

CHINATOWN DRAFT ZONING TEXT AMENDMENT

This Chinatown Draft Zoning Text Amendment and the accompanying Chinatown Draft Zoning Map constitutes the entirety of the proposed rezoning in Chinatown. A Chinatown Zoning Summary document is available on the Chinatown Rezoning webpage, and describes this Draft Zoning Text Amendment at a summary level. Annotations throughout this Draft Zoning Text Amendment explain the rationale behind some key provisions.

Today, Article 43 - Chinatown District regulates the entirety of the Chinatown neighborhood. However, zoning changes in one article may require changes in other articles to update cross-references and definitions. The following zoning articles include proposed changes:

Substantial Changes

- Article 43 - Chinatown Neighborhood Article (*Replacing Existing Article*)
- Article 34 - Institutional Districts (*New Article*)
- Article 8 - Regulation of Uses

Supportive Changes

- Article 2 - Definitions
- Article 3 - Establishment of Zoning Districts
- Article 23 - Off-Street Parking
- Article 33 - Open Space Subdistricts
- Article 49A - Greenway Overlay District
- Article 80 - Development Review and Approval
- Article 89 - Urban Agriculture

Added text: **green**

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REPLACE EXISTING: ARTICLE 43 - CHINATOWN NEIGHBORHOOD DISTRICT

Section 43-1. - Purpose of Chinatown Neighborhood District

The Chinatown Neighborhood District is a culturally rich and historic area characterized by a mix of uses including: housing, retail, restaurants, services, and institutions. Chinatown is a gateway for generations of immigrants and their families, as well as a destination for visitors and tourism, and is a hub for social and cultural connectivity. The purpose of this neighborhood article is to support diversity of businesses and services, increase the supply of housing, particularly affordable housing, and promote opportunities for commercial growth. Chinatown's subdistricts and their purposes are listed in this Section 43-1:

- A. The R-1 Residential Subdistrict is a small-scale residential subdistrict that seeks to maintain the architectural integrity, scale, and density of tight-knit residential buildings by limiting building floor plates and building heights. Lower lot coverage and increased rear yard setbacks ensure space for outdoor amenity space. Residential uses under 15 units are allowed, and small community and retail uses are conditional on the ground floor.
- B. The R-10 Residential Subdistrict is a primarily residential subdistrict that allows for higher heights to enable affordable housing production in the Chinatown Affordable Housing Overlay. R-10 requires outdoor amenity space and permeable area of lot, and limits the building lot coverage. Smaller active use and community-serving uses are limited to the ground floor of buildings. Commercial uses including hotel, research laboratory, and office (medium and large) are forbidden.
- C. The CC Community Commercial Subdistrict is distinguished by its focus on small-scale commercial and cultural uses, allowing them on any floor in a building to reflect the existing multi-floor activity. Dimensional regulations allow for higher lot coverage, but require smaller building floor plates and lower height to maintain the uniquely fine grained character of the area. Residential uses are conditional on the ground floor, but allowed in upper stories, and small hotels are conditional.
- D. The MU-10 Mixed-Use Subdistrict is a high activity, mixed-use subdistrict that prioritizes affordable housing development. The MU-10 Subdistrict allows additional height for affordable housing in the Chinatown Affordable Housing Dimensional Overlay.
- E. The AIR Air Rights Study Area Subdistrict is applied to locations on top of or immediately adjacent to significant transportation rights-of-way. Use and dimensional regulations are the same as the neighboring R-10 Subdistrict to ensure

Commented [1]: Purpose statements for the District and each Subdistrict provide both a reason for the proposed regulations and guidance for new projects.

that any new development appropriately stitches together the built form of adjacent neighborhoods that are currently disconnected by major infrastructure.

Section 43-2. - Physical Boundaries

The provisions of this Article are applicable only in the Chinatown Neighborhood District. The boundaries of the Chinatown Neighborhood District and its subdistricts are as shown on the map entitled “Map 1G Chinatown Neighborhood District (supplemental to ‘Map 1 Boston Proper’),” of the series of maps entitled “Zoning Districts City of Boston,” as amended.

Section 43-3. - Establishment of Chinatown Subdistricts

- A. This Section 43-3, together with Section 3-1 (Establishment of Zoning Districts) establishes the Chinatown Neighborhood District and Chinatown Neighborhood Subdistricts.** The provisions of this Article 43 and the remainder of this Code constitute the zoning regulations in the Chinatown Neighborhood District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article 43 and the remainder of this Code, the provision of this Article 43 shall govern. Where a conflict exists between a provision of this Article 43 and an overlay district described in Article 3, the terms of Section 3-1A shall govern which provision shall take precedence.
- B. Use Regulations Applicable in Chinatown.** Use regulations for the Chinatown Neighborhood District are set forth in Article 8 (Uses) of this code and in Section 43-4. Additional use and performance standards are set forth in Table A of this Article 43.
- C. Dimensional Regulations Applicable in Chinatown.** Dimensional Regulations for the Chinatown Neighborhood District are set forth in Table B of this Article 43 and Sections 43-4 through 43-7.
- D. Parking and Loading Regulations Applicable in Chinatown.** Parking regulations for the Chinatown Neighborhood District are set forth in Article 23 (Off-Street Parking). Loading regulations for Chinatown are set forth in Article 24 (Off-Street Loading).
- E. Prohibition of Planned Development Areas.** Within the Chinatown Neighborhood District, no Planned Development Area (“PDA”) shall be permitted, except within the Air Rights Study Area Subdistrict or for such Planned Development Areas that are in existence on the effective date of this Article 43. Such extant approved Development Plan may only be amended in accordance with Section 80C-7 (Amendment of Planned Development Area Plans) of the Code. Any proposed amendment to such extant approved Development Plan shall increase the maximum building height allowed in such approved Development Plan by no more than fifteen

Commented [2]: The only extant approved Development Plan within the proposed Chinatown Neighborhood District is PDA #73 for Parcel 24, which includes the One Greenway apartment building, One Greenway Park and the 88 Hudson Street apartment building.

