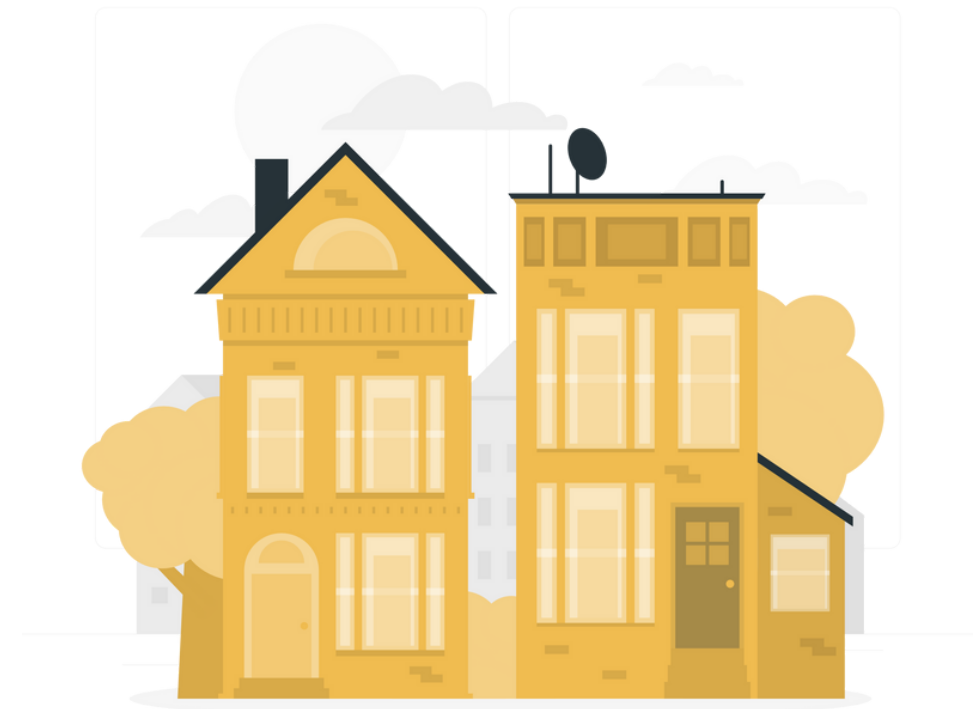


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Zoning for Squares + Streets

What is Zoning?

Zoning is a set of laws that's used to guide development by telling us **what** types of buildings can be built and **where** those different types can be built.



Some of What Zoning Regulates:



Land Uses

the types of activities allowed within a given area



Physical Building Dimensions

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



Parking Requirements

the number of parking spaces needed for certain land uses

We Need Zoning Reform! But Why?

Current zoning regulations **don't match what's built, what exists, or the ways we want to grow**

Updated zoning sets **clear standards for what can be built AND reduces reliance on variances** and negotiated approvals

Provide **pathways for small-scale residential and commercial development** as well as larger ones

Make the Boston Zoning Code **easier to navigate and more predictable**

Why do Squares + Streets areas need updated zoning?

- Modernize and diversify land uses
- Reduce regulatory obstacles
- Support more diverse housing options
- Ensure alignment with building code and safety standards
- Encourage sustainable design and green building standards
- Zoning that represents and codifies community visions for growth for the near future



How do we approach updating zoning for Squares + Streets areas?

