

# DRAFT Map Changes for Downtown Zoning Amendment

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The following maps are stylized maps depicting the proposed zoning district changes of the Downtown Zoning Amendment. They are not official zoning maps.

# Existing Zoning

## Zoning Districts:

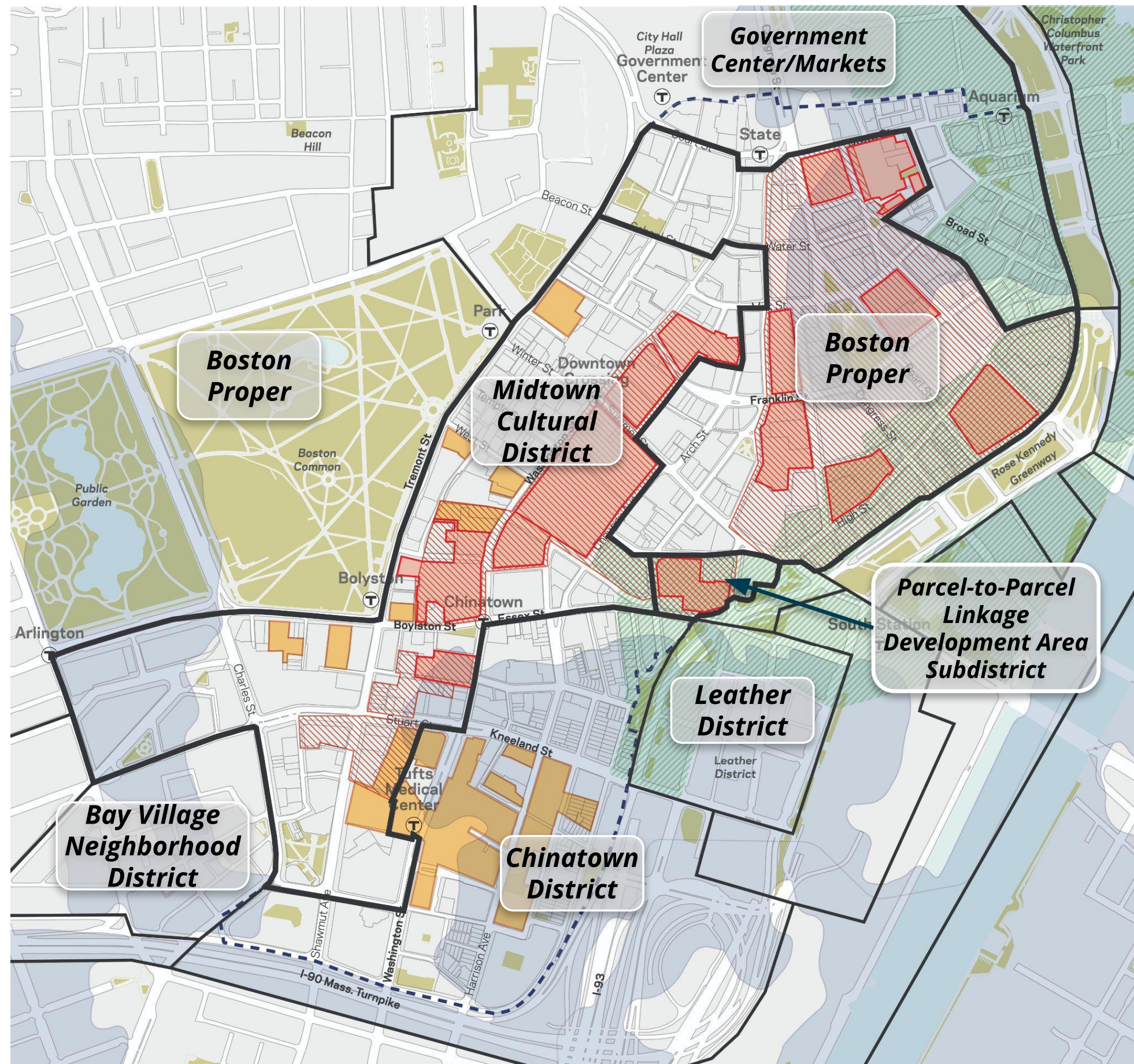
- Midtown Cultural District (Article 38)
- South Station Economic Development Area (Article 40) (*Parcel-to-Parcel Linkage Development Area Subdistrict*)
- Government Center/Markets (Article 45)
- Bay Village Neighborhood (Article 63)
- Chinatown (Article 43) (*boundary changes to be determined with ongoing Chinatown Rezoning Process*)