(15) feet, and such approved Development Plan as so modified shall supersede any contrary provision for maximum building height in the underlying zoning.

Section 43-4. - Air Rights Study Area Subdistrict Use and Dimensional Regulations

Unless otherwise modified by a Planned Development Area (“PDA”), the land use and dimensional regulations of this Article 43 for R-10 subdistricts are applicable.

TABLE A: ADDITIONAL USE AND PERFORMANCE STANDARDS

USE AND PERFORMANCE STANDARDS	CC	MU-10
STANDARDS FOR ALL USES		
Ground Floor Active Use Requirement (for Building Width greater than 100’ along Primary Lot Frontage)	-	Yes ¹²
Percentage of Building Width of Ground Floor Active Use (min)	-	30%
Depth (min) of Ground Floor Active Use	-	25’
STANDARDS FOR RESIDENTIAL USES		
Ground Floor Dwelling Units Allowed	-	No
STANDARDS FOR TRANSPORTATION AND INFRASTRUCTURE USES		
Standalone Parking Garage	-	An allowed use or approved conditional use that is not a Transportation Use must be located on the ground floor of the building along any lot frontage that abuts a public sidewalk, street, or park to a minimum depth of 25’
STANDARDS FOR INDUSTRIAL AND STORAGE USES		
Food and Beverage Production	Must include a minimum of 500 sf of accessory or associated Restaurant or Retail use	Must include a minimum of 1,000 sf of accessory or associated Restaurant or Retail use

Commented [3]: Minimum associated restaurant or retail space ensures that the Community Commercial area remains focused on commercial activity.

Footnotes to Table A

- Active Use(s), as defined in Article 8 Table A, are required to occupy a minimum of the ground floor building width at the minimum depth along primary lot frontage specified in Article 43 Table A, except when the principal use(s) is a Civic Use, Open Space Use, or Shelter Facility Use, as defined in Article 8 Table A; or when a Proposed Project is an affordable housing development project in which at least 60% of units income restricted at 100% or below of AMI and reviewed under Article 80 Small or Large Project Review.
- For any project that is subject to or has elected to comply with Large Project Review or Small Project Review under the provisions of Article 80, the required Ground Floor Active Use width and depth may be located along any Building Facade through such review process.

TABLE B: DIMENSIONAL REGULATIONS

BUILDING LOT STANDARDS	R-1	R-10	CC	MU-10
Building Lot Coverage (max)				
Lot Area ≤ 25,000 sf	75%	85%	95%	95%
Lot Area > 25,000 sf	75%	70%	95%	90%
Permeable Area of Lot (min)				
Lot area > 25,000 sf	-	15%	-	-
Ground Floor Outdoor Amenity Space (min)				
Located along the Primary Lot Frontage for Lot Area ≤ 25,000 sf	-	-	-	0%
Located along the Primary Lot Frontage for Lot Area > 25,000 sf	-	-	-	10% ¹
Outdoor Amenity Space (min)	-	20%	-	-
Building Floor Plate (max sf)	1,500	25,000	2,000	-
Front Yard (min)	0'	0'	0'	0'
Rear Yard (min)	10'	5' ²	5' ²	5' ²
Side Yard (min)				
With a party wall	0'	0'	0'	0
Without a party wall	3' ²	5' ²	5' ²	5' ²
BUILDING FORM STANDARDS	R-1	R-10	CC	MU-10
Building Height in feet (max)	45'	150'	80'	150'
Stepback Height				
Abutting a Lot containing a non-Historic Building ³	-	70'	-	155'
Abutting a Lot containing a Historic Building ³	-	Building height of abutting Historic Building or, in the	-	Building height of abutting Historic Building or, in the

Commented [4]: High building lot coverage for CC reflects how much space these buildings take up today.

Commented [5]: For large lots in R-10, a lower building lot coverage ensures additional space for outdoor amenities and green space.

Commented [6]: Permeable Area of Lot requirements in R-10 ensure that new residential buildings do not pave over the entire property.

Commented [7]: Minimum Outdoor Amenity Space in R-10 ensures that new residential buildings are a welcoming for residents and visitors.

Commented [8]: Limiting the size of building floor plates, particularly in the R-1 and CC subdistricts help maintain the small-scale nature of those areas.

Commented [9]: A 10' rear yard requirement allows some flexibility for rear-yard additions.

Commented [10]: 45' is a lower height for the row house areas than the existing 80' maximum, to maintain this smaller scale.

Commented [11]: 80' is not a change from the existing zoning in the Community Commercial area.

