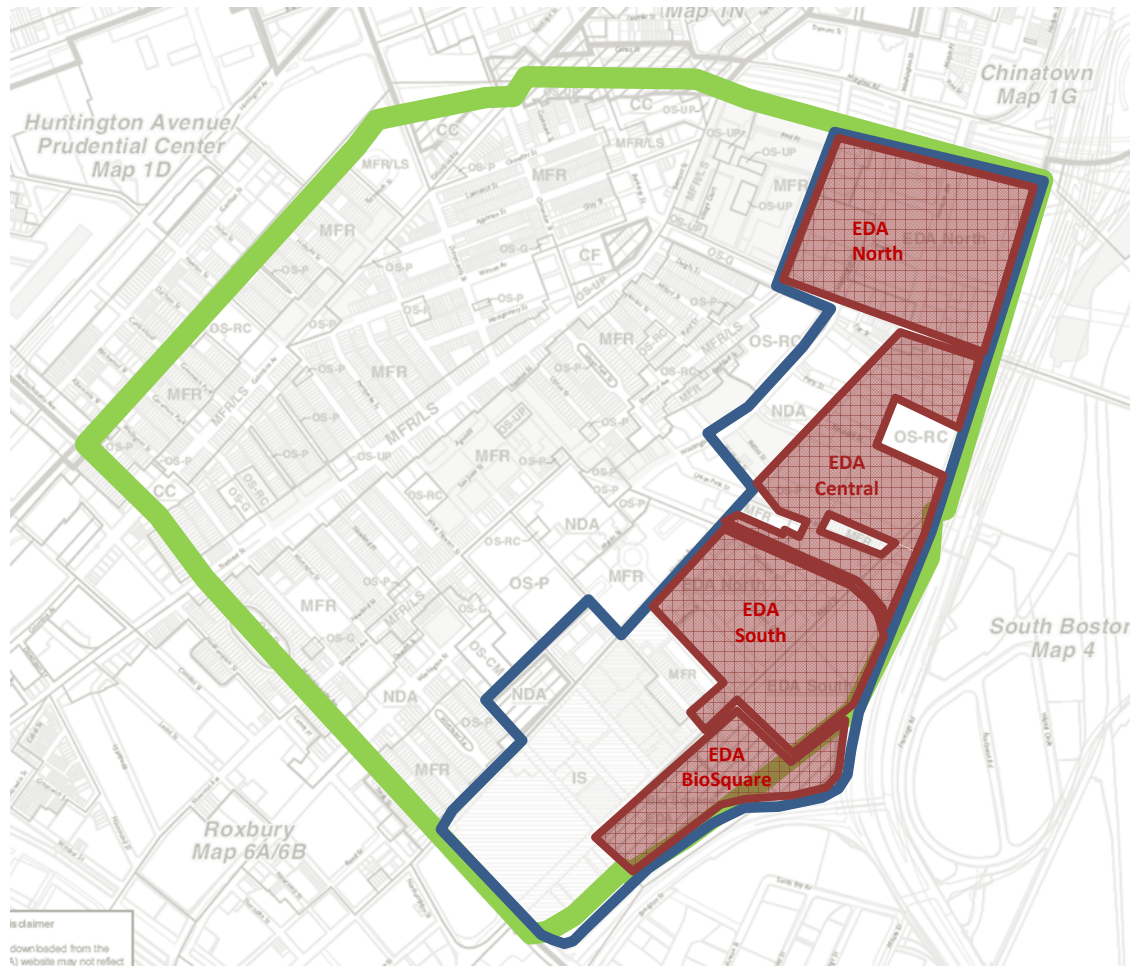


## ADVISORY GROUP WORKING SESSION

### Zoning Recommendations

OCTOBER 26, 2011



**TIMELINE**  
**HARRISON ALBANY CORRIDOR STRATEGIC PLAN**

	<b>DRAFTING OF PLAN</b>	<b>DRAFTING ZONING</b>
September	<b>Community Wide Meeting (9/20/11)</b> -Final plan presentation -Executive Summary available publicly	
October	<b>South End Landmarks Commission (10/4/11)</b> -Final plan presentation <b>Final Plan is Publicly Available (early-October)</b> -2 week comment period begins	<b>Advisory Group Working Session</b> -Article 64 primer; overview of upcoming amendments to existing Article 64 and map to reflect plan recommendations
November	<b>BRA Board (11/17/11)</b> -Presentation for Harrison-Albany Corridor Strategic Plan adoption	<b>Advisory Group Working Session</b> -Present amended Article 64 and map in entirety <b>Community Wide Meeting</b> -Present final amended Article 64 and map in entirety -two week comment period
December	<b>BRA Board (12/15/11)</b> -Public Meeting to present amended Article 64 Article and Map	
January 2012		<b>Zoning Commission</b> -Public Hearing to present amended Article 64 and Official map for adoption

## PLANNING to REZONING



### ARTICLE 64

#### **SOUTH END NEIGHBORHOOD DISTRICT** (Article inserted on December 16, 1998\*)

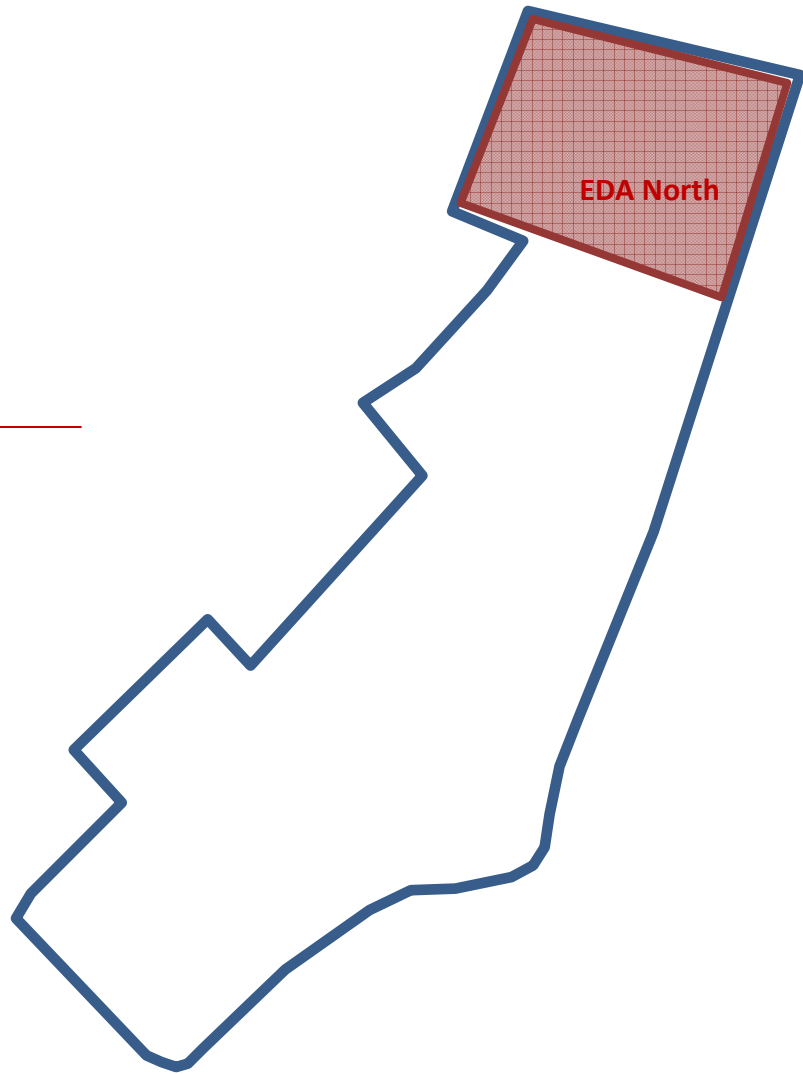
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## EDA North Zoning Subdistrict

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EDA NORTH ZONING SUBDISTRICT – AS-OF-RIGHT