## Overlays and existing plans staying in place:

-  14 existing PDAs
-  Institutional Master Plans
-  Greenway Overlay District
-  Coastal Flood Resilience Overlay District (CFROD)

## Removing:

-  Existing Planned Development Area (PDA) eligible areas

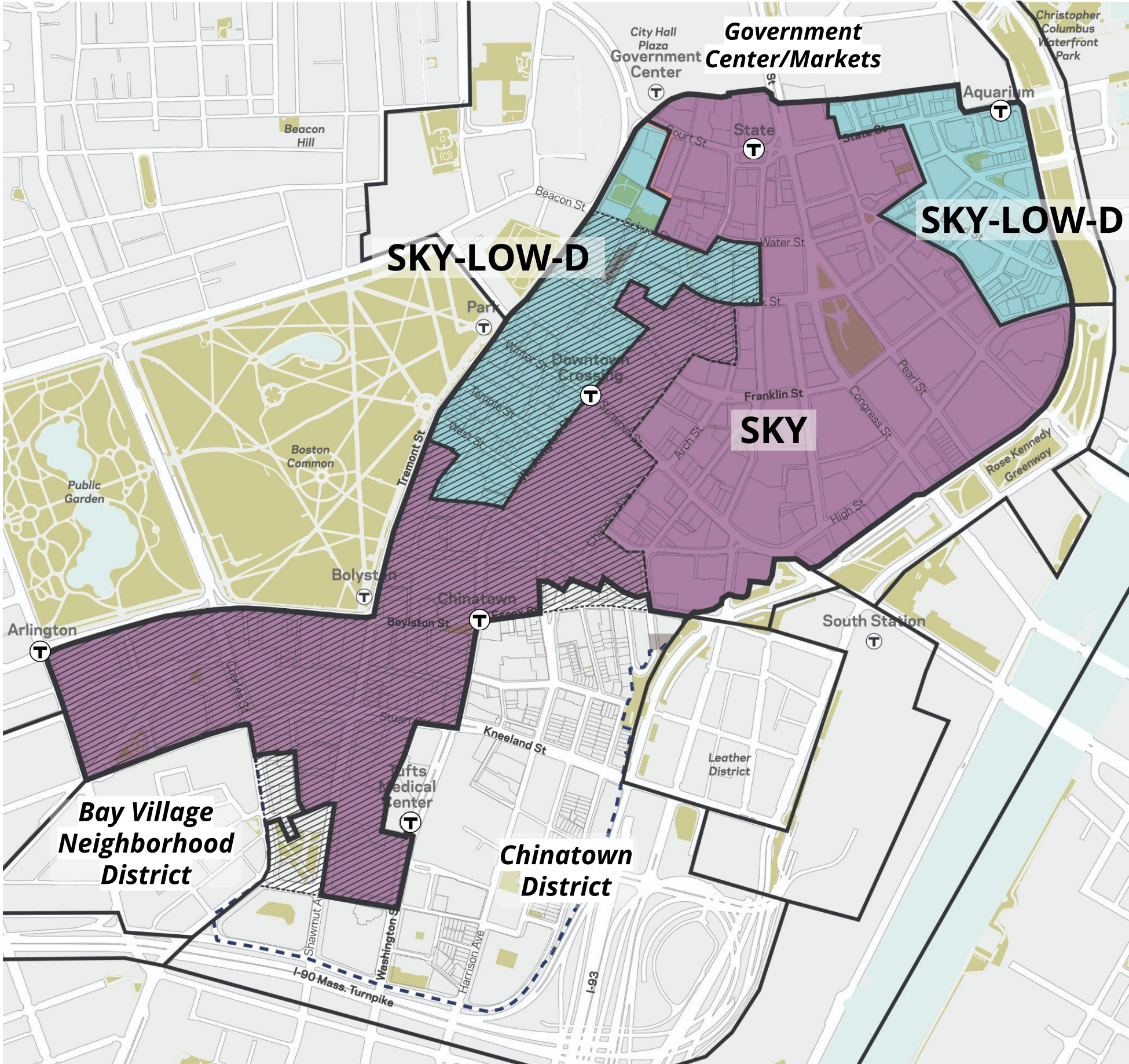


# Updated Zoning Boundaries Skyline Districts

Skyline sub-districts:

- SKY**
- SKY-LOW-D** (*SKY-LOW with Downtown Historic Overlay*)

**Midtown Shadow Overlay:** *References State shadow law restrictions specific to the existing Midtown Cultural District*



