

TO: City of Boston Zoning Commission
City Hall
1 City Hall Square, 9th Floor
Boston, MA 02201

FROM: Listed City of Boston Resident Petitioners

DATE: June 4, 2024

SUBJ: Petition to Amend the City of Boston Zoning Code
Squares + Streets Article 26, Article 3, and Article 8

Please find enclosed a residents petition to amend the City of Boston Zoning Code, filed with the Commission as provided by Article 3.

These amendments address elements of the recently adopted Article 26 Squares + Streets to include a wider range of development options in the future Squares + Streets districts.

The intent is to help make Squares + Streets a success through flexibility and choices that reflect neighborhood shared priorities.

We are available to review the proposed zoning amendments, resolving any questions and arrive as necessary at clearer or more precise language through a collaborative process.

The petitioned-for amendments are indicated with text ~~strikethroughs~~ for deletions, blue type and margin marking | for additions.

Thank you.

Contact email: hydeparkneighbors@gmail.com

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EXHIBIT A

Amendments to Squares + Streets Districts Article 26 and to Article 3 and Article 8

ARTICLE 26 - SQUARES + STREETS DISTRICTS

Section 26-1. - Purpose of squares + streets districts.

Squares + Streets Districts are areas characterized by a mix of uses, significant transit service, and high levels of pedestrian activity. The purpose of these districts is to support and increase the mix of uses, support walkability, encourage adaptive reuse, and designate areas as appropriate for infill development and housing supply growth, to be delivered as the result of coordinated City planning and investment. Squares + Streets districts and their purposes are listed in this Section 26-1 in order of increasing intensity:

A.1 The S0.a Transition Residential district is a residential district that provides opportunity for increased residential density while retaining essential and valued existing residential neighborhood features. Residential uses are limited to not more than 4 dwelling units, with corresponding building footprint, lot coverage, and height requirements. Commercial and community serving uses are forbidden in S0.a districts. Of the Squares + Streets districts, S0.a has the smallest building footprint and lot coverage requirements and the largest yards and Permeable Area of Lot.

A.2 The S0.b Transition Residential district is a primarily residential mixed use district that provides a transition from mixed-use and high-activity Squares + Streets to lower- activity residential areas. S0.b also provides some flexibility for other active, commercial, and community serving uses, such as small retail spaces, on the ground floor of buildings. Residential uses are limited to no more than 14 dwelling units. ~~Of the Squares + Streets districts, S0.b has the smallest building footprint and lot coverage requirements and the largest yards and Permeable Area of Lot.~~

B. The S1 Main Street Living district is a mixed-use district where buildings generally have principally residential uses. S1 also provides more opportunity for active and commercial uses, such as banks, museums, restaurants, and retail spaces. S1 requires small-scale side and front yards and minimum Permeable Area of Lot.

C.1 The S2.a Main Street Mixed Use district is a small-scale mixed-use district that allows more active and many commercial uses, especially on the ground floor. S2.a buildings can fill the width of the lot to help create a continuous and active main street. S2.a includes requirements for Outdoor Amenity Space and a maximum for the blank wall of a facade. The S2.a Mixed Use district allows for height limitations to enhance compatibility with existing and historic urban fabric and neighborhood scale and avoid shadow, wind, and other height-related impacts.

C.2 The S2.b Main Street Mixed Use district is a small- to medium-scale mixed-use district that allows more active and many commercial uses, especially on the ground floor and allows more commercial and active uses on upper floors. S2.b buildings can fill the width of the lot to help create a continuous and active main street. S2.b includes requirements for Outdoor Amenity Space and a maximum for the blank wall of a facade. The S2.b Mixed Use district allows for increased height to accommodate needed growth where it does not adversely impact existing and historic urban fabric and neighborhood scale.

D. The S3 Active Main Street district is a mixed-use district of medium-scale buildings. In

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addition to residential, the S3 district allows more commercial and active uses on upper floors, such as hotels and offices. S3 requires Active Uses on the ground floor and prohibits dwelling units on the ground floor primary lot frontage. The district also introduces a more restrictive building lot coverage for large lots.

E. The S4 Active Squares district is a mixed-use district characterized by medium to large-scale mixed-use buildings with the widest range of allowed uses among the Squares + Street districts. Commercial, hospitality, and entertainment uses are allowed throughout the building, and Active Uses are required on the ground floor.

F. The S5 Placemaker Squares is a mixed use district intended for areas in the heart of high activity squares, closest to transit, with high street frontage, and surrounding density. It is characterized by the largest-scale mixed-use buildings of Squares + Streets districts. S5 allows the same wide range of uses as S4, with ground floor Active Use and higher Outdoor Amenity Space requirements.

(Text Amd. No. 470, § 1, 4-23-2024)

Section 26-2. - Establishment of squares + streets districts.

A. This Section 26-2, together with Section 3-1 (Establishment of Zoning Districts) establishes ~~six~~ **eight** Squares + Streets Districts (S0a, S0b, S1, S2a, S2b, S3, S4, and S5). A Squares + Streets District is indicated by the designation "S0a", "S0b", "S1", "S2a", "S2b", "S3", "S4", and "S5" on any official zoning map of the City of Boston. The provisions of Article 26 and the remainder of this Code constitute the zoning regulations in a Squares + Streets District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article and the remainder of this Code, the provision of this Article shall govern.

B. Use Regulations Applicable in Squares + Streets Districts. Use regulations for Squares + Streets districts are set forth in Article 8 (Regulation of Uses) and in Table A of this Article.

Commercial uses shall be an allowed use on first and second floors in all Squares + Streets districts S0.b through S.2b., and on all floors of Squares + Streets districts S.3 through S.6.

C. Dimensional Regulations Applicable in Squares + Streets Districts. Dimensional Regulations for Squares + Streets districts are set forth in Table B of this Article. The illustrations included in Figure 1 of this Article depict the dimensional standards set forth in Table B. Where conflicts exist between an illustration or other graphic and the text of any provision of this Code, the text shall govern.

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

Notwithstanding any other Zoning Code provisions, off street-parking requirements in Squares + Streets districts S.1 through S.6 shall be one parking space per residential unit and one parking space for each 1,000 sq ft of retail, commercial, or office space. In Squares + Streets districts, minimum parking requirements may be adjusted or waived during BPDA design review without requiring Zoning Board of Appeal grant of variance.

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Within a Squares + Streets District, no Planned Development Area shall be permitted.



FIGURE 1. ILLUSTRATED LOT AND BUILDING ENVELOPE STANDARDS

(Text Amd. No. 470, § 1, 4-23-2024)

TABLE A: - ADDITIONAL USE AND PERFORMANCE STANDARDS

See attached TABLE A

Footnotes to Table A (Additional Use and Performance Standards) *No changes*

1. 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 26 Table A, except when the principal use(s) is a Civic Use or Open Space 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.

2. 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.

(Text Amd. No. 470, § 1, 4-23-2024)

TABLE B: - DIMENSIONAL REGULATIONS

See attached TABLE B

Footnotes to Table B (Dimensional Regulations) *No changes*

1. If a dwelling unit is located on the ground floor abutting a Front Yard, as defined in Article 2 and Section 18-4, the Front Yard must have a minimum depth of 4 feet.

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and to Article 3 and Article 8**

2.As defined in Article 2, when maximum building height is specified in both stories and feet, both requirements must be met.

3.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 maximum Blank Wall of Facade may be established on any lot frontage through such review process.

4. In the case of attached buildings, yards are to be measured from the exterior building facade as if it was one structure.

(Text Amd. No. 470, § 1, 4-23-2024)

ARTICLE 2: (Definitions): *No changes*

ARTICLE 3: ESTABLISHMENT OF ZONING DISTRICTS

Section 3-1. Division of the City into Districts.

Section 3-1.(a) Mixed Use Districts: **S0.a, S0.b, ~~S0~~, S1, S2.a, S2.b, ~~S2~~, S3, S4, S5**
(See Text Amendment No. 471)

ARTICLE 8: REGULATION OF USES

Section 8-3. - Use Regulations.

TABLE A: - USE REGULATIONS: *amended as described below for Squares + Streets Districts:*

S0 and S2 Districts to be deleted; replaced by the following:

- S0.a
- S0.b
- S2.a
- S2.b

SO.a and SO.b Use Regulations to be the same as the current S0 District, except as specified below.

S2.a and S2.b Use Regulations to be the same as the current S2 District, except as specified below.

In the S0.a District. the following uses to be Forbidden (F):

- Household Living 5-8 Units
- Household Living 9-14 Units
- Community Center
- Grocery Store - Small
- Restaurant - Small
- Retail Store - Small
- Social Club

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In the S0.a and SO.b Districts, Gas Stations to be Forbidden (F), otherwise Allowed (A)

In the S0.a and SO.b Districts, Indoor Recreation to be Forbidden (F), otherwise Conditional (C)

In the S2.b Districts the following uses to be Allowed (A):

- Clinic
- Entertainment/Events - Extra Small
- Entertainment/Events - Small
- Office - Small
- Office - Medium
- Restaurant - Small

TABLE A: ADDITIONAL USE AND PERFORMANCE STANDARDS

Uses and use categories have the meanings set forth in Article 8 Table A.

USE AND PERFORMANCE STANDARDS		S0.a	S0.b		S2.a	S2.b
STANDARDS FOR USES THAT ARE NOT ACTIVE USES						
Ground Floor Active Use Requirement		No	No		No	No Yes
Percentage of Building Width of Ground Floor Active Use (min)		-	-		-	-
Depth (min) of Ground Floor Active Use		-	-		-	-
STANDARDS FOR RESIDENTIAL USES						
Ground Floor Dwelling Units Allowed		Yes	Yes		Allowed with 4' Front Yard (min)	Allowed with 4' Front Yard (min) Forbidden on Primary Lot Frontage; Allowed on non-Primary Lot Frontage with 4' Front Yard (min)
Dwelling Units (max)		4	14		-	-
STANDARDS FOR TRANSPORTATION USES						
Standalone Parking Garage		-	-		-	-
STANDARDS FOR INDUSTRIAL AND STORAGE USES						
Food and Beverage Production		-	-		-	-

