

# Squares + Streets

## Updates on Draft Zoning Text Amendment

*Proposed zoning updates for Boston's main streets +  
neighborhood centers*

**Public Meeting**

# 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.

**(Cabo Verdean)** Djobe íkune di interpretason (**un globu**) na parti inferior di tela y selesiona 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 tandè 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) , 然後選擇您想听到的語言。



# Zoom Meeting Info + Tips

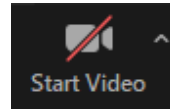
- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **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.



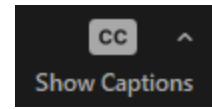
Mute/unmute



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



Turn video on/off



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

**Will Cohen**, Senior Planner II

**Jack Halverson**, Planner II

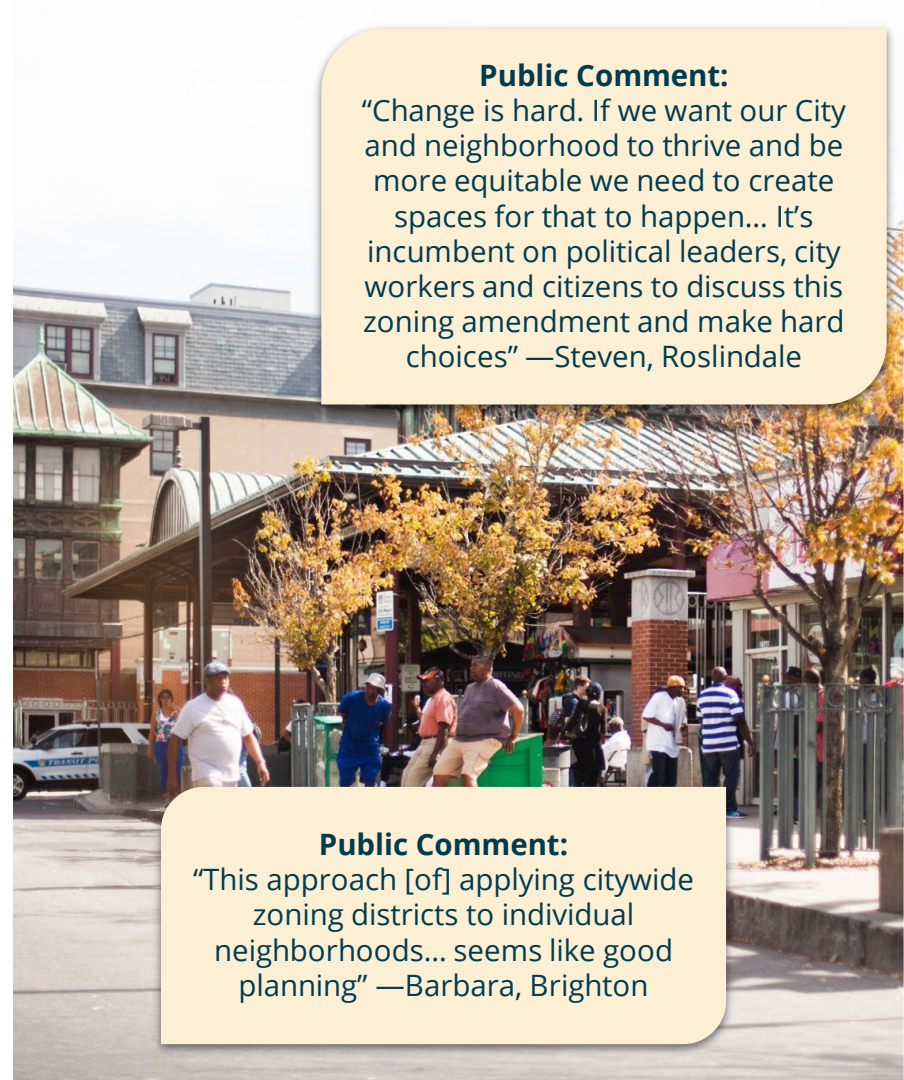
**Adam Johnson**, Urban Designer

**Maya Kattler-Gold**, Planner I

**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

## Tonight's Focus: Comments on and Revisions to the Squares + Streets Draft Zoning Text Amendment

- Reforming Boston's Zoning Code
- Small Area Plans + Zoning Map Amendments
- Squares + Streets Draft Zoning Districts
- Next Steps to Refine the Draft Zoning
- Where to Find the Draft Zoning Text and Resources
- Questions and Comments



### 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

# 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 10)

**Draft for Adoption  
Zoning  
Amendment  
Public Meeting**  
(Feb 6)



**Where we are today!**

# Ways We've Been Gathering Feedback on the Zoning Text Amendment

## Additional Meetings + Focus Groups

Presented the proposed zoning at community meetings when invited by hosting neighborhood associations and community groups

**5 focus groups** with designers, small-scale developers, affordable housing developers + the Mayor's Youth Council

## Community Office Hours

**18 hour-long office hours sessions** weekly (and ongoing!) in afternoons and evenings from week of Dec 5 through week of Jan 25

Notes from office hours kept as another opportunity to gather public comments – **44 registrants** and **6 more upcoming sessions** this month

## Public Comment Form

Receiving written comments **from Dec 5 thru Jan 28**

Public comments are **shared weekly** in BPDA's Zoning Notices & Updates Newsletter

**95+ comments** received so far through this form

## Meetings + Office Hours with Other City Departments

### Including:

- Inspectional Services Department
- Disabilities Commission
- Mayor's Office of Arts & Culture
- Office of Economic Opportunity and Inclusion
- Mayor's Office of Housing
- Licensing Board



An aerial photograph of a city street, likely in Boston, showing a mix of residential and commercial buildings, trees with autumn foliage, and a parking lot. The text "Reforming Boston's Zoning Code" is overlaid in the center.

# Reforming Boston's Zoning Code

# Citywide Zoning Reform





# Citywide Zoning Reform

## Yesterday's State of the City:

"We restructured the BPDA to elevate planning and design, began modernizing development review, and launched the **first comprehensive rezoning** in decades.

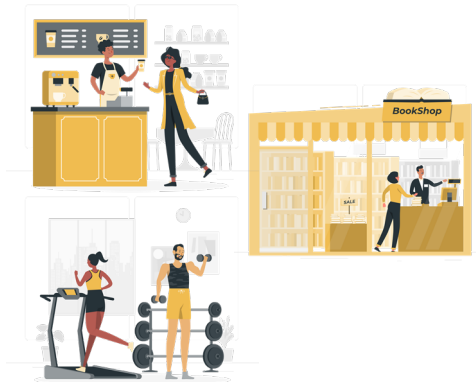
Our **Squares + Streets planning kicks off next month**, and in July, we'll transition BPDA staff to the City, restoring planning as a core function of city government."