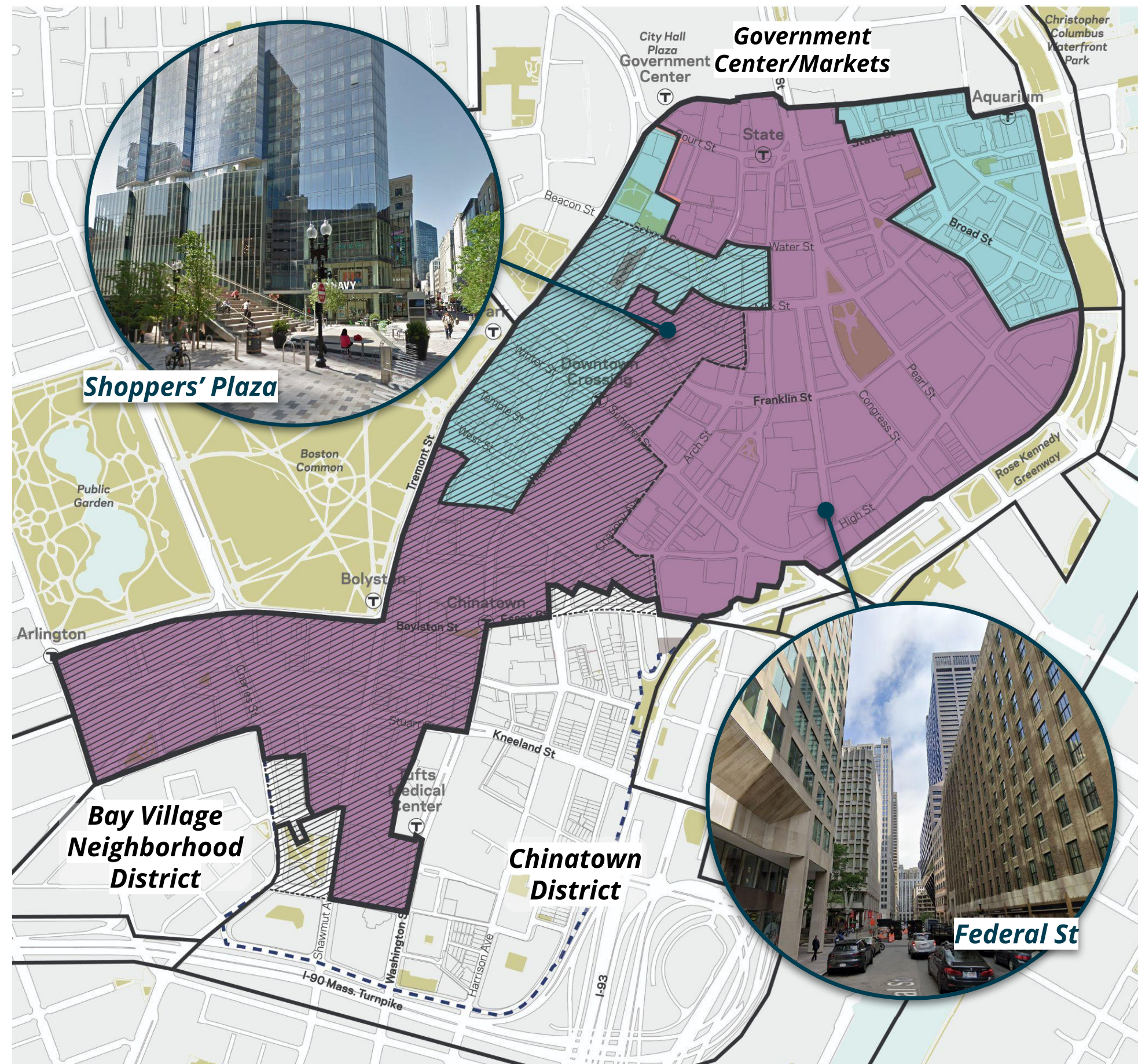
# SKY District

*Characterized by the city's most significant job, housing, and entertainment density and accommodates future growth near major transportation assets.*

- **Allows larger retail or entertainment/event uses**
- **Larger active use and dimensional requirements** for large sites
- **Height** allowed to limits of State Shadow Law and Critical Airspace, whichever is lower
- **Research laboratories are a conditional use** with floor plate restrictions

