



Charlestown Zoning Workshop

June 25, 2018



Agenda

1. Introduction
2. Tools for zoning fluency
3. Question & answer
4. Time for conversations
with City Hall staff



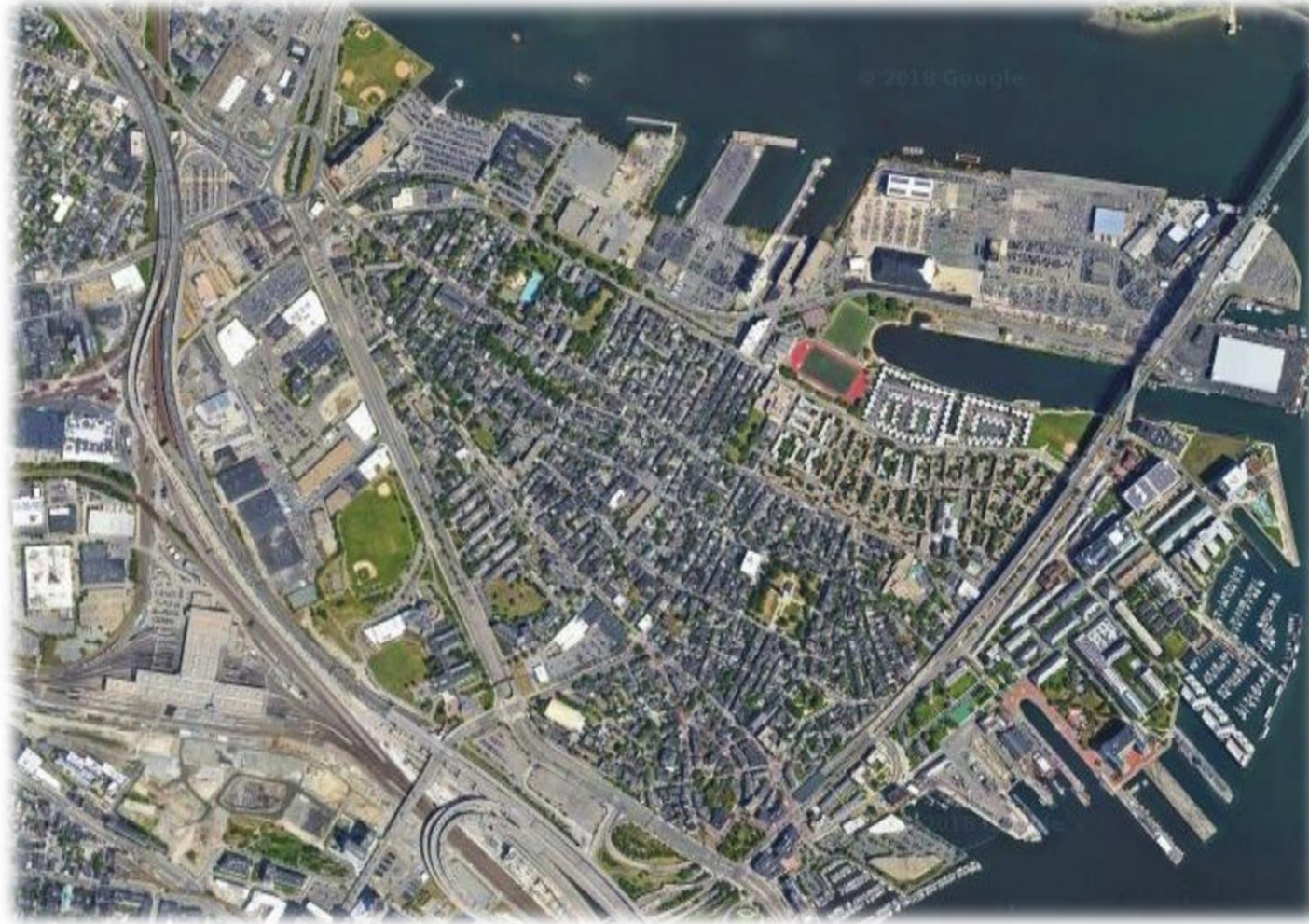
01

Tools for Zoning Fluency



**boston planning &
development agency**

Use and Dimension: Article 62





Web Zoning Maps Disclaimer
 The Boston Zoning Maps, printed or downloaded from the Boston Redevelopment Authority (BRA) website may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved by the Zoning Commission, available at the BRA, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the BRA.

Zoning Districts City of Boston
Map 2E
Charlestown Neighborhood
 (Supplemental to "Map 2, Charlestown")
 Adopted by the
 Zoning Commission of the City of Boston
 Chairman
 Effective: September 28, 1996
 Date of public notice: August 28, 1996
 (see St. 1956, c. 685, s.5)
 As amended
 Effective: June 16, 2016
 Public notice: June 8, 2016

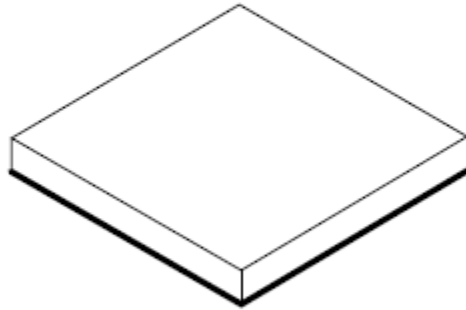
Use and Dimension



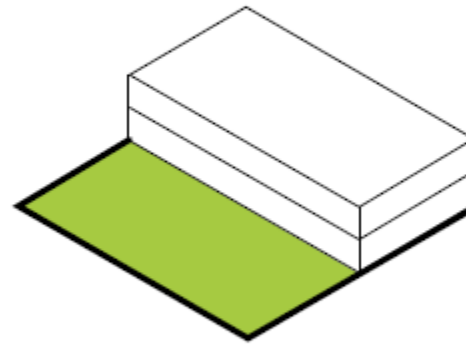
Use and Dimension

Floor Area Ratio

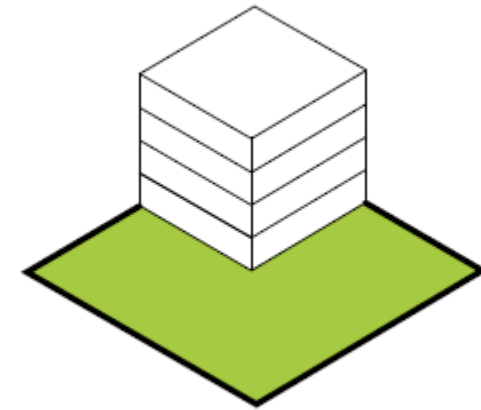
FAR = 1.0



1 story
covers
100% of the lot



2 stories
covers
50% of the lot



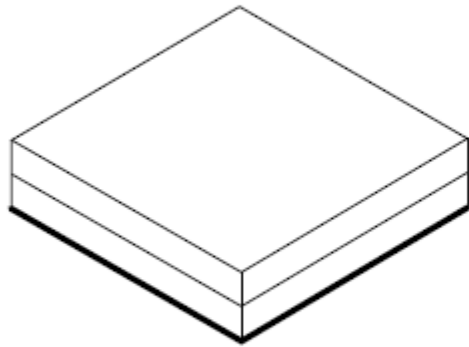
4 stories
covers
25% of the lot



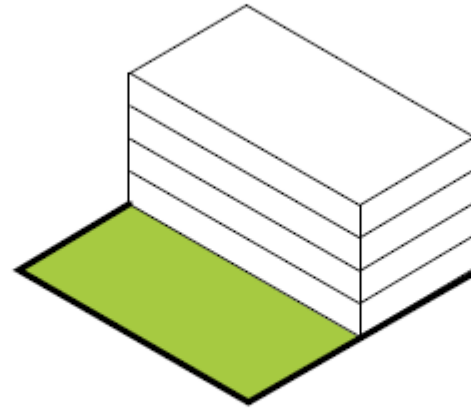
Use and Dimension

Floor Area Ratio

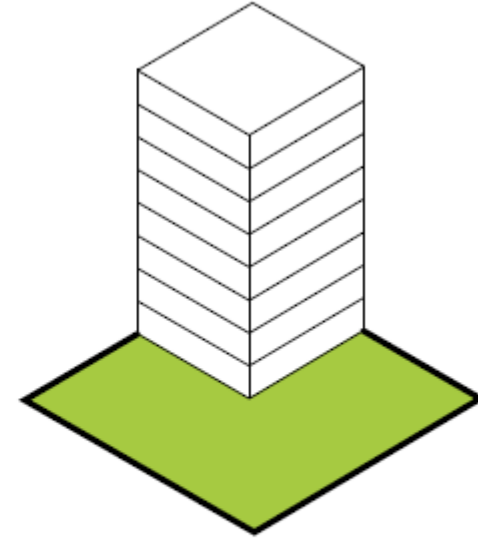
FAR = 2.0



2 stories
covers
100% of the lot



4 stories
covers
50% of the lot



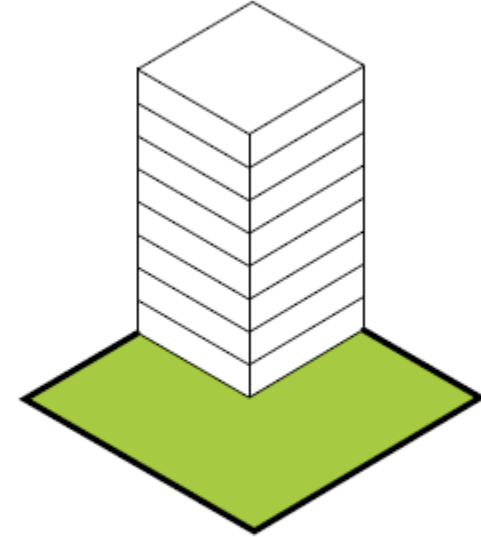
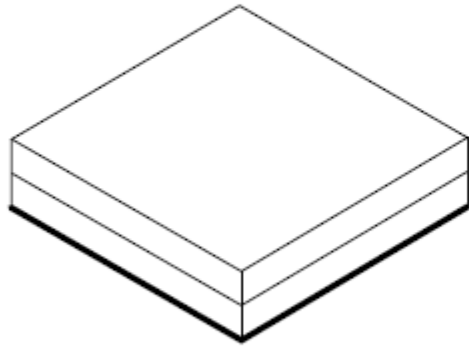
8 stories
covers
25% of the lot



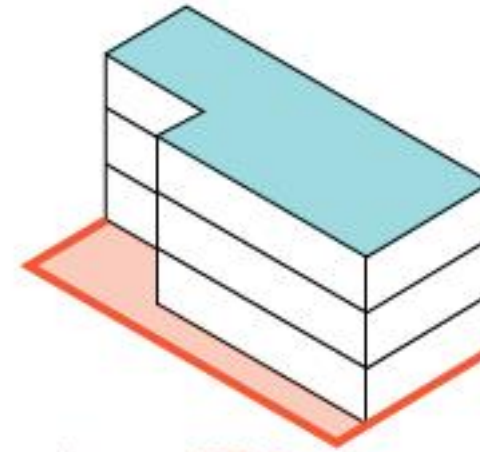
Use and Dimension

Floor Area Ratio

FAR = 2.0



Use and Dimension



Lot area 1600sf
Living area 3,160sf

Typical Residential 3-family

FAR 2.0



Planned Development Areas (PDA's)

What is it?