# What is Zoning?

**Zoning** is a set of laws that are used to guide development by dictating the **allowed use, shape, and density of a building or structure** in a given area. Some of what zoning regulates includes:



## Land Uses

*the types of activities allowed within a given area*



## Physical Building Dimensions

*how much space a building takes up, its height, and the open space around it*



## Parking Requirements

*the number of parking spaces needed for certain land uses and where they can be located*

# Boston's Squares + Streets in the Past and Future

- Original construction replaced with single story or strip mall construction
- Squares + Streets will use holistic view of these areas and their past as precedent
- Goal is to combine housing and business growth with re-establishing an urban fabric of mixed uses, walkability, and contextual density

*Centre St, Jamaica Plain*  
Credit: City of Boston Archives



*Upham's Corner,  
Dorchester*  
Credit: Boston Public Library



*Fields Corner,  
Dorchester*  
Credit: City of Boston Archives

# What We Think of as “Squares + Streets” Areas

- **Transit:** T stops, commuter rail stations, key bus routes
- **Commercial activity:** main streets districts, retail along streets, businesses within walking distance of both transit and housing
- **Neighborhood centers:** central locations where neighborhood residents access local services to eat, shop, spend time, and run errands
- **Mixed use:** either directly above or directly adjacent to these businesses is housing, allowing some residents to get around without requiring a car
- **Places for growth:** existing housing and businesses are well-utilized, with context and market conditions that are suited for additional growth

## Public Comment:

“This is a long time coming and I like that it is focused on the parts of the city that we desperately need more housing in, the squares and neighborhoods near transit.”

—Tim, Hyde Park

## Public Comment:

“Love to see minority businesses still in the area.”

—Shakira, Hyde Park

## Public Comment:

“I love the legalization by right for dense housing and mixed use buildings along the most lively places in Boston. I want to see more life and things to do come to my neighborhood.”

—Matt, Hyde Park

# Squares + Streets: Cleary Square (Hyde Park)

One of the two **initial locations**.

Planning process to begin in mid-to-late **February 2024**.

**Public Comment:**

“[I like] the idea of improving Cleary Square and offering housing.”  
—Ellen, Hyde Park

**Public Comment:**

“Happy with neighborhood growth while supporting beautification of existing structure.”  
—Kaleigh, Hyde Park

## 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.



# Squares + Streets: Roslindale Square

One of the two **initial locations**.

Planning process to begin in mid-to-late **February 2024**.

## Public Comment:

“It’s a start I guess. We have a housing crisis and we need to be making it easier to build housing.”  
—Evan, Roslindale

## Public Comment:

“Concentrating density in squares and major streets makes a lot of sense because that’s where most of our neighborhood commerce takes place and where public transportation converges.”  
—Steven, Roslindale

## 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.





# Fields Corner and Codman Square (Dorchester)

The two **second phase locations** will begin in early **spring 2024**.

## Public Comment:

"I'm hoping you will allow housing to be built on main streets in neighborhoods for up to 3 [or 4] floors above 1 story storefronts. This will enable many more units to be built." — Lew, Dorchester

## FIELDS CORNER

Fields Corner, in Dorchester, is anchored by two main intersections: Dorchester Avenue and Adams Street and Dorchester Avenue and Park Street. Fields Corner presents an opportunity to leverage existing commercial uses and transportation assets so that walkable stores and services, and open spaces are made available to more households.

This area is serviced by the Fields Corner Red Line T-Stop and seven MBTA bus routes.



## CODMAN SQUARE

Codman Square is a commercial area in Dorchester, anchored by the intersection of Washington Street and Talbot Avenue. There are two schools, one community center, one library and the Codman Square Health Center here. The benefits of access to these civic assets and commercial opportunities should be made available to new residents.

This area is served by three MBTA bus routes and is within ½ mile of the Red Line's Shawmut Station T-Stop and the Talbot Avenue Commuter Rail Station.



A woman wearing a light green jacket, black pants, and a white headband with a pom-pom stands in front of a purple storefront. She is leaning against a black bicycle with yellow handlebars. The storefront features a wooden double door with a glass panel, flanked by ornate black iron gates. The door has a small sign with the number '264' and several stickers. To the left is a large window displaying an ice cream cone decoration. The scene is set on a sidewalk with two black metal bollards in the foreground.

# Small Area Plans + Zoning Map Amendments



# Process + Project Timeline

## (1) ZONING OPTIONS

“Add tools to the toolbox”:  
Create options in citywide **zoning** to support Squares + Streets areas.

## (2) SMALL AREA PLANS

Conduct **6-9 month planning processes (Small Area Plans)** in specific Squares + Streets to develop policy recommendations and select zoning options for an area.

**Partnerships** with other City of Boston departments to **align planning with implementation pathways** that are achievable within 10 years:

- Programs and funding to promote and preserve small businesses, affordable housing, and arts and culture
- Public space projects to address transportation, climate change, etc.
- Plans for city-owned parcels

## (3) MAPPING ZONING

Codify zoning recommendations into **zoning map**.

# What are Small Area Plans?



SMALL AND SPECIFIC  
AREAS



FOCUSED 6-9 MONTH  
PROCESS



ACTION-ORIENTED  
PLANS

**Series of 6-9 month processes** that focus on individual squares and streets to convene the public and many City departments in cross-topic goal setting.

**Partnerships** with other City of Boston departments to align planning recommendations with implementation pathways that are achievable within 10 years:

- Programs and funding to promote and preserve small businesses, affordable housing, and arts and culture
- Public space redesign to address transportation, climate change, etc.
- Plans for city-owned parcels

**Updated zoning** through **zoning map amendments** to support housing, healthy business districts, and access to community resources

# Small Area Plans & Ongoing Citywide Policy Work

## Anti-Displacement Strategies

### Public Comment:

“There is no clear **policy and plan to prevent displacement.**

New height and stories regulations could mean that older buildings will be razed and new ones put in their place.” — Laurie, Roslindale

The City is developing an overall anti-displacement strategy, that will be applied in small area plans.

## Deeper Housing Affordability

### Comment from Office Hours:

Current affordability requirements in the City **don't create enough residential units** that are affordable for people below 60% AMI or small business owners who want to live near commercial areas

The City is finalizing a housing strategy, that will be applied in small area plans.

## Parking Needs for Small Businesses

### Public Comment:

“We must **retain existing free 2 hour street parking** in the small neighborhood business districts so seniors, people with disabilities and people with young children can access the business districts” —Patricia, Hyde Park

We are contracting with a transportation consultant to conduct analysis and develop parking and curb management recommendations as part of small area plans.

# Small Area Plans: Analysis + Engagement

## *We will bring you analysis of:*

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

to determine mismatch and opportunity for change.

