Squares + Streets
Final Meeting on Zoning Text Amendment

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

Public Meeting

Tuesday, February 6, 2024
Zoom Controls to Listen to Interpreters

(EN) Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Caboverdean) Djobe íkune di interpretason (un globu) na parti inferior di tela y seleliona bu língua ki bu kre skuta reunion.

(Kreyòl Ayisyen) Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

(Tiếng Việt) Tìm biểu tượng phiên dịch (hình quả địa cầu) ở phía cuối màn hình của bạn và chọn ngôn ngữ bạn muốn nghe.

(简体中文) 查找屏幕底部的翻译图标（地球仪），然后选择您想听到的语言。

(繁體中文) 查找屏幕底部的翻譯圖標（地球儀），然後選擇您想聽到的語言。
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.
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

Will Cohen, Senior Planner II
Jack Halverson, Planner II
Adam Johnson, Urban Designer
Maya Kattler-Gold, Planner I
Eileen Michaud, Planner II
Andrew Nahmias, Senior Planner II
Abdul-Razak Zachariah, Planner I
Kathleen Onufer, Deputy Director of Zoning

Public Comment:
“Change is hard. If we want our City and neighborhood to thrive and be more equitable we need to create spaces for that to happen... It’s incumbent on political leaders, city workers and citizens to discuss this zoning amendment and make hard choices” —Steven, Roslindale

Public Comment:
“This approach [of] applying citywide zoning districts to individual neighborhoods... seems like good planning” —Barbara, Brighton
Agenda

Presentation of Updates to the Squares + Streets Zoning Text Amendment (45 min)
1. Process: Where We Are Today
2. What is Coming in the Small Area Plan Process
   a. Beyond Zoning w/ Mattapan Examples
3. Specific Changes Made to the Draft
4. Next Steps
5. Questions and Comments (75 min)

Public Comment:
“I would like to buy a home in Boston one day.” —Charlie, Jamaica Plain

Public Comment:
“This will allow existing residents to stay in their community and for new folks to join! A true win-win for Boston” —Michael, Fenway
Timeline for S+S Zoning Phase 1

“The first step, to...be able to talk about each neighborhood, is to put these building blocks into the zoning code”

— Mayor Wu, at Hyde Park Neighborhood Association Meeting on 1/29/24, in discussion about advancing Phase 1 of Squares + Streets

Public Comment:
“I hope this process is not slowed down”
— Stefan, Brighton

Public Comment:
“It is unclear to me why the BPDA is rushing to enact this zoning amendment as a necessary precondition for local planning.”
— James, Hyde Park

Public Comment:
“I sincerely hope these processes will indeed move quickly as planned.”
— Ben, Roslindale

Public Comment:
“The process is being rushed to fruition with little to no consideration of residents concerns.”
— Jeanne, West Roxbury

Public Comment:
“What is the hurry? We need at least 90 days, a reasonable time to inform our neighbors, to work with you, to do outreach...”
— Mimi, Hyde Park
This week we will be releasing:
- an **updated draft, with changes annotated** this week.
- all of the public comment received during the **comment period, with responses**, this week.

We have **scheduled additional office hours** over the next month to provide further opportunities to explain the proposed zoning, including responding to detailed questions.

We will not be making major revisions or creating a new comment period during this time.

Public comment is of course always collected for the BPDA Board and the Zoning Commission.

The Zoning Commission includes a public hearing, where anyone can give 2 min testimony.
Squares + Streets Districts: Article 26

- 6 pages of new zoning text for 6 new districts.
- Use regulations are in Article 8, with district-specific use and performance standards in this Article.
- Dimensional regulations include lot standards and building form standards.
- Included new definitions that will be located in Article 2

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. These district types and their purposes are listed here in order of intensity:

A. The S-0 Transition Residential district is primarily a residential district that provides a transition from mixed-use and high activity squares and streets to lower activity, residential areas. Transition Residential offers some flexibility in use but articulates the edges of the higher density growth areas. Residential uses are limited to no more than 14 dwelling units and have lot coverage, yard, and permeable area of lot dimensional requirements.
B. The S-1 Main Street Living district is a mixed-use district with majority residential uses and small to moderate square footage on individual floors of buildings. Buildings may include small-scale storefronts or offices on the ground floor in addition to residential uses. Small-scale side and front yards provide a buffer with lower and higher square areas.
C. The S-2 Main Street Mixed Use district allows for medium-scale buildings with facades that fill the front of the lot to help create a continuous and active main street.
D. The S-3 Active Main Street district includes Main Street mixed-use buildings that allow residential, hospitality, and commercial uses on upper floors. The district accommodates larger-scale ground floor destinations and introduces requirements for active uses on the ground floor. Medium-scale buildings are allowed in the district, with zero-lot-line conditions.
E. The S-4 Active Squares district is characterized by medium-scale mixed-use buildings with a wide range of active ground floor uses. Upper floors in this district can be residential or commercial, but dwelling units are not allowed on the ground floor primary street frontage.
F. The S-5 Placemaker Squares district is intended for areas in the heart of business districts or close to transit. With high street frontage, the district encourages buildings and urban design. Commercial, hospitality, and entertainment uses are allowed throughout the building and active uses are required on the ground floor.

Section 26-2 - Establishment of Squares + Streets Districts

A. This Section 26-2, taken with Section 3-1 (Establishment of Zoning Districts) establishes six Squares + Streets districts (S0, S1, S2, S3, S4, and S5). A Squares + Streets District is indicated by any abbreviation “S0”, “S1”, “S2”, “S3”, “S4”, or “S5” on any official zoning map of the City of Boston. The provisions of this Article and the remainder of the Code constitute the zoning regulations in a Squares + Streets District. Where conflicts exist between a provision of this Article and the remainder of the Code, the provision of this Article shall govern, unless this Article specifically indicates otherwise.

B. Use Regulations Applicable in Squares + Streets Districts
Use regulations for Squares + Streets districts are set forth in Article 8 of this code. Additional use and performance standards are set forth in Section A of this Article.

C. Dimensional Regulations Applicable in Squares + Streets Districts
Dimensional Regulations for Squares + Streets districts are set forth in Table B of this Article.
Land Use Modernization: Article 8

- 17 pages of new zoning text that modernizes existing text across the code.
- Our long-term vision is this will be the only use table in the code.
- With one use table, we can make timely amendments as new uses that need to be regulated arise or change.
- Other minor changes include deleting districts and a use (payphone exchange) that no longer exist.
Other Amendments

- Include existing zoning text that is unchanged alongside insertions for full transparency: this is why the amendment is long.

- Clerical changes: adding S+S districts to those subject to sign regulations, parking standards, administrative rules of the code, etc.

- Where existing text has errors (past omissions, provisions that do not match city/state requirements) we have updated them.

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Article 2

Article 11

Article 23
## Tracking the Changes Made in Response to Public Comment

Changes to the 12/05 draft text amendment are annotated and highlighted in the following colors:

- **New district (S-5)**
- **Removed ground floor use restrictions**
- **All other changes**