Height	Floor to Area Ratio
100'	4.0

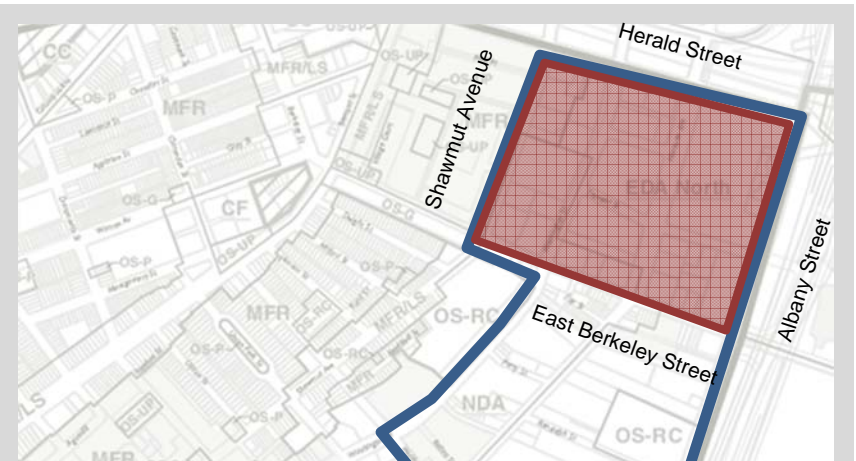
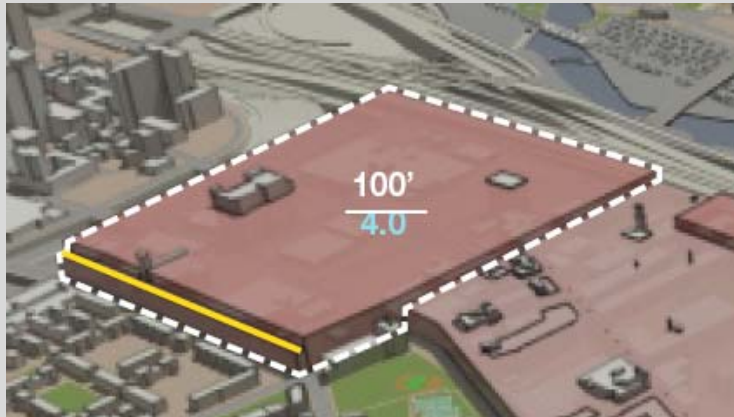


TABLE E p. 68

South End Neighborhood District

Economic Development Areas, Neighborhood Development Areas, and Dimensional Regulations (1)

	South End EDA/North	Bio Square EDA and South End EDA/South
Maximum Floor Area Ratio (2)	4.0	4.0
Maximum Building Height (2)	70	150 (3)
Residential Use	(4)	(4)
Other Use		

STREET WALL: 10 ft. STEPBACK @70 ft. ALONG SHAWMUT

ARTICLE 64

SOUTH END NEIGHBORHOOD DISTRICT  
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EDA NORTH ZONING SUBDISTRICT – PLANNED DEVELOPMENT AREA (PDA)

Height	Floor to Area Ratio
150' / 200'	6.5

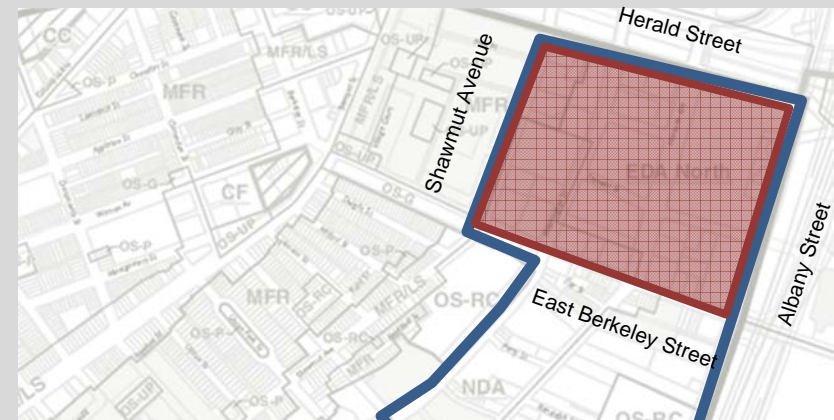


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↑TABLE 2 p. 20

South End Neighborhood District  
Planned Development Areas  
Maximum Building Heights and Floor Area Ratios

Area	Maximum	
	Building Height	FAR
South End EDA/North	110'	5.0
South End EDA/South	(1)	5.0
Bio Square EDA	(1)	5.0
Washington Street Neighborhood NDA	70'	4.0
Boston Center for the Arts/ Franklin Institute CF Subdistrict	110'	5.0
Dartmouth/Columbus CC Subdistrict	(2)	(2)
Massachusetts/Columbus CC Subdistrict	70'	4.0
Berkeley/Tremont Street CC Subdistrict	110'	N/A

(1) Within 100 feet of the subdistrict boundary along Albany Street, the Building height shall not exceed one hundred ten (110) feet, and any portion of a Building above 70 feet in height shall be set back by no less than 10 feet from the Street Line of Albany Street. Between 100 feet and 160 feet of the subdistrict boundary along Albany Street, the Building Height shall not exceed one hundred fifty (150) feet.

STREET WALL: 10 ft. STEPBACK @70 ft. ALONG SHAWMUT

EDA NORTH ZONING SUBDISTRICT – PLANNED DEVELOPMENT AREA (PDA) – cont’d

Height	Floor to Area Ratio
150' / 200'	6.5



↑ARTICLE 64

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<b>64-31 Planned Development Areas: Public Benefits .....</b>	<b>20</b>

**PUBLIC BENEFIT INCENTIVES REQUIREMENTS**

**-Lot Coverage**

- parcels ≥1 acre
- max 80% lot coverage
  - footprints, parking, service
- 20% public access & enhanced public realm

**-Use Amenity – one of following**

- 20% affordable housing , or
- 5% bonus SF affordable cultural on-site space, or
- 5% bonus SF affordable commercial on-site space or equivalent value fund, or
- mixed-use equivalent combination above



**SECTION 64-31. Planned Development Areas: Public Benefits.** The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as meeting the requirement of Section 80C-4 (Standards for Planned Development Area Review) for compliance with the applicable planning and development criteria of this Article if the Development Plan proposes a plan for public benefits, including one or more of the following: (a) diversification and expansion of Boston's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; or (b) creation of new job opportunities and establishment of educational facilities, career counseling, or technical assistance providing instruction or technical assistance in fields related to such jobs; or (c) provision of Affordable Housing available to South End and Boston residents; or (d) improvements to the aesthetic character of the development site and its surroundings, which may include the provision of open space connections, the provision of street trees and other improvements that enhance open space, the improvement of the urban design characteristics of the site and its surroundings, or the enhancement of existing open space or the creation of new open space.



EDA NORTH ZONING SUBDISTRICT – PARKING

Land Use	Minimum Ratio	Maximum Ratio
Residential	0.7 per unit	1.0 per unit
Hotel	0.7 per room	0.7 per room
Commercial	none	none



**TABLE F** p. 74

**South End Neighborhood District  
Off-Street Parking Requirements (1)**

**Residential and Related Uses**

	Off Street Parking Requirement (space per dwelling unit) <sup>2,3</sup>
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
<u>Residential Uses<sup>3</sup></u>	
Elderly Housing	0.5
Group Residence, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
<b>Other Residential Uses<sup>4,5</sup></b>	<b>0.7</b>

EDA NORTH ZONING SUBDISTRICT – FRONT SETBACKS

**10 ft. Setback**

NY  
Traveler Street  
Herald Street  
Albany Street

SOWA  
Albany Street

Back Streets  
Albany Street  
East Canton Street

**10ft. Stepback @70 ft. height**

NY  
Shawmut Ave.

Back Streets  
East Canton Street

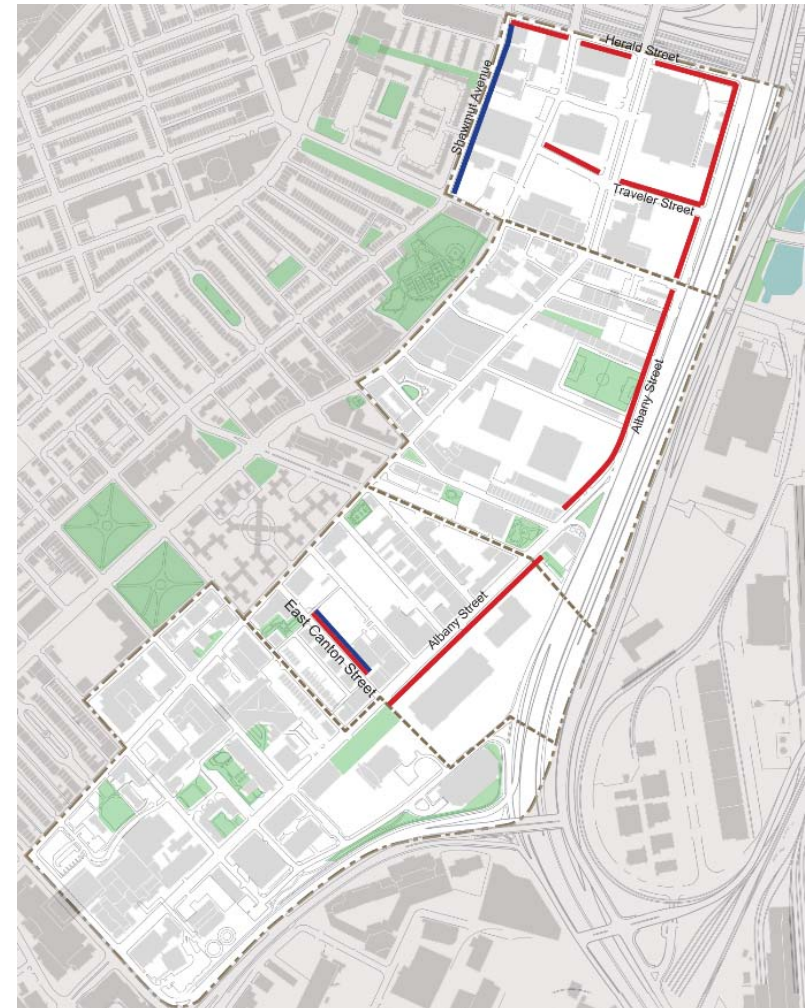
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**TABLE E** p. 68