Commented [12]: Any building floors above this stepback height must reduce the area of the floor plate as described in Section 43-5.

		case of multiple abutting Historic Buildings, the lowest Historic Building building height		case of multiple abutting Historic Buildings, the lowest Historic Building building height
Building Width (max) above Stepback Height	-	-	-	200'
Building Floor Plate (max sf) above Stepback Height	-	-	-	20,000 sf
Building Floor Plate (max sf) above 300' ⁴	-	-	-	15,000 sf
Blank Wall of Facade (max) ⁵	-	15'	15'	20'
Ground Floor Height (min)	-	-	-	14'
Multiple Buildings Allowed Per Lot	No	Yes	Yes	Yes

Footnotes to Table B

For any project that is subject to or has elected to comply with Large Project Review or Small Project Review under the provisions of Article 80, the following provisions shall apply:

1. The required Ground Floor Outdoor Amenity Space may be located along any lot frontage through such review process.
2. The minimum Yard may be 0' if it is determined through such review process that there is adequate and enduring separation between buildings on neighboring parcels.
3. Such Stepback Height may be determined through such review process.
4. Such height may be determined through such review process.
5. The maximum Blank Wall of Facade may be established on any lot frontage through such review process

Section 43-5. - Dimensional Requirements for Towers

The following requirements apply to any Tower, as defined by Article 2, located in MU-10 and R-10 districts:

1. Reduction of Floor Plate Area

The building floor plate shall be reduced for all stories of a Tower that is located above the Stepback Height. At least 50% of the reduction in floor plate area must be located along any lot frontage that abuts a public sidewalk, street, or park.

The floor plate area must be reduced by the following:

- a. For buildings with greater than or equal to 50% of gross floor area residential use, including uses accessory to residential uses, as defined in Article 8 Table A "Uses": average of all building floor plates located above the stepback height must be reduced by a minimum 15% from the average area of all floor plates below the Stepback Height.

Commented [13]: Shaping tower massing to respond to context and ensure tower separation.

- b. For all other buildings: The average of all building floor plates located above the stepback height must be reduced by a minimum of 20% from the average area of all floor plates below the Stepback Height.

2. Building Stepbacks for Towers

When a proposed project includes a building subject to the provisions of Section 43-5 that abuts the lot of an existing Tower, the following stepbacks are required for all stories above the Stepback Height:

- a. For buildings with greater than or equal to 50% of gross floor area residential use, including uses accessory to residential uses, as defined in Article 8 Table A “Uses”: A minimum of 30 feet stepback along abutting lot line that contains an existing Tower.
- b. For all other buildings: A minimum of 20 feet stepback along any abutting lot that line contains an existing Tower.
- c. For any project that is subject to or has elected to comply with Large Project Review or Small Project Review under the provisions of Article 80, the setback may be 0’ if it is determined through such review process that there is adequate and enduring separation between Towers on neighboring parcels.

3. Maximum Building Width for Towers

The Building Width of a Tower located above the Stepback Height shall be limited to no more than 300 feet.

Section 43-6. - Establishment of Chinatown Affordable Housing Dimensional Overlay.

This Section 43-6 establishes the Chinatown Affordable Housing Dimensional Overlay to set height standards that enable significant Affordable Housing Project, as defined in Article 2, in the R-10 and MU-10 subdistricts of this Article 43. The Chinatown Affordable Housing Dimensional Overlay is indicated on the map entitled “Map 1G Chinatown Neighborhood District.”

Commented [14]: "Affordable Housing Project" is a new defined term in Article 2, meaning at least 60% of the units are income-restricted at or below 100% of Area Median Income (AMI). This encodes the requirements for parking for affordable housing.

Proposed Projects within any such overlay shall comply with the applicable Dimensional Regulations set forth in this Article 43, as modified by Table C of this Article 43.

TABLE C: CHINATOWN AFFORDABLE HOUSING DIMENSIONAL OVERLAY

Underlying Zoning Subdistrict	Proposed Project Composition	Height in Feet (max)
MU-10	Affordable Housing Project with greater than or equal to 60% of gross floor area of Residential Use	350'

Commented [15]: This minimum of 60% Residential Use ensures that only buildings with significant residential development receive a height bonus.

R-10	Affordable Housing Project with greater than or equal to 60% of gross floor area Residential Use	350'
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Commented [16]: This minimum of 60% Residential Use ensures that only buildings with significant residential development receive a height bonus.

Section 43-7. - Reconstruction and Extension of Nonconforming Buildings in Chinatown Neighborhood District

Notwithstanding the provisions of Section 9-1 Reconstruction and Extension of Nonconforming Buildings, a Proposed Project may alter or enlarge a building that exists on the effective date of this Article and that does not conform to the applicable dimensional requirements specified in other provisions of this Article, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

NEW: ARTICLE 34 - INSTITUTIONAL DISTRICTS

Section 34-1. - Purpose of Institutional Districts

Institutional Districts are areas characterized by the concentration of facilities for higher education and medical care that are part of larger campuses and the presence of a mapped Institutional Master Plan. The purpose of the Institutional Districts is to affirm the presence of institutions within the city, appropriately guide and limit their growth, and ensure compatibility with surrounding areas. Institutional Districts and their purposes are listed in this Section 34-1:

- A. The IS-1 District is distinguished by the presence of higher education institutions with large campuses and significant outdoor amenity space. IS-1 has modest building lot coverage and floor area ratio maximums to maintain a traditional campus typology. Allowed land uses are either institutional uses or supportive to institutional uses.
- B. The IS-2 District is distinguished by the integration of medical institutions within the context of denser urban settings. Lot coverage and floor area ratio are higher in these areas to allow for the typical scale of significant medical institutions. Allowed land uses are either directly institutional or supportive to institutional uses.