<table>
<thead>
<tr>
<th>Activity</th>
<th>F</th>
<th>C</th>
<th>C*</th>
<th>A*</th>
<th>A</th>
<th>New district</th>
<th>Removed ground floor restrictions</th>
<th>All other changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery Store - Large</td>
<td>F</td>
<td>F</td>
<td>C</td>
<td>C*</td>
<td>A</td>
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<tr>
<td>Entertainment/Events - Extra Small</td>
<td>C-G</td>
<td>A-G</td>
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<td>A*</td>
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<tr>
<td>Entertainment/Events - Small</td>
<td>F</td>
<td>A-G</td>
<td>A-G</td>
<td>A-G*</td>
<td>A*</td>
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</tr>
<tr>
<td>Entertainment/Events - Medium</td>
<td>F</td>
<td>F</td>
<td>C-G</td>
<td>A-G*</td>
<td>A*</td>
<td>A</td>
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<tr>
<td>Entertainment/Events - Large</td>
<td>F</td>
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<td>F</td>
<td>C*</td>
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<tr>
<td>Entertainment/Events - Extra Large</td>
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<tr>
<td>Makerspace</td>
<td>F</td>
<td>A-G</td>
<td>A-G</td>
<td>A-G*</td>
<td>A*</td>
<td>A</td>
<td></td>
<td></td>
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<tr>
<td>Museum or Art Gallery</td>
<td>F</td>
<td>A-G</td>
<td>A-G</td>
<td>A-G</td>
<td>A*</td>
<td>A</td>
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<tr>
<td>Restaurant - Small</td>
<td>C-G</td>
<td>A-G</td>
<td>A-G</td>
<td>A-G</td>
<td>A*</td>
<td>A</td>
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</table>
How We’ve Gathered Feedback on the Zoning Text Amendment

<table>
<thead>
<tr>
<th>Additional Meetings + Focus Groups</th>
<th>Community Office Hours</th>
<th>Public Comment Form and Submissions</th>
<th>Meetings + Office Hours with Other City Departments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presented at community meetings held by neighborhood associations + community groups</td>
<td>22 hour-long office hours sessions weekly in afternoons and evenings from week of Dec 5 through week of Jan 25</td>
<td>Received written comments from Dec 5 thru Feb 2</td>
<td>Including but not limited to:</td>
</tr>
<tr>
<td>5 focus groups with designers, small-scale developers, affordable housing developers</td>
<td>Notes from office hours taken as another opportunity to gather public comments from over 35 residents</td>
<td>Public comments are shared weekly in BPDA’s Zoning Notices &amp; Updates Newsletter</td>
<td>• Inspectional Services Department</td>
</tr>
<tr>
<td>2 workshops with the Mayor’s Youth Council and Office of Youth Engagement and Advancement’s Community Council</td>
<td></td>
<td>200+ comments received so far through the public comment form</td>
<td>• Disabilities Commission</td>
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<td></td>
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<td>35 public comment letters sent via email and mail</td>
<td>• Mayor’s Office of Arts &amp; Culture</td>
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<td>• Office of Economic Opportunity and Inclusion</td>
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<td>• Mayor’s Office of Housing</td>
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<td>• Licensing Board</td>
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<td>• Boston Transportation Department</td>
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<td></td>
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<td>• Office of Green Infrastructure</td>
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</tbody>
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What We’ve Heard

Common themes:

1. Comments on Squares + Streets zoning process and Small Area Plans:
   - Concerns about the engagement and approval timeline
   - How will the zoning amendment apply to Small Area Plans and mapped to each area?

2. Comments on draft zoning text amendment:
   - Land use and dimensional definitions
   - Regulation of uses in each district
   - Dimensional regulations
   - Need for an additional district (S-5)
   - Parking regulations
   - And more...

Over 200 comments via the public comment form
35 comment letters emailed or mailed in

Public Comment:
“Who decides whether or not to apply a certain overlay zoning district to a neighborhood? Is it the BPDA Board? Is it the neighborhood residents, and if so by what process?”
— James, Hyde Park

Public Comment:
“[Need] strong protections and incentives for lacking cultural infrastructure, such as grocery stores in areas that lack them and protection for the hurting arts scene.”
— Justin, Brighton

Public Comment:
“Why are we requiring private outdoor amenities in S2-S4?”
— Joshua, Allston
1. Squares + Streets Zoning and Small Area Plan Process
Zoning & Small Area Plans Process

We are here

(1) ZONING OPTIONS
“Add tools to the toolbox”: Create options in citywide zoning to support Squares + Streets areas through a zoning text amendment.

(2) SMALL AREA PLANS
Conduct 6-9 month planning processes (Small Area Plans) that focus on individual squares and streets to convene the public and many City departments in cross-topic goal setting.