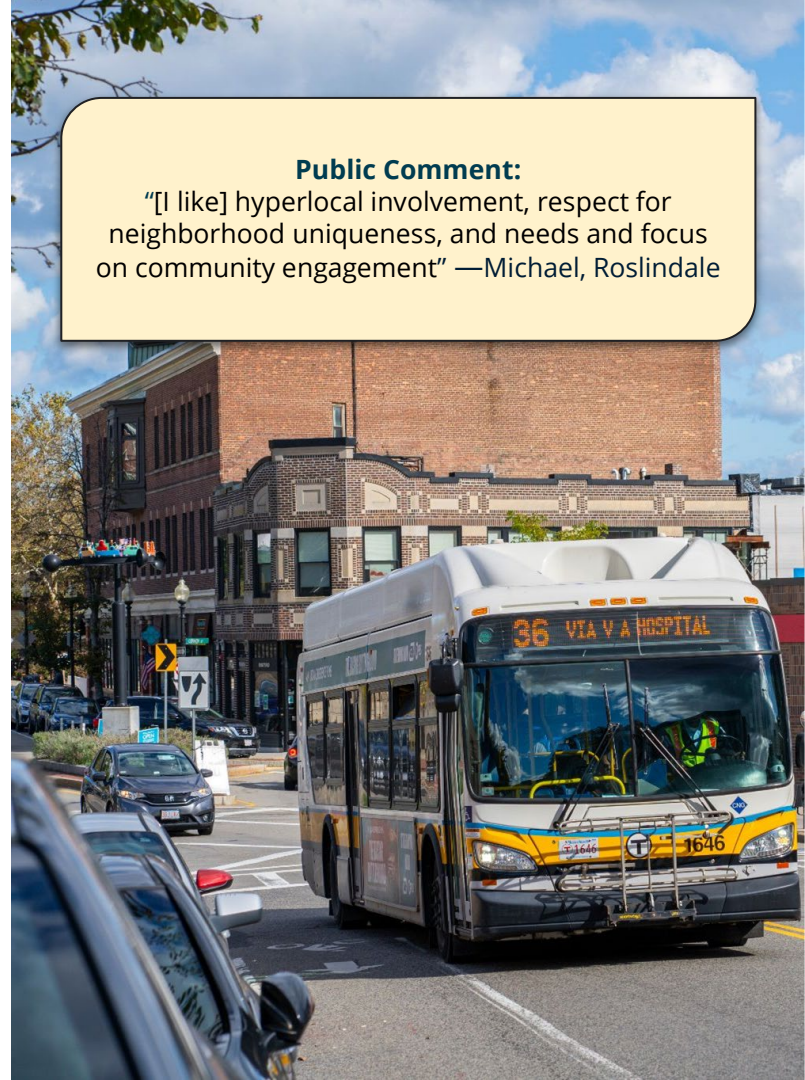
**As a result, a zoning map amendment will be drafted for each small area plan.**

## *We will work with you to:*

- listen to community needs through engagement,
- present recommendations and facilitate iteration in partnership with the community, and
- collect work into a finalized plan document.

### **Public Comment:**

“[I like] hyperlocal involvement, respect for neighborhood uniqueness, and needs and focus on community engagement” —Michael, Roslindale



# How could districts be mapped?

## Public Comment:

"Please prioritize objective criteria when mapping Small Area Plans to ensure an equitable process and outcomes."

—Lynn, Dorchester



How and which districts are mapped is an interactive process and will depend on the Small Area Plan engagement





**Public Comment:**

"I would like to see a priority on greenlighting multi use developments with commercial properties on the ground floor and residences above. I would like to see more done to develop more affordable housing. I don't see enough of this. " —Robert, South End

**Public Comment:**

"Unreasonable task to expect ordinary residents to work way through 120 page technical document to understand what is proposed originally, what is being amended etc. Public cannot be expected to offer feedback when document is complex and technical. Would have been so much better if there had been pictures showing what a current district looks like and what it would look like under the proposed Streets and Squares changes. Not at all clear how this proposal will make for a better city -- more affordable, more equitable, more oriented to needs of local residents and local businesses. " — Gene, Roslindale

## Pause for Comments & Questions

**Public Comment:**

"I like how most active uses are allowed by right or conditionally in Squares and Streets districts, and the removal of minimum parking requirements for these districts. That will definitely help make new construction and additions more feasible in these areas. I also like the lack of dimensional requirements in terms of facade and setbacks. I like the idea of creating varied intensities of district.

Overall, these changes are incredibly exciting and will improve the streets and squares of Boston! Not only will they allow mixed-use by right in these districts, but they retroactively make it possible for existing single story buildings, which occupy many square and streets, to build new residential on top." —Nikolas, Roxbury

**Public Comment:**

"Clearer expectations/enforcement of farther back setbacks for all parcels, including Main Street ones. Too often I now see buildings built right up onto the sidewalk, which makes the urban landscape look too synonymous. It lacks breathing room. " —Patrick, West Roxbury



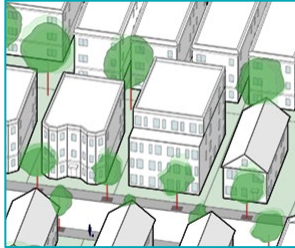
A photograph of a city street scene. On the left, a double-decker bus is partially visible, with the number '1653' on its side. A woman in a green jacket and black bag is walking on the sidewalk in the foreground. In the background, there are various street signs, including a yellow diamond-shaped pedestrian crossing sign and a yellow rectangular sign with a black arrow pointing left. A street lamp and a 'SHARE THE ROAD' sign are also visible. The sky is overcast.

# Squares + Streets Draft Zoning Districts

# Squares + Streets Districts

New Update!

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
- Medium to extra large scale ground floor active uses
- 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

# Housing a Common Theme So Far

New Update!

S0

S1

S2

S3

S4

S5

## Public Comment:

"[The previously-discussed S5 Placemaker District] is not included in the draft text amendment... the BPDA should be stocking its toolbox with as many tools as possible to **create more homes** and invigorate neighborhoods."

—Abundant Housing MA

## Public Comment:

"[S5] has the **potential to jumpstart housing availability** in appropriate locations in a way that the S4 option does not" — Nate, 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

## Public Comment:

"We need to have the \*option\* for taller buildings in areas well-served by transit. Allowing the **potential** for this type of zoning **doesn't mean all buildings** will automatically be so dense."  
—Stefanie, South Boston

## Public Comment:

**"Housing production** and people over cars needs to be the #1 focus!"  
—Alec, South Boston

## Public Comment:

"Please keep Placemaking Square subtype in this process. **Landmark buildings... define our landmark squares**, while providing housing and jobs for so many"  
—Michael, Fenway

## Public Comment:

**"As much new housing** should be located near areas with good transit [as possible]"  
—James, Brighton

## Public Comment:

"We hope the city has the courage to be **bold and definitive** with these changes. Scaling back and being more incremental will not help the future of Boston and those of us who... **would like to keep calling the city home.**" —Zack, Jamaica Plain

## 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



# 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

## Public Comment:

“Appreciate focus on **not encouraging the combining of smaller parcels into larger ones**, as those projects have been much less welcoming and engaging in my neighborhood.”