Identify major needs for zoning reform:

- Citywide planning processes & district plans
- High # of zoning appeals
- Misalignment between what exists and what zoning allows

Draft updated zoning regulations:

- Analysis of parcels, building trends, land use-related appeals, and citywide goals
- Public engagement throughout
- “Test-fitting” to further develop the zoning and see how it works

BPDA Board + Zoning Commission approval:

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

Squares + Streets Plans:

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

Previous Planning + Analysis

Where We Are Now

Where We're Going Next

(Draft!) Zoning for Squares + Streets

Modernized Land Uses and New “Squares + Streets” Zoning Districts

Modernized Land Uses and Active Uses

Allow for a mix of active uses and other modernized land uses in main streets and squares



New Squares + Streets Zoning Districts

Create a set of new zoning options for main streets and squares that promote housing, community and public spaces, businesses, and active streets



Modernized Land Uses and Active Uses



Modernize land uses and definitions, consolidate uses, and simplify how to read them

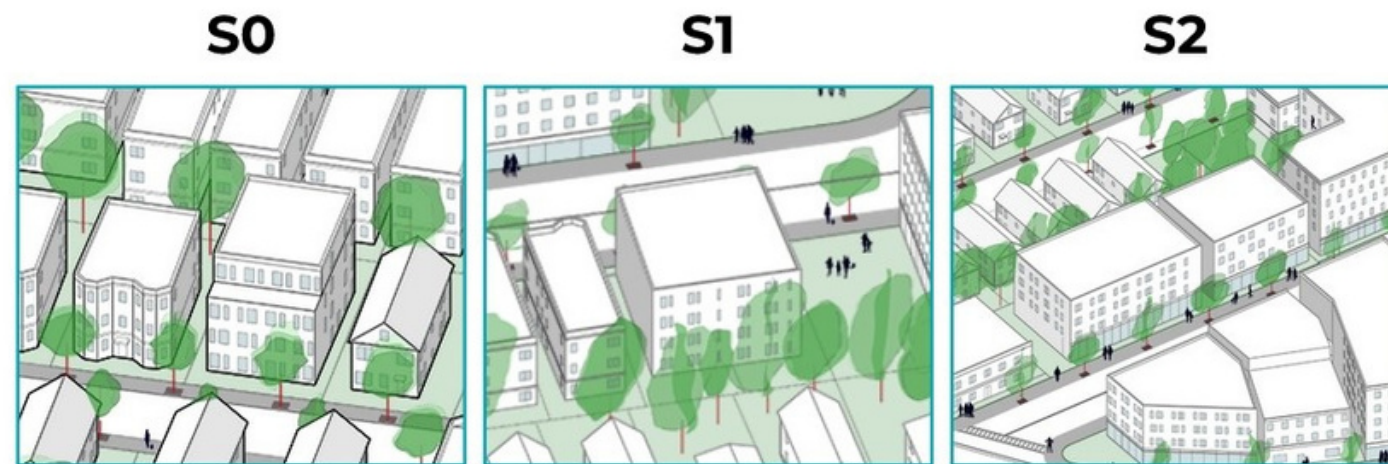
*From **250 uses** to **70 uses!***



Introduce and define "**Active Uses**" that promote community and commercial ground floor activity

Squares + Streets Zoning Districts

SQUARES + STREETS Zoning Districts



**Transition
Residential**

**Main Street
Living**

**Main Street
Mixed Use**



**Active Main
Street**

Active Squares

S0 - Transition Residential

Housing only - no more than 14 units | Transition between low + high-activity streets | Smaller parcels | Front + side yard requirements for trees and open space

S1 - Main Street Living

Mixed-use buildings with majority housing | Small ground floor storefronts + local services allowed | Small front + side yard requirements for buffers between areas

S2 - Main Street Mixed Use

Mid-rise mixed use buildings that fill the front of the lot | Small-to-medium ground floor active uses required | Lower lot coverage to ensure yard space | Outdoor spaces required, like courtyards and balconies

S3 - Active Main Streets

Taller mid-rise buildings allowed that fill the front of the lot | Allows housing, hotels, and commercial uses on upper floors | Medium-scale ground floor active uses required | Lot coverage is responsive to parcel size

S4 - Active Squares

Taller mid-rise buildings allowed that fill the front of the lot | Wider range of ground floor active uses allowed | Lot coverage is responsive to parcel size

Creating Squares + Streets Zoning Districts - Timeline-