## **PLAN: Downtown Public Comment:**

"There are very few places in the Boston region that have the kind of transportation infrastructure to support very high density residential and commercial developments. We should be doing everything in our power to encourage maximum density here." —Boston resident



# SKY-LOW

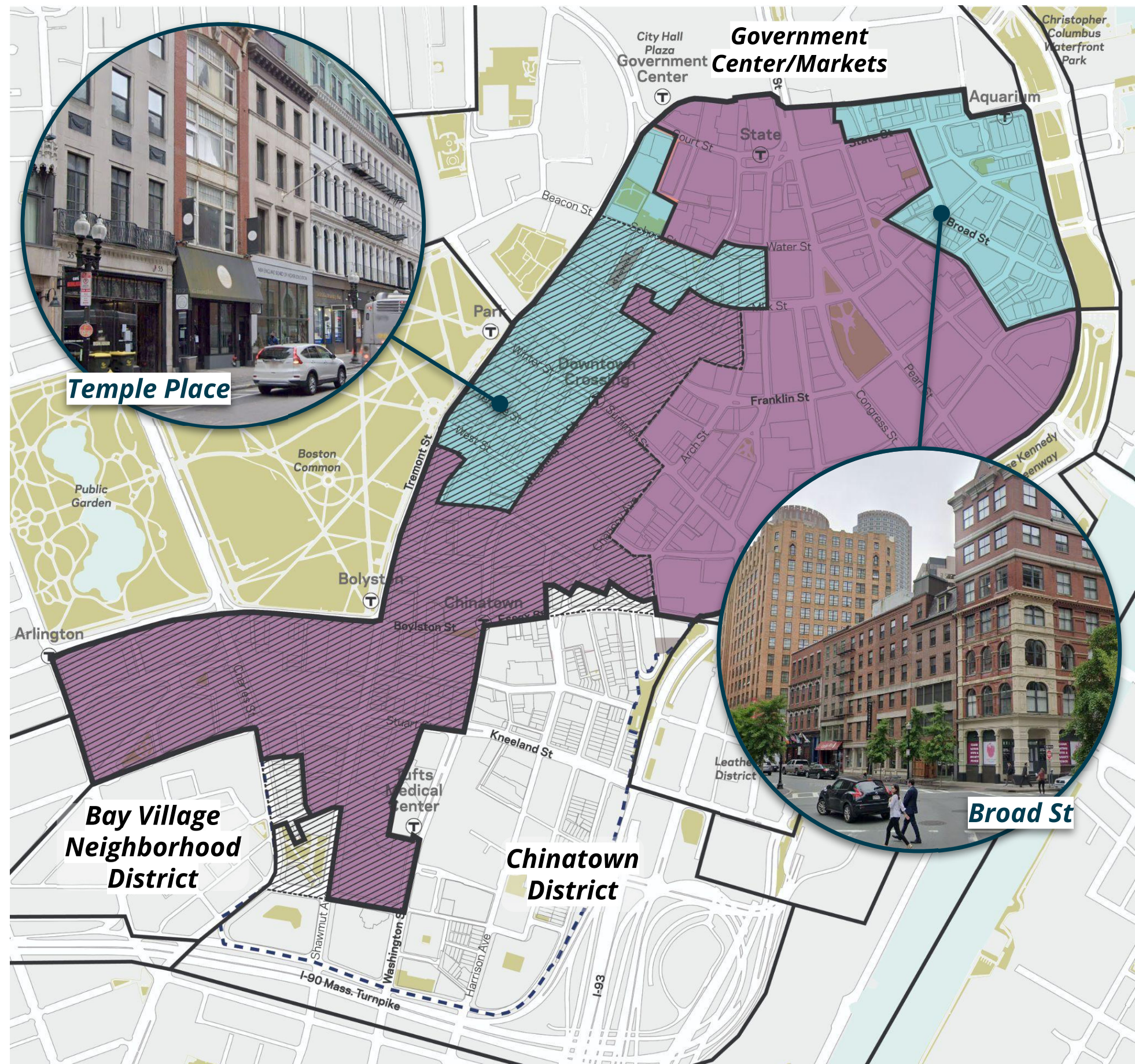
Areas of cohesive historic buildings dating to prior eras of downtown. Smaller use and form regulations help maintain the scale of the area.

- **Stricter limit on large entertainment/uses**
- **Smaller allowed building floor plate** set by Historic Overlay: 20,000 sf max
- Height Downtown Historic Overlay: **155'**
- **Research laboratories are forbidden**

## PLAN: Downtown Public Comment:

"Preserving the integrity of the Ladder Blocks character area is important to the city's historic fabric, its tourism economy, and protection of neighboring historic landmarks."

—Downtown resident



# Changes to Other Districts

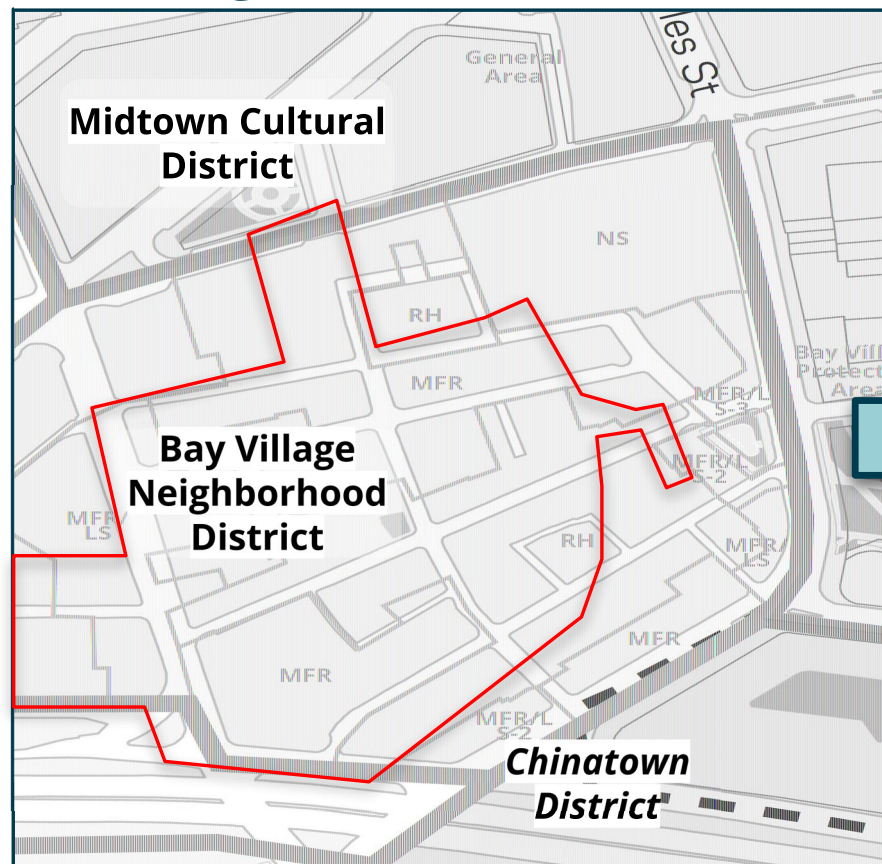
- A** Moves portions of Government Center/Markets into Sky and Sky-Low Districts
- B** Moves portions of South Station Economic Development Area into SKYLINE
- C** *Boundary with Chinatown to be determined with Chinatown Zoning Process*
- D** Moves Bay Village Protection Area into Bay Village Neighborhood District