**South End Neighborhood District**

**Economic Development Areas, Neighborhood Development Areas, and Institutional Areas Dimensional Regulations (1)**

	South End EDA/North	Bio Square EDA and South End EDA/South	Neighborhood Development Area
Minimum Front Yard	none	none	



**EDA NORTH ZONING SUBDISTRICT – LAND USES**

TABLE B - p. 51

	EXISTING	PROPOSED	
College or University	F <sup>15</sup>	F	Deleted (old) footnote #15
Bar <sup>3</sup> with (or without) live entertainment	F	C	
Accessory dormitory	F	C	
Fitness Center	C	C <sup>15</sup>	Created (new) footnote #15
Cleaning Plant	C	F	
Research Laboratory <sup>4</sup>	C	A	Amended footnote #4
Elderly Housing	C	A	
Take-out Restaurant (small) <sup>6</sup>	C	A	
General Retail Business <sup>13</sup>	C	A	Amended footnote #13
Liquor Store	F	C	
Dumpster Storage	C	F	
Accessory bus servicing or storage	C	F	
Accessory family home daycare	A	C	
Accessory offices for university	F <sup>15</sup>	F	Deleted (old) footnote #15
Storage of flammable liquids/gasses (small)	A	C	
Airport-related remote parking facility	C	F	

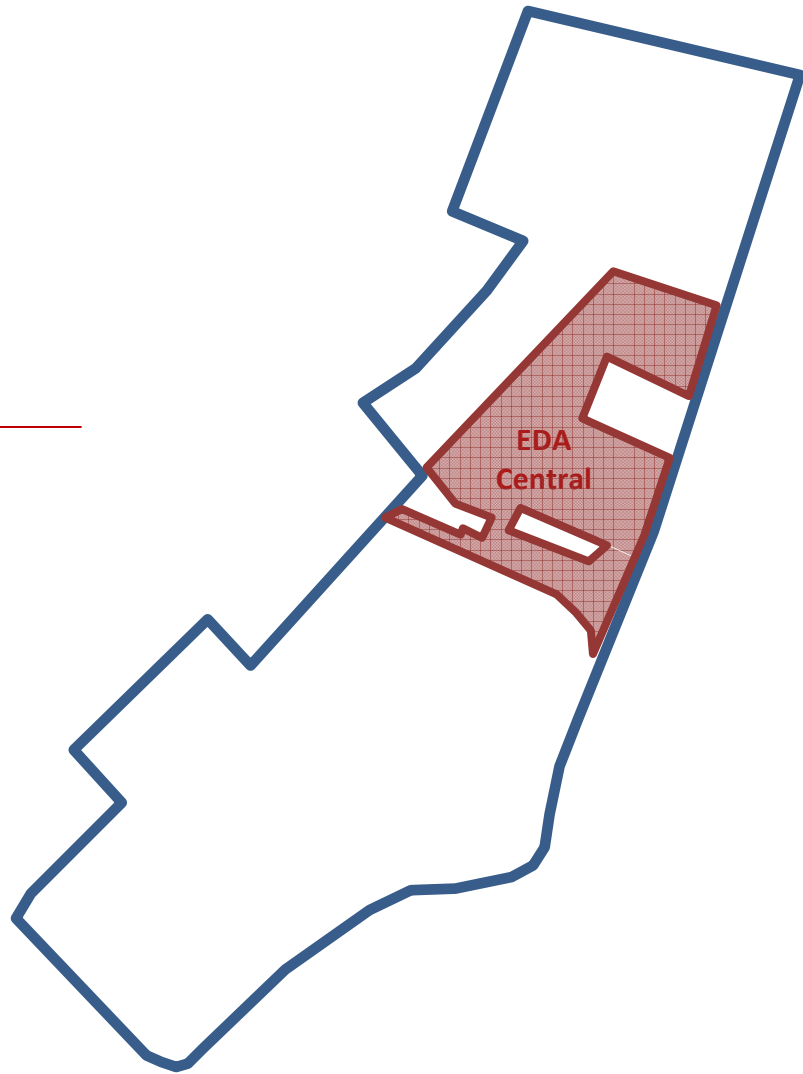
4. Provided that such use shall comply with: 1) all the guidelines and standards promulgated by the National Institutes of Health (“NIH”) concerning the care and use of laboratory animals; and 2) all applicable federal and state requirements and regulations for operating labs as classified by the Center for Disease Control and Prevention (“CDC”); otherwise Forbidden.

13. Where designated “A,” provided that such use, if located on a ground floor, shall be conditional if its total Gross Floor Area exceeds thirty thousand (30,000) square feet. In the case of a supermarket, such use shall be conditional only if its total Gross Floor Area exceeds fifty thousand (50,000) square feet.

15. Provided Allowed if 2,000 square feet or less.

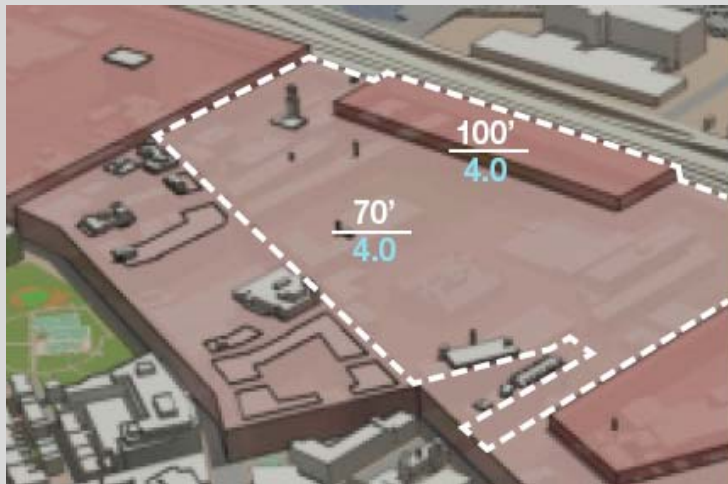
## EDA Central Zoning Subdistrict

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EDA CENTRAL ZONING SUBDISTRICT – AS-OF-RIGHT

Height	Floor to Area Ratio
70' / 100'	4.0



ARTICLE 64

SOUTH END NEIGHBORHOOD DISTRICT  
(Article inserted on December 16, 1998\*)

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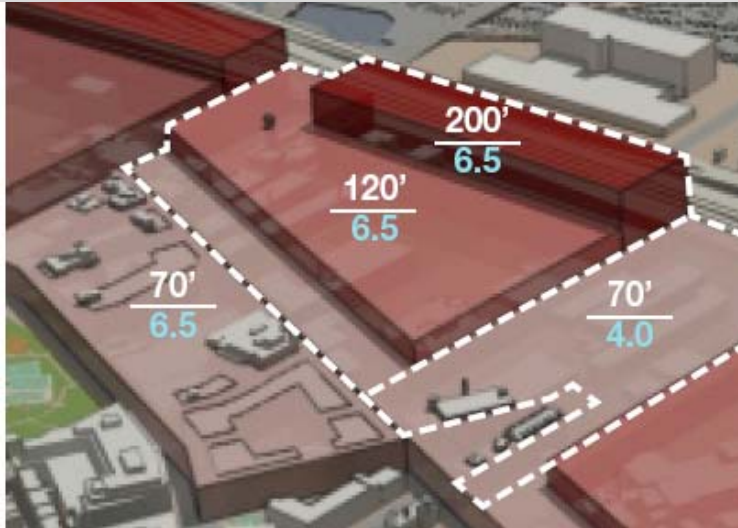
South End Neighborhood District

Economic Development Areas, Neighborhood Development Areas, and Dimensional Regulations (1)

	South End EDA/North	Bio Square EDA and South End EDA/South
Maximum Floor Area Ratio (2)	4.0	4.0
Maximum Building Height (2)	70	150 (3)
Residential Use	(4)	(4)
Other Use		
Minimum Front Yard	none	none

EDA CENTRAL ZONING SUBDISTRICT – PLANNED DEVELOPMENT AREA (PDA)

Height	Floor to Area Ratio
70' / 120' / 200'	4.0 / 6.5



ARTICLE 64

SOUTH END NEIGHBORHOOD DISTRICT  
(Article inserted on December 16, 1998\*)

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64-29	Planned Development Areas: Use and Dimensional Regulations	19
64-30	Planned Development Area Review Requirement	20
64-31	Planned Development Areas: Public Benefits	20

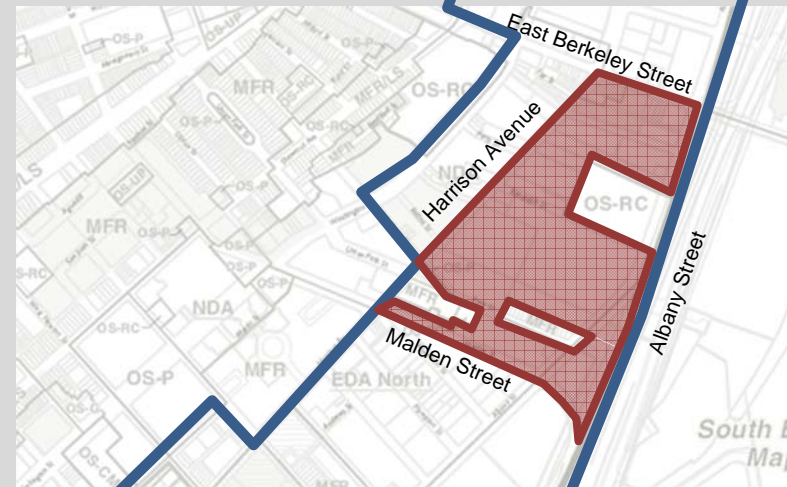


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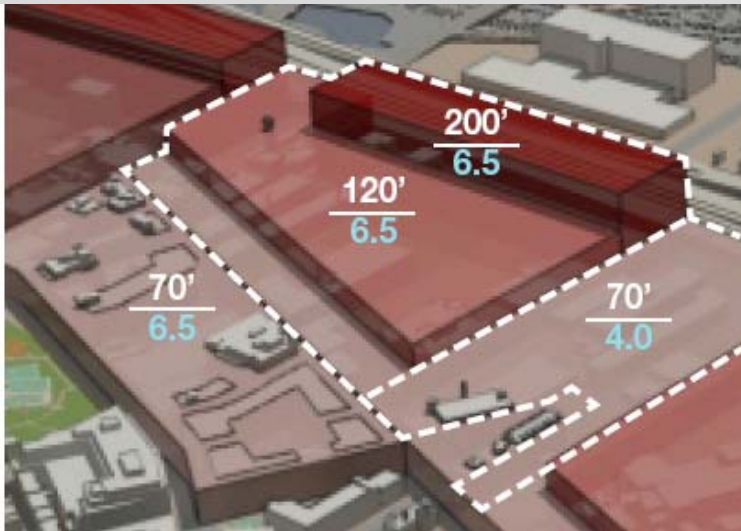
South End Neighborhood District  
Planned Development Areas  
Maximum Building Heights and Floor Area Ratios

Area	Maximum	
	Building Height	FAR
South End EDA/North	110'	5.0
South End EDA/South	(1)	5.0
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Dartmouth/Columbus CC Subdistrict	(2)	(2)
Massachusetts/Columbus CC Subdistrict	70'	4.0
Berkeley/Tremont Street CC Subdistrict	110'	N/A

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EDA CENTRAL ZONING SUBDISTRICT – PLANNED DEVELOPMENT AREA (PDA) – cont’d

Height	Floor to Area Ratio
70' / 120' / 200'	4.0 / 6.5



↑ARTICLE 64

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**PUBLIC BENEFIT INCENTIVES REQUIREMENTS**

**-Lot Coverage**

- parcels ≥1 acre
- max 80% lot coverage
  - footprints, parking, service
- 20% public access & enhanced public realm

**-Use Amenity – one of following**

- 20% affordable housing , or
- 5% bonus SF affordable cultural on-site space, or
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EDA CENTRAL ZONING SUBDISTRICT – PARKING

Land Use	Minimum Ratio	Maximum Ratio
Residential	0.7 per unit	1.0 per unit
Hotel	0.7 per room	0.7 per room
Commercial	none	none



**TABLE F** p. 74

**South End Neighborhood District  
Off-Street Parking Requirements (1)**

**Residential and Related Uses**

	Off Street Parking Requirement (space per dwelling unit) <sup>2,3</sup>
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Elderly Housing	0.5
Group Residence, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
<b>Other Residential Uses<sup>4,5</sup></b>	<b>0.7</b>



EDA CENTRAL ZONING SUBDISTRICT – FRONT SETBACKS

**10 ft. Setback**

NY  
Traveler Street  
Herald Street  
Albany Street

SOWA  
**Albany Street**

Back Streets  
Albany Street  
East Canton Street

**10ft. Stepback @70 ft. height**

NY  
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Back Streets  
East Canton Street

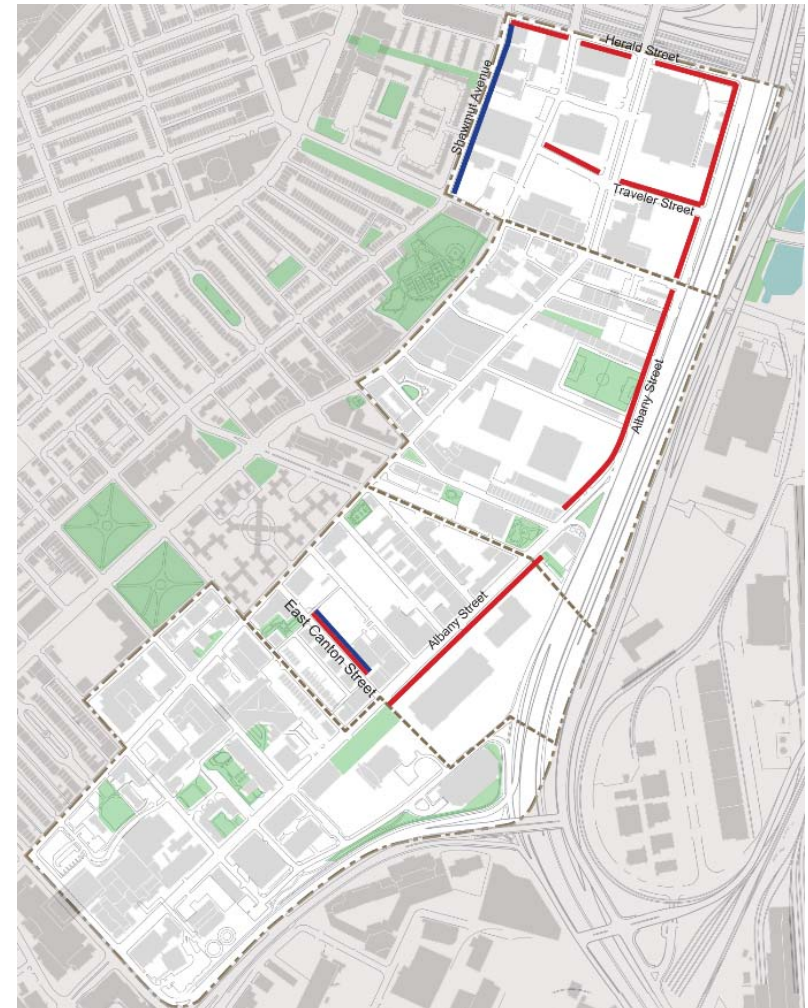
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**TABLE E** p. 68

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**EDA CENTRAL ZONING SUBDISTRICT – LAND USES**

TABLE B - p. 51

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General Retail Business <sup>13</sup>	C	C	Amended footnote #13
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Dumpster Storage	C	F	
Accessory bus servicing or storage	C	F	
Accessory family home daycare	A	C	
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Airport-related remote parking facility	C	F	

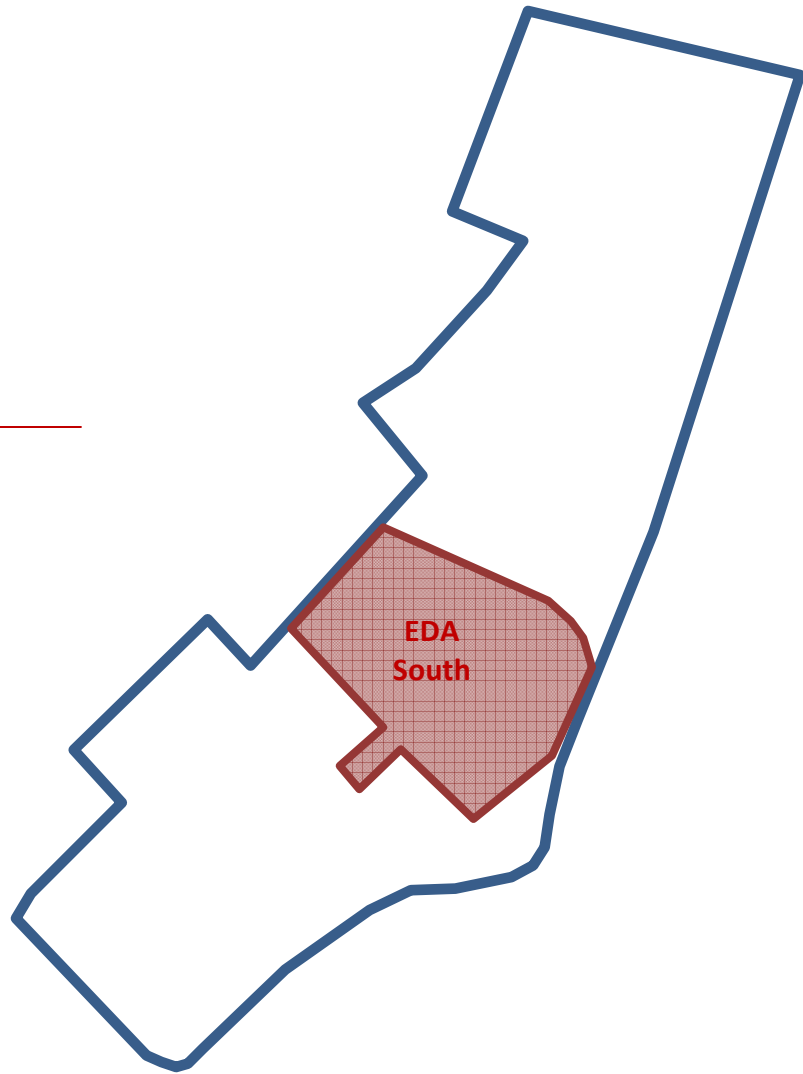
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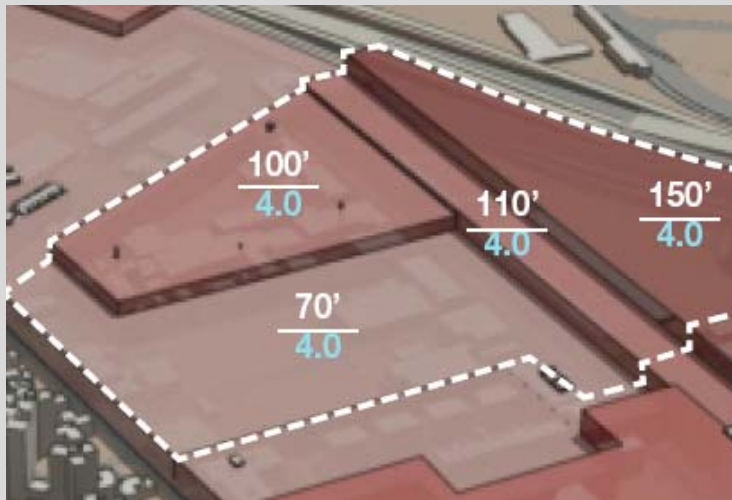
## EDA South Zoning Subdistrict

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EDA SOUTH ZONING SUBDISTRICT – AS-OF-RIGHT

Height	Floor to Area Ratio
70' / 100' / 110' / 150'	4.0



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SOUTH END NEIGHBORHOOD DISTRICT  
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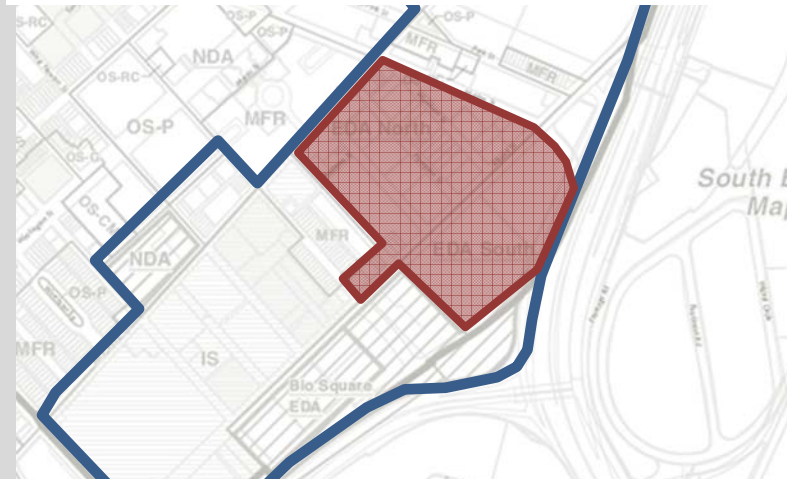


TABLE E p. 68

South End Neighborhood District

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	South End EDA/North	Bio Square EDA and South End EDA/South
Maximum Floor Area Ratio (2)	4.0	4.0
Maximum Building Height (2)	70	150 (3)
Residential Use	(4)	(4)
Other Use		
Minimum Front Yard	none	none

EDA SOUTH ZONING SUBDISTRICT – PLANNED DEVELOPMENT AREA (PDA)

Height	Floor to Area Ratio
70' / 120' / 200'	6.5

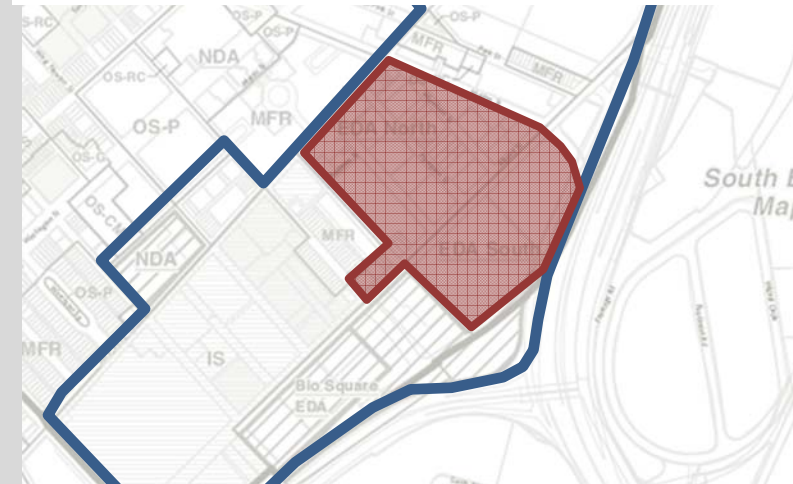
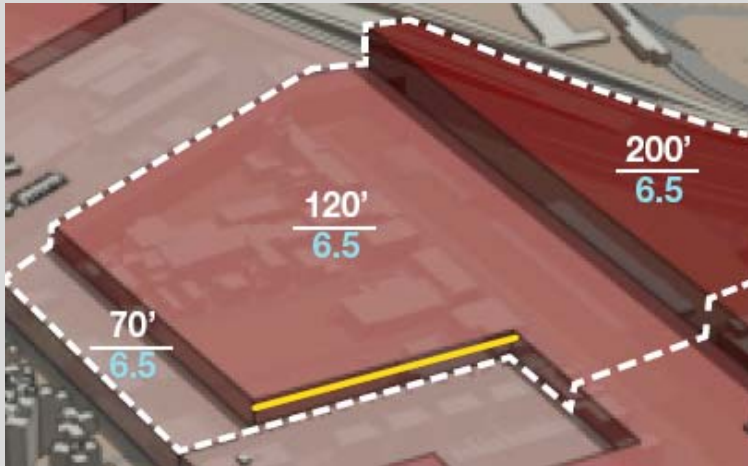


