~~distinct~~ accessory use (see Accessory Drive Through).

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Small - Total square footage less than 2,500 square feet.

Large - Total square footage greater than or equal to 2,500 square feet.

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

(a) **Mixed Use Districts:** S0, S1, S2, SC, S3, S3-6, S4, S5

Commented [20]: Establishing new SC and S3-6 districts in Article 3

Section 11-2. - On-Premise Signs in all Other Districts.

(e) One free standing sign, except in a B-2, B-3-65, B-4, B-6-90a, B-6-90b, B-8, B-8-120a, B-8-120b, B-8-120c, B-10, S0, S1, S2, SC, S3, S3-6, S4, or S5 district, or the Harborpark District, provided that such sign has no more than two faces and

Commented [21]: Establishing new SC and S3-6 districts in Article 11

APPENDIX A to ARTICLE 89 - Zoning Districts and Subdistricts

Corresponding to General Zoning Categories Referred to in Article 89

RESIDENTIAL		COMMERCIAL		INDUSTRIAL	INSTITUTIONAL
49 districts		Large-scale 9 districts	Small-scale 28 districts	14 districts	5 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)	
1F - 9000	R-8*	EDA (3)	NS-2	M-1*	
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*		

	WR		SC*		
			S3* S3-6*		
			S4*		
			S5*		
* indicates Base Code District					

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Commented [23]: Establishing new SC and S3-6 districts in Article 89