

Squares + Streets Zoning

*Updating zoning for mixed-use
neighborhood centers across Boston*

Public Meeting

Zoom Controls to Listen to Interpreters



(EN) Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Cabo Verdean) Djobe íkune di interpretason (un globu) na parti inferior di tela y selesiona bu língua ki bu kre skuta reunion.

(Kreyòl Ayisyen) Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

(Tiếng Việt) Tìm biểu tượng phiên dịch (hình quả địa cầu) ở phía cuối màn hình của bạn và chọn ngôn ngữ bạn muốn nghe.

(简体中文) 查找屏幕底部的翻译图标（地球仪），然后选择您想听到的语言。

(繁體中文) 查找屏幕底部的翻譯圖標（地球儀），然後選擇您想听到的語言。

Zoom Controls to View Translated Slides

(EN) Look for the “View options” button at the top of your screen and select “Share Screens,” then select the language of the slides that you want to view.

(Cabo Verdean) Prokura buton "View Options" (Djobe Opon) na parti di sima di tela y skodje “Share Screens” (Partilha Tela), dipos skodje idioma ki bu ta gostaba di djobe aprezentason.

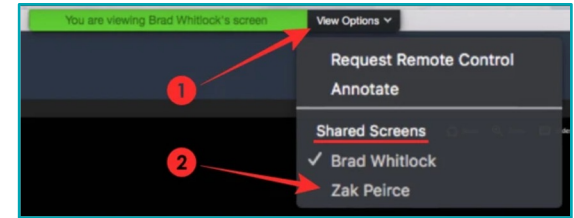
(Kreyòl Ayisyen) Chèche bouton "View options" ki anlè ekran ou a epi chwazi "Share Screens", epi chwazi lang ou vle wè nan diapositives yo.

(Español) Busque el botón "Ver opciones" en la parte superior de la pantalla y seleccione "Compartir pantallas", luego seleccione el idioma de las diapositivas que desea ver.

(Tiếng Việt) Tìm nút “Tùy chọn xem” ở đầu màn hình của bạn và chọn “Chia sẻ màn hình”, sau đó chọn ngôn ngữ của các trang chiếu mà bạn muốn xem.

(简体中文) 查找屏幕顶部的“查看选项”按钮并选择“共享屏幕”，然后选择要查看的幻灯片的语言。

(繁體中文) 查找屏幕頂部的“查看選項”按鈕並選擇“共享屏幕”，然後選擇要查看的幻燈片的語言。



Zoom Meeting Info + Tips

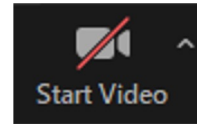
- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial 9 followed by 6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off

Don't Be Afraid to Ask for Clarification!

Ask questions in the chat along the way – our staff are available to answer during the presentation!

Ask for us to clarify any terms or concepts we discuss – we want to make sure the that what we cover is accessible to everyone so you can all share your informed feedback!

Squares + Streets Zoning Team

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Agenda

1. Introduction
 - Squares + Streets
 - What is zoning?
 - Why are zoning updates needed?
 - How and when will these updates be made?
2. Zoning Analysis
 - Dimensional Regulations
 - Land Uses
3. Timeline and Next Steps
4. Discussion



Introduction



What is the Squares + Streets Initiative?

Squares + Streets is one of the first steps towards citywide zoning reform, aligned with other citywide initiatives.

An opportunity to align planning with **implementation pathways** that can be completed within 10 years including:

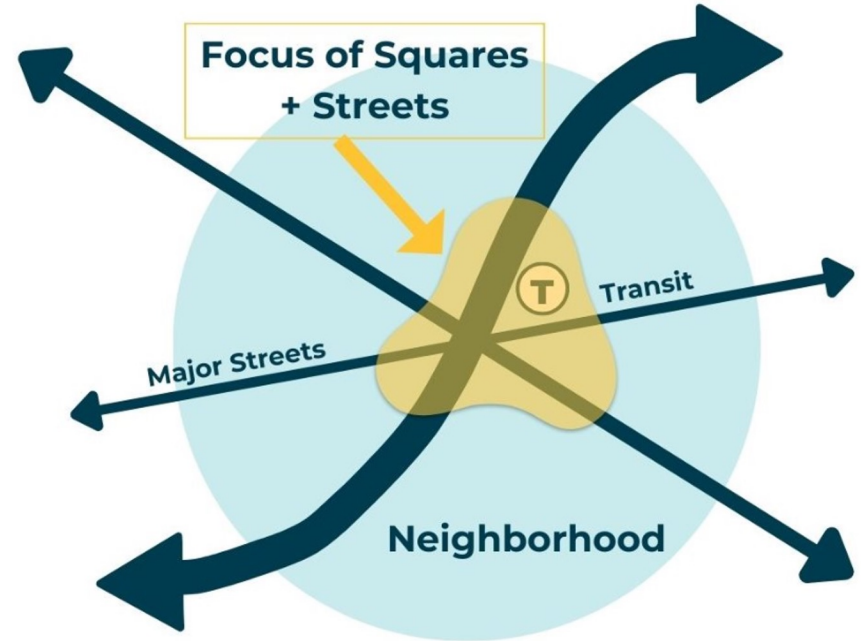
- **updated zoning**
- public space/streetscape investments
- plans for City-owned parcels
- programs/funding for small businesses, arts, housing, etc.



