



# Draft Zoning Updates for Roslindale Square

## Squares and Streets Zoning Districts

Detailed regulations can be found in [Article 26 \(Squares + Streets Districts\)](#) and [Article 8 \(Regulation of Uses\)](#) of the Boston Zoning Code.

### S0 - Transition Residential

- Up to 4 stories allowed + limited to 14 housing units maximum
- Primarily residential, with large front, rear, and side yard rules
- Allows some flexibility for small commercial uses, like cafés

### S1 - Main Street Living

- Up to 4 stories allowed + has smaller yards than S0
- Mostly for predominantly residential stretches of main streets
- Greater flexibility for small commercial uses than S0

### S2 - Main Street Mixed Use

- Up to 5 stories allowed + requires outdoor amenity spaces
- Flexible rules that allow mixed use, fully commercial, or full residential properties on a main street

### S4 - Active Squares

- Up to 7 stories allowed + requires ground floor active uses and outdoor amenity spaces (higher % of outdoor amenities than S2)
- Allows for more building width + more large scale uses than S3

### S5 - Placemaker Squares

- Up to 145 feet allowed (stories can vary based on the ground floor height and site conditions)
- Highest use flexibility and outdoor amenity space requirement

### OS-UP - Urban Space Open Plaza

Only the Taft Hill Municipal Lot is receiving this update to affirm its existing and continued use as a parking amenity. All other open space (OS) zoning subdistricts shown here are **already** zoned for open space and will remain open space zoning subdistricts.