TABLE 2 p. 20

South End Neighborhood District  
Planned Development Areas  
Maximum Building Heights and Floor Area Ratios

Area	Maximum	
	Building Height	FAR
South End EDA/North	110'	5.0
South End EDA/South	(1)	5.0
Bio Square EDA	(1)	5.0
Washington Street Neighborhood NDA	70'	4.0
Boston Center for the Arts/ Franklin Institute CF Subdistrict	110'	5.0
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ARTICLE 64

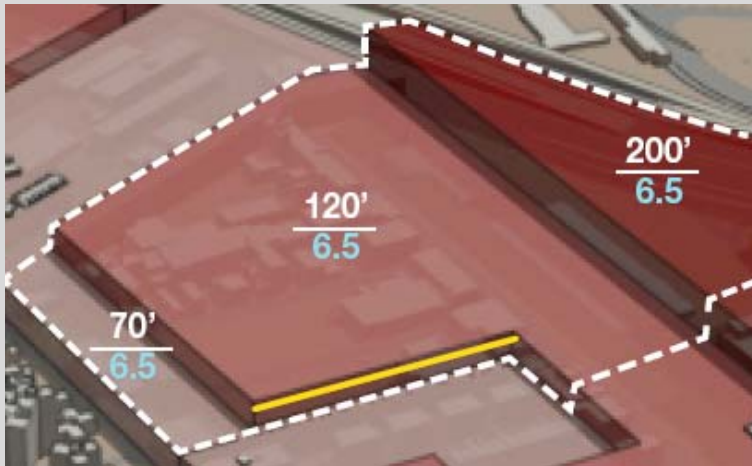
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EDA SOUTH ZONING SUBDISTRICT – PLANNED DEVELOPMENT AREA (PDA) – cont’d

Height	Floor to Area Ratio
70' / 120' / 200'	6.5



**PUBLIC BENEFIT INCENTIVES REQUIREMENTS**

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- parcels  $\geq 1$  acre
- max 80% lot coverage
  - footprints, parking, service
- 20% public access & enhanced public realm

**-Use Amenity – one of following**

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Land Use	Minimum Ratio	Maximum Ratio
Residential	0.7 per unit	1.0 per unit
Hotel	0.7 per room	0.7 per room
Commercial	none	none



**TABLE F** p. 74

**South End Neighborhood District  
Off-Street Parking Requirements (1)**

**Residential and Related Uses**

	Off Street Parking Requirement (space per dwelling unit) <sup>2,3</sup>
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
<u>Residential Uses</u> <sup>3</sup>	
Elderly Housing	0.5
Group Residence, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
<b>Other Residential Uses</b> <sup>4,5</sup>	<b>0.7</b>

EDA SOUTH ZONING SUBDISTRICT – FRONT SETBACKS

**10 ft. Setback**

NY  
Traveler Street  
Herald Street  
Albany Street

SOWA  
Albany Street

Back Streets  
Albany Street  
East Canton Street

**10ft. Stepback @70 ft. height**

NY  
Shawmut Ave.

Back Streets  
East Canton Street

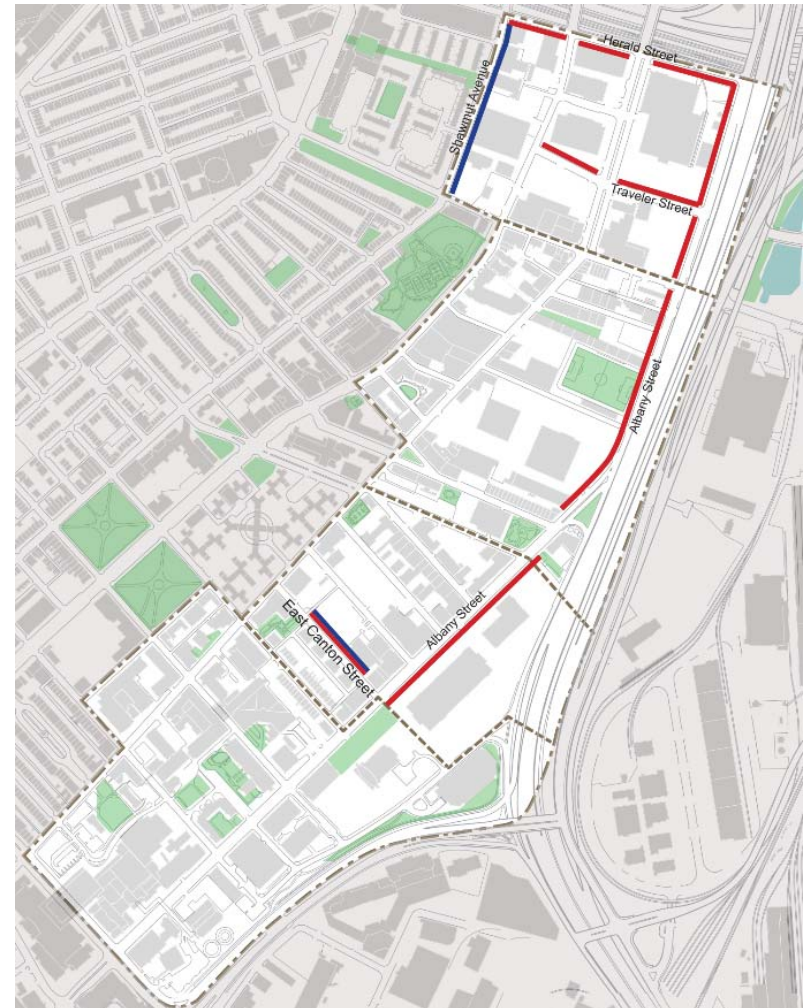
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**TABLE E** p. 68

**South End Neighborhood District**

**Economic Development Areas, Neighborhood Development Areas, and Institutional Areas Dimensional Regulations (1)**

	South End EDA/North	Bio Square EDA and South End EDA/South	Neighborhood Development Area
<b>Minimum Front Yard</b>	none	none	





**EDA SOUTH ZONING SUBDISTRICT – LAND USES**

TABLE B - p. 51

	EXISTING	PROPOSED	
College or University	F <sup>15</sup>	F	Deleted (old) footnote #15
Bar <sup>3</sup> with (or without) live entertainment	F	C	
Cleaning Plant	C	F	
Research Laboratory <sup>4</sup>	C	A	Amended footnote #4
Take-out Restaurant (small) <sup>6</sup>	C	A	
General Retail Business <sup>13</sup>	C	C	Amended footnote #13
Liquor Store	F	C	
Dumpster Storage	C	F	
Accessory bus servicing or storage	C	F	
Accessory family home daycare	A	C	
Accessory offices for university	F <sup>15</sup>	F	Deleted (old) footnote #15
Storage of flammable liquids/gasses (small)	A	C	
Airport-related remote parking facility	C	F	
Multi-family dwelling	A	C	
Artists' / Mixed-Use	A	C	

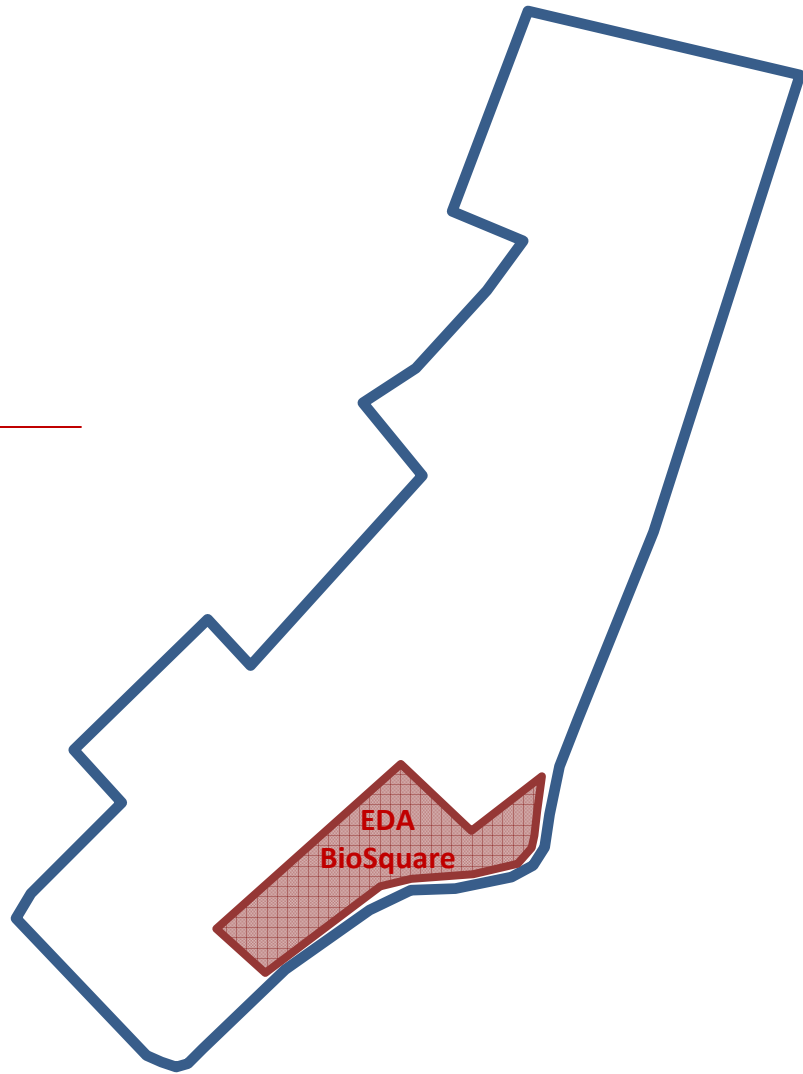
4. Provided that such use shall comply with: 1) all the guidelines and standards promulgated by the National Institutes of Health (“NIH”) concerning the care and use of laboratory animals; and 2) all applicable federal and state requirements and regulations for operating labs as classified by the Center for Disease Control and Prevention (“CDC”); otherwise Forbidden.