- **A PDA is an overlay zoning district that establishes land use controls for large or complex projects. Allows for community driven discussion on appropriate open space, height, FAR, and public amenities.**

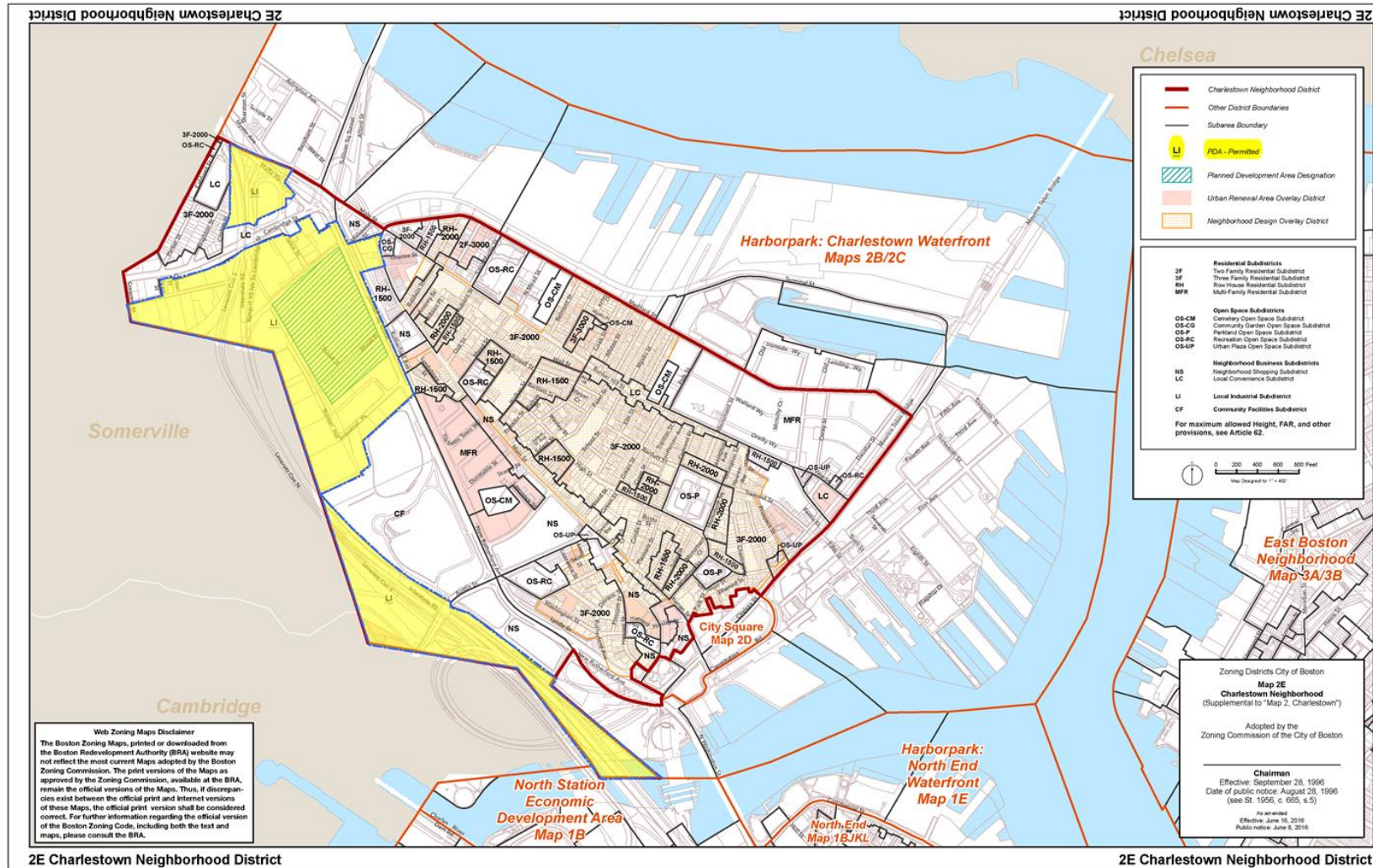
Where are they?

- **A PDA may be established for an area comprising at least one acre and where they are not explicitly forbidden by the underlying zoning.**

How does the community participate?