IMPLEMENTATION
- Map zoning: Codify zoning recommendations into zoning map amendments.
- Implement recommendations across City departments
Small Area Plan Process and Engagement

Small Area Plans will be 6-9 month processes focused on community engagement with various stakeholders, education on key topics, conversations on technical analysis of these topics, and the generation of implementable recommendations including updated zoning and capital & program investments.

**MONTH 1**
**LISTEN & PREPARE**
Connect with community to gather ideas for engagement and hear their experiences in the area

**MONTH 2-3**
**DEVELOP IDEAS**
Engage with community to understand goals and needs; collaborate with City departments to generate implementation options in response to feedback

**MONTH 4-5**
**REVIEW & REFINE IDEAS**
Workshop draft recommendations with stakeholders and City partner departments

**MONTH 6**
**DRAFT PLAN**
Publish the plan for public review

**MONTH 7-9**
**TAKE ACTION**
Finalize new plan and start to implement recommendations across City departments

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**Public Comment:**
“Community engagement - the city needs to be open, honest and direct and acknowledge there are many opinions and voices in the city...”
— Nia, Roslindale

**Public Comment:**
“Existing small businesses need to be supported and engaged in planning review.”
— Keoki, Roslindale

**Public Comment:**
“Because that engagement work has not yet concluded, the Squares and Streets process *must* identify objective criteria for use in Small Area Plans.”
— Stefanie, South Boston
How and where will zoning be applied in the Small Area Plan process?

Squares + Streets zoning districts will only be mapped to portions of each Small Area Plan focus area.

How, where, and which zoning districts are mapped will be based on public input and an analysis of:

- community needs
- the size and spatial characteristics of existing parcels and buildings, and current uses
- review of existing zoning, recent variances, and Article 80 projects

**Public Comment:**

“The documents say 1/3 of a mile from the squares, but it’s not precise. And if 1/3 mile radius is the footprint...the form-based zoning will not work on a residential street with mostly one to three family homes.”

— Jay, Hyde Park

**Plan Primer:**

This is not the boundary of future zoning changes. They will be determined through each Small Area Plan. This is the general focus area of the Small Area Plan.
Example
Squares + Streets Zoning in Mattapan

PLAN: Mattapan was adopted in May 2023.

The PLAN included recommendations for new mixed-use and commercial zoning.

Squares + Streets Zoning is the tool for implementing those zoning recommendations.

For more information, visit bit.ly/PLAN-Mattapan
2. Changes to the Draft Text Amendment
Overall Changes We’ve Made to the Draft

- **Reintroduced S-5 District** - Placemaker Square (Article 26)

- **Refined dimensional regulations and related definitions** such as outdoor amenity space and upper story setback (Article 2, Article 26)

- **Updated use definitions** to add clarity where needed (Article 8)

- **Refined use table** based on feedback on what should be allowed, conditional, or forbidden in each district and restricted to ground floors (Article 8)

- **Parking design and regulations** (Article 23)

- **Additional smaller changes** that add clarity and ensure consistency

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**Public Comment:**

“I would...like to see more uses permitted in S0, and in all S districts - I noticed that small retail is forbidden in S0, which is contrary to the many convenience stores and small shops existing in residential neighborhoods today.”

— Matthew, Brighton

**Public Comment:**

“I think more uses could be made as of right, particularly small-scale craft / industry / retail uses.”

— Ben, East Boston

**Public Comment:**

“I'm disappointed that S5 Placemakers district was removed; with the pressing need for housing the city should have denser as-by-right districts in its toolbox.”