—Benjamin, East Boston



# What's shared across each district?

- **Allowed uses** include:
  - Most residential uses
  - Community uses such as schools, places of worship, child care, and publicly accessible open space
  - Accessory parking, shared parking, and accessory EV charging
- Most **industrial and vehicular** uses are forbidden
- Commercial/active uses are **regulated** depending on their **size and impacts**



# What's shared across each district?

- Give **small projects** the same **parking flexibility** as **large projects** by removing parking minimums and **modernizing loading requirements** (S0-S5)
- Create better places to live by requiring square footage for **outdoor amenities** like balconies, roofdecks, terraces, and ground floor courtyards, streetscapes, and plazas (S2-S5)
- 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-S5)

## Public Comment:

“The **elimination of parking minimums in all Squares + Streets districts is an important reform** that will reduce the cost of housing, support the City's long term commitments to investing in transit and active transportation, and mitigate the impacts of climate change.” —Thomas, Roslindale



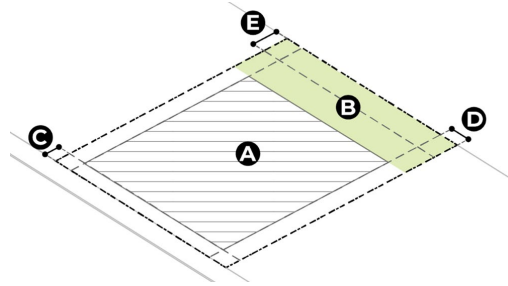


# What differentiates each district?



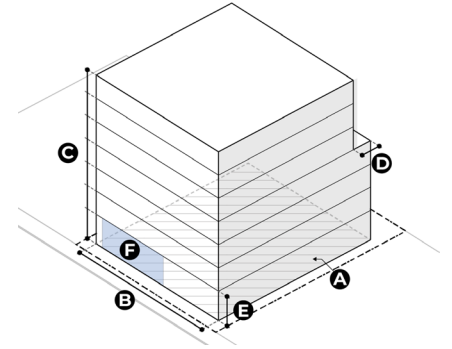
## Uses

- 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 setbacks



# New Use Regulations in Article 8

- Include a **simpler table** with similar uses consolidated and obsolete uses removed
- Include **improved definitions**
- Include **use and performance standards** where appropriate
- Add **size thresholds** for uses to regulate impact
- Becomes the basis for **city-wide zoning reform** and singular place where future updates can be made

## Public Comment:

“Updating and simplifying the categories for various residential and commercial property use... will streamline permitting and support the creation of dynamic streetscapes and neighborhoods across all of Boston.” —Andrew, Allston

*Dorchester Food Co-Op*



*Source: Dorchester Food Co-Op*

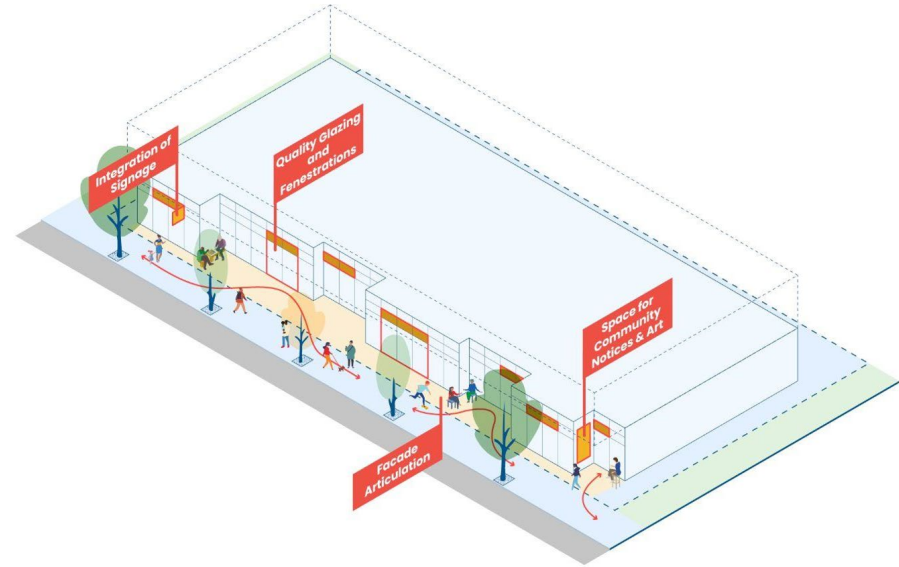
# New Use Table (from 250+ down to 90)

| OPEN SPACE USES                | ACTIVE USES                        | COMMERCIAL USES                  | TRANSPORTATION USES                        | ACCESSORY USES                          |
|--------------------------------|------------------------------------|----------------------------------|--|---|
| Cemetery                       | Child Care/Adult Day Health Center | Adult Entertainment              | Airport-Related Remote Parking Facility    | Accessory Car Share                     |
| Private Open Space             | Community Center                   | Standalone ATM                   | Gasoline Station                           | Accessory Drive-Through                 |
| Publicly Accessible Open Space | Grocery Store - Small              | Arts Studios                     | Major Transportation Facility              | Accessory Dwelling Unit (Detached)      |
| <b>CIVIC USES</b>              | Grocery Store - Large              | Bank                             | Motor Vehicle Rentals                      | Accessory Dwelling Unit (non-Detached)  |
| Municipal Use                  | Entertainment/Events - Small       | Check Cashier                    | Motor Vehicle Sales                        | Accessory Electrical Vehicle Charging   |
| Place of Worship               | Entertainment/Events - Medium      | Drive-in                         | Standalone Parking Garage                  | Accessory Entertainment/Events          |
| School, K through 12           | Entertainment/Events - Large       | Funeral Home                     | Standalone Parking Lot                     | Accessory Family Day Care Home          |
| <b>RESIDENTIAL USES</b>        | Entertainment/Events - Extra Large | Hotel - Small                    | Vehicular Services                         | Accessory Helicopter Landing Facility   |
| Artists' Live-Work             | Makerspace                         | Hotel - Large                    | <b>INDUSTRIAL AND STORAGE USES</b>         | Accessory Home Occupation               |
| Fraternity or Sorority         | Museum or Art Gallery              | Office - Small                   | Crematory                                  | Accessory Keeping of Animals            |
| Group Living - Small           | Restaurant - Small                 | Office - Large                   | Food and Beverage Production               | Accessory Keeping of Laboratory Animals |
| Group Living - Large           | Restaurant - Large                 | Research Laboratory              | General Industrial                         | Accessory Office                        |
| Household Living - 1-4 units   | Retail Cannabis Establishment      | <b>HIGHER EDUCATION USES</b>     | Light Manufacturing or Trade Establishment | Accessory Parking                       |
| Household Living - 5-8 units   | Retail Store - Small               | College or University Use        | Non-retail Cannabis Establishment          | Accessory Personnel Quarters            |
| Household Living - 9-14 units  | Retail Store - Medium              | School, Trade or Professional    | Restricted Industrial                      | Accessory Research Laboratory           |
| Household Living - 15+ units   | Retail Store - Large               | <b>HEALTH CARE USES</b>          | Self-Storage                               | Accessory Smoking                       |
| Lodging House                  | Retail Store - Extra Large         | Clinic                           | Storage of Fuel or Minerals                | Shared Parking                          |
| Mobile Home Establishment      | Indoor Recreation                  | Hospital Use                     | Storage of Supplies and Scrap              |   |
| Student Housing                | Service Establishment - Small      | Nursing or Convalescent Home Use | Urban Agriculture                          |   |
| Temporary Shelter Facility     | Service Establishment - Large      |                                  | Warehouse or Distribution Center           |   |
|                                | Social Club                        |                                  |  |   |