Section 34-2. - Establishment of Institutional Districts

- A. **This Section 34-2, together with Section 3-1 (Establishment of Zoning Districts) establishes two Institutional Districts: IS-1 and IS-2.** An Institutional District is indicated by the designation “IS-1” or “IS-2” on any official map of the City of Boston. The provisions of this Article 34 and the remainder of this Code constitute the zoning regulations in a Institutional District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article 34 and the remainder of this Code, the provision of this Article 34 shall govern. Where a conflict exists between a provision of this Article 34 and an overlay district, the terms of Section 3-1A shall govern which provision shall take precedence.
- B. **Use Regulations Applicable in Institutional Districts.** Use regulations for Institutional Districts are set forth in Article 8 (Uses) of this code, unless otherwise modified by an Institutional Master Plan (“IMP”).

Commented [17]: This is a brand new Zoning Article for Institutional Districts that can be mapped throughout the City, not just in Chinatown.

Commented [18]: Institutional Districts would be mapped primarily under the core campus of institutions, not under every single property that they own or are part of an Institutional Master Plan (IMP).

Commented [19]: IS-1 is not proposed for Chinatown.

C. Dimensional Regulations Applicable in Institutional Districts. Dimensional Regulations for Institutional Districts are set forth in Table A of this Article 34, unless otherwise modified by an Institutional Master Plan (“IMP”).

D. Parking and Loading Regulations Applicable in Institutional Districts. Parking regulations for Institutional Districts are set forth in Article 23 (Off-Street Parking). Loading regulations for Institutional Districts are set forth in Article 24 (Off-Street Loading).

TABLE A: DIMENSIONAL REGULATIONS

BUILDING LOT STANDARDS	IS-1	IS-2
Building Lot Coverage (max)		
Lot area ≤ 25,000 sf	75%	95%
Lot area > 25,000 sf	70%	90%
Permeable Area of Lot (min)		
Lot area ≤ 25,000 sf	10%	-
Lot area > 25,000 sf	15%	-
BUILDING FORM STANDARDS	IS-1	IS-2
Floor Area Ratio (max)	2	4
Multiple Buildings Allowed Per Lot	Yes	Yes

Commented [20]: Medical institutions have a high lot coverage due to hospital design and the typical urban setting they are located.

Commented [21]: Permeable Area of Lot is only required for the lower-density IS-1 Districts, for traditional academic campuses, to ensure green and open space.

Commented [22]: Floor Area Ratio (FAR) is the only building form standard to provide a baseline maximum size of buildings, understanding that IMPs will be able to establish the shape and form of buildings, including larger buildings, after a public process.

Commented [23]: Requiring design review at a very small 1,000 square foot threshold will ensure that any projects that don't go through an IMP process will have sufficient review for impacts on the surrounding area.

Section 34-3. - Provisions for Design Review in Institutional Districts

Any Proposed Project for the erection or extension of one or more buildings that results in the addition of an aggregate gross floor area of one thousand (1,000) or more square feet, shall be subject to the Design Component of Small Project Review of Section 80E-2.1 (Applicability of Small Project Review: Design Component).

ARTICLE 8 - REGULATION OF USES

Section 8-3. Use Regulations.

TABLE A: USE REGULATIONS

Key:

Districts.

S = Squares + Streets

IS = Institutional

Subdistricts.

Chinatown Neighborhood District

R-1 = Residential Subdistrict

R-10 = Residential Subdistrict

CC = Community Commercial Subdistrict

MU-10 = Mixed-Use Subdistrict

Status.

A*, A-G | C*, A-G | F*, C*, or C-G | F* = Subject to district Use and Performance Standards

ALLOWED

A = Allowed

A-G | C = Allowed only on basement or ground floor (Conditional on upper stories)

A-G | F = Allowed only on basement or ground floor (Forbidden on upper stories)

CONDITIONAL

C = Conditional

C-G | F = Conditional only on basement or ground floor (Forbidden on upper stories)

C-G | A = Conditional only on basement or ground floor (Allowed on upper stories)

FORBIDDEN

F = Forbidden

See Section 3-1 (Division of the City into Districts) for listing of districts.

Commented [24]: This new land use status designation is used primarily for residential uses within the CC Subdistrict to prioritize commercial properties on the ground floor of buildings.

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S0	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
OPEN SPACE USES											

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S0	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
Cemetery	F	F	F	F	F	F	F	F	F	F	F
Private Open Space	C	C	C	C	C	A	A	C	C	C	C
Publicly Accessible Open Space	A	A	A	A	A	A	A	A	A	A	A
CIVIC USES											
Child Care/Adult Day Health Center	A	A	A	A	A	A	A	A	A	A	A
Community Center	C	A	A	A	A	A	A	A	A	A	A
Municipal Use	A	A	A	A	A	A	A	A	A	A	A
Place of Worship	A	A	A	A	A	A	A	A	A	A	A
School, K through 12	A	A	A	A	A	A	A	A	A	A	A
RESIDENTIAL USES											
Artists' Live-Work	A*	A	A*	A*	A*	C	F	A	A	C-G A	A*
Fraternity or Sorority	F	F	F	F	F	A	F	F	F	F	C
Household Living - 1-4 units	A	A	A*	A*	A*	F	F	A	A	C-G A	C*
Household Living - 5-8 units	A	A	A*	A*	A*	F	F	A	A	C-G A	C*
Household Living - 9-14 units	A	A	A*	A*	A*	F	F	A	A	C-G A	A*
Household Living - 15+ units	F	A	A*	A*	A*	F	F	F	A	C-G A	A*
Lodging House	F	C	C*	C*	A*	F	F	C	A	C-G A	A*

Commented [25]: Residential uses are forbidden in IS-2, but student housing/dormitories would be allowed as part of the higher education or institutional use.