— Ben, Dorchester
## Squares + Streets Districts

<table>
<thead>
<tr>
<th>District</th>
<th>Description</th>
</tr>
</thead>
</table>
| **S0** Transition Residential | - Transition between low and high activity streets and squares  
- Residential and accessory only  
- Large, 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 | - Mixed-use main street  
- Mainstreet zero-lot-line  
- Outdoor amenity space required  
- Lower lot coverage to require yards or plazas |
| **S3** Active Main Street | - Residential or small scale hospitality  
- Mainstreet zero-lot-line  
- Outdoor amenity space required  
- Active ground floor uses required  
- Lot coverage responds to parcel size |
| **S4** Active Squares | - Wider range of upper floors uses  
- Large buffer with residential areas  
- Outdoor amenity space required  
- Active ground floor uses required  
- Lot coverage responds to parcel size |
| **S5** Placemaker | - Widest range of mixed-use uses  
- Large buffer with residential areas  
- Outdoor amenity space required  
- Wide range of ground floor active uses (no residential)  
- Lot coverage responds to parcel size |
Response to Public Feedback

Reintroducing S-5

Taller mixed-use buildings with many active uses limited to highly active areas that can support higher density housing and job growth.

Key dimensional differences from S-4:
- Increased height, to align with new building code standards
- Larger building width
- Lower building lot coverage
- Increased outdoor amenity space required

Uses: Same as S-4

Public Comment:
"We need options that allow for more density than S4. We should allow for more than 7 stories / 85 feet of height and without stepback requirements."
—Chris, Jamaica Plain

Public Comment:
"If anything, height limits should be increased... We need to be doing anything and everything to increase... housing supply."
—Prashant, Brighton

Public Comment:
"Bring back the S5! We need so much more housing"
—Barnabas, Jamaica Plain

Mixed-use center to the neighborhood along side key transit destinations and hubs

Retail and commercial anchor that supports the neighborhood and more housing density
Response to Public Feedback
Reintroducing S-5

S-5 is an opportunity to align with new building code standards and support efficient sustainable building methods such as mass timber alongside greater housing and job growth.

Lot Standards

<table>
<thead>
<tr>
<th>Lot Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Lot Coverage</td>
<td>80% (70% on large parcels)</td>
</tr>
<tr>
<td>Front Yard</td>
<td>2’ minimum</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>5’ minimum (15’ if abutting residential zoning district)</td>
</tr>
<tr>
<td>Side Yard</td>
<td>5’ minimum (0’ if abutting party wall)</td>
</tr>
<tr>
<td>Permeable Area of Lot</td>
<td>15%</td>
</tr>
</tbody>
</table>

Building Form Standards

<table>
<thead>
<tr>
<th>Building Form Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Floorplate</td>
<td>25,000 square feet max</td>
</tr>
<tr>
<td>Building Width</td>
<td>250’ maximum</td>
</tr>
<tr>
<td>Height</td>
<td>145’ maximum</td>
</tr>
<tr>
<td>Outdoor Amenity Space</td>
<td>30%</td>
</tr>
</tbody>
</table>

Public Comment:
“I like the readdition of the S-5 district! This will enable high densities of housing and services that can reduce car dependency and bring more people closer to small businesses.” – Nikolas, Roxbury

Public Comment:
“I am very glad S-5 was added back. Placemaker buildings on prominent corners and locations add much needed density and also act as visual anchors to an area.” – Charles, South End

Public Comment:
“The BPDA should be stocking its toolbox [with] as many tools as possible to create more homes & invigorate all our neighborhoods.” – Zack, Jamaica Plain

Mixed-use mass timber 12-story building in Portland
Response to Public Feedback

Reintroducing S-5: Setting maximum height in feet

Height is limited by “feet” in S-5 not “feet and stories” to encourage a greater mix of uses in the district.

Floor-to-floor heights vary between residential versus commercial uses and different construction types. Setting a maximum height in feet allows more flexibility in the number and mix of floors for each use and can even mean an extra residential story depending on the construction method.