Where: Squares + Streets

Squares + Streets is focused on **expanding access to and services in Boston's transit-rich main streets** across neighborhoods.

Our work is focused on providing **updated zoning regulations** for new Squares + Streets districts across Boston.



What is zoning?

Zoning is a set of laws that are used to guide development by dictating the **allowed use, shape, and density of development** in a given area.

Article 80 (a chapter of the Boston Zoning Code) provides specific requirements for the review of certain development projects in all of the neighborhoods of Boston.

These are encoded in **zoning**.

Enforced at the project level through **Article 80 review**.

Land Use

Dimensional Regulations

Building Lot Coverage

Building Scale

Setbacks

Permeable Area of Lot

Design Guidelines

Individual Site Design

Why do Squares + Streets need updated zoning?

- **Diversify amenities and uses** in neighborhood centers to meet local needs.
- **Reduce regulatory obstacles** for active uses and local businesses.
- **Set design and development standards** that support more housing options and encourage housing growth.
- Ensure **sustainable design** and green building standards.
- Make the zoning process **more transparent and accessible**, reducing reliance on ZBA



How and when will these updates be made?

Fall 2023

- Zoning text amendment to create **new Squares + Streets districts** in the Boston Zoning Code.
- **Mapping these new districts** in East Boston and Mattapan based on recent neighborhood plans.

Spring 2024

- Squares + Streets **Small Area Plans** will kickoff in January.
- Each small area that receives a plan will have **updated zoning maps** that will include the Squares + Streets districts.



Dimensional Regulations



How does zoning regulate building form?

Boston zoning dimensional regulations vary widely by neighborhood, but often rely on **Floor Area Ratio (FAR)** and **Height**.

Setbacks, open space, and frontage requirements also help control space between buildings and open space.

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	
	(LC)	(NS-1)	(NS-2)
Maximum Floor Area Ratio	0.8	1	2
Maximum Building Height	35	35	45
Minimum Lot Size	none	none	none
Minimum Lot Per Dwelling Unit	none	none	none
Minimum Usable Open Space Per Dwelling Unit (sq. ft.) ⁽¹⁾	50	50	50
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard ⁽²⁾	none	none ⁽³⁾	none ⁽³⁾
Minimum Side Yard ⁽⁴⁾	none	none	none

What else determines building form?

Energy, accessibility, and state buildings codes all have a strong impact on building form.

- **International Building Code (IBC):** Determines the way specific materials can be constructed to maximize structural safety, fire safety, and building access
- **Energy Code (Stretch Code):** Ensures new buildings are designed and constructed with energy efficiency in mind
- **Massachusetts Access Board (521 CMR)/ADA/Fair Housing**



Limitations of Zoning Dimensional Regulations

Challenge: Zoning code does not always align with new advancements in energy code or construction and can limit opportunities for new housing and mixed-use growth in our neighborhood centers.

Opportunity: Create dimensional regulations that can support more housing options that are responsive to sustainability, open space, and public realm goals.

Outcomes: A palette of zoning tools that future planning will use to enable as-of-right housing in key areas throughout the city.



Precedent Research

To understand what is being proposed, we are taking qualitative and quantitative measurements of residential projects proposed in the past five years, at both the Article 80 and large ZBA scales.

Qualitative Measurements

- What does this building look like?
- How is it used?
- How does the ground floor talk to the street?
- What is the parcel shaped like?
- How was it built (zoning variances, parcel history, etc.)

Quantitative Measurements

- How wide is this building?
- How much of the lot does it take up?
- How are the commercial floors different from residential?

Precedents

We collected data on over 200 precedents, and took deep dives into a sample of about 40.