# 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



### Public Comment:

“The active use ground floor uses and outdoor community [outdoor amenity] spaces are great. I like that the buildings are allowed to be mixed use with higher stories for residential use that bring residents to the community centers and make them vibrant places to live.” —Mary, West Roxbury

*Q: What other uses should be added to this list? What do you think makes a use “active”?*

# Districts Have Different Use Allowances

|                            | S0  | S1  | S2  | S3 | S4 | S5 |
|----------------------------|-----|-----|-----|----|----|----|
| Community Center           | C   | A   | A   | A  | A  | A  |
| Restaurant - Small         | C-G | A-G | A   | A  | A  | A  |
| Restaurant - Large         | F   | C-G | A   | A  | A  | A  |
| Retail Store - Small       | C-G | A-G | A-G | A  | A  | A  |
| Retail Store - Medium      | F   | C-G | A-G | A  | A  | A  |
| Retail Store - Large       | F   | F   | C   | A  | A  | A  |
| Retail Store - Extra Large | F   | F   | F   | F  | C  | C  |
| <b>...and many more</b>    |     |     |     |    |    |    |



*Community Center in South Boston*



*Small Restaurant in Mattapan*



*Small Retail in Roslindale*



*Source: Google Maps*  
*Large Retail in Back Bay*



# S-0 District: Transition Residential

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

| Lot Standards         |                             |
|-----------------------|-----------------------------|
| Building Lot Coverage | 60%                         |
| Front Yard            | 8' minimum                  |
| Rear Yard             | 15' minimum                 |
| Side Yard             | 14' cumulative (3' minimum) |
| Permeable Area of Lot | 20%                         |

| Building Form Standards |                         |
|-------------------------|-------------------------|
| Floorplate              | 4,000 square feet max   |
| Height                  | 50' / 4 stories maximum |



# S-0 District: Transition Residential

## Allowed uses:

- **Mostly residential uses, limited to 14-units and sub-Article 80 scale.**

## Conditionally allowed uses:

- **A few active uses** (community centers, small grocery stores, social clubs), **some restricted to the ground floor** (small restaurant, extra small entertainment/events)

*Small grocery stores and community centers are **conditionally** allowed*



**Question:** *should small retail be conditionally allowed on the ground floor in S0 (similar to restaurants)? Allowed on corner parcels?*

# S-1 District: Main Street Living

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

| Lot Standards         |                             |
|-----------------------|-----------------------------|
| Building Lot Coverage | 70%                         |
| Front Yard            | 6' minimum                  |
| Rear Yard             | 10'-15' minimum             |
| Side Yard             | 14' cumulative (3' minimum) |
| Permeable Area of Lot | 15%                         |

| Building Form Standards |                         |
|-------------------------|-------------------------|
| Floorplate              | 8,000 square feet max   |
| Building Width          | 120' maximum            |
| Height                  | 50' / 4 stories maximum |

Maximum building width



Larger, flexible side yard requirement



Small neighborhood retail on ground floor



Small front yard

# S-1 District: Main Street Living

## Allowed uses:

- **Most residential uses**
- **Small active uses** (small grocery stores and service establishments), **some restricted to the ground floor** (small retail stores, restaurants, and entertainment/events)
- **A few other active uses** (social clubs, museums or art gallery, makerspaces)
- **A few commercial uses** (small offices [restricted to the ground floor] and art studios)



*Some small offices on the ground floor*

*Allowed active uses like small grocery stores, retail, and restaurants*





# S-1 District: Main Street Living

## Conditionally allowed uses:

- A few additional active uses restricted to the ground floor (including large restaurants and medium retail stores)
- **Banks** [restricted to the ground floor] and **standalone ATMs**



*Large restaurants and medium scale retail*



*Ground floor banks and standalone ATMS*



# S-2 District: Main Street Mixed Use

Mainstreet mixed-use buildings where ground-floor-retail and storefronts are the prevailing condition.

| Lot Standards         |                                |
|-----------------------|--------------------------------|
| Building Lot Coverage | 70%                            |
| Front Yard            | 2' minimum                     |
| Rear Yard             | 10'-15' minimum                |
| Side Yard             | 5'-15' minimum (0' party wall) |
| Permeable Area of Lot | 15%                            |

| Building Form Standards |                         |
|-------------------------|-------------------------|
| Floorplate              | 15,000 square feet max  |
| Building Width          | 150' maximum            |
| Height                  | 60' / 5 stories maximum |
| Outdoor Amenity Space   | 20%                     |

Outdoor Amenity Space



**Permeable Area requirement** and lower lot coverage ensure space for **planting and buffering**



Mix of **active and residential uses** on ground floor



**Limit on the amount of "blank wall"**

# S-2 District: Main Street Mixed Use

## Allowed uses:

- **Most residential uses**
- **Small active uses**
- **A few other active uses** (including medium retail stores)
- **A few commercial uses**

*Small active uses*





# S-2 District: Main Street Mixed Use

## Conditionally allowed uses:

- **Most large active uses** (including service establishments, grocery stores, and retail stores)
- **A few commercial uses** (including small hotels)



*Banks*



*Small hotels*



*Large active uses*





# 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.

| Lot Standards         |                                |
|-----------------------|--------------------------------|
| Building Lot Coverage | 90% (70% on large parcels)     |
| Front Yard            | 2' minimum                     |
| Rear Yard             | 10'-15' minimum                |
| Side Yard             | 5'-15' minimum (0' party wall) |

| Building Form Standards |                         |
|-------------------------|-------------------------|
| Floorplate              | 20,000 square feet max  |
| Building Width          | 150' maximum            |
| Height                  | 85' / 7 stories maximum |
| Outdoor Amenity Space   | 20%                     |

Required outdoor amenity space



Active uses required on ground floor and higher-intensity commercial uses allowed



Tighter setbacks and lot standards for **main street continuity**

# S-3 District: Active Main Street

## Uses:

- **Most residential uses** are allowed
- **Most commercial uses** are allowed or conditionally allowed.
- **Most active uses** are allowed with some ground floor restrictions



*Small entertainment/events are allowed on the ground floor*



*Small offices are allowed*



*Large retail stores are allowed*

# S-4 District: Active Squares

Medium-scale, mixed-use building in mixed-use areas with a wide range of active ground floor uses.

| Lot Standards         |                            |
|-----------------------|----------------------------|
| Building Lot Coverage | 90% (70% on large parcels) |
| Front Yard            | 2' minimum                 |
| Rear Yard             | 3'-20' minimum             |
| Side Yard             | 5' minimum (0' party wall) |

| Building Form Standards |                         |
|-------------------------|-------------------------|
| Floorplate              | 25,000 square feet max  |
| Building Width          | 200' maximum            |
| Height                  | 85' / 7 stories maximum |
| Outdoor Amenity Space   | 25%                     |

Increased outdoor amenity space requirement



Active uses required on the ground floor

More active uses allowed above ground floor



# S-4 District: Active Squares

## Uses:

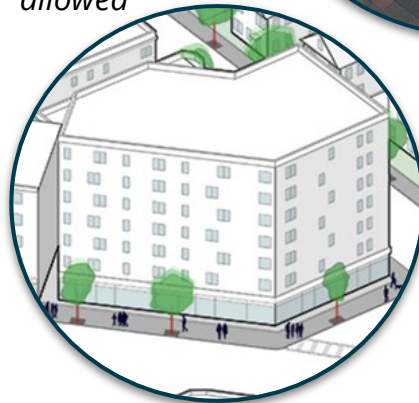
- **Most residential uses** are allowed.
- **Most commercial uses** are allowed or conditionally allowed.
- **Most active uses** are allowed with **no ground floor restrictions.**



*Art studios are allowed*



*Medium entertainment/events are allowed*



*Large retail stores are allowed*





# S-5 District: Placemaker

Taller mixed-use buildings located in neighborhood centers, with high street frontage and many active uses allowed throughout the building.