<table>
<thead>
<tr>
<th>Building Form Standards</th>
<th>S0</th>
<th>S1</th>
<th>S2</th>
<th>S3</th>
<th>S4</th>
<th>S5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Floor Plate (max sf)</td>
<td>4,000</td>
<td>8,000</td>
<td>15,000</td>
<td>20,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Building width (max)</td>
<td>-</td>
<td>120’</td>
<td>150’</td>
<td>150’</td>
<td>200’</td>
<td>250’</td>
</tr>
<tr>
<td>Maximum Building Height (in feet)</td>
<td>50’</td>
<td>50’</td>
<td>65’</td>
<td>85’</td>
<td>85’</td>
<td>145’</td>
</tr>
<tr>
<td>Maximum Building Height (in stories)</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>7</td>
<td>7</td>
<td>!</td>
</tr>
</tbody>
</table>

Public Comment:
“Additionally, where height limits are given in feet, it can be counterproductive to also artificially limit them by number of stories as well. With new construction typologies (mass timber, CLT, DLT, hybrid construction, etc.) room for an extra story can often be found within the historic heights of buildings built over the last century.” – Andrew, Allston
Response to Interdepartmental Feedback

Changes to Outdoor Amenity Space Definition

Definition *(added requirements)*
Added language that specifies outdoor requirements for counting as Outdoor Amenity Space

Performance Space *(clarification)*
Added explicit reference to outdoor space for outdoor event and performance areas

Outdoor Retail Space *(clarification)*
Added explicit reference to outdoor space for customers, including restaurant seating

Add: Outdoor amenity space, *a space open to the outdoor air* directly accessed from the ground floor or upper stories of a building and/or a pedestrian accessway, that is intended to be used for active or passive recreational use such as playing, gathering, and seating by building occupants and/or the public. Overhead structures that provide shade or protection from the elements, but are otherwise open to the outdoor air, such as pergolas and canopies, may be included as part of outdoor amenity space.

Types of spaces that shall count towards outdoor amenity space include:

1. Publicly Accessible Open Space, as defined in Article 8; or
2. New portions of public sidewalks created within the lot line; or
3. Outdoor space for tenants or customers, including restaurant, or cafe seating or outdoor event and performance areas; or
4. Publicly accessible through-block pedestrian connections of a width not less than ten (10) feet; or
5. Private amenity space intended to be used primarily by the building occupants, such as porches, interior courtyards, shared gardens, playgrounds, shared terraces, and/or programmed or landscaped yards, provided that such spaces have an unobstructed length of not less than ten (10) feet and an unobstructed depth of not less than ten (10) feet; or
6. Private amenity space dedicated for use by a single dwelling unit, and that is directly accessible from that dwelling unit, such as fenced/walled patios, private terraces, and balconies, provided that such a space has an unobstructed length of not less than five (5) feet, an unobstructed depth of not less than five (5) feet, and an overall area of not less than thirty (30) square feet; or
7. Roofslopes, occupiable vegetative roofs, and other programmed recreational spaces on rooftops that are accessible by building occupants or the public through common circulation.
Response to Feedback from Designers

Changes to other dimensional definitions

Upper Story Stepback Requirement *(modified threshold)*
Modified to only apply to the highest story, based on feedback from designers about buildability, energy efficiency, and usability

Party Wall Definition *(changed definition)*
Updated to align more closely with building code definition

Maximum Building Height Definition *(clarified definition)*
Clarified that both maximum stories and feet requirements must be met.
Response to Public Feedback

Changes to Article 8

Hotel Thresholds *(additional threshold)*
Added threshold of under 50 rooms for small, and 50+ rooms for large, in addition to square footage. Also changed Hotel - Large from Forbidden to Conditional in S3.

Lodging House Definition *(clarification and allowance change)*

Public Comment:
As we have seen in recent years, hotels with compact rooms and little amenity space are quite popular... change the definition of “small hotel” from 50k sq ft or less to 50 rooms or less...

Public Comment:
“These should be allowed in all S+S districts. It doesn't make sense to categorically ban student housing and lodging houses when these fill high-density housing needs.” – Matthew, Brighton
Response to Public Feedback

Changes to Article 8

Office Definition *(clarification)*
Includes coworking, insurance brokers, and real estate.