13. Where designated “A,” provided that such use, if located on a ground floor, shall be conditional if its total Gross Floor Area exceeds thirty thousand (30,000) square feet. In the case of a supermarket, such use shall be conditional only if its total Gross Floor Area exceeds fifty thousand (50,000) square feet.

15. Provided Allowed if 2,000 square feet or less.

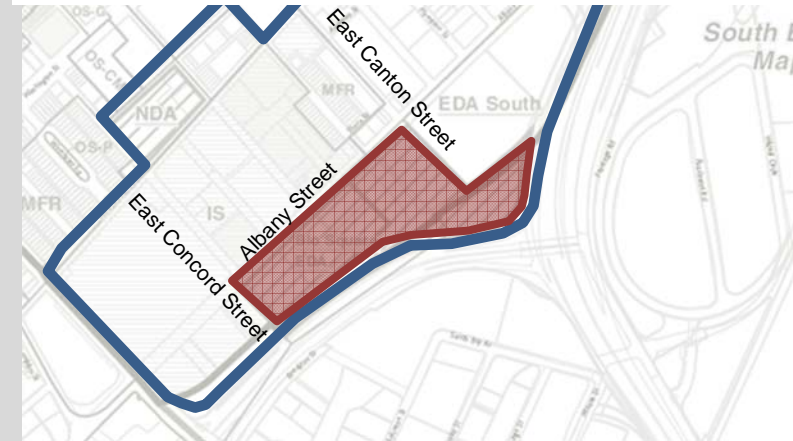
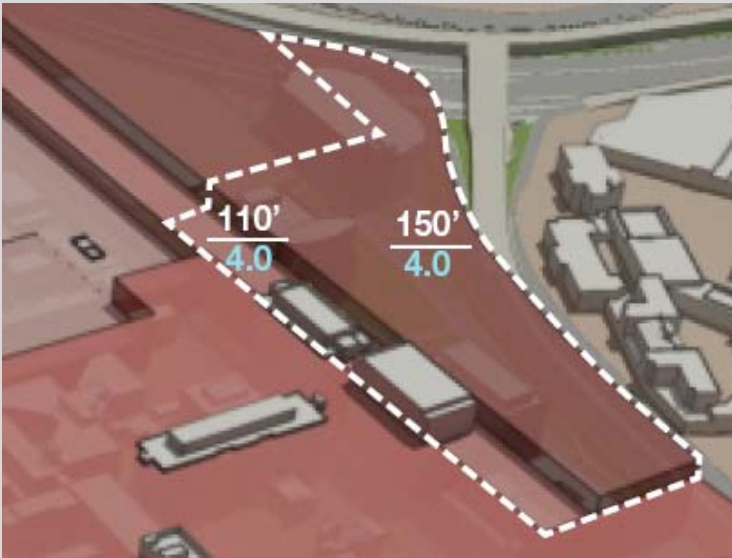
## EDA BioSquare Zoning Subdistrict

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EDA BIOSQUARE ZONING SUBDISTRICT – AS-OF-RIGHT – NO CHANGE

Height	Floor to Area Ratio
110' / 150'	4.0



‡ARTICLE 64

**SOUTH END NEIGHBORHOOD DISTRICT**  
(‡Article inserted on December 16, 1998\*)

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<b>64-16 Dimensional Regulations Applicable in Economic Development Areas .....</b>	<b>11</b>

**TABLE E** p. 68

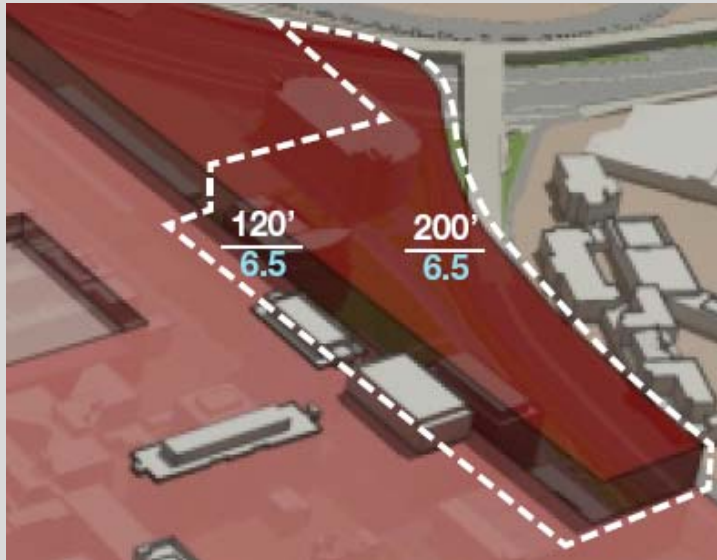
**South End Neighborhood District**

**Economic Development Areas, Neighborhood Development Areas, and Dimensional Regulations (1)**

	<u>South End EDA/North</u>	<u>Bio Square EDA and South End EDA/South</u>
Maximum Floor Area Ratio (2)	4.0	4.0
Maximum Building Height (2)	70	150 (3)
Residential Use	(4)	(4)
Other Use		
Minimum Front Yard	none	none

EDA BIOSQUARE ZONING SUBDISTRICT – PLANNED DEVELOPMENT AREA (PDA)

Height	Floor to Area Ratio
120' / 200'	6.5



ARTICLE 64

SOUTH END NEIGHBORHOOD DISTRICT  
(Article inserted on December 16, 1998\*)

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	64-29 Planned Development Areas: Use and Dimensional Regulations	19
	64-30 Planned Development Area Review Requirement	20
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TABLE 2 p. 20

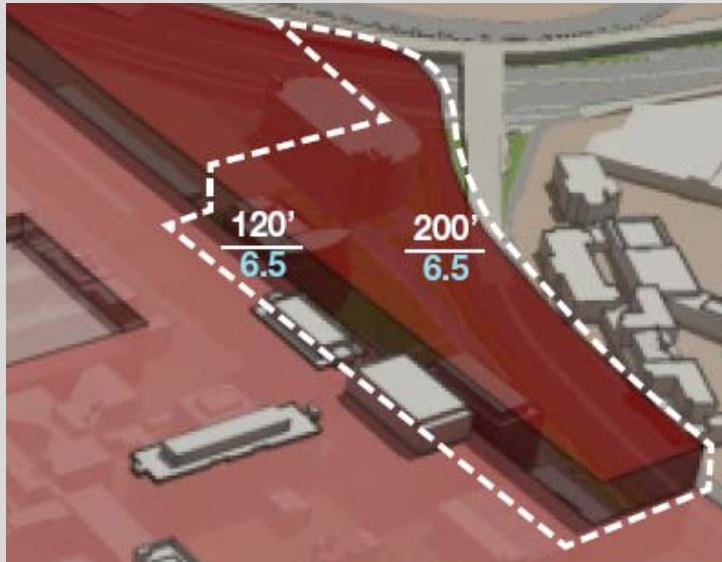
South End Neighborhood District  
Planned Development Areas  
Maximum Building Heights and Floor Area Ratios

Area	Maximum	
	Building Height	FAR
South End EDA/North	110'	5.0
South End EDA/South	(1)	5.0
Bio Square EDA	(1)	5.0
Washington Street Neighborhood NDA	70'	4.0
Boston Center for the Arts/ Franklin Institute CF Subdistrict	110'	5.0
Dartmouth/Columbus CC Subdistrict	(2)	(2)
Massachusetts/Columbus CC Subdistrict	70'	4.0
Berkeley/Tremont Street CC Subdistrict	110'	N/A

(1) Within 100 feet of the subdistrict boundary along Albany Street, the Building height shall not exceed one hundred ten (110) feet, and any portion of a Building above 70 feet in height shall be set back by no less than 10 feet from the Street Line of Albany Street. Between 100 feet and 160 feet of the subdistrict boundary along Albany Street, the Building Height shall not exceed one hundred fifty (150) feet.

EDA BIOSQUARE ZONING SUBDISTRICT – PLANNED DEVELOPMENT AREA (PDA) – cont'd

Height	Floor to Area Ratio
120' / 200'	6.5



↑ARTICLE 64

SOUTH END NEIGHBORHOOD DISTRICT  
(↑Article inserted on December 16, 1998\*)

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64-31 Planned Development Areas: Public Benefits .....	20

**PUBLIC BENEFIT INCENTIVES REQUIREMENTS**

**-Lot Coverage**

- parcels ≥1 acre
- max 80% lot coverage
  - footprints, parking, service
- 20% public access & enhanced public realm

**-Use Amenity – one of following**

- 20% affordable housing , or
- 5% bonus SF affordable cultural on-site space, or
- 5% bonus SF affordable commercial on-site space or equivalent value fund, or
- mixed-use equivalent combination above



**SECTION 64-31. Planned Development Areas: Public Benefits.** The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as meeting the requirement of Section 80C-4 (Standards for Planned Development Area Review) for compliance with the applicable planning and development criteria of this Article if the Development Plan proposes a plan for public benefits, including one or more of the following: (a) diversification and expansion of Boston's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; or (b) creation of new job opportunities and establishment of educational facilities, career counseling, or technical assistance providing instruction or technical assistance in fields related to such jobs; or (c) provision of Affordable Housing available to South End and Boston residents; or (d) improvements to the aesthetic character of the development site and its surroundings, which may include the provision of open space connections, the provision of street trees and other improvements that enhance open space, the improvement of the urban design characteristics of the site and its surroundings, or the enhancement of existing open space or the creation of new open space.

EDA BIOSQUARE ZONING SUBDISTRICT – PARKING

Land Use	Minimum Ratio	Maximum Ratio
Residential	0.7 per unit	1.0 per unit
Hotel	0.7 per room	0.7 per room
Commercial	none	none



TABLE F p. 74

South End Neighborhood District  
Off-Street Parking Requirements (1)

Residential and Related Uses

	Off Street Parking Requirement (space per dwelling unit) <sup>2,3</sup>
<u>Dormitory/Fraternity Uses</u>	0.5
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<u>Residential Uses<sup>3</sup></u>	
Elderly Housing	0.5
Group Residence, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
<b>Other Residential Uses<sup>4,5</sup></b>	<b>0.7</b>

EDA BIOSQUARE ZONING SUBDISTRICT – FRONT SETBACKS – NO CHANGE

10 ft. Setback

NY

Traveler Street  
Herald Street  
Albany Street

SOWA

Albany Street

Back Streets

Albany Street  
East Canton Street

10ft. Stepback @70 ft. height

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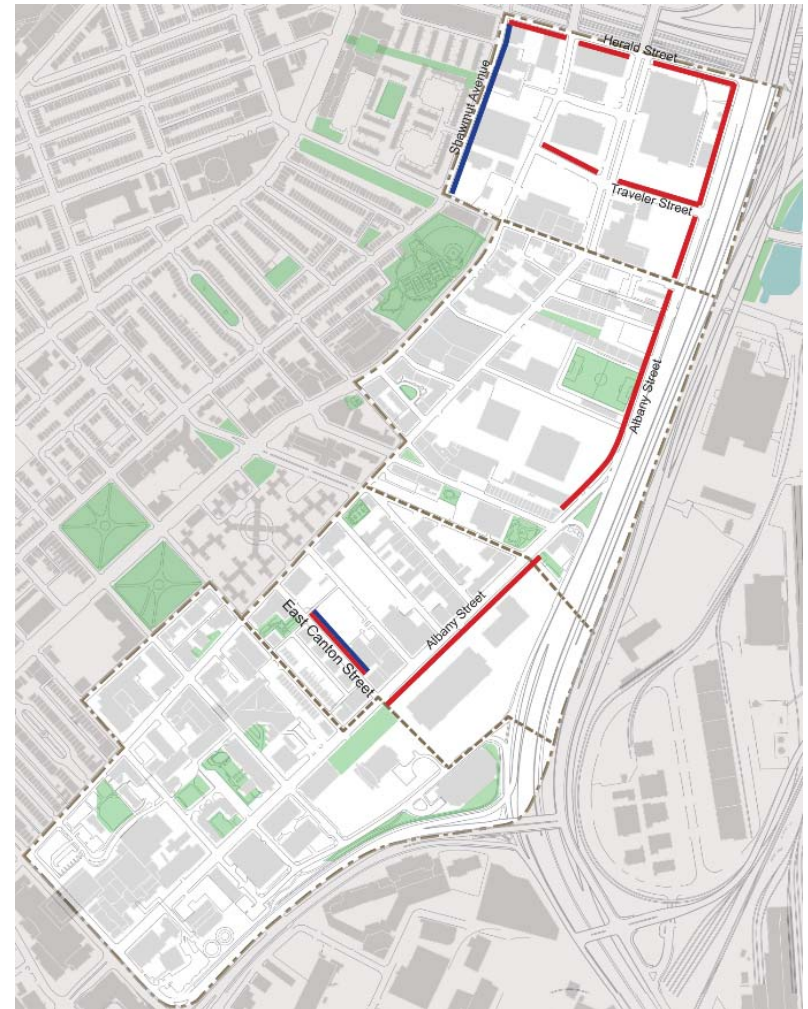


TABLE E p. 68

South End Neighborhood District

Economic Development Areas, Neighborhood Development Areas, and Institutional Districts  
Dimensional Regulations (1)

	South End EDA/North	Bio Square EDA and South End EDA/South	Neighborhood Development Area
Minimum Front Yard	none	none	



**EDA BIOSQUARE ZONING SUBDISTRICT – LAND USES**

TABLE B - p. 51

	EXISTING	PROPOSED	
College or University	F <sup>15</sup>	C	Deleted (old) footnote #15
Cleaning Plant	C	F	
Research Laboratory <sup>4</sup>	C	A	Amended footnote #4
Take-out Restaurant (small) <sup>6</sup>	C	A	
General Retail Business <sup>13</sup>	C	C	Amended footnote #13
Liquor Store	F	C	
Dumpster Storage	C	F	
Accessory bus servicing or storage	C	F	
Accessory family home daycare	A	C	
Accessory offices for university	F <sup>15</sup>	F	Deleted (old) footnote #15
Storage of flammable liquids/gasses (small)	A	C	
Airport-related remote parking facility	C	F	
Multi-family dwelling	A	C	

4. Provided that such use shall comply with: 1) all the guidelines and standards promulgated by the National Institutes of Health (“NIH”) concerning the care and use of laboratory animals; and 2) all applicable federal and state requirements and regulations for operating labs as classified by the Center for Disease Control and Prevention (“CDC”); otherwise Forbidden.

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15. Provided Allowed if 2,000 square feet or less.





**TIMELINE**  
**HARRISON ALBANY CORRIDOR STRATEGIC PLAN**

	<b>DRAFTING OF PLAN</b>	<b>DRAFTING ZONING</b>
September	<b>Community Wide Meeting (9/20/11)</b> -Final plan presentation -Executive Summary available publicly	
October	<b>South End Landmarks Commission (10/4/11)</b> -Final plan presentation <b>Final Plan is Publicly Available (early-October)</b> -2 week comment period begins	<b>Advisory Group Working Session</b> -Article 64 primer; overview of upcoming amendments to existing Article 64 and map to reflect plan recommendations
November	<b>BRA Board (11/17/11)</b> -Presentation for Harrison-Albany Corridor Strategic Plan adoption	<b>Advisory Group Working Session</b> -Present amended Article 64 and map in entirety <b>Community Wide Meeting</b> -Present final amended Article 64 and map in entirety -two week comment period
December	<b>BRA Board (12/15/11)</b> -Public Meeting to present amended Article 64 Article and Map	
January 2012		<b>Zoning Commission</b> -Public Hearing to present amended Article 64 and Official map for adoption