Footnotes to Table A (Additional Use and Performance Standards)

No Proposed Amendments

TABLE B: DIMENSIONAL REGULATIONS

LOT STANDARDS	S0.a	S0.b	S2.a	S2.b
Building Lot Coverage (max) for Lots smaller than 11,000 sf	60%	60%	70%	70%
Building Lot Coverage (max) for Lots greater than or equal to 11,000 sf	60%	60%	70%	70%
Permeable Area of Lot (min) for Lots smaller than 11,000 sf	30%	20%	15%	15%
Permeable Area of Lot (min) for Lots greater than or equal to 11,000 sf	30%	20%	15%	15%
Front Yard	8'	8'	2'	2'
Rear Yard (min)				
Abutting non-residential zoning district	15'	15'	10'	10'
Abutting residential zoning district	15'	15'	15'	15'
Side Yard (min)				
With a party wall, abutting non-residential zoning district	-	-	0'	0'
Without a party wall, abutting non-residential zoning district	14' cumulative (3' min)	14' cumulative (3' min)	5'	5'
Abutting a residential zoning district	14' min	14' cumulative (3' min)	15'	15'
BUILDING FORM STANDARDS				
Building Floor Plate (max sf)	4,000	4,000	15,000	15,000
Building Width (max)	-	-	150'	150'
Maximum Building Height (in feet)	35'	50'	65'	65'
Maximum Building Height (in stories)	3	4	5	5
Outdoor Amenity Space (min)	-	-	20%	20%
Rear Stepback of Highest Story (min) where the rear yard abuts a residential zoning district	-	-	-	-
Blank Wall of Facade (max)	-	-	15	15
Active and Commercial Uses Ground Floor Height (min)	-	-	14	14
Multiple buildings (detached) allowed on lot	3	4	Yes	Yes

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

As provided by the Boston Zoning Code, Sec. 3 of Chapter 665 of the Acts of 1956, the undersigned residents of the City of Boston hereby petition to amend the text of the Boston Zoning Code, as described on the attached Exhibit A: "Amendments to Squares + Streets Districts Article 26 and Article 3" and **ARTICLE 8**".

Kim Escobedo

Name

Kim Escobedo

Signature

58 Oak St., Hyde Park, MA. 02136

Address

Greg Corbin

Name

Greg Corbin

Signature

58 Oak St, Hyde Park, MA. 02136

Address

Patricia Alvarez

Name

Patricia Alvarez

Signature

30 Mallron St, Hyde Park, MA 02136

Address

Joan Argenti Bahadur

Name

Joan Argenti Bahadur

Signature

211 West St Hyde Park, MA 02136

Address

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Mimi Turchinetz [Signature]
Name Signature

32 Dell Ave, Hyde Park
Address

Elaine Covancey [Signature]
Name Signature

5 Braeburn Rd., Hyde Park
Address

Robert Dynes [Signature]
Name Signature

5 Braeburn Rd Hyde Park
Address

Marlon Solomon [Signature]
Name Signature

811 Hyde Park Ave #1, Hyde Park [Signature]
Address 02116

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Pamela Loumax Pamela Loumax
Name Signature

12 Dell Ave Hyde Park 02136
Address

JAMES MICHEL [Signature]
Name Signature

11 RIVERSIDE SQ HYDE PARK, MA 02136
Address

Kenneth Fields [Signature]
Name Signature

14 SENDERS CT HYDE PARK, MA 02136
Address

Dean G Lampros [Signature]
Name Signature

55 Central Ave, Hyde Park MA 02136
Address

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Alythea McKinney 
Name Signature

20 Dell Ave, Hyde Park MA 02136

Linda White 
Name Signature

20 Winthrop St Hyde Park MA 02136

Jay Paget 
Name Signature

593 Metropolitan Ave 02136


Dana Reynolds 
Name Signature

9 Hampstead Ln 02130

Address

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Andrew Crowe 
Name Signature

31 Montheroe Rd., WEST ROXBURY, MA
Address

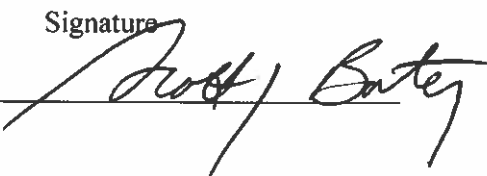
Quiana Agbai 
Name Signature

47 Oak St, Hyde Park, MA 02136
Address

Uka Agbai 
Name Signature

47 Oak Street, Hyde Park, MA 02136
Address

~~Scott~~ 62 Central Ave Hyde Park MA

~~62 Cent~~ Scott Batey 
Name Signature

Address

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Name

Eugenie Byles

Signature

Eugenie Byles

Address

74 Central Ave

Hyde Park

Name

FRANCIS E. O'BRIEN

Signature

Francis E. O'Brien

Address

43 MENDUM ST. ROSLINDALE, MA 02131

Name

Signature

Address

Name

Signature

Address