**Locations:** S-5 would be limited to key mixed-use gateway areas and near transit hubs that can support higher density housing and job growth.

**Uses:** Allowed and conditional uses would remain the same as S-4, with a wide range of active uses.



**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**

## Public Comment:

“Some of the most successful recent redevelopments in the city (including Boylston Street in the Fenway and the Harrison-Albany district) fit the building types contemplated by the S5 district.”

—Tim, Dorchester

# S-5 District: Placemaker

**Form:** S-5 is an opportunity to align with new building code standards and support efficient sustainable building methods alongside greater housing and job growth.

*For example:* Residential mass timber buildings on a one-story podium can go up to 13 stories and 19 stories depending on the construction type.

## 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

Can become a **landmark** to key transit areas



*Mixed-use mass timber 12-story building in Portland*

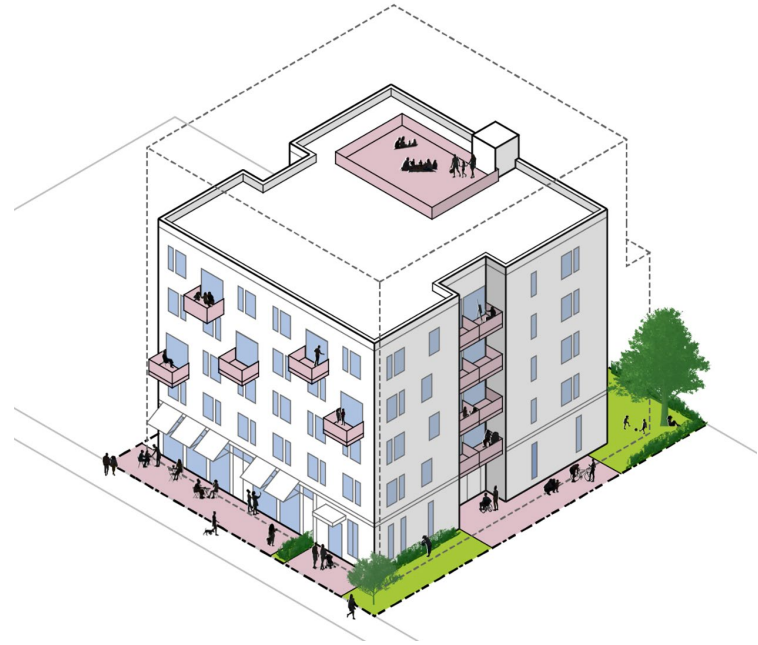
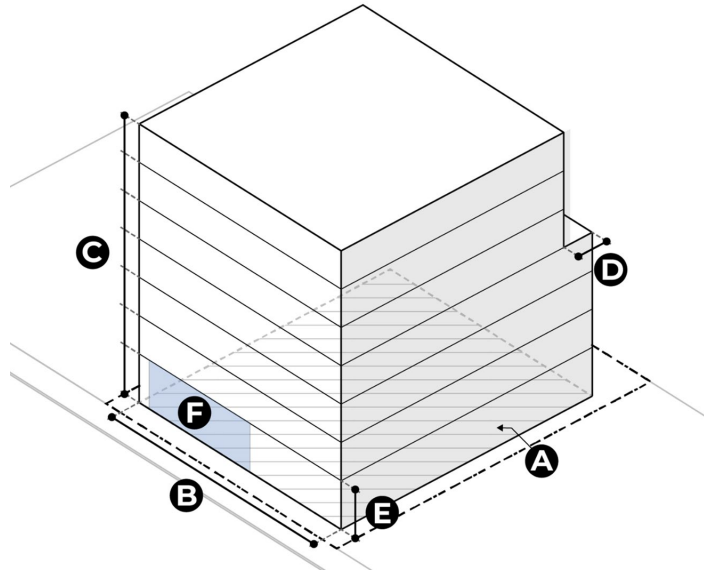


*Mass timber building in Milwaukee*

**Question:** *what do you want to see S-5 Placemaker districts do differently in scale and uses from other districts?*

# 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.



# Social Clubs

Current Draft Definition:

**Social Club.** A facility used or operated by a non-profit association for meeting, recreational, or social purposes. The use of such premises is restricted to the members of these organizations and their guests.

This would include things like:

- Elks Lodge
- Polish American Citizens Club
- Veterans Service Organizations

This would also include things like:

- Tavern Club
- Chilton Club
- Harvard Club of Boston

Currently allowed in S1-S5, conditionally allowed in S0

**Question:** which of these types of organizations do you think should be allowed in Squares + Streets? Should there be another restriction in the definition of social clubs (such as being regularly open to non-members)?



# Pause for Questions & Comments

## Some Questions We Have for You:

*What other uses should be added to the list of active uses? What do you think makes a use “active”?*

*Should small retail be conditionally allowed on the ground floor in S0 (similar to restaurants)? Allowed on corner parcels?*

*What do you want to see S-5 Placemaker districts do differently in scale and uses from other districts?*

*Which of these types of “social clubs” should be allowed in Squares + Streets? Should there be another restriction for social clubs (such as being regularly open to non-members)?*

A photograph of a city street scene. On the left, a double-decker bus is partially visible, with a 'T' logo on its side. In the center, a yellow diamond-shaped pedestrian crossing sign is mounted on a pole, with a black arrow pointing left below it. A person in a green jacket and black bag is walking on the sidewalk in the foreground. In the background, there are other street signs, including one that says 'SHARE THE ROAD' with a bicycle symbol, and a person standing near a fire hydrant. The sky is overcast.

# Next Steps towards Refining the Draft Zoning

# Revisions Made (so far)

## Comments

Public comment: **"I do not understand the need for the A-G designation.** 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 maker space or an art gallery? What are we trying to prevent?"

Feedback from community office hours: draft was unclear about whether things like **insurance brokers and real estate offices** would be "offices" or "service establishment." **They should be "offices" since they are not very active.**

Public comment: "Some of the most successful recent redevelopment in the city fit the building types contemplated by **the S5 district. We need it included in this reform"**

## Response:

**Removed ground floor only limitation for:** grocery store, makerspace, museum or art gallery, large restaurant, large retail store, and art studio in all districts and from medium retail store in S3

**Added clarifying language** that includes these in the definition of office to include this use.

**Added the S5 district to the draft amendment.** S5 had been included earlier in the public process but not included in the initial draft amendment, as it is not proposed to be mapped in Mattapan.