Commented [26]: Residential uses here receive an asterisk because ground floor dwelling units are not allowed.

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S0	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
Mobile Home Establishment	F	F	F	F	F	F	F	F	F	F	F
Shelter Facility	F	F	F	F	F	F	C	F	C-G A	F	A*
Supportive Housing	A*	A	A*	A*	A*	F	C	A	C-G A	C-G A	A*
COMMERCIAL USES											
Adult Entertainment	F	F	F	F	F	F	F	F	F	F	F
Art Studios	F	A	A	A	A	A	F	F	A	A	A
Bank	F	C-G F	C-G F	C	C	F	F	F	C-G F	A-G F	A
Check Cashier	F	F	F	F	F	F	F	F	F	F	A
Drive-in	F	F	F	F	F	F	F	F	F	F	F
Entertainment/Events - Extra Small	C-G F	A-G F	A-G C	A-G C	A	C	F	F	A-G F	A	A
Entertainment/Events - Small	F	C-G F	A-G C	A-G C	A	C	F	F	A-G F	A	A
Entertainment/Events - Medium	F	F	C	A-G C	A	C	F	F	F	A	A
Entertainment/Events - Large	F	F	F	C	C	C	F	F	F	F	A
Entertainment/Events - Extra Large	F	F	F	F	F	F	F	F	F	F	C
Funeral Home	F	C	C	C	C	F	F	F	F	F	F
Grocery Store - Small	C	A	A	A	A	A	A	A-G C	A-G F	A	A

Commented [27]: Forbidden in R-1 and CC because the use is typically large and may require assemblage of smaller parcels.

Commented [28]: Smaller commercial uses are generally allowed in the CC Subdistrict to emphasize the small commercial feeling of the neighborhood.

Commented [29]: Banks conditional on the ground floor in R-10 because they provide helpful services for residents.

Commented [30]: Larger commercial uses generally forbidden in the R-10 Subdistrict to ensure a residential character.

Commented [31]: Only some small commercial uses are allowed in the IS-2 District as supportive services for institutions.

Commented [32]: Some small commercial uses are allowed on the ground floor in the R-1 Subdistrict as supportive land uses that residents can access, while maintaining the small-scale nature of these areas.

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S0	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
Grocery Store - Large	F	F	C	C	A	C	C	F	A-G C	C	A
Hotel - Small	F	F	C	A	A	C	C	F	F	C	A
Hotel - Large	F	F	F	C	C	C	C	F	F	F	A
Indoor Recreation	F	F	C	A-G C	A	F	F	F	A-G C	C	A
Makerspace	F	A	A	A	A	A	A	F	A-G C	A	A
Museum	F	A	A	A	A	A	A	F	A	A	A
Office - Small	C	A-G C	A	A*	A*	C	C	C-G F	A-G C	A	A
Office - Medium	F	A-G C	A	A*	A*	C	C	F	F	C	A
Office - Large	F	F	F	C*	C*	F	F	F	F	F	A
Research Laboratory	F	F	F	F	F	C	C	F	F	F	C
Restaurant - Small	C-G F	A-G F	A-G C	A	A	A	A	C-G F	A-G C	A	A
Restaurant - Large	F	C-G F	A-G C	A	A	A	A	F	C-G F	A	A
Retail Cannabis Establishment	F	C-G F	C-G F	C-G F	C	C	C	F	F	C-G F	C
Retail Store - Small	C-G F	A-G F	A-G C	A	A	A	A	C-G F	A-G C	A	A
Retail Store - Medium	F	C-G F	A-G C	A	A	C	C	F	C-G F	A	A
Retail Store - Large	F	F	C	A-G C	A-G C	F	F	F	C-G F	C	A

Commented [33]: Indoor Recreation conditional in CC because the use could be large and may require assemblage of smaller parcels.

Commented [34]: Research Laboratories are often functions of institutions, but making them conditional ensure an additional level of review if the project is not included in an IMP.

Commented [35]: Retail Cannabis Establishments forbidden in the residential subdistricts of Chinatown due to community feedback.

