

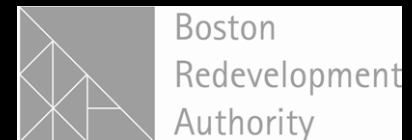


## Community Meeting - Rezoning

November 22, 2011



City of Boston  
Thomas M. Menino  
Mayor



# Translate Completed Plan Into Zoning Documents



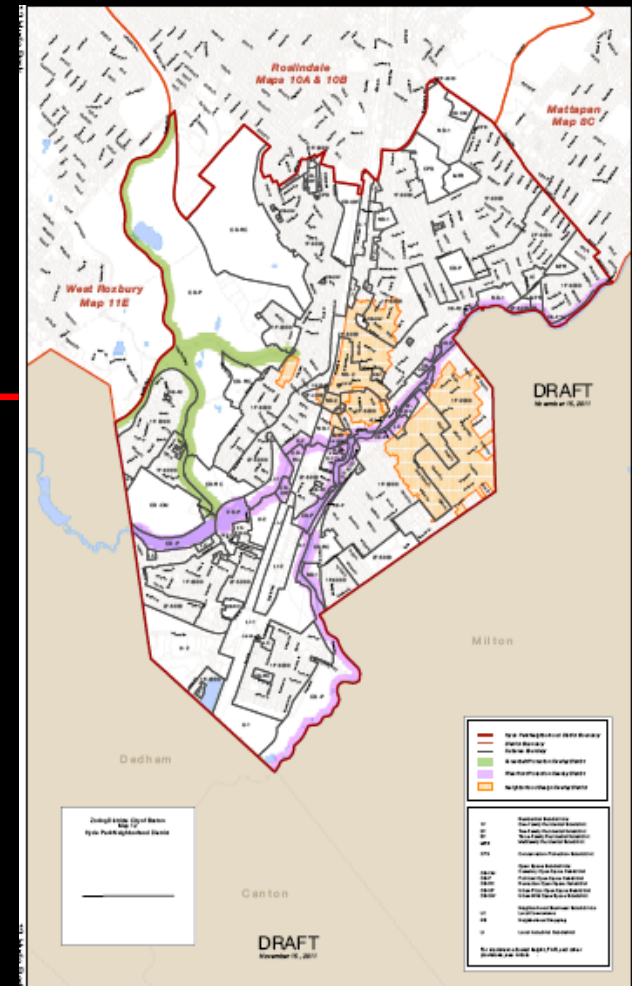
~~ARTICLE 69~~

~~ROSLINDALE NEIGHBORHOOD DISTRICT~~  
(\*Article inserted on June 25, 2008\*)

**HYDE PARK**

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# Review: Planning to Zoning

## A. Planning

20 meetings open to the public over 2 years:

May 2009	Commence
June 2009	One-year community update
June 2010	Community update
July 2011	Final planning phase Advisory Group

Neighborhood Strategic Plan Completed

## B. BRA Board Approval of Plan: August 16, 2011

## C. Format Zoning Code

September 27 Advisory Group Working Session

October 25 Advisory Group Working Session

November 22 Community Meeting

## D. Public Hearings to Approve

January 2012 BRA Board Presentation

February 2012 Zoning Commission Presentation

# Tonight

**Opportunity to ensure that staff  
has accurately translated  
recommendations from  
Strategic Master Plan into the  
new zoning code**

# Zoning

- Nearly all neighborhoods have specific neighborhood zoning articles
- Hyde Park is currently included in Base Code (1965), originally written to apply to all neighborhoods
- Regulates:  
Uses & Dimensions; Parking & Loading; Urban Design
- Specifications taken directly from Hyde Park Neighborhood Strategic Plan
- Same format as standard contemporary neighborhood zoning article