# Share Your Thoughts + Stay Updated!

Come to Our Virtual  
Office Hours!

**Upcoming Sessions  
(Afternoon +  
Evening)**

Week of Jan 8

Week of Jan 11

Week of Jan 18

Week of Jan 25

Give Us Your  
Feedback!

Public Comment  
Period continues  
**UNTIL JANUARY 28**

Share your thoughts  
on the draft zoning  
amendments  
through the **public  
comment form.**

Attend the Final Public  
Meeting!

**February 6 at 6:00 PM**

Citywide S+S Zoning  
Text Amendment  
Final Meeting





# Where to Find the Draft Zoning Text + Resources

# What chapters of the Zoning Code are being updated in this proposed text amendment?

## Article 26

A new chapter to define Squares + Streets Zoning Districts

## Article 8

Updates to the "Regulation of Uses"

## Article 23

Remove minimum parking requirements for small projects in Squares + Streets

## Other Articles

To make sure updates from Art. 26 and Art. 8 are reflected + workable throughout the Code

The draft amendment contains **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 Will the Squares + Streets Zoning Text Amendment Impact Development in Neighborhoods?

**In the short term, it won't\*!**

**Not until** the zoning is applied to specific areas through **zoning map amendments**. These amendments will only be created **after community processes** to find the right configuration of the districts to map into each specific area. As a first step, these districts are proposed to be mapped in Mattapan, based on PLAN: Mattapan.

The **Small Area Planning** process will engage residents, stakeholders, local main streets districts, and neighborhood groups in **mapping the zoning districts in ways that support future housing and active streets**.

***\*except Mattapan. Please join us Jan 17 to discuss the proposed S+S zoning map in Mattapan.***

## Public Comment:

“Even if people read the new documents they don't understand the impact on their neighborhoods.”


- Elizabeth, Roslindale

# Squares + Streets Zoning Districts

Initiative Webpage: <https://www.bostonplans.org/zoning4squares>

## Zoning Initiatives

Squares + Streets Zoning Districts



**Latest Updates**  
**Overview**  
→ **Squares + Streets Draft Zoning Text Amendment** ←  
**Connecting Planning Processes to Squares + Streets Zoning**  
**Upcoming Events**  
**Past Events**  
**Timeline**

Latest Updates

**[Tuesday, December 5]** The draft zoning text amendment for Squares + Streets has been released! The draft zoning text amendment and materials to help explain the proposed zoning can be found in the **Squares + Streets Draft Zoning Text Amendment** section below as well as in the **Helpful Resources** box of this page.

The public comment period to share your thoughts and feedback on the draft zoning is now open and will close on **SUNDAY, JANUARY 28, 2024**. Please share your comments through this **public comment form**.

### Contact

Abdul-Razak Zachariah  
Planner  
617.918.4221

### Helpful Resources

- 2023-12-05 DRAFT Squares + Streets Zoning Text Amendment
- 2023-12-05 Reference Guide – Squares + Streets Amendment Overview and Dimensional Regulations
- 2023-12-05 Land Use Modernization Visual Guide
- 2023-11-13 Squares + Streets Citywide Draft Zoning Recommendations Public Meeting Materials
- 2023-10-16 Squares + Streets Zoning Analysis Public Meeting Materials

→ **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 + Understand the Draft Zoning

## DRAFT Squares + Streets Zoning Text Amendment

## Amendment Summary + Reference Guide

## Land Use Modernization Visual Guide

**Amendment Overview and Reference Guide**

[Contents](#)

**Overview**

1. [Amendment Overview and Reference Guide](#) 2 ←

**Primary Additions**

2. [Article 26 \(Squares and Streets\)](#) 9

3. [Summary of Changes to other Articles](#) 14

4. [Article 8 \(New Use Table\)](#) 20

5. [Article 23 \(Parking\)](#) 73

**Smaller Changes**

6. [Article 3 \(Establishment of Zoning Districts\)](#) 80

7. [Article 6 \(Conditional Uses\)](#) 90

8. [Article 11 \(Signs\)](#) 94

9. [Article 13 \(Dimensional Requirements\)](#) 102

10. [Article 18 \(Front Yards\)](#) 105

11. [Article 19 \(Side Yards\)](#) 108

12. [Article 22 \(Yard Regulations\)](#) 112

13. [Article 24 \(Off-Street Loading\)](#) 115

**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 Table), 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: Article 26 (Squares + Streets), Article 8 (Use Table), and Article 23 (Parking)**

**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 (S-0 through S-4). Following that, the article includes a diagram explaining the district 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 inside 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.



**Entertainment/Events**

A facility which regularly hosts live entertainment events, including but not limited to event centers, theaters, cinemas, night clubs, concert halls, arenas, and stadiums, or similar use. Such use may receive a Live 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.

**Extra Large** - An entertainment facility with a capacity of greater than 10,000 persons.



Brighton Music Hall - 476 people



Strand Theatre - 1,400 people



Symphony Hall - 2,371 people



TD Garden - 19,580 people

# Reading the Amendment

## Public Comment:

“Unreasonable task to expect ordinary residents to work way through **120 page technical document to understand what is proposed originally, what is being amended etc.**”

- Gene, Roslindale

**The amendment is long!** The reason for that is that it includes the original zoning chapters **and** where changes are being proposed to those chapters.

To better read through **specifically for changes**, look out for the **colors** of the text to understand what is being proposed:

### Section 6-2. Procedure for Appeal.

Each appeal for a conditional use shall be filed in quadruplicate with the Building Commissioner, who shall retain one copy for his files and transmit the other copies as follows: one to the Board of Appeal, one to the Boston Redevelopment Authority, and the other to the Zoning Commission. The Boston Redevelopment Authority shall, within thirty days after the date of such transmittal, file with the Board of Appeal a report with recommendations, together with material, maps or plans to aid the Board of Appeal in judging the appeal and determining special conditions and safeguards. The Board of Appeal shall not hold a hearing nor render any decision on an appeal for a conditional use until such report with recommendations has been received and considered, provided that if no such report is received within said thirty days, the Board of Appeal may hold a hearing and render its decision without such report.

(As amended on May 26, 1970)

*Example from Article 6 in the amendment document*

**BLACK TEXT** = current text within the Zoning Code that we have not changed at all

## ARTICLE 26 - SQUARES + STREETS DISTRICTS

### Section 26-1 Purpose and Applicability

- A. Squares + Streets Districts are areas with a mix of uses, significant transit service, and high levels of pedestrian activity. The purpose of these districts are to encourage a continued mix of uses, high levels of pedestrian activity, rehabilitation of historic buildings, appropriate infill development, and housing growth as part of coordinated City investment.

*Example from Article 26 in the amendment document*

**EXCEPTION: The NEW Article 26 (which creates the Squares + Streets zoning rules) is also in BLACK TEXT** because it is an **entirely new chapter** being added to the Zoning Code.

# Reading the Amendment

**Public Comment:** "It's not clear to me what is the amendment and what is the original draft to judge the amended changes against."  
- Gene, Roslindale

## ARTICLE 2

**Add:** Blank wall of facade: The continuous width of a portion of the ground floor building facade that fronts a Primary Lot Frontage which does not have windows or entrances that pedestrians can pass through.

**Amend:** Story, First. The lowest story of which sixty-five percent (65%) or more of the height is above grade. See also Ground Floor.

**Add:** Ground Floor. The lowest story of which sixty-five percent (65%) or more of the height is above grade. See also Story, First.

*Example from Article 2 in the amendment document*

**GREEN TEXT = additions being proposed to the Zoning Code as part of this amendment**

## ARTICLE 22 YARD REGULATIONS

### Section 22-1. Residential Districts.

In S and R districts every yard required by this code, and in H districts every yard so required except rear yards and except also side yards not abutting a street line, shall, along every lot line on which such yard abuts, be at a level no higher than grade level or, if the grade level of the abutting lot is higher be at a level no higher than such higher level. Rear yards in H districts and also side yards in such districts not abutting a street line shall, along every lot line on which they abut, be at a level no higher than five feet above grade level.

*Example from Article 22 in the amendment document*

**RED TEXT = removals being proposed to the Zoning Code as part of this amendment**

## ARTICLE 3 - ESTABLISHMENT OF ZONING DISTRICTS APPENDIX A to ARTICLE 3 Downtown Districts and Neighborhood Districts

~~Bay Village Neighborhood District~~  
~~Beth Israel Hospital Institutional District~~  
~~Charlestown Neighborhood District~~  
~~City Square Neighborhood District~~  
~~Dana-Farber Cancer Institute Institutional District~~  
~~Dorchester Avenue Neighborhood District~~  
~~Dorchester Neighborhood District~~  
~~East Boston Neighborhood District~~  
~~Fenway Neighborhood District~~  
~~Greater Mattapan Neighborhood District~~  
~~Jamaica Plain Neighborhood District~~  
~~Massachusetts College of Pharmacy Institutional District~~  
~~Mission Hill Neighborhood District~~  
~~New England Deaconess Hospital Institutional District~~  
~~North End Neighborhood District~~  
~~Roslindale Neighborhood District~~  
~~Roxbury Neighborhood District~~  
~~Saint Vincent Neighborhood District~~

### Neighborhood Districts

See Appendix A to this article for a list of Neighborhood Districts.

|   |  |
|---|--|
| Allston-Brighton Neighborhood District              | Greater Mattapan Neighborhood District                   |
| Audubon Circle Neighborhood District                | Jamaica Plain Neighborhood District                      |
| Bay Village Neighborhood District                   | Massachusetts College of Pharmacy Institutional District |
| Beth Israel Hospital Institutional District         | Mission Hill Neighborhood District                       |
| Charlestown Neighborhood District                   | New England Deaconess Hospital Institutional District    |
| <del>City Square Neighborhood District</del>        | North End Neighborhood District                          |
| Dana-Farber Cancer Institute Institutional District | Roslindale Neighborhood District                         |
| Dorchester Avenue Neighborhood District             | Roxbury Neighborhood District                            |
| Dorchester Neighborhood District                    | Saint Vincent Neighborhood District                      |
| East Boston Neighborhood District                   | South End Neighborhood District                          |

In some instances, text that is **removed** from one area may be **added** to a different section to make that part of Zoning Code easier to read.

**Example:** Moving and updating the list of neighborhood districts from one place to another to better organize them.

# Zoning Notices & Updates Newsletter

Sign up at: <https://www.bostonplans.org/about-us/get-involved>

**boston planning & development agency**

About Us | Contact Us | Careers | Get Involved | News | Calendar | Translate Page

Neighborhoods | Zoning | Planning | Urban Design | Development | Housing | Research | 3D Data & Maps | Work with Us

### About The BPDA

Who We Are  
Mayor Wu's Vision for the BPDA  
Leadership  
BPDA Board  
Departments  
Careers at the BPDA  
BRA History  
BPDA Achievements  
Raymond L. Flynn Marine Park  
Glossary  
[Get Involved](#)  
Model Room  
Contact Us  
Archives  
Public Records Request  
Press Kit  
Credits  
Copyright and Disclaimer

### Get Involved

*If you do not speak English and wish to sign up for communications, please email [bpdowncenter@boston.gov](mailto:bpdowncenter@boston.gov).*

Email: \*  Confirm Email: \*

First Name:  Last Name:

Street Address:  Address Line 2:

City:  State:

Zip:  Phone:

Affiliation:

**I want information emailed to me on:**

Neighborhoods:  
Sign up for email updates and notifications by selecting a Neighborhood below:

Citywide (Check all)

|  |  |  |                                      |
|--|--|--|--------------------------------------|
| <input type="checkbox"/> Allston       | <input type="checkbox"/> Back Bay                | <input type="checkbox"/> Bay Village           | <input type="checkbox"/> Beacon Hill |
| <input type="checkbox"/> Brighton      | <input type="checkbox"/> Charlestown             | <input type="checkbox"/> Chinatown             | <input type="checkbox"/> Dorchester  |
| <input type="checkbox"/> Downtown      | <input type="checkbox"/> East Boston             | <input type="checkbox"/> Fenway                | <input type="checkbox"/> Hyde Park   |
| <input type="checkbox"/> Jamaica Plain | <input type="checkbox"/> Leather District        | <input type="checkbox"/> Longwood Medical Area | <input type="checkbox"/> Mattapan    |
| <input type="checkbox"/> Mission Hill  | <input type="checkbox"/> North End               | <input type="checkbox"/> Roslindale            | <input type="checkbox"/> Roxbury     |
| <input type="checkbox"/> South Boston  | <input type="checkbox"/> South Boston Waterfront | <input type="checkbox"/> South End             | <input type="checkbox"/> West End    |
| <input type="checkbox"/> West Roxbury  |  |  |                                      |

**I'm interested in: (optional)**

Development Projects     Institutional Planning     Urban Renewal

Downtown & Neighborhood Planning

Climate Change Planning & Sustainable Development

Zoning Notices & Updates

Research Publications  
Sign up for email updates and notifications by selecting a Research Publications below:



**I'm interested in: (optional)**

Development Projects     Institutional Planning     Urban Renewal

Downtown & Neighborhood Planning

Climate Change Planning & Sustainable Development

Zoning Notices & Updates



# Questions & Comments

Some Questions We Have for You:

*What do you like about the proposed zoning text amendment draft for Squares + Streets zoning districts?*

*What would you like to see changed in the proposed zoning text amendment draft for Squares + Streets zoning districts?*

*What are organizations, services, or businesses have a hard time finding a space in your community?*

# Thank you!

***For more information:***

***<https://www.bostonplans.org/zoning4squares>***

***Questions? Email us: [squaresandstreets@boston.gov](mailto:squaresandstreets@boston.gov)***