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S0	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
Retail Store - Extra Large	F	F	F	F	C	F	F	F	F	F	C
Service Establishment - Small	C-G F	A	A	A	A	A	A	C-G F	A-G C	A	A
Service Establishment - Large	F	F	C	A	A	C	C	F	C-G F	C	A
Social Club	C	A	A	A	A	F	F	C-G F	A	A	A
Standalone ATM	F	C	C	C	C	C	C	F	C	A	C
HIGHER EDUCATION USES											
College or University Use	F	F	C	C	C	A	A	F	C	F	C
School, Trade or Professional	F	F	C	C	A	A	A	F	C	C	A
HEALTH CARE USES											
Clinic	F	A-G C	A	A*	A*	A	A	F	A-G C	A	A
Hospital Use	F	F	F	F	C	F	A	F	F	F	C
Nursing Home Use	C	C	C	A	A	F	A	F	C	A	A
TRANSPORTATION USES											
Airport-Related Remote Parking Facility	F	F	F	F	F	F	F	F	F	F	F
Gasoline Station	F	F	F	F	F	F	F	F	F	F	F
Major Transportation Facility	F	C	C	C	C	C	F	F	F	F	C

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S0	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
Motor Vehicle Rentals	F	F	F	C	C	C	F	F	F	F	C
Motor Vehicle Sales	F	F	F	F	F	F	F	F	F	F	F
Standalone Parking Garage	F	F	F	C*	C*	C	C	F	F	F	C*
Standalone Parking Lot	F	F	C	C	C	C	C	F	F	F	F
Vehicular Services	F	F	F	F	F	F	F	F	F	F	F
INDUSTRIAL AND STORAGE USES											
Crematory	F	F	F	F	F	F	F	F	F	F	F
Food and Beverage Production	F	F	F	C*	A*	F	F	F	F	A*	A*
General Industrial	F	F	F	F	F	F	F	F	F	F	F
Light Manufacturing or Trade Establishment	F	F	F	F	C*	F	F	F	F	F	C
Non-retail Cannabis Establishment	F	F	F	F	F	F	F	F	F	F	C
Restricted Industrial	F	F	F	F	F	F	F	F	F	F	F
Self-Storage	F	F	F	F	F	F	F	F	F	F	F
Storage of Fuel or Minerals	F	F	F	F	F	F	F	F	F	F	F
Storage of Supplies and Scrap	F	F	F	F	F	F	F	F	F	F	F
Urban Agriculture	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89

Commented [36]: The Downtown Boston Parking Freeze restricts off-street commercial parking spaces that are open to the general public. Standalone Parking Garages are forbidden in the R-1, R-10, and CC subdistricts because they are not intended to be significant commercial destinations that necessitate standalone parking garages. Residential land uses can still include parking, including accessory parking garages.

Commented [37]: Food and Beverage Production (like breweries, distilleries, catering companies) allowed only in the CC Subdistrict if there is also a customer-facing storefront.

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S0	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
Warehouse or Distribution Center	F	F	F	F	F	F	F	F	F	F	F
Accessory uses must comply with the provisions of Section 8-2.5											
ACCESSORY USES											
Accessory Drive-Through	F	F	F	F	F	F	F	F	F	F	F
Accessory Dwelling Unit (Detached)	C	C	F	F	F	F	F	F	F	F	F
Accessory Dwelling Unit (non-Detached)	C	C	F	F	F	F	F	A	F	F	F
Accessory Electrical Vehicle Charging	A	A	A	A	A	A	A	A	A	A	A
Accessory Entertainment/Events	C	A	A	A	A	A	C	F	C	A	A
Accessory Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A
Accessory Helicopter Landing Facility	F	F	F	F	F	C	A	F	F	F	C
Accessory Home Occupation	A	A	A	A	A	F	F	A	A	A	A
Accessory Keeping of Animals	C	C	C	C	C	C	C	C	C	C	C
Accessory Keeping of Laboratory Animals	F	F	F	F	F	A	A	F	F	F	C
Accessory Motor Vehicle Rental	A	A	A	A	A	F	F	F	A	A	A
Accessory Office	F	A	A	A	A	A	A	A	A	A	A
Accessory Parking	A	A	A	A	A	A	A	A	A	A	A*
Accessory Personnel Quarters	F	C	C	C	C	A	A	F	C	C	C
Accessory Smoking	F	F	F	C	C	F	F	F	F	C	C

Commented [38]: The Downtown Boston Parking Freeze does not apply for residential parking, however, accessory parking spaces for employees, customers, and guests of a specific land use will need to be permitted by the Air Pollution Control Commission.

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S0	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
Shared Parking	A	A	A	A	A	A	A	A	A	A	A*

ARTICLE 2 - DEFINITIONS

Affordable Housing Project. A Proposed Project where at least 60% of the proposed residential units are income-restricted at or below 100% of Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development. This definition shall be used for the purposes of regulating parking for Affordable Housing Projects and for the Chinatown Affordable Housing Overlay as set forth in Article 43.

Ground Floor Outdoor Amenity Space: An at grade space open to the outdoor air directly accessed from the ground floor of a building or from a pedestrian accessway, that is designed for active or passive recreational use such as playing, gathering, and seating. Ground Floor Outdoor Amenity Space may include overhead structures that provide shade or protection from the elements, but are otherwise open to the outdoor air, such as pergolas and canopies. When the Code requires a Proposed Project to provide Ground Floor Outdoor Amenity Space, the following types of spaces qualify as Ground Floor Outdoor Amenity Space:

1. Publicly Accessible Open Space, as defined in Article 8
2. Publicly accessible sidewalk provided on the lot
3. Outdoor space for tenants or customers, including restaurant seating or outdoor event and performance areas
4. Publicly accessible through-block pedestrian connections of a width not less than ten (10) feet

Stepback Height: The building height at which a building floor plate must be reduced or the height above which all upper stories must be recessed from the facade of the story below.

Tower: A building with a building height greater than 155' and floorplate greater than 10,000 sf.