Ground Floor Restrictions *(allowance change)*
Removed restriction from grocery store, makerspace, museum, large restaurant, large retail store, and art studio in all districts and from medium retail store in S3.

Public Comment:
“What could possibly be the downside of having an art studio on the second floor of a building? Or a restaurant having a second floor? Or a makerspace or an art gallery?” - Evan, Roslindale
Response to Public Feedback
Changes to S-0: Conditional Ground Floor Retail

S-0 Use Table (allowance change)
In the S-0 use table, changed allowance for Retail Store - Small from Forbidden to Conditional in basement or on ground floor.

<table>
<thead>
<tr>
<th></th>
<th>S0</th>
<th>S1</th>
<th>S2</th>
<th>S3</th>
<th>S4</th>
<th>S5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Store - Small</td>
<td>F-C-G</td>
<td>A-G</td>
<td>A-G</td>
<td>A-G’</td>
<td>A”</td>
<td>A’</td>
</tr>
</tbody>
</table>

Public Comment:
“S0 is the transition zone to residential - it’s not a residential-only district, nor should it be.” – Matthew, Brighton

Public Comment:
“S0 and S1 should allow for small-scale commercial and active uses as of right.” – Preston, Dorchester

Public Comment:
Small retail should be allowed conditionally in S0. Give people the ability to have a little corner store in their building in a neighborhood if they so choose!

Public Comment:
“I'd really like to see ground floor retail added as a conditional use for S0 districts, and not just on corner parcels. It'll make for more interesting, walkable neighborhoods, and increase the number of lower-cost retail opportunities for small businesses.” – Nate, Roslindale
Response to Interdepartmental Feedback

Changes to Article 8

Parking Uses (allowance change)
Parking Garages now conditional in S3 (from forbidden) and Parking Lots now conditional in S2 (from forbidden).

Food Pantries (clarification)
Food Pantries now included in “Grocery Store” definition.

Supportive Housing (clarification)
Changed “group living” to “supportive housing” to better reflect the use.

ATM Definition (clarification)
Replaced “accessory ATM” with “standalone ATM”
Response to Interdepartmental Feedback

Changes to Article 8

Art Gallery *(modification)*
Made Art gallery included as type of retail store.

Art Studio *(modification)*
Added that incidental sales are allowed in art studios.

Extra Small Entertainment/Events *(additional threshold)*
Added extra small entertainment/events category (up to 250 people)

Adult Entertainment *(clarification)*
Modified “adult entertainment” to clarify that art exhibits with nudity are not included.

Public Comment:
“I read the letter from the Mayor's Office of Arts and Culture, and I strongly support all their suggested changes to the draft text and their concerns.” – Barbara, Brighton
Response to Interdepartmental Feedback
Changes to Article 23

Curb Cut Guidelines (additions)
Curb cut maximums are now different for residential vs. non-residential uses, to account for frequency of vehicle traffic.

Parking Dimensions (added requirements)
Added parking space width and depths and drive aisle widths for standard parking spaces (exclusive of Accessible Parking Spaces)

Parking within Front Yard (changed applicability)
Parking restricted within front yard only applicable in Squares + Streets Districts.

All off-street parking facilities provided to comply with this Article shall meet the following specifications:

(a) For parking facilities serving residential uses, curb cuts for access to such parking facilities shall not exceed 12 feet in width for parking facilities with fewer than 50 spaces; and shall not exceed 24 feet in width for parking facilities with 50 or greater spaces.

(b) For parking facilities serving non-residential uses, curb cuts for access to such parking facilities shall not exceed 12 feet in width for one-way driveways; and shall not exceed 24 feet in width for two-way driveways.

(e) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic and pedestrians, and all lighting shall be so arranged as to shine downward and away from streets and residences.

(f) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained and maintained as to prevent water and dust therefrom going upon any street or another lot.

(f) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling or servicing of any kind.

