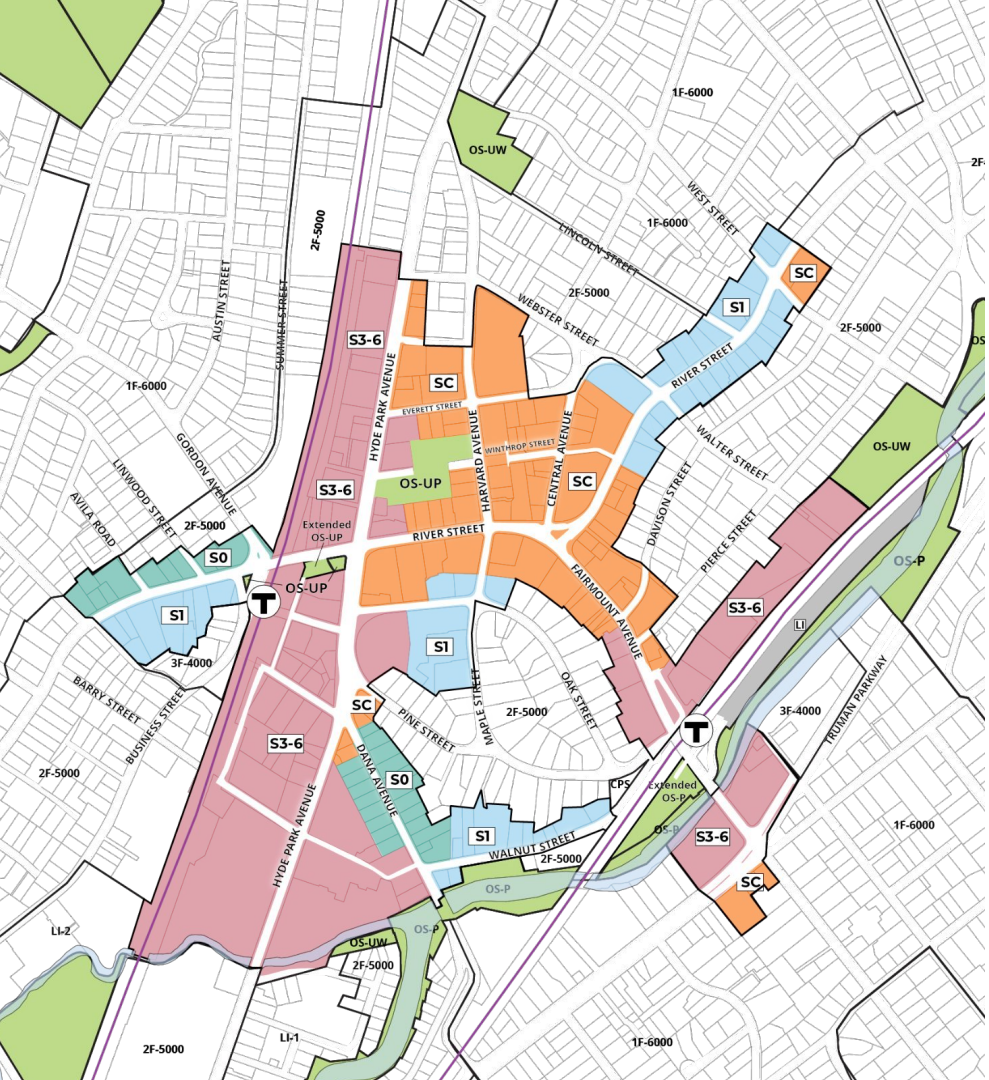

Proposed Zoning: Squares + Streets Districts

This map shows the **proposed new zoning** for the Cleary Square area. These updates will map Squares + Streets Districts, indicated **in color**.

Go to bosplans.org/cleary-square for more information and to get involved.

Squares + Streets Zoning District Cheat Sheet

Squares + Streets Districts have zoning rules that allow for mixed-use development of multifamily housing, commercial spaces, and cultural spaces in neighborhood squares around Boston. They **each have different rules** around the maximum scale of buildings, the yard space surrounding buildings, and land uses. ***You can read and reference the full zoning rules at:*** *bosplans.org/Article8Uses and bosplans.org/Article26SquaresStreets*

S0 - Transitional Residential

- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- Requires front, side, and rear yards
- Transition from high activity mixed-use areas to low activity residential areas

S1 - Main Street Living

- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- Requires front, side, and rear yards
- Allows more flexibility for small-scale commercial uses

S2 - Main Street Mixed Use

- Up to 5 stories maximum
- First of the districts to allow 0 foot side yards for buildings that share a party wall
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street

SC - Shopping and Commercial Nodes

- Up to 4 stories maximum
- Allows buildings to fill the width of the lot
- Has a small requirement for Outdoor Amenity Space.
- Allows a wide range of active and commercial uses, including on upper stories, to encourage commercial growth

S3, S3-6 - Active Main Street

- Up to 6 or 7 stories maximum
- Allows a larger mix of small and medium-scale commercial uses that promote activity

S4 - Active Squares

- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Higher Outdoor Amenity Space requirement than S3

S5 - Placemaker Squares

- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Highest Outdoor Amenity Space requirement of the districts

has an Outdoor Amenity Space Requirement

has a Ground Floor Active Use Requirement

has a Permeable Area of Lot Requirement on all lots

has a Permeable Area of Lot Requirement lots >11,000 sf