ARTICLE 3 - ESTABLISHMENT OF ZONING DISTRICTS

Section 3-1. - Division of City Into Districts

For the purposes of this code, the City is hereby divided into districts as follows:

one class of mixed use district: S (squares and streets)

two classes of residential districts: R (general); H (apartment)

two classes of business districts: L (local); B (general)

one class of institutional districts: IS

three classes of industrial districts: M (restricted manufacturing); I (general); MER (maritime economy reserve)

one class of open space district: OS (open space)

downtown districts (established pursuant to Section 3-1C (Neighborhood District)), as listed in Subsection (f) of this Section;

neighborhood districts (established pursuant to Section 3-1B (Downtown District), as listed in Subsection (g) of this Section;

the Harborpark District (established pursuant to Section 3-1D), as listed in Subsection (h) of this Section; and

special districts (established pursuant to Section 3-1E), as listed in Subsection (i) of this Section.

Land in private ownership shall not be included in the open space class of district without the written consent of the owner.

Each of the residential, business, and industrial classes is further subdivided into subdistricts, which are identified by a number specifying the maximum allowed floor area ratio and some of which have a second number specifying a height limit. The open space district may be divided into open space subdistricts in accordance with the provisions of Article 33. Mixed Use Districts, Institutional Districts, downtown districts, neighborhood districts, special districts, and the Harborpark District are divided into variously titled subdistricts and subareas, as set forth in the applicable articles of this code.

- (a) **Mixed Use Districts:** S0, S1, S2, S3, S4, S5
- (b) **Residential Districts:** R-8 General, H-1-50, H-1, H-2-65, H-2 Apartment, H-3-65, H-3, H-4, H-5

Commented [39]: This is stating that the IS-1 and IS-2 Districts can be mapped anywhere in the City, following a rezoning process.

- (c) **Business Districts:** L-.5, L-1, L-2-65, L-2, B-1, B-2, B-3-65, B-4, B-6-90a General, B-6-90b, B-8-120a, B-8-120b, B-8-120c, B-8, B-10
- (d) **Industrial Districts:** M-1, M-2 Restricted Manufacturing, M-4, M-8, I-2 General Industrial, MER-2, Maritime Economy Reserve
- (e) **Open Space Districts:** OS (Open Space), OS-A (Air-Right), OS-CM (Cemetery), OS-G (Community Garden), OS-P (Parkland), OS-RC (Recreation), OS-SL (Shoreland), OS-S (Stadium), OS-UP (Urban Plaza), OS-UW (Urban Wild), OS-WA (Waterfront Access Area)
- (f) **Downtown Districts**

Bulfinch Triangle District	Leather District
Cambridge Street North District	Midtown Cultural District
Chinatown District	North Station Economic Development Area
Government Center/Markets District	South Station Economic Development Area
Huntington Avenue/Prudential Center District	Stuart Street District

(g) **Neighborhood Districts**

Allston-Brighton Neighborhood District	Jamaica Plain Neighborhood District
Audubon Circle Neighborhood District	Massachusetts College of Pharmacy Institutional District
Bay Village Neighborhood District	Mission Hill Neighborhood District
Beth Israel Hospital Institutional District	New England Deaconess Hospital Institutional District
Charlestown Neighborhood District	Newmarket 21st Century Industrial District
Chinatown Neighborhood District	North End Neighborhood District
Dana-Farber Cancer Institute Institutional District	Roslindale Neighborhood District
Dorchester Avenue Neighborhood District	Roxbury Neighborhood District
Dorchester Neighborhood District	Saint Vincent Neighborhood District
East Boston Neighborhood District	South Boston Neighborhood District
Fenway Neighborhood District	South End Neighborhood District
Greater Mattapan Neighborhood District	West Roxbury Neighborhood District
Hyde Park Neighborhood District	

Commented [40]: Designating Chinatown as a Neighborhood District rather than a Downtown District.

(h) **Harborpark District**

(i) **Special District**

Central Artery Special District

The boundaries of the above districts are established as shown on a series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, on file in the office of the City Clerk, which maps, with all explanatory matter thereon, and all maps which, by amendment of this code, may be substituted therefor or made supplemental thereto shall be deemed to be, and are hereby made, a part of this code.

The locations of open space districts shall be identified and designated by map or text amendment of this code. Notwithstanding that the site of a designated open space district appears to be in a residential, business, industrial, or other district on any map in the series of maps entitled "Zoning Districts City of Boston," such site is in an open space district.

(j) **Institutional Districts: IS-1, IS-2**

ARTICLE 23 - OFF-STREET PARKING

Section 23-6. Off-Street Parking Not Required in Certain Cases.

- (a) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 8.0 or 10.0, off-street parking facilities are not required for such lot.
- (b) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 0.8, 1.0, 2.0, 3.0, 4.0, or 5.0, off-street parking facilities are not required for such lot if the lot is devoted to residential uses and no more than two car spaces are required by Section 23-1 or if the lot is devoted to non-residential uses and no more than four car spaces are required by other provisions of this Article.
- (c) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 0.3 or 0.5, off-street parking facilities are not required for such lot if the lot is devoted to non-residential uses and no more than two car spaces are required by other provisions of this Article.
- (d) When a use occurs on a lot located in a Squares + Streets District specified in Article 26, Institutional District specified in Article 34, or Chinatown Neighborhood District specified in Article 43 and designated on any official Boston Zoning Map, off-street parking facilities are not required for such lot and such use.

Commented [41]: This states that there are no minimum parking requirements within either the Institutional or Chinatown Neighborhood Districts. Projects are still able to build parking, provided they comply with the Parking Freeze and Restricted Parking District regulations.