## Uses (Tables A & B; Pages 28 & 40)

- Use chart (“A”, “C”, “F”):
  - Format originates from other standard contemporary articles
  - Derived from feedback throughout the strategic planning process and updated
- No change to residential areas
- Updates to allow contemporary uses  
(e.g. photo studios, artist mixed use, bed & breakfast)
- Updates to uses in industrial areas

## **Dimensions (Tables C, D, E; Pages 54-60)**

- Dimensional tables based on Strategic Plan
- No change to residential areas
- LI-1 and LI-2 for industrial areas to differentiate different floor-area-ratios for different areas
- NS-1 and NS-2 for commercial areas to differentiate different floor-area-ratios for different areas

# Riverfront Protection Overlay (Page 11)



- 200' Buffer
- Non-residential ONLY
- 2,000 sf construction threshold
- Design Review





# Neighborhood Design Overlay (Pages 12 & 13)

- **Five Areas**

Haleyville & Webster Square

Fairmount Historic District

Child Street / Sunnyside

Mt. Neponset

Hyde Park Main Streets

- **Design Review**



## **As of Right Design Review (Page 14)**

- **750 sf Construction Threshold**

- **Design Review (BRA)**

- **2-week Abutter (within 300') Notification**

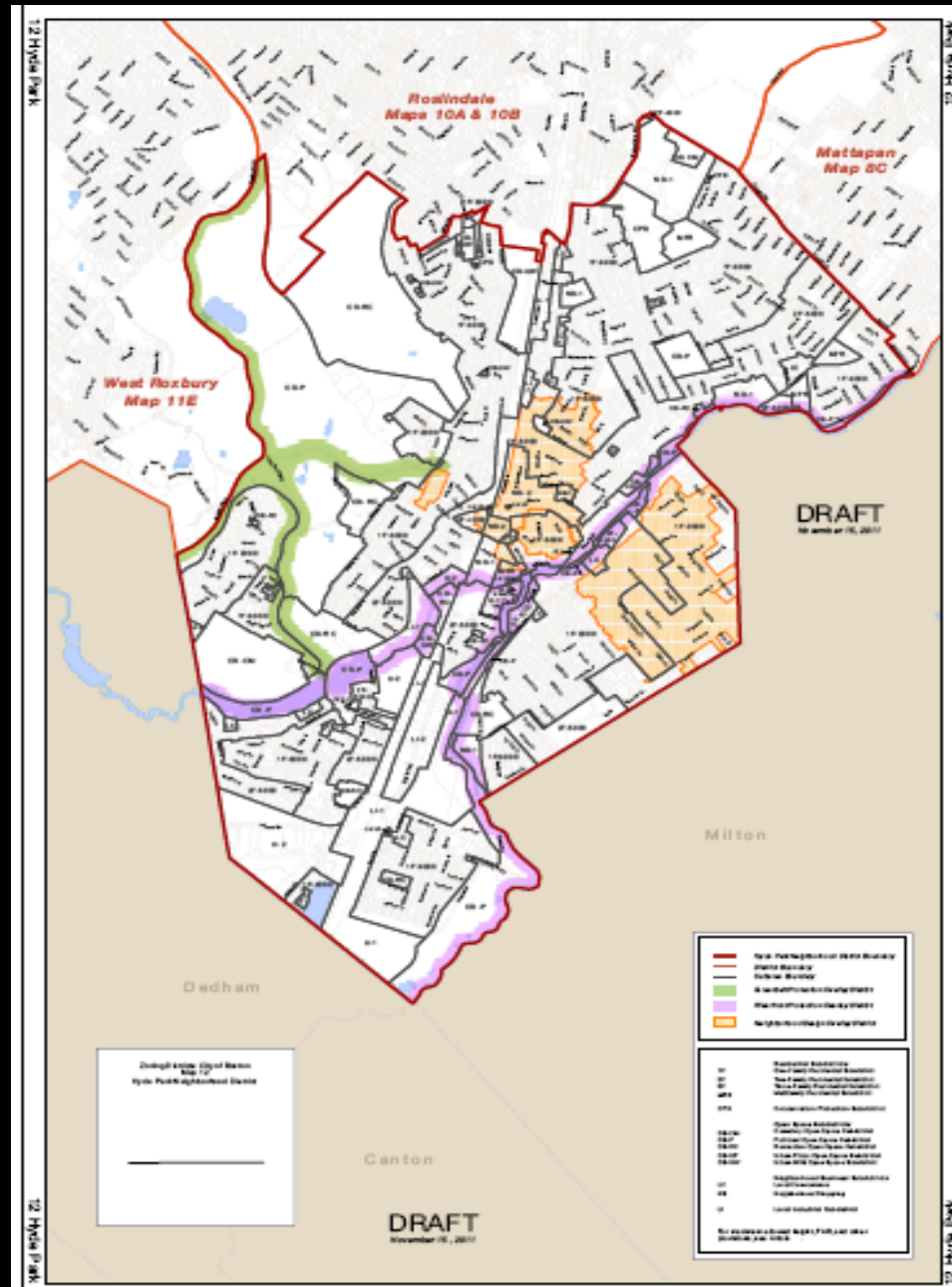
## **Parking (Table F; Pages 61-66)**

- **Residential: 2.0 spaces / new dwelling unit**

[1.0 space / new dwelling unit → NS-2, Squares]

- **Retail & Office: 2 spaces / 1000 sf**

# Map 12 (see maps taped to wall for detail)



# Next Steps

<b>Nov 22 2011</b>	<b>Public Meeting:</b> Community Wide Meeting -Present draft final Article 69 and Map 12 -Public questions and comments -Start of 2 week comment period
<b>Dec 6 2011</b>	<b>Comment Period Over</b>
<b>Mid-Dec</b>	<b>Final Article 69 and Map 12 available online (or hardcopy)</b>
<b>Jan 12 2012</b>	<b>Public Hearing:</b> BRA Board Meeting -Presentation to the BRA Board to ask for Article 69 and Map 12 to go to Boston Zoning Commission
<b>Feb 2012</b>	<b>Public Hearing:</b> Boston Zoning Commission -Hearing to present Article 69 and Map 12 for adoption

# Comment Period: November 22 – December 6

## Submit Written Comments:

### ➤ US MAIL

*Labels for Envelopes Available By Sign-In Sheets*

### ➤ E-MAIL

*Marie.Mercurio.BRA @cityofboston.gov*

*Ted.Schwartzberg.BRA @cityofboston.gov*

### ➤ CONTACT INFO ALSO AVAILBLE ON

*Project Website: [www.tinyurl.com/hpzoning](http://www.tinyurl.com/hpzoning)*



# CHANGES since November 25, 2011 meeting

## General Text Changes

GENERAL TEXT CHANGES TO ARTICLE 69	
Page 10. Open Space Urban Plazas	Added Jeremiah Hurley Memorial Park back into list of Urban Plazas
Page 11. <u>Section 69-22 Establishment of Riverfront Protection Overlay Districts</u>	Text updated as per recommendation from BRA Zoning Department
Pages 11-12. <u>Section 69-23 Establishment of Neighborhood Design Overlay Districts (NDOD)</u>	Five NDODs added – text to be added later describing the architectural style that dominates in the NDOD



# CHANGES since November 25, 2011 meeting Map

MAP 12	
1.	Five Neighborhood Design Overlay Districts (NDOD) added: <ul style="list-style-type: none"><li>• Haleyville and Webster Square</li><li>• Fairmount Historic District</li><li>• Child Street / Sunnyside</li><li>• Mt. Neponset</li><li>• Cleary / Logan Squares</li></ul>
2.	One Urban Plaza added back on the map (Jeremiah Hurley Memorial Square)

# CHANGES since November 25, 2011 meeting Parking

## Page 63: TABLE F. OFF-STREET PARKING REQUIREMENTS

### Places of Worship

1.	If there are seats, changed ratio from 0.1 space/seat to 0.25 space/seat	If there are no seats, changed from 3.0 spaces/1,000 sf to 4.0 spaces/1,000 sf C → A
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# CHANGES since November 25, 2011 meeting Neighborhood Shopping

Page 401: TABLE B. NEIGHBORHOOD SHOPPING SUBDISTRICTS COLUMN USE REGULATIONS			
Vehicular Uses			
1.	Page 48	Gasoline station	F → C ; Add existing footnote #23
2.	Page 48	Indoor sale, with or without installation, of automotive parts, accessories and supplies	F → C ; Add existing footnote #23
3.	Page 48	Indoor sale of motor vehicles	F → C ; Add existing footnote #23
4.	Page 48	Outdoor sale of new and used motor vehicles	F → C ; Add existing footnote #23
5.	Page 48	Parking garage	C → A ; Add new footnote #27 to state "Provided that such parking is located: (1) underground, or (2) above the ground floor in a structure in which the ground floor is occupied by retail, hotel, service or office uses; otherwise Forbidden"

# CHANGES since November 25, 2011 meeting Local Industrial

Page 40: TABLE B. LOCAL INDUSTRIAL SUBDISTRICTS COLUMN USE REGULATIONS			
<b>Health Care Uses</b>			
1.	Page 42	Clinical lab	C → A
<b>Industrial Uses</b>			
2.	Page 43	Restricted industrial use	Added Footnote #25 that states, "Except Conditional for energy production facilities where a) use has received funding in the past five years from the Massachusetts Clean Energy Center's Renewable Energy Trust Fund prior to occupancy; and b) use is a zero to low emissions energy source." [Language still under review at this time].
<b>Open Space Uses</b>			
3.	Page 43	Golf driving range	F → C
<b>Storage Uses, Major</b>			
4.	Page 46	Enclosed storage of solid fuel or minerals	C → A
5.	Page 46	Outdoor storage of solid fuel or minerals	F → A
6.	Page 47	Outdoor storage of damaged or disabled vehicles	F → C
7.	Page 47	Outdoor storage of junk and scrap	F → C
8.	Page 47	Storage of flammable liquids and gases (Large)	F → C

# CHANGES since November 25, 2011 meeting

## Local Industrial (cont'd)

**Page 40: TABLE B. LOCAL INDUSTRIAL SUBDISTRICTS COLUMN  
USE REGULATIONS**

Transportation Uses			
9.	Page 48	Motor freight terminal	C → A
Vehicular Uses			
10.	Page 48	Gasoline station	C → A
11.	Page 48	Bus servicing or storage	C → A ; Added Footnote #26 that states, “ Provided that use is associated with an interior working truck or bus servicing facility; otherwise Conditional”
12.	Page 48	Indoor sale, with or without installation, of automotive parts, accessories and supplies	C → A
13.	Page 48	Rental agency for cars	C → A
14.	Page 48	Rental agency for trucks	C → A
15.	Page 49	Repair garage	C → A
16.	Page 49	Truck servicing or storage	C → A ; Added Footnote #26 that states, “ Provided that use is associated with an interior working truck or bus servicing facility; otherwise Conditional”

**Page 57: Table D – Dimensional Regulations (Local Industrial)**

1.	Rear yard setbacks changed to 10' with added footnote #5 to state that they must be 20' if the lot abuts a residential subdistrict.
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## Items To Be Worked Out for Final Draft:

1. NDOD descriptions (P. 12)
2. New Covenant Christian Center (Jubilee Church parcels)
3. Footnote #25 *“Except Conditional for “Energy Production Facilities” where a) energy generated (electric or thermal) is eligible for the Commonwealth of Massachusetts Renewable Portfolio Standard (Class I) or Alternative Portfolio Standard prior to occupancy as determined and documented by the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA); and b) use is a zero to low emissions energy source.”*