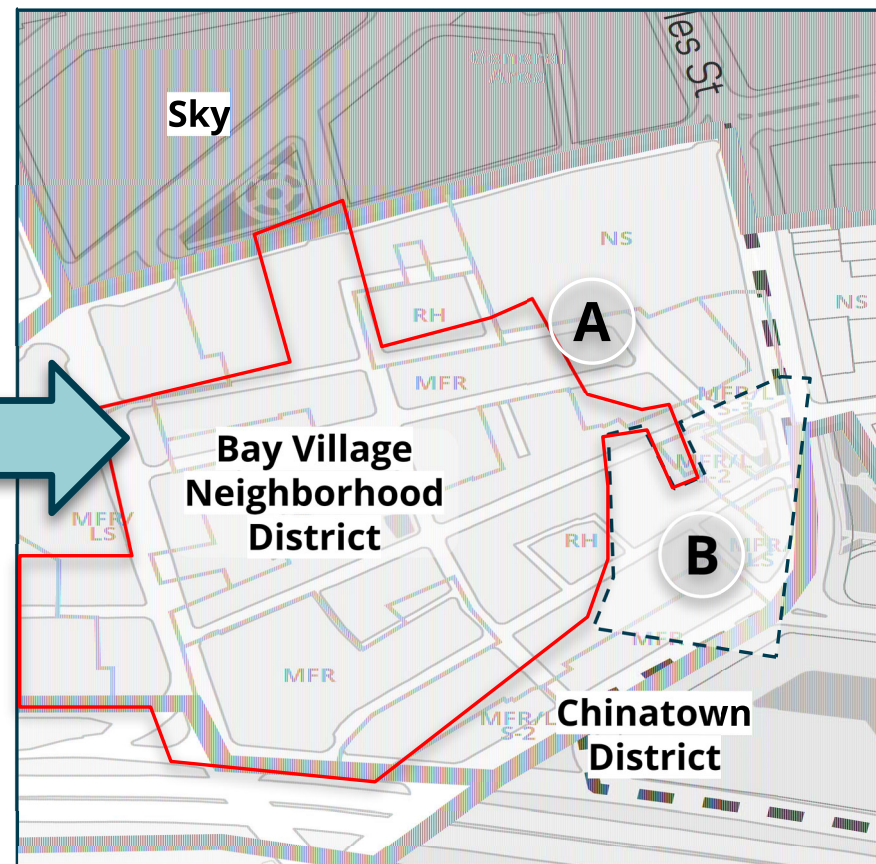
# Bay Village Neighborhood District

Move portions of the Bay Village Protections District structurally into the Bay Village Neighborhood Article NS Subdistrict.

## Existing



## Proposed



- A. Moved into Bay Village Neighborhood NS
- B. Boundaries to be determined along side Chinatown Zoning Process

— Bay Village Historic District