Downtown Boston Parking Freeze Regulations:
https://www.boston.gov/sites/default/files/file/2020/11/A_PCC%20Downtown%20Regulations%209_16_2020_3.pdf

Restricted Parking District Conditional Approval Criteria:
https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART6COUS_S6-3AADCOREAPPFAFAPAD

ARTICLE 33 - OPEN SPACE SUBDISTRICTS

Section 33-18. - Direct Designation of Open Space Districts

Chinatown

Name of Park	Address/Location
Gateway Park and Expansion Area	John F Fitzgerald Surface Rd &, Beach St, Boston, MA 02111
Pagoda Park	135 Kneeland Street
Tai Tung Park	110 Tyler St

Commented [42]: Moving parks into one central place in the zoning code, rather than the neighborhood-specific article, ensures consistency and clarity in regulations.

ARTICLE 49A - GREENWAY OVERLAY DISTRICT

Section 49A-2. - Physical Boundaries

The provisions of this Article 49A are applicable only in the GWOD. The boundaries of the GWOD are as shown on the maps entitled "Map 1, Boston Proper", "Map 1A, Midtown Cultural District", "Map 1C, North Station", ~~"Map 1G, Chinatown District"~~, "Map 1H, Government Center/Markets District", "Map 1L, North End Neighborhood District", "Map 1Xa/1Xb, Central Artery Special District", and "Map 1E/1F, Harborpark District: North End/Downtown Waterfront", of the series of maps entitled "Zoning Districts City of Boston," as amended.

Commented [43]: The Greenway Overlay District is intended to encourage activated public realm surrounding the greenway; the MU-10 and CC Subdistricts proposed for this area advance that goal, so this amendment proposes removing the overlay district designation.

ARTICLE 80 - DEVELOPMENT REVIEW AND APPROVAL

Section 80.B-7 - Development Impact Project Exactions

2. Definitions. For the purposes of this Section 80B-7 only, the following words and phrases shall have the meanings indicated:

(a) "Development Impact Project," means a Proposed Project that:

~~(i) requires Zoning Relief; and~~

~~(ii)~~ (i) proposes to include one or more Development Impact Uses occupying an aggregate gross floor area of more than fifty thousand (50,000) square feet; and

~~(iii)~~ (ii) proposes to:

(i) erect a structure or structures having a total gross floor area of more than fifty thousand (50,000) square feet;

(ii) enlarge or extend a structure or structures so as to increase its (or their) gross floor area by more than fifty thousand (50,000) square feet; or

(iii) substantially rehabilitate a structure or structures having, or to have after rehabilitation, a gross floor area of more than fifty thousand (50,000) square feet.

For the purposes of the definition of Development Impact Project:

(i) The measurement of gross floor area excludes all accessory parking garage space and shall include research lab-dependent mechanical equipment area.

(ii) "Substantially rehabilitate" has the meaning set forth in Article 2

(iii) "Development Impact Project" does not include any building or structure that is, or will be, wholly-owned by one or more public agencies.

Commented [44]: For the new Chinatown Neighborhood District, linkage will be enforced through the Article 80 process.

ARTICLE 89 - URBAN AGRICULTURE

APPENDIX A to ARTICLE 89 Zoning Districts and Subdistricts Corresponding to General Zoning Categories Referred to in Article 89

Commented [45]: Adding the new Chinatown Districts and Institutional Districts to their appropriate categories for Urban Agriculture regulations.

RESIDENTIAL		COMMERCIAL		INDUSTRIAL	INSTITUTIONAL
49 51 districts		Large-scale 10 9 districts	Small-scale 28 districts	14 districts	5 7 districts
1F - 3000	3F - G - 4000	CC	LC	IDA	CF
1F - 4000	3F - G - 5000	CC-1	LC-.5	LI	CUF
1F - 5000	3F - G - 6000	CC-2	LC-1	LI-1	IS
1F - 6000	3F - D - 2000	EP	NS	LI-1 (7)	NI
1F - 7000	3F - D - 3000	CE	NS-.5	LI-2	WCF
1F - 8000	3F - D - 4000	EDA	NS-1	LI-2 (1)	IS-1
1F - 9000	R-.8*	EDA (3)	NS-2	M-1*	IS-2
2F	MFR	NDA	NS-2	M-2*	
2F - 2000	MFR-1	WC	L-.5*	M-4*	
2F - 3000	MFR-2	MU-10	L-1*	M-8*	
2F - 4000	MFR-3		L-2*	I-2*	
2F - 5000	MFR/LS		B-1*	MER	
2F - 5000(A)	MFR/LS-2		B-2*	MER-2*	
2F - 6000	MFR/LS-3		B-6-65*	LIA	
2F - 7000			B-4*		
2F - 9000	H-1-50*		B-6-90a*		
3F - 2000	H-1*		B-6-90b*		
3F - 3000	H-2*		B-8-120a*		
3F - 4000	H-3-65*		B-8-120b*		
3F - 5000	H-3*		B-8-120c*		
3F - 6000	H-4*		B-8*		
3F - 7000	H-5*		B-10*		
3F - G - 2000	RH		S0*		
3F - G - 3000	RH-1500		S1*		
CPS	RH-2000		S2*		
R-1	WR		S3*		
R-10			S4*		
			S5*		
* indicates Base Code District					