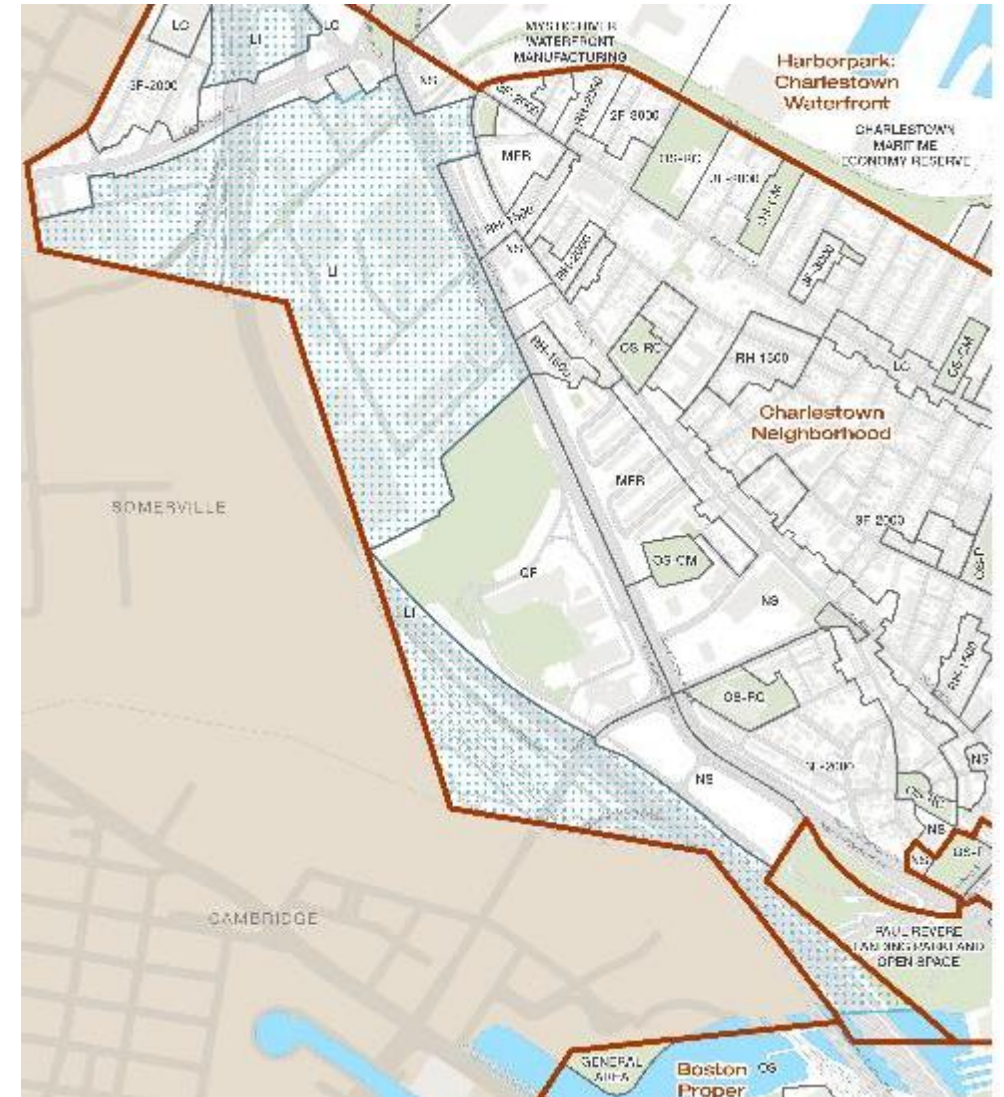
- **Any new PDA, any change to an existing PDA, and all associated Development Plans must undergo a public review process.**

PDA's in Charlestown



PDA's in Charlestown

- **Shaded areas depict where PDA's are allowed**
- **PDA's are only allowed in Local Industrial (LI) zoning districts**