(f) Each car space shall be located entirely on the lot. The dimensional requirements for parking spaces, not inclusive of required Accessible Parking Spaces, are provided as follows:

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>Maximum Width of Parking Space</th>
<th>Maximum Depth of Parking Space</th>
<th>Maximum Width of Drive Aisle for One-Way Traffic</th>
<th>Maximum Width of Drive Aisle for Two-Way Traffic</th>
</tr>
</thead>
<tbody>
<tr>
<td>0° (Parallel)</td>
<td>6′</td>
<td>20′</td>
<td>14′</td>
<td>16′</td>
</tr>
<tr>
<td>90°</td>
<td>6′</td>
<td>12′</td>
<td>16′</td>
<td>20′</td>
</tr>
<tr>
<td>90°</td>
<td>6′</td>
<td>18′</td>
<td>24′</td>
<td>24′</td>
</tr>
</tbody>
</table>

The following provisions shall only apply to Squares + Streets Districts:

(a) Parking shall not immediately abut the public right of way, and is not allowed within the front yard.
3. Next Steps
Squares + Streets Office Hours

BPDA Zoning Reform staff will hold office hours (15 session in total) to answer questions on the zoning text amendment for the next month.

**Afternoon Sessions (12:30 PM – 1:30 PM)**
- Tues, Feb 13
- Thurs, Feb 15
- Tues, Feb 20
- Thurs, Feb 22
- Tues, Feb 27
- Thurs, Feb 29
- Tues, Mar 5

**Evening Sessions (6:00 PM – 7:00 PM)**
- Mon, Feb 12
- Wed, Feb 14
- Tues, Feb 20
- Thurs, Feb 22
- Tues, Feb 27
- Thurs, Feb 29
- Tues, Mar 5
- Wed, Mar 6
First Round of Small Area Plans: Kick-Off Events

**CLEARY SQUARE**
Cleary Square is a commercial area located in Hyde Park. It retains a number of historic buildings and has a diverse retail mix of restaurants, and shops, as well as considerable opportunity for commercial and residential enhancement.

This area is serviced by the Hyde Park station as part of the MBTA Commuter Rail.

**Event Details:**
- **When:** Sunday, February 25th from 10:30 am - 1 pm
- **Where:** Menino YMCA (1137 River St, Hyde Park)
- **On-site childcare, interpretation services, and light refreshments will be provided**

**Project Manager:** Catherine Neill
catherine.neill@boston.gov

**ROSLINDALE SQUARE**
Roslindale Square is a historic commercial area in the heart of Roslindale. It retains many historic buildings and has a diverse mix of local restaurants, shops, and civic spaces such as a library branch and the Roslindale Substation. There is a great opportunity for bringing new housing and residents to support the commercial core of Roslindale.

This area is serviced by the Roslindale Village station as part of the MBTA Commuter Rail, as well as several MBTA bus routes.

**Event Details:**
- **When:** Saturday, February 24th from 10:30 am - 12:30 pm
- **Where:** The Substation (4228 Washington Street, Roslindale)
- **On-site childcare, interpretation services, and light refreshments will be provided**

**Project Manager:** Eileen Michaud
eileen.michaud@boston.gov
Zoning Notices & Updates Newsletter

Sign up at: https://www.bostonplans.org/about-us/get-involved
Stay Involved in Zoning Reform (2024’s version)

- **ADU Pattern Book and Citywide Zoning for ADUs** - launching this month, continuing through the year
- **Zero Net Carbon Zoning** (Art 37) - releasing draft in March
- New Zoning to Implement **PLAN: Downtown** - Spring
- Comprehensive Updates to Article 23 for **Greening Parking Design & Standards**
- Modernize the **Sign Code** (Art 11) - Summer
- Comprehensive modernization of **Dimensional Definitions** - Summer
Thank you!

For more information:
https://www.bostonplans.org/zoning4squares

Questions? Email us: squaresandstreets@boston.gov