Squares + Streets
Zoning Draft Amendment

Proposed zoning updates for Boston’s main streets
+ neighborhood centers

Public Meeting

Tuesday, December 5, 2023
Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.
Zoom Meeting Info + Tips

- **The BPDA will be recording this meeting** and posting it on the BPDA’s project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial *9 if joining by phone) **and wait to be called upon to unmute** (dial *6 if joining by phone) before asking your question or providing comment.

![Mute/unmute](image)

![Unmute]

**Mute/unmute**

![Raise hand](image)

**Raise hand to get in line to ask a question or provide comment**

![Turn video on/off](image)

**Turn video on/off**

![Show Captions](image)

**Turn on captions**
Please Ask for Clarification!

*Ask questions in the chat along the way* – our staff are available to answer during the presentation!

*Ask for us to clarify any terms or concepts we discuss* – we want to make sure that what we cover is accessible to everyone so you can all share your informed feedback!
Squares + Streets
Zoning Team

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Agenda

- Where to Find the Draft Zoning Information
- What We’ve Done & What We’ve Heard So Far
- Zoning for Squares + Streets
- Squares + Streets Draft Zoning Districts
- Land Use Modernization
- Connecting Land Uses to Licensing Process
- Next Steps to Refine the Draft Zoning
- Q&A and Discussion
Where to Find the Draft Zoning Information
Squares + Streets Zoning Districts

Initiative Webpage

Go to: https://www.bostonplans.org/zoning/zoning-initiatives/squares-streets-zoning-districts

Squares + Streets Draft Zoning Text Amendment

To create new Squares + Streets Districts, a new chapter in the Boston Zoning Code called Article 26 has been drafted. Related updates to several existing chapters of the Zoning Code are being proposed as well, including Article 8 (Regulation of Uses) and other citywide chapters of the Zoning Code to make sure that updates to Art. 26 and Art. 8 are reflected throughout the Zoning Code.

Please review the **DRAFT ZONING AMENDMENT AND EXPLANATION MATERIALS BELOW** to understand how all these updates work together to enable these zoning districts to function to meet the goals of this initiative:

- [DRAFT Squares + Streets Zoning Text Amendment](#)
- [Reference Guide – Squares + Streets Amendment Overview and Dimensional Regulations](#)
- [Land Use Modernization Visual Guide](#)

Help us revise this draft zoning by sharing your comments through **THIS PUBLIC COMMENT FORM** from now until **SUNDAY, JANUARY 28, 2024**! 
Resources to Read and Understand the Draft Zoning

DRAFT Squares + Streets Zoning Text Amendment

Compiled Draft Text Amendment for Squares + Streets

Last revised: December 5, 2023

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Amendment Summary and Reference Guide

Squares + Streets Amendment Summary

Squares + Streets is a planning and zoning initiative to modernize regulations for how development can happen in Boston's commercial centers. This draft text amendment will adjust the zoning code to enable these changes. By itself, none of these changes have any immediate effect on any existing zoning districts anywhere in the city. Zoning districts must be mapped, through a zoning map amendment, to take effect. The BPDA plans to conduct a full process for zoning map amendments in Squares + Streets as part of Small Area Plans, beginning in early 2024.

The new Squares + Streets districts involve three additions to the zoning code—Article 26 (Squares + Streets District Regulations), Article 8 (Use Tables), and Article 23 (Parking)—that enable the bulk of the streamlining. Other minor changes make these consistent with the rest of the zoning code.

New Zoning: Squares + Streets districts involve three additions to the zoning code—Article 26 (Squares + Streets District Regulations), Article 8 (Use Tables), and Article 23 (Parking)—that enable the bulk of the streamlining. Other minor changes make these consistent with the rest of the zoning code.

Article 26: A new article for the Boston Zoning Code, creating the Squares + Streets districts. Sections 26-1 and 26-2 describe the purpose of the five Squares + Streets districts, and give a summary of each of them (5-0 through 5-4). Following that, the article includes a diagram explaining the districts dimensional standards and a table with more detailed dimensional regulations, described in more detail in the following reference guide. It also provides "additional use and performance standards," which provide some additional information that cannot fit into the other edits to Article 8.

Article 8: A modernized use table for Squares + Streets and other future citywide zoning districts. The new use table will be named Table A and the existing base code use table will be renamed Table B. The Squares + Streets districts will, at the moment, be the only districts operating under the new Table A. Table A is a comprehensive modernization of Boston’s definitions of what is allowed or not allowed in the city’s different zoning districts and subdistricts.

In addition to the Draft Article 8 text, a companion Land Uses Visual Guide is available on the Squares + Streets Zoning Districts webpage that provides photo examples of each land use.

Land Use Modernization Visual Guide

Land Use Modernization Visual Guide

Entertainment/Events

A facility which regularly hosts live entertainment events, including but not limited to concert venues, theaters, cinemas, nightclubs, concert halls, arenas, and special events. Entertainment Facilities may receive a Use Entertainment License.

Small: An entertainment facility with a capacity of up to 500 persons.
Medium: An entertainment facility with a capacity of 501-2,000 persons.
Large: An entertainment facility with a capacity of 2,001-10,000 persons.
Entertainment: An entertainment facility with a capacity of greater than 10,000 persons.
Sign Up for the Zoning Notices & Updates Newsletter

What We’ve Done & What We’ve Heard So Far
Public Meetings on Squares + Streets Zoning

- Zoning Analysis Public Meeting #1 (Oct 16)
- Zoning Analysis Public Meeting #2 (Oct 30)
- Zoning Recommendations Public Meeting (Nov 13)
- Draft Zoning Amendment Public Meeting (Dec 5)
- Draft Zoning Amendment Update Public Meeting (Jan 8)
- Final Zoning Amendment Public Meeting (Feb 6)

Where we are today!
Past Engagement and What We’ve Heard

Squares + Streets Survey (Closed Dec 1, 770+ responses)
- Presentations at Civic Associations + Community Organizations (20 mtgs, 4 focus groups so far)
- Zoning Analysis Public Meetings (Oct 16 + Oct 30)
- Squares + Streets Zoning Office Hour Sessions (10 in Nov)
- Zoning Recommendations Public Meeting (Nov 13)
- Feedback Focus Groups with Building + Design Professionals (Oct + Dec)

Concerns about fewer community processes in small-scale development
Avoid districts that encourage consolidating small parcels + removing existing businesses
Create defined open space + streetwall regulations that actually produce usable public space
Understand the level of impact of specific land uses on congestion

Any new zoning must be enforced + not treated as a pretext for negotiation
Maintain clear buffers between strictly residential districts + main streets areas
Desire for streets that balance a variety of possible activities + open space
More time needed for the public to review + provide feedback

Avoid districts that encourage consolidating small parcels + removing existing businesses

Maintain clear buffers between strictly residential districts + main streets areas

Desire for streets that balance a variety of possible activities + open space

More time needed for the public to review + provide feedback
Past and Ongoing Outreach

Email/Newsletter

Newspaper Ads

Survey Drop Boxes

Social Media Posts

Transit Ads

In-Person Engagement

Communications

Squares + Streets Zoning Districts

Upcoming Public Meetings

Squares + Streets Zoning Districts

Virtual Public Meeting

Squares + Streets

Meeting

Project Details:

Squares + Streets is a comprehensive, multi-faceted initiative that focuses on transforming public spaces into vibrant, inclusive destinations. The project will enhance the visual and functional character of the Squares + Streets districts by improving accessibility, increasing green space, and promoting community engagement. The initiative is led by a collaborative team of urban planners, architects, landscape architects, and community activists.

Through a series of public workshops and community engagement activities, the Squares + Streets project aims to create a more dynamic and resilient urban environment. It will involve the redesign of landscaping, the expansion of public seating, the installation of artistic installations, and the enhancement of lighting and signage systems.

In addition to the virtual meeting, there will be several in-person events at Squares + Streets locations. These events will feature interactive workshops, community forums, and guided tours to encourage public participation and foster dialogue around the future development of the Squares + Streets districts.

Find more information and participate in the conversation by visiting the Squares + Streets website.

Squares + Streets Citywide Draft Zoning Amendment Public Meeting

Tuesday, December 4, 2018, 6:00-8:00 PM

The Boston Planning & Development Agency (BPDA) will hold a public meeting to present the Squares + Streets Citywide Draft Zoning Amendment. The meeting will include an overview of the project, a presentation of the proposed zoning changes, and an opportunity for audience members to provide feedback. The meeting is open to all residents and stakeholders interested in the future development of the Squares + Streets districts.

The public meeting will be held at the following location:

Boston City Hall - Elcoin Conference Room

100 Cambridge Street

Boston, MA 02203

Phone: 617-666-7000

Email: BPDAinfo@boston.gov

Web page: BPDAinfo@boston.gov

Register and learn more at BPDAinfo@boston.gov

Youth Workshops

Pop-Ups and Intercept Surveys

In-Person Engagement
Ensuring Community Voice and Robust Design Review

- Rigorous community process to develop new zoning maps, but do this at the planning scale, rather than project by project
- Article 80E small project design review, community engagement, and mitigation in place (>15 units)
- Article 80B large project design review, community engagement, and mitigation in place (>50,000 sf)
- License Board community process for businesses
Addressing Preservation

- Returning to historic buildout of many Squares + Streets before demolitions
- Enabling innovative adaptive reuse and additions
- Map based on parcel size and building scale for retention (vs. redevelopment)
- Small area plans will work with the community to look at what exists today and identify what sites are culturally significant

Beates Block, Hyde Park, 1965 (photo provided by Historic Boston Inc. who report this is now a bank parking lot)

A remaining 5 story building among newer 1-story buildings
Addressing Anti-Displacement

- Written multiple districts to allow for finer grain of development (and more precise mapping of zoning districts to existing context)
- Not allowing Planned Development Areas (PDAs)
- Maximum building floorplate - places a limit to the scale of redevelopment possible
- Not allowing more than one building per lot in smaller districts
- Will require additional policy investments beyond zoning, as identified in planning and community processes
Enhancing the Public Realm

- Setting a variety of yard requirements to retain and create open space and streetscapes for diverse public activities
- Encouraging open space amenities like plazas, courtyards, balconies, and terraces
- Using yard requirements to provide permeable area and create buffers between areas of different scales
- Identifying and requiring “active uses” in certain districts to encourage pedestrian
Zoning for Squares + Streets
Why focus on Squares + Streets?

More housing is essential to the well-being of our communities. When housing growth is paired with an abundance of commercial, civic, cultural, and transportation resources, residents and businesses feel benefits beyond access to housing.
EDITORIAL

Mayor Wu takes on key to new housing — Boston’s arcane zoning code

Hacking away at its 4,000 pages will require political courage and some speed.

By The Editorial Board  Updated September 19, 2023, 4:00 a.m.
How do we update zoning?

Zoning text amendment
Change(s) in the written text of the Zoning Code that become new or updated rules for land use and development that we can apply to specific sections of the City or the City as a whole.

Zoning map amendment
Change(s) in the geographic location and application of specific zoning rules on the zoning map of one or more areas within the City.
How do we update zoning?

Need for zoning reform identified:
- Citywide planning processes
- District plans
- Report on Boston Zoning
- High number of zoning appeals
- Mismatch between existing and allowed

Planning process to develop Squares and Streets zoning:
- Analysis of parcels, building trends, citywide goals
- Public engagement throughout
- Internal “test-fitting” to develop typologies

BPDA Board approval and then Zoning Commission approval
- Public feedback + draft zoning presented to BPDA Board
- If approved, another public comment period before Zoning Commission

Small Area Plans
- Public engagement on appropriate form for local squares and corridors
- Public engagement on zoning map amendment

Previous planning
We’re here now
We’re going here next
**First:** create options in citywide zoning to support Squares + Streets areas.

**Then:** Conduct planning processes (Small Area Plans) in specific Squares + Streets to select zoning options for an area.

**Finally:** Codify small area plan into zoning map.
Squares + Streets Districts

S0
- Transition Residential
  - Transition between low and high activity streets and squares
  - Residential and accessory only
  - Context-scale yards

S1
- Main Street Living
  - Small-scale storefronts allowed on the ground floor with limited uses
  - Predominantly residential
  - Small scale yards

S2
- Main Street Mixed Use
  - Mainstreet zero-lot-line, but lower lot coverage to require courtyards, yards, or plazas
  - Small to medium active ground floor uses required among mix of uses

S3
- Active Main Street
  - Mainstreet zero-lot-line
  - Residential or small scale hospitality
  - Active uses required
  - Lot coverage responds to parcel size

S4
- Active Squares
  - Wider range of mixed-use upper floors
  - Medium to extra large scale ground floor active uses
  - Lot coverage responds to parcel size
What’s shared across each district?

- **Limit building footprint and building width** to better reflect existing urban design scale
- Include **maximum building lot coverage** and **minimum permeable area of lot** to shape future development
- **Set dimensions for yards where they are important**, such as larger rear yards adjacent to residential areas
What’s shared across each district?

- Give **small projects** the same **parking flexibility as large projects** by removing parking minimums and **modernize loading requirements** *(S0-S4)*

- Create better places to live by requiring square footage for **open space amenities** like balconies, roofdecks, terraces, and ground floor courtyards, streetscapes, and plazas *(S2-S4)*

- Create vibrant streetscapes by requiring a certain amount of **active ground floor uses** and limiting the amount of windowless “**blank walls**” on the ground floor *(S3-S4)*
What differentiates each district?

**Uses**
- Ground floor vs. upper floor uses (or max size overall)
- Whether active uses are required on the ground floor

**Lot Standards**
- Building lot coverage
- Size of front, rear, and side yards
- Permeable area of lot

**Building Form**
- Building floor plate
- Maximum building width
- Maximum building height and stories
- Rear stepbacks
S-0 District: Transition Residential

Fine-grained residential district that provides a transition from mixed-use and high activity streets and squares to lower activity residential areas.

**Uses**
- Only residential uses allowed; limited to sub-Article 80 scale

**Form**
- Transition “round the corner” to the rest of the neighborhood; only mapped on smaller parcels
- Small maximum building floorplate
- Front and side yard requirements make space for trees, lowest lot coverage and highest permeable area requirements

A percentage of the yard must be permeable, such as with lawn or plantings.
# S-0 District: Transition Residential

## Lot Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Lot Coverage</td>
<td>60%</td>
</tr>
<tr>
<td>Front Yard</td>
<td>8' minimum</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>15' minimum</td>
</tr>
<tr>
<td>Side Yard</td>
<td>14' cumulative (3’ minimum)</td>
</tr>
<tr>
<td>Permeable Area of Lot</td>
<td>20%</td>
</tr>
</tbody>
</table>

## Building Form Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floorplate</td>
<td>4,000 square feet max</td>
</tr>
<tr>
<td>Height</td>
<td>50’ / 4 stories maximum</td>
</tr>
</tbody>
</table>

- Larger rear yard (leaving room for trees and open space)
- Larger side yard
- Larger front yard space
S-1 District: Main Street Living

Predominantly residential buildings that can also have small-scale storefronts or offices on the ground floor.

Uses
- Small-scale neighborhood retail like cafes, art galleries, or small sized grocery stores allowed on the ground floor, although ground floor residential is a common condition
- Residential required on the upper floors

Form
- Small-scale side and front yards to provide more permeable area and a buffer with lower and higher scale areas
## S-1 District: Main Street Living

### Lot Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Lot Coverage</td>
<td>70%</td>
</tr>
<tr>
<td>Front Yard</td>
<td>6’ minimum</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>10’-15’ minimum</td>
</tr>
<tr>
<td>Side Yard</td>
<td>14’ cumulative (3’ minimum)</td>
</tr>
<tr>
<td>Permeable Area of Lot</td>
<td>15%</td>
</tr>
</tbody>
</table>

### Building Form Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floorplate</td>
<td>8,000 square feet max</td>
</tr>
<tr>
<td>Building Width</td>
<td>120’ maximum</td>
</tr>
<tr>
<td>Height</td>
<td>50’ / 4 stories maximum</td>
</tr>
</tbody>
</table>

- **Small neighborhood retail and commercial allowed on ground floor**
- **Maximum building width**
- **Larger, flexible side yard requirement**
Mainstreet mixed-use buildings where ground-floor-retail and storefronts are the prevailing condition.

**Uses**
- Small to medium sized neighborhood uses allowed on the ground floor
- Residential and some small retail allowed on the upper floors

**Form**
- Mid-rise buildings that can fill the front of the lot (zero-lot-line) to help create a “main street” like streetscape
- Lower lot coverage than larger scale districts to ensure some yard space
S-2 District: Main Street Mixed Use

<table>
<thead>
<tr>
<th>Lot Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Lot Coverage</td>
<td>70%</td>
</tr>
<tr>
<td>Front Yard</td>
<td>2’ minimum</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>10’-15’ minimum</td>
</tr>
<tr>
<td>Side Yard</td>
<td>5’-15’ minimum (0’ if abutting party wall)</td>
</tr>
<tr>
<td>Permeable Area of Lot</td>
<td>15%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Form Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Floorplate</td>
<td>15,000 square feet max</td>
</tr>
<tr>
<td>Building Width</td>
<td>150’ maximum</td>
</tr>
<tr>
<td>Height</td>
<td>65’ / 5 stories maximum</td>
</tr>
<tr>
<td>Outdoor Amenity Space</td>
<td>20%</td>
</tr>
</tbody>
</table>

Outdoor Amenity Space

Mix of active and residential uses on ground floor

Permeable Area requirement and lower lot coverage ensure space for planting and buffering
S-3 District: Active Main Street

Mainstreet residential and small-scale hospitality buildings in neighborhood mixed-use areas with a wider range of ground floor uses.

**Uses**
- Accommodates larger-scale ground floor uses that draw people to streets and squares like live entertainment or a large gym
- Active ground floor uses are required
- Residential required on the upper floors

**Form**
- Taller mid-rise buildings allowed, with mainstreet zero-lot-line conditions
- Higher lot coverage allowed
# S-3 District: Active Main Street

## Lot Standards

<table>
<thead>
<tr>
<th>Lot Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Lot Coverage</td>
<td>90% (70% on large parcels)</td>
</tr>
<tr>
<td>Front Yard</td>
<td>2’ minimum</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>10’-15’ minimum</td>
</tr>
<tr>
<td>Side Yard</td>
<td>5’-15’ minimum (0’ if abutting party wall)</td>
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## Building Form Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floorplate</td>
<td>20,000 square feet max</td>
</tr>
<tr>
<td>Building Width</td>
<td>150’ maximum</td>
</tr>
<tr>
<td>Height</td>
<td>85’ / 7 stories maximum</td>
</tr>
<tr>
<td>Outdoor Amenity Space</td>
<td>20%</td>
</tr>
</tbody>
</table>
S-4 District: Active Squares

Mid-rise mixed-use building in neighborhood mixed-use areas with a wide range of active ground floor uses.

**Uses**
- Mixed-use residential or commercial upper floors
- Wide range of uses allowed on the ground floor
- Active ground floor uses are required
- Residential uses limited to upper floors

**Form**
- Taller mid-rise buildings allowed, with mainstreet zero-lot-line conditions
- Larger rear setbacks next to residential districts
**S-4 District: Active Squares**

### Lot Standards

<table>
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<tr>
<th>Lot Standard</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Building Lot Coverage</td>
<td>90% (70% on large parcels)</td>
</tr>
<tr>
<td>Front Yard</td>
<td>2’ minimum</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>3’-20’ minimum</td>
</tr>
<tr>
<td>Side Yard</td>
<td>5’ minimum (0’ if abutting party wall)</td>
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</table>

### Building Form Standards

<table>
<thead>
<tr>
<th>Building Form Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floorplate</td>
<td>25,000 square feet max</td>
</tr>
<tr>
<td>Building Width</td>
<td>200’ maximum</td>
</tr>
<tr>
<td>Height</td>
<td>85’ / 7 stories maximum</td>
</tr>
<tr>
<td>Outdoor Amenity Space</td>
<td>25%</td>
</tr>
</tbody>
</table>

*Increased outdoor amenity space requirement*

*More active uses allowed above ground floor*

*Active uses required on the ground floor*
How did we arrive at these districts?

- **Analysis**
  - Analyzed a dataset of over 200 mixed-use projects across all scales, with a deep dive into more specific measurements for 40 projects.

- **Code Review**
  - Energy, accessibility, and state buildings codes all have a strong impact on building form. Where can/should zoning align?

- **Test-Fitting**
  - What happens when zoning and building code are applied to real parcels?
Test Fitting

Throughout the development of the zoning districts, building form and lot standards were tested on parcels that might be found in squares and streets areas.

Testing in the context of hypothetical squares

Testing on individual parcels
Test Fitting

How does this play out on a real parcel representing the largest scale of development on the largest type of parcel in Squares + Streets districts?

Starting from the maximum lot coverage envelope for the most intense S4 district, on a large parcel...
Test Fitting

...add in setbacks requirements, stepbacks requirements, and alignment with the building code.
Test Fitting

The zoning sets a maximum building floorplate and building length that means there has to be two smaller buildings, rather than one giant building.

Amenity space requirements create more stepbacks and sculpt the massing.
Test Fitting

Active use requirements, blank wall restrictions, and other requirements add texture to the building and shape the ground level experience.

Art 80 design review and the community process further shape the project and building design within the zoning envelope.
Beyond Zoning

Once Squares + Streets zoning sets the maximum envelope, tools such as the Boston Design Vision, community process, and BPDA Design Review shape the project to reflect the character and needs of the local context.
Land Use Modernization
Land Use Regulations

Boston’s Zoning Code regulates **how land can be used**

Each land *use* is delegated as **allowed, conditional, or forbidden** in each area of the City

- *Conditional* means it requires a conditional use permit, based on set criteria, from the Zoning Board of Appeal
Challenge

Current Use Regulations:

- exist in **many places throughout the code** (each neighborhood article as well as the base code)
- are **difficult to navigate** for both the public and the Inspectional Services Department staff who review building permits.
- are also **outdated** and don’t always address current planning goals
Opportunity

New Use Regulations:

- include a **simpler table** with similar uses consolidated and obsolete uses removed
- include **improved definitions**
- include **use and performance standards** where appropriate
- Becomes the basis for **City-wide zoning reform** and singular place where future updates can be made
Modernization Methodology

1. Establish inventory of all uses throughout the zoning code
   a. Remove obsolete uses
2. Group similar uses together, create new uses
3. Write new definitions for uses, including use and performance standards where applicable
   a. Include language that allows Inspectional Services Dept to determine similar uses in the future

Consult with other City departments throughout drafting process

- Inspectional Services Department
- Licensing Board
- Disabilities Commission
- Age Strong Commission
- Public Health Commission
- Mayor’s Office of Arts and Culture
- Air Pollution Control Commission
- Mayor’s Office of Housing
- Boston Transportation Department
## New Use Table

### OPEN SPACE USES
- Cemetery
- Private Open Space
- Publicly Accessible Open Space

### CIVIC USES
- Municipal Use
- Place of Worship
- School, K through 12

### RESIDENTIAL USES
- Artists’ Live-Work
- Fraternity or Sorority
- Group Living - Small
- Group Living - Large
- Household Living - 1-4 units
- Household Living - 5-8 units
- Household Living - 9-14 units
- Household Living - 15+ units
- Lodging House
- Mobile Home Establishment
- Student Housing
- Temporary Shelter Facility

### ACTIVE USES
- Child Care/Adult Day Health Center
- Community Center
- Grocery Store - Small
- Grocery Store - Large
- Entertainment/Events - Small
- Entertainment/Events - Medium
- Entertainment/Events - Large
- Entertainment/Events - Extra Large
- Makerspace
- Museum or Art Gallery
- Restaurant - Small
- Restaurant - Large
- Retail Cannabis Establishment
- Retail Store - Small
- Retail Store - Medium
- Retail Store - Large
- Retail Store - Extra Large
- Indoor Recreation
- Service Establishment - Small
- Service Establishment - Large
- Social Club

### COMMERCIAL USES
- Adult Entertainment
- Arts Studios
- Bank
- Check Casher
- Drive-in
- Funeral Home
- Hotel - Small
- Hotel - Large
- Office - Small
- Office - Large
- Research Laboratory

### HIGHER EDUCATION USES
- College or University Use
- School, Trade or Professional

### HEALTH CARE USES
- Clinic
- Hospital Use
- Nursing or Convalescent Home Use

### TRANSPORTATION USES
- Airport-Related Remote Parking Facility
- Gasoline Station
- Major Transportation Facility
- Motor Vehicle Rentals
- Motor Vehicle Sales
- Standalone Parking Garage
- Standalone Parking Lot

### INDUSTRIAL AND STORAGE USES
- Crematory
- Food and Beverage Production
- General Industrial
- Light Manufacturing or Trade Establishment
- Non-retail Cannabis Establishment
- Restricted Industrial
- Self-Storage
- Storage of Fuel or Minerals
- Storage of Supplies and Scrap
- Urban Agriculture
- Warehouse or Distribution Center

### ACCESSORY USES
- Accessory ATM
- Accessory Car Share
- Accessory Drive-Through
- Accessory Dwelling Unit (Detached)
- Accessory Dwelling Unit (non-Detached)
- Accessory Electrical Vehicle Charging
- Accessory Entertainment/Events
- Accessory Family Day Care Home
- Accessory Helicopter Landing Facility
- Accessory Home Occupation
- Accessory Keeping of Animals
- Accessory Keeping of Laboratory Animals
- Accessory Office
- Accessory Parking
- Accessory Personnel Quarters
- Accessory Research Laboratory
- Accessory Smoking
- Shared Parking
Defining “Active” Ground Floors

Active Uses

- Child Care/Adult Day Health Center
- Community Center
- Grocery Store
- Entertainment/Events
- Makerspace
- Museum or Art Gallery
- Restaurant
- Retail Cannabis Establishment
- Retail Store
- Indoor Recreation
- Service Establishment
- Social Club

Q: What should be considered an “active” use?
Community Center

Creating new Community Center use to capture both traditional community centers, and other community gathering spaces like libraries.

Considered an active use.

<table>
<thead>
<tr>
<th></th>
<th>S0</th>
<th>S1</th>
<th>S2</th>
<th>S3</th>
<th>S4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Center</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

Boston Public Library, Mattapan
Roslindale Community Center
Family Nurturing Center, Dorchester
BCYF Curley Center, South Boston
Entertainment/Events

Capacity thresholds are used to allow Entertainment/Events in a range of scales and districts.

- Small - Up to 500 people
- Medium - 500-2,000 people
- Large - 2,000-10,000 people
- Extra Large - 10,000 or more people

<table>
<thead>
<tr>
<th></th>
<th>S0</th>
<th>S1</th>
<th>S2</th>
<th>S3</th>
<th>S4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entertainment/Events</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Small</td>
<td>F</td>
<td>A-G</td>
<td>A-G</td>
<td>A-G</td>
<td>A</td>
</tr>
<tr>
<td>- Medium</td>
<td>F</td>
<td>F</td>
<td>C-G</td>
<td>A-G</td>
<td>A</td>
</tr>
<tr>
<td>- Large</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>- Extra Large</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
</tbody>
</table>
Restaurant

Current zoning separates Restaurant, Take-out restaurant, Drive-throughs, Restaurant with entertainment, Bar, and Bar with entertainment.

New zoning includes one use called “Restaurant” (which is separated by size), as well as “drive-throughs” and “entertainment/events” as accessory uses. Take-out is allowed in all restaurants.

Small - less than 2,500 square feet
Large - at least 2,500 square feet

<table>
<thead>
<tr>
<th></th>
<th>S0</th>
<th>S1</th>
<th>S2</th>
<th>S3</th>
<th>S4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant - Small</td>
<td>C-G</td>
<td>A-G</td>
<td>A-G</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Restaurant - Large</td>
<td>F</td>
<td>C-G</td>
<td>A-G</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Accessory Drive-</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>Through</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Ent./Events</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

“accessory entertainment/events” for restaurants/bars that may have an entertainment component (e.x. The Bebop)
Retail Store

Current zoning separates “local retail,” “general retail,” “liquor stores” and “pawnshops.”

New zoning includes all of these in one “Retail Store” use, but separates by size.

Small - less than 2,500 square feet
Medium - 2,501-10,000 square feet
Large - 10,001 - 50,000 square feet
Extra-Large - at least 50,000 square feet

<table>
<thead>
<tr>
<th>Use Type</th>
<th>S0</th>
<th>S1</th>
<th>S2</th>
<th>S3</th>
<th>S4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Store - Small</td>
<td>F</td>
<td>A-G</td>
<td>A-G</td>
<td>A-G</td>
<td>A</td>
</tr>
<tr>
<td>Retail Store - Medium</td>
<td>F</td>
<td>C-G</td>
<td>A-G</td>
<td>A-G</td>
<td>A</td>
</tr>
<tr>
<td>Retail Store - Large</td>
<td>F</td>
<td>F</td>
<td>C-G</td>
<td>A-G</td>
<td>A</td>
</tr>
<tr>
<td>Retail Store - Extra Large</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>C</td>
</tr>
</tbody>
</table>

Birch Florist, Roslindale - 750 sf
Walgreens, East Boston - 9,000 sf
T.J. Maxx, Back Bay - 45,000 sf
Target, Fenway - 150,000 sf
Grocery Store

Grocery Store is not currently a use in the zoning code (considered part of retail). “Grocery store” is now included to be able to allow them explicitly in more places.

Size distinctions can limit large grocery stores in residential neighborhoods where impacts from customer traffic could be a nuisance.

- Small - less than 15,000 square feet
- Large - at least 15,000 square feet

<table>
<thead>
<tr>
<th></th>
<th>S0</th>
<th>S1</th>
<th>S2</th>
<th>S3</th>
<th>S4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery Store - Small</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Grocery Store - Large</td>
<td>F</td>
<td>F</td>
<td>C</td>
<td>C-G</td>
<td>A</td>
</tr>
</tbody>
</table>

The Daily, Dorchester - 3,500 sf
Dorchester Food Co-Op - 6,000 sf
Star Market, Copley - 57,000 sf
# Use and Performance Standards

## Table A: Additional Use and Performance Standards

<table>
<thead>
<tr>
<th>Use and Performance Standards</th>
<th>S0</th>
<th>S1</th>
<th>S2</th>
<th>S3</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Active Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor Active Use</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Requirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Active Use Depth (min)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>20'</td>
<td>25'</td>
</tr>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor Dwelling Units</td>
<td>Yes</td>
<td>Yes</td>
<td>Only with 4' Front Yard (min)</td>
<td>Only with 4' Front Yard (min); Forbidden on Primary Lot Frontage</td>
<td>Only with 4' Front Yard (min); Forbidden on Primary Lot Frontage</td>
</tr>
<tr>
<td>Allowed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units (maximum)</td>
<td>14</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Industrial and Storage Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food and Beverage Production</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Must include associated Restaurant or Retail Store</td>
</tr>
</tbody>
</table>

### Footnotes to Table A

1. Active Uses, as defined in Article 8 Table A, are required to occupy a minimum of 50% of the building width on the primary lot frontage on the ground floor, at the minimum active use depth specified in Table A. Active use frontage meeting this requirement may be approved on any lot frontage that is not the primary lot frontage for any proposed project that is subject to or has elected to comply with Large Project Review or Small Project Review in accordance with the provisions of Article 80.
Land Use Feedback (so far) + How to Address

Desires + Concerns:

- Creating more “Third Spaces” - places of community and gathering outside the home or workplace
- Streamlined processes for opening small businesses and community spaces
- Permitting can be an undue burden on property owners
- Land uses may promote congestion in areas with less transit access

Response:

- Defining and requiring “active uses” on the ground floor
- Clarifying definitions for uses to capture newer types of businesses, updating code to reflect existing conditions
- Mapping Squares + Streets in areas with transit access
- Mixed-use, walkable areas lessen reliance on cars
- Size thresholds to allow smaller uses
How Can Your Feedback Shape Land Uses?

Feedback:

“I can’t figure out where _____ land use would fit in the table”
“I’m concerned about the impacts of _____ land use”
“I don’t understand the language in _____ part of the zoning code”
“Any other comments, questions, and concerns”

Response:

Refine definitions and/or create new uses
Look at applying a performance standard for that land use
Revisit and clarify text in the zoning code for legibility
Addressed case-by-case and follow up where necessary
Office of Licensing & Consumer Affairs

Daniel Green
License Types

The Office of Licensing and Consumer Affairs grants and regulates licenses for restaurants, hotels, nightclubs, and special events in the City of Boston. The Office is comprised of five divisions:

- Licensing Board
- Cannabis Board
- Consumer Affairs
- Entertainment Division
- Special Events

(Yellow text are divisions that interact most frequently with ONS)
Licensing Board

The Board grants and regulates various licenses and holds hearings on violations and license applications.

The Licensing Board issues:
- Common Victualler - license to serve food to be consumed on premise
- Alcohol Beverage
- Fortune Tellers
- Billiards & Bowling
- Dormitories/Lodging Houses

During 2020 and 2021, we worked closely with other City departments to issue temporary outdoor dining permits due to COVID.

https://www.boston.gov/departments/licensing-board
The City passed an ordinance in 2019 establishing the Boston Cannabis Board (the “BCB”) which is the authority tasked with siting cannabis establishments in Boston. The BCB consists is tasked with ensuring equity in the issuance of cannabis licenses both in terms of to whom they are issued and where in the City they are issued.

Pursuant to Massachusetts General Law Boston must site a minimum of 52 retail recreational cannabis dispensaries. This number excludes other cannabis uses such as medical, cultivation, laboratory, manufacturing, and delivery. We currently have 11 licensed dispensaries.

More information can be found here. https://www.boston.gov/boston-cannabis-board
The Entertainment Division grants and regulates various licenses and holds hearings on violations and license applications.

The Division issues licenses for:
- Annual Non-live entertainment
- Annual Live entertainment
  - Requires “live entertainment” zoning
- One-time entertainment (temporary) / special events
- One-time carnival
- Solicitation (not entertainment but we license it)

https://www.boston.gov/departments/entertainment-licensing
What Needs a Community Process?

Licensing Board

● Alcohol Licenses
  ○ New license application
  ○ Transfer to a different location
  ○ Change of hours of operation
  ○ Alteration of premise
  ○ Change of license class/classification (e.g. changing from wine/beer to all alcohol)

● Common Victualler
  ○ New license at a previously unlicensed location
  ○ Outdoor patio
  ○ Extension of hours past 11 pm
What Needs a Community Process? (Continued)

Cannabis Board
- All transactional applications

Entertainment
- Live entertainment
- Outside (live and non-live)
Renewals

ALL alcohol licenses must be renewed every November, or the licensee will lose their license.

To make sure that licensees are aware and file their renewals on time, ONS typically helps Licensing call through all businesses and drop off literature.
Next Steps to Refine the Draft
Zoning
**Reminder:** What parts of the Zoning Code are being updated in this proposed text amendment?

<table>
<thead>
<tr>
<th>Article 26</th>
<th>Article 8</th>
<th>Article 23</th>
<th>Other articles</th>
</tr>
</thead>
<tbody>
<tr>
<td>A new chapter to define Squares + Streets Zoning Districts</td>
<td>Updates to the “Regulation of Uses”</td>
<td>Remove minimum parking requirements for small projects in Squares + Streets (with corresponding adjustments to reduce citywide off-street loading requirements in Article 24)</td>
<td>To make sure updates from Art. 26 and Art. 8 are reflected and workable throughout the Code</td>
</tr>
</tbody>
</table>

The draft amendment also does contain administrative or clerical changes to text, either to reorganize sections for clarity or remove language that is no longer applicable. These three articles are the substantive changes to the code. Please see the “smaller changes” section of the amendment summary for explanations of the adjustments to other articles.
How and when will these updates be made?

Fall 2023 – Winter 2024

December - January comment period
January in-person engagement forthcoming

Zoning text amendment to create new Squares + Streets districts in the Boston Zoning Code.

Spring 2024

Small Area Plans kickoff in February in specific Squares + Streets areas in the City.

Each small area plan will include a rezoning process for updated zoning map amendments that will include the Squares + Streets districts. Those amendments will have to go through the adoption process individually.
How could districts be mapped?
How could districts be mapped?

How and which districts are mapped will depend on the Small Area Plan process and engagement.
Small Area Plans: Analysis and Engagement

We will bring you analysis of:

- the size and spatial characteristics of existing parcels and buildings,
- review of existing zoning, and
- review of recent variances and Article 80 projects in study area to determine mismatch and opportunity for change.

We will work with you to:

- understand community needs through engagement,
- present recommendations and facilitate iteration in partnership with the community, and
- collect work into a finalized plan document.
# Share Your Thoughts with Us!

## Come to Our Virtual Office Hours!
- **6 sessions in Dec (afternoon + evening sessions):**
  - Week of Dec 4 **(THIS Thursday!)**
  - Week of Dec 11
  - Week of Dec 18
  - Week of Dec 25

## Attend an Upcoming Public Meeting!
- **Jan 8:** Citywide S+S Zoning Text Amendment Update Meeting
- **Feb 6:** Citywide S+S Zoning Text Amendment Final Meeting

## Give Us Your Feedback!
- Share your thoughts on the draft zoning amendments now through the **public comment period form from now UNTIL JANUARY 28, 2024.**

## January Engagement
- We’re working to schedule more in-person engagement opportunities for **January 2024** before the close of the comment period.
Thank you!

for more information visit: https://www.bostonplans.org/squares