PDA's in Charlestown

PDA 108

32 Cambridge Street

PDA 51

Hood Business Park



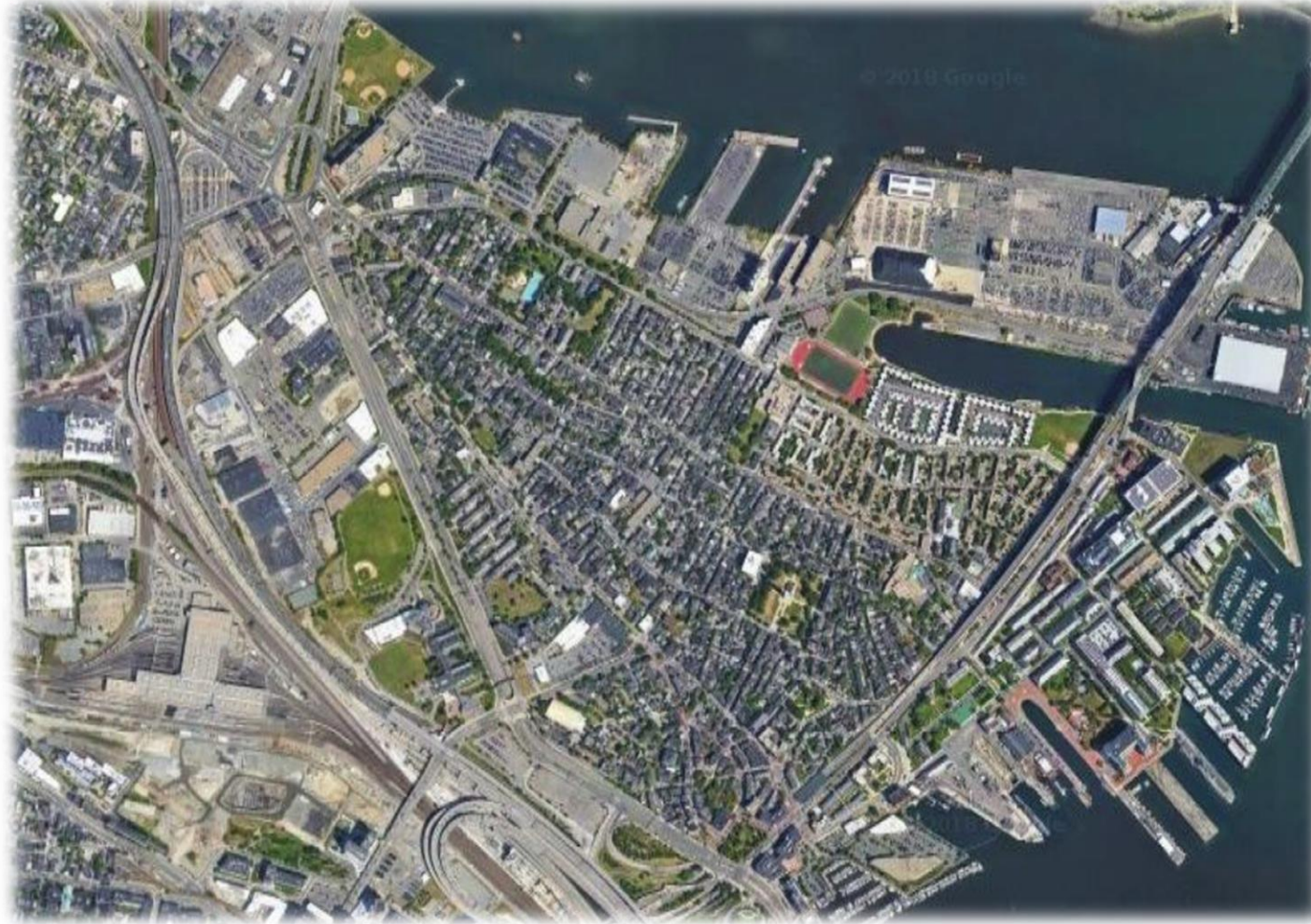
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Question and Answer



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Question and Answer



03

Open Conversations



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Open Conversations