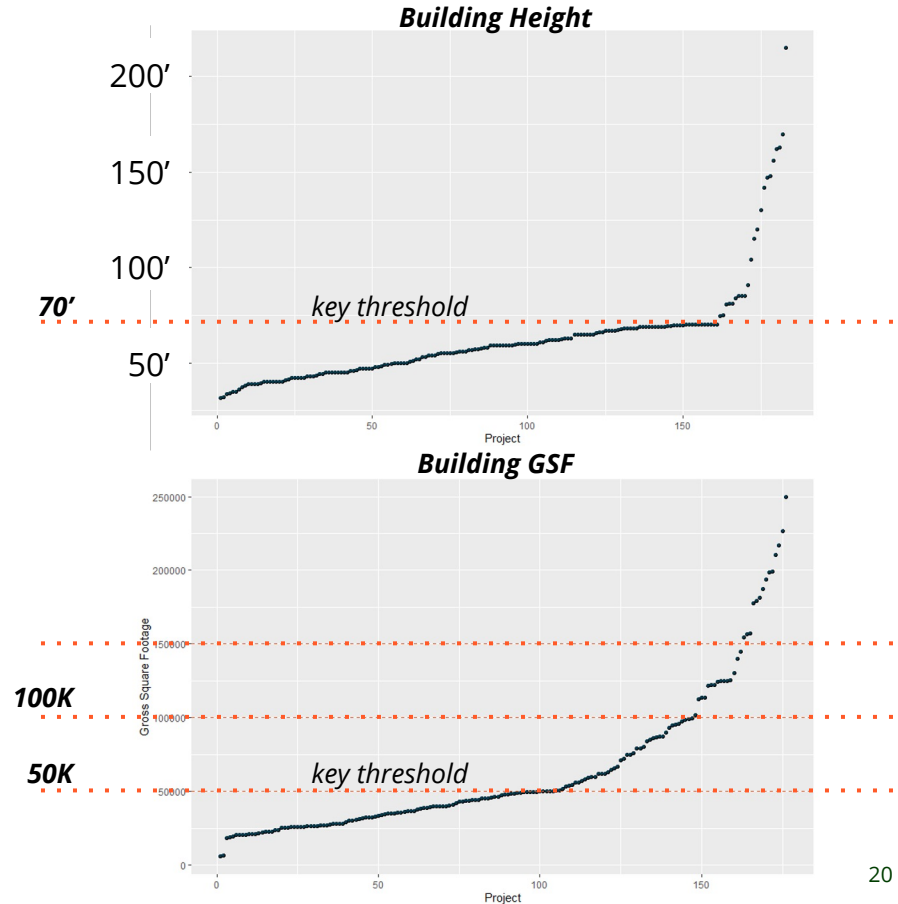


Analysis Outcomes

- **Building code** and **project review thresholds** drive building size more than any other factor.
- **Parcel size** drives building shapes.
- Building types can be categorized based on their **function within the city context**

Boston Building Trends

(Projects filed within the last 5 years between 3 and 19 stories)



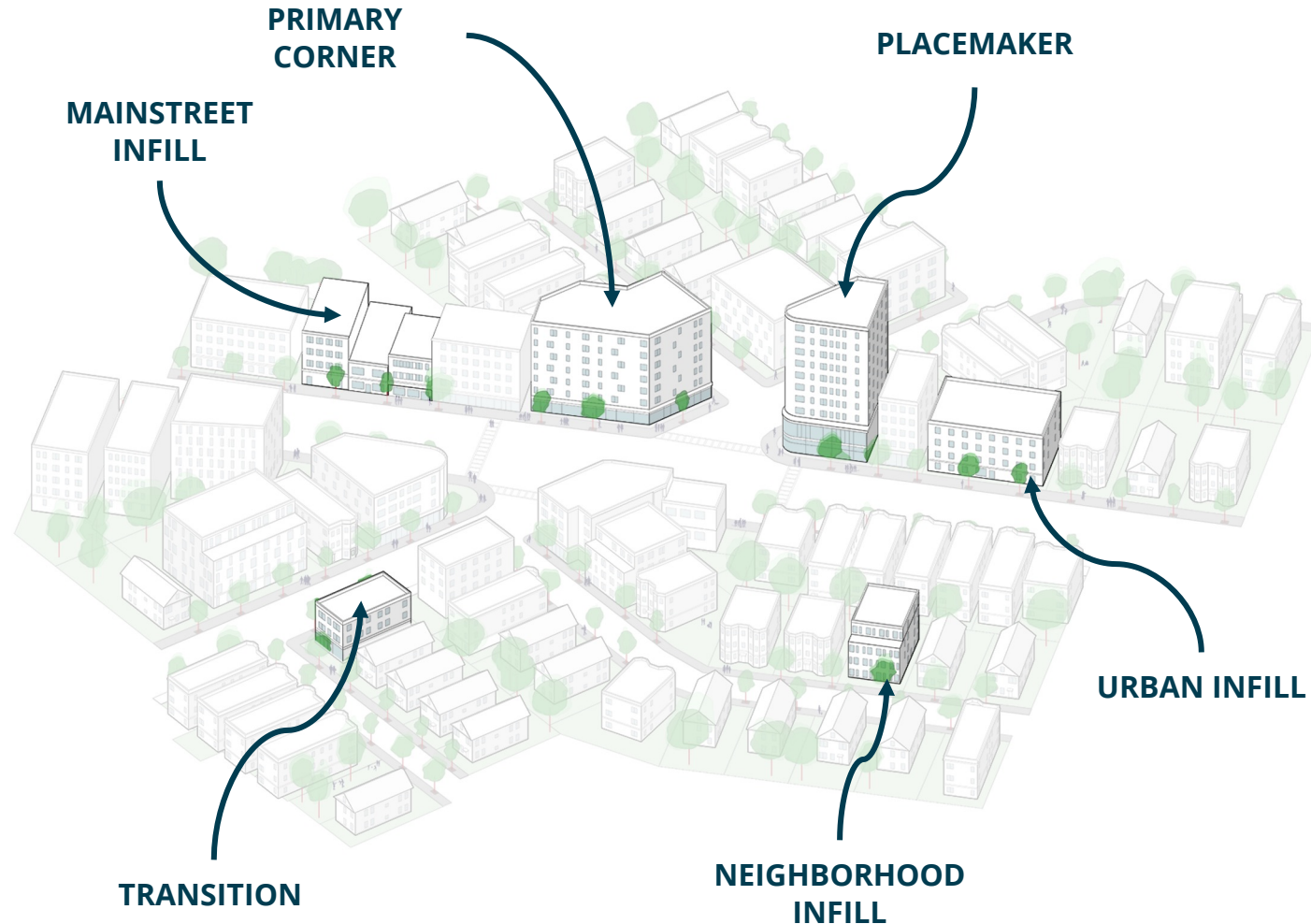
Takeaways

How does our analysis play out on a hypothetical square?



Typologies

Building typologies can be categorized by how they function in context and are perceived from the street – not strictly by their height and density.



Potential Building Controls

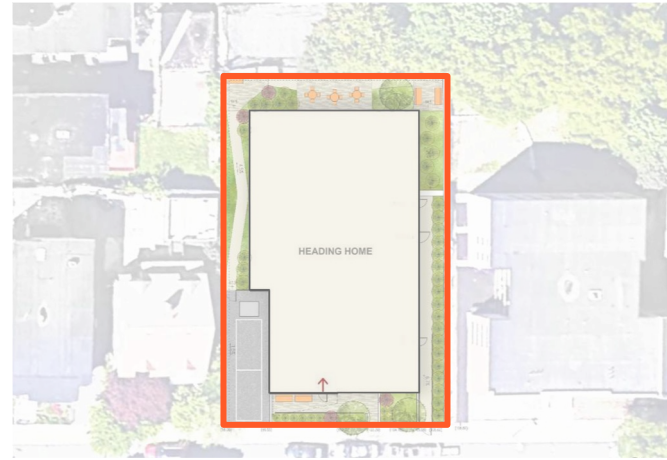
Key dimensions drive each of these building types:

- Parcel size
- Building lot coverage
- Facade buildout
- Height
- Density bonus



Parcel Size

- **What it means:** The assessed land area of the lot being developed.
- **What it does:** Can be used to set breakpoints between and within districts, such as for what typologies are allowed on what parcels or which set of zoning dimensions apply where.

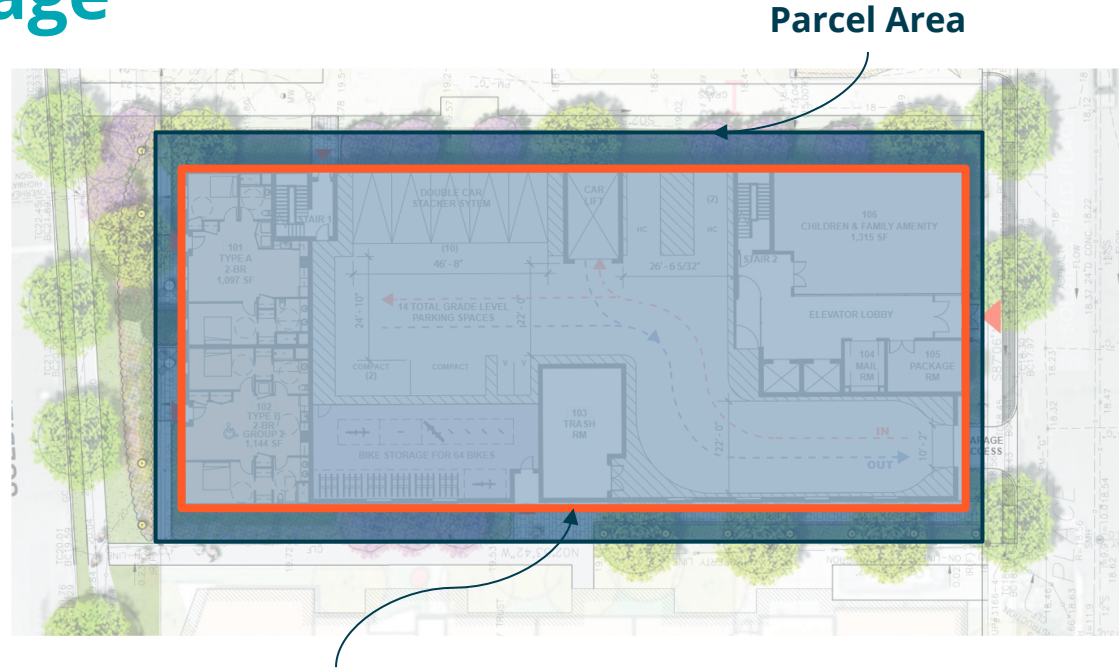


37 Wales Street



Building Lot Coverage

- **What it means:** Percentage of the lot area that the building is allowed to occupy.
- **What it does:** Primary driver of the bulk and feeling of a building. Reserves lot area for open space, planting, and other ground-level amenities.



Building Footprint

40 Soldiers Field Place

Facade Buildout

- **What it means:** Percentage of the lot width that the building is allowed to occupy.
- **What it does:** Controls how close a building can be to the edges of its lot, changing whether there is spaces between buildings or a continuous streetwall



1121 Dorchester Avenue

Height

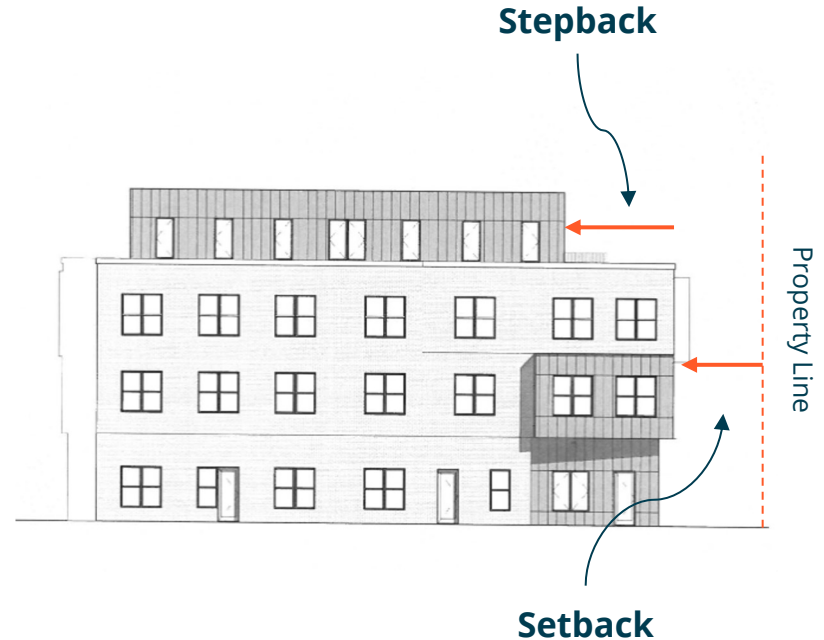
- **What it means:** how tall a building is (measured in stories and/or feet).
- **What it does:** Sets the overall height of a building. Provisions for half-stories or roof slope can require non-flat roof. Excludes non-occupiable space like mechanicals, water towers, etc. when less than 33% of roof.



11 East Lenox Street

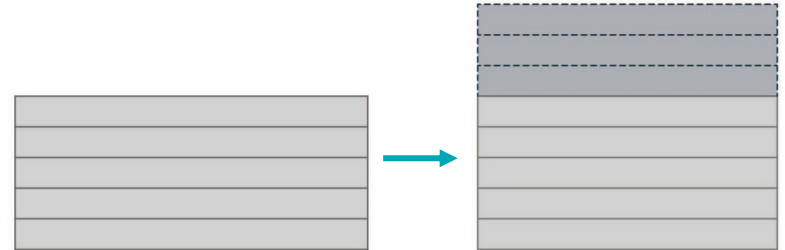
Setbacks + Stepbacks

- **What it means:** Setbacks require buildings to be located a minimum distance from the property line. Stepbacks push upper-level stories back from the edge of the building.
- **What it does:** Both dimensions create space between buildings that allows for access to light and air. Setbacks help reserve space on the lot for planting and open space, which stepbacks can create upper level amenity spaces such as terraces and roof decks.



Density or Height Bonuses

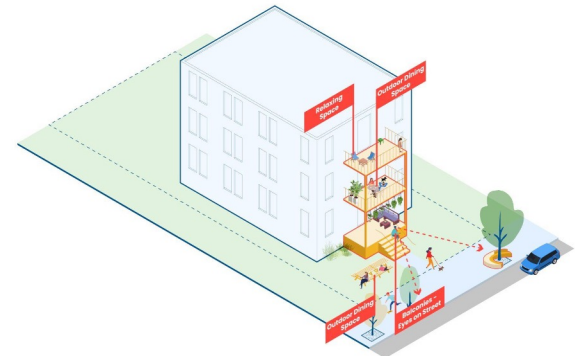
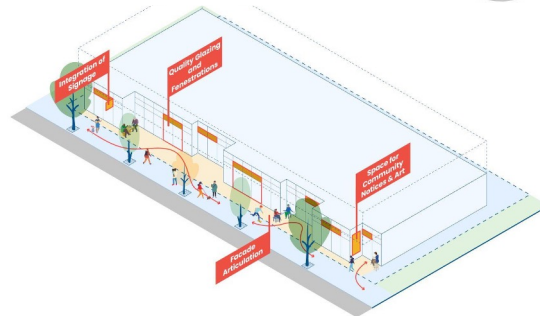
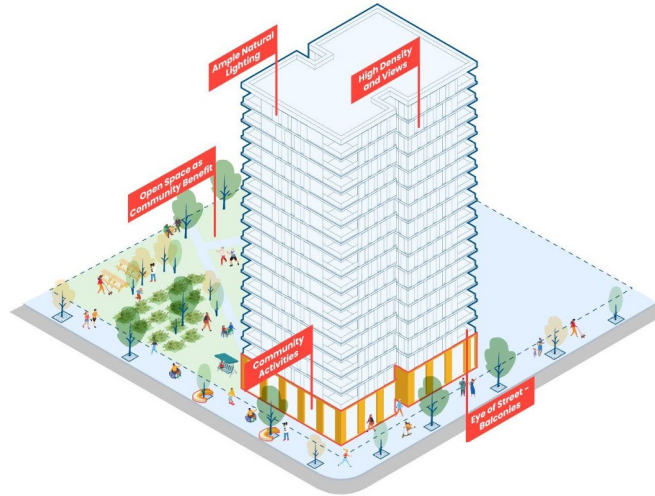
- **What it means:** creates a pathway for larger or taller buildings to be allowed because of a known benefit provided on site (and written in advance into the code)
- **What it does:** Could be provided for affordable housing, new public open space, low-carbon building technology, or other benefits that are provided as a feature of development. Also could be provided based on a feature of a site (such as distance to transit)



Form and Performance Standards

Performance standards can include requirements for:

- Usable residential amenity/open space such as balconies, roof decks, or courtyards
- Size limits for commercial or other uses



Determining Dimensional Regulations

New dimensional tables will be developed for each new Squares + Streets mixed-use district that may include:

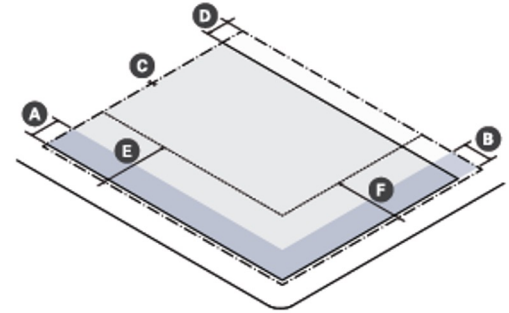
Lot Standards:

- Residential amenity/open space requirements
- Street frontage requirement for different building types

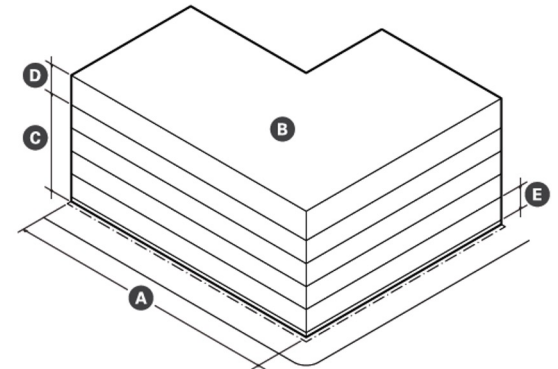
Building Form Standards:

- Building lot coverage
- Facade build-out
- Height
- Maximum building width
- Ground floor height minimum

Lot Standards



Building Form Standards



Land Uses

A photograph of a woman in a light green shirt and black pants standing on a sidewalk in front of a purple building. She is leaning against a black and yellow bicycle. The building has a wooden double door with a glass panel, flanked by ornate black iron gates. The door has several stickers and a house number '264'. To the left is a large window with a hanging ice cream cone decoration. To the right is another window showing a car. Two black metal bollards are in the foreground. The text 'Land Uses' is overlaid in white in the center.

How does zoning regulate land use?

- Boston's Zoning regulates **how land can be used**
- Each land *use* is delegated as **allowed, conditional, or forbidden** in each area of the City
 - Conditional means it requires a conditional use permit from the Zoning Board of Appeal

	Local Convenience		Neighborhood Shopping	
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
Drive-in restaurant	F	F	F	F
Restaurant	A	C	A	A
Take-out restaurant Small ⁽⁶⁾	F	F	C	F
Large ⁽⁶⁾	F	F	C	F

Use Table Modernization

Challenge: Current use regulations are difficult to navigate for both the public and the Inspectional Services Department staff who review building permits.

- Over 250 individual uses in most neighborhood articles
- Unclear for applicants and ISD examiners to categorize a use not explicitly listed in a use table

For non-Article 80 ZBAs 7/20/23-9/26/23, use regulations were the 3rd most common violation cited by ISD (10% of total citations)



Use Table Modernization

Opportunity: Consolidate similar uses and improve definitions; remove obsolete uses; add form and performance standards where appropriate; and apply these definitions to new zoning districts.

Outcomes: A more navigable and predictable zoning code, expediting ISD review and easing the process for property owners.



Modernization Methodology

1. Establish inventory of all uses throughout the zoning code
 - a. Remove obsolete uses
2. Group similar uses together
3. Write new definitions for uses, including form and performance standards where applicable
 - a. Include language that allows Inspectional Services to determine similar uses in the future



Consult with other City departments throughout drafting process

Modernization Methodology

Other City departments consulted (so far):

- Inspectional Services Department
- Licensing Board
- Disabilities Commission
- Age Strong Commission
- Public Health Commission
- Mayor's Office of Arts and Culture
- Air Pollution Control Commission

Inventory of Uses

Automatic teller machine
Bank
Drive-in bank
Post office
Adult education center
community center
day care center
day care center, elderly
library
place of worship
monastery
convent
parish house
Residence for members of religious order
Art gallery
Art Use
Auditorium
Cinema
Concert hall
Museum
Public art, display space
Studio, arts
Studio, production
Theatre
Theater
Ticket sales
Musical instrument repair
Art metal craft shop
Dormitory not accessory to a use
fraternity
Adult bookstore

Bakery
Cannabis Establishment
General retail business
Liquor store
Local retail business
Outdoor sale of garden supplies
Pawnshop
Music store
College or university
Elementary or secondary school
Kindergarten
Professional school
Trade school
Cemetery
Columbarium
Crematory
Funeral home
Mortuary chapel
Cemetery extension
Adult entertainment
Amusement game machines in commercial establishment
Amusement game machines in non-commercial establishment
amusement game machines in noncommercial establishment
Bar
Bar with live entertainment
Restaurant with live entertainment, not operating after 10:30 p.m.
Restaurant with live entertainment, operating after 10:30 p.m.
Bowling alley
Billiard parlor
Dance hall
Drive-in theatre
Fitness center or gymnasium

Private club
Private club not serving alcohol
Private club serving alcohol
Restaurant with entertainment
Social, recreational, or sports center
Concert hall
Clinic
Custodial care facility
Group care residence, general
Group residence, general
Hospital
Nursing or convalescent home
Bed and breakfast
Conference center
Executive suites
Hotel
Motel
Apartment hotel
Cleaning plant
General manufacturing use
Light manufacturing use
Printing plant
Restricted industrial use
Art use
Agency or professional office
General office
Office of wholesale business
back office
Golf driving range
grounds for sport, private
open space
open space recreational building
outdoor place of recreation for profit
Stadium
Automatic telephone exchange
telecommunications data distribution center

Artists' mixed-use
Courthouse
Fire station
Outdoor payphone
Penal institution
Police station
Pumping station
Recycling Facility
Recycling facility (excluding facilities handling toxic waste)
Solid waste transfer station
substation
Sub-station
telephone exchange
barber shops
Research laboratory
Motel
Congregate living complex
Elderly housing
Group residence, limited
Homeless shelter
Lodging house
Mobile home
Mobile home park
Multi-family dwelling
One family detached dwelling
One family semi-attached dwelling
Orphanage
Rowhouse
Temporary dwelling structure
Three family detached dwelling
Townhouse
Transitional housing or homeless shelter
Transitional housing
Two family detached dwelling
Two family semi-attached dwelling
Drive-in restaurant
Restaurant

Take-out restaurant
Animal hospital
Barber or beauty shop
Body art establishment
Caterer's establishment
Check cashing business
Container redemption center
Dry-cleaning shop
Kennel
Laundry, retail service
Laundry, self-service
Photocopying establishment
Shoe repair
Tailor shop
Storage of solid fuel or minerals
Outdoor storage of solid fuel or minerals
Outdoor storage of new materials
Outdoor storage of damaged or disabled vehicles
Outdoor storage of junk and scrap
Outdoor storage of solid fuel or minerals
Storage of flammable liquids and gases
Storage or transfer of toxic waste
Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor, or site assigned and licensed solid waste management facility
Warehousing
Wrecking yard
Storage of Dumpsters
Storage of certain materials
Carpenter's shop
Electrician's shop

Photographer's studio
Plumber's shop
Radio/television repair
Taxidermist shop
Upholsterer's shop
Welder's shop
Airport
Bus terminal
Garage with dispatch
Helicopter landing facility
Motor freight terminal
Rail freight terminal
Railroad passenger station
Water terminal
Water terminal - freight
Water terminal - passenger
Airport-related remote parking facility
Bus servicing or storage
Carwash
Gasoline station
indoor installation of automotive parts
Indoor sale, with or without installation, of automotive parts, accessories and supplies
Indoor sale of automobiles and trucks
Indoor sale of motor vehicles
Outdoor sale of new and used motor vehicles
Parking garage
Railroad passenger station
Parking lot
Rental agency for cars
Rental agency for trucks
Repair garage
Truck servicing or storage
Wholesale business
Machine shop

Over 250 Individual Uses

Grouping Similar Uses

Guiding questions:

What uses are distinctly unique?

What is the scale and impact of each use?

What non-zoning regulations impact the uses? E.x. liquor licenses

Remove Obsolete Uses

Automatic teller machine
Bank
Drive-in bank
Post office
Adult education center
community center
day care center
day care center, elderly
library
place of worship
monastery
convent
parish house
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Group residence, general
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Bed and breakfast
Conference center
Executive suites
Hotel
Motel
Apartment hotel
Cleaning plant
General manufacturing use
Light manufacturing use
Printing plant
Restricted industrial use
Art use
Agency or professional office
General office
Office of wholesale business
back office
Golf driving range
grounds for sport, private
open space
open space recreational building
outdoor place of recreation for profit
Public recreation center
Automatic telephone exchange
telecommunications data production center

Automatic Telephone Exchange

Outdoor Payphone

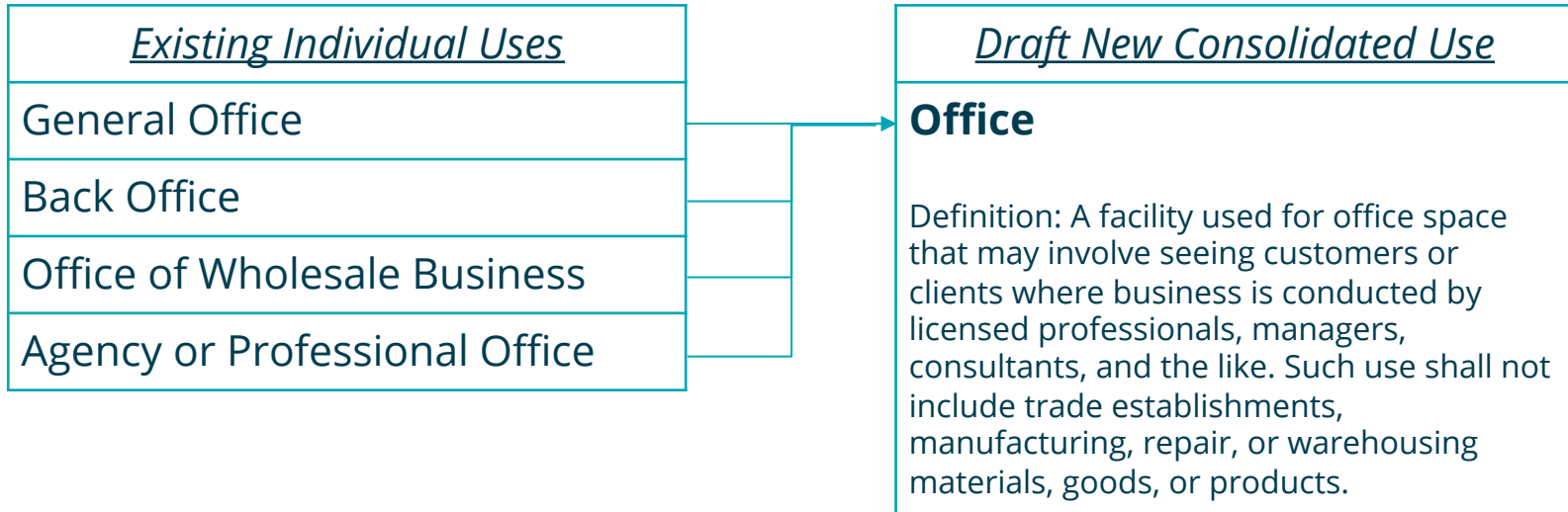
Artists' mixed-use
Courthouse
Fire station
Fire station, telephone exchange
Penal institution
Police station
Pumping station
Recycling Facility
Recycling facility (excluding facilities handling toxic waste)
Solid waste transfer station
substation
Telephone exchange
Telephone exchange
Payphone(s)
Residential complex
Congregate living complex
Elderly housing
Group residence, limited
Homeless shelter
Lodging house
Mobile home
Mobile home park
Multi-family dwelling
One family detached dwelling
One family semi-attached dwelling
Orphanage
Rowhouse
Temporary dwelling structure
Three family detached dwelling
Townhouse
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Transitional housing
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Restaurant

Telephone Exchange Payphone

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Body art establishment
Caterer's establishment
Check cashing business
Container redemption center
Dry-cleaning shop
Kennel
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Laundry, self-service
Photocopying establishment
Shoe repair
Tailor shop
Enclosed storage of solid fuel or minerals
Outdoor storage of solid fuel or minerals
Outdoor storage of new materials
Outdoor storage of damaged or disabled vehicles
Outdoor storage of junk and scrap
Outdoor storage of solid fuel or minerals
Storage of flammable liquids and gases
Storage or transfer of toxic waste
Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor, or site assigned and licensed solid waste management facility
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Water terminal - passenger
Airport-related remote parking facility
Bus servicing or storage
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Gasoline station
indoor installation of automotive parts
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Indoor sale of automobiles and trucks
Indoor sale of motor vehicles
Outdoor sale of new and used motor vehicles
Parking garage
Railroad passenger station
Parking lot
Rental agency for cars
Rental agency for trucks
Repair garage
Truck servicing or storage
Wholesale business
Machine shop

Example #1



Example #2

Existing Individual Uses

Restaurant or bar (without entertainment)

Bakery

Take-out restaurant

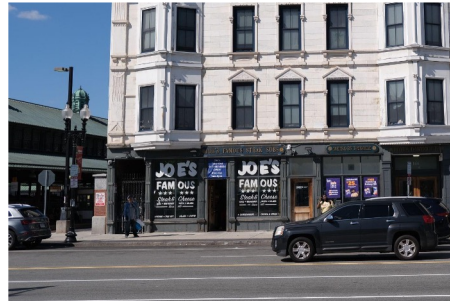
Draft New Consolidated Use

Restaurant or Bar (without Entertainment)

Definition: An establishment devoted primarily to the preparing and retailing and/or on-premises consumption of food and/or alcoholic beverages and which does not regularly host live entertainment events.

Small - Total gross floor area not more than _____ square feet per use.

Large - Total gross floor area not more than _____ square feet per use.



Form and Performance Standards

Examples of considerations and potential standards:

Concerns:

Pollution and contamination



Standards:

Restricting emissions

Noise impacts



Limit hours of operation

Empty or “unactivated” ground floors



Require retail or other active use on ground floor

Big box retail instead of small businesses



Square footage maximums

A vibrant, abstract mural composed of many small, colorful tiles. The artwork features a variety of geometric shapes, including circles, triangles, and squares, in shades of blue, red, yellow, green, and purple. On the left side, there is a stylized face with large eyes and a mustache. The overall composition is dense and dynamic. In the foreground, a person with dark hair, wearing a white tank top and light blue shorts, is walking from left to right, slightly out of focus. The background wall is a deep blue color.

Timeline & Next Steps

Timeline and Next Steps

Mid-Oct

Release of zoning analysis

Gathering stakeholder feedback

Early Nov

Release of citywide draft zoning text amendment

Release of East Boston and Mattapan zoning map amendments

Mid-Nov

Public meetings and broader public feedback period on draft zoning amendments

Dec-Jan

Zoning adoption period with BPDA Board and Zoning Commission meetings for approval

We Need Your Help!

- Learn more at: bostonplans.org/squares and sign up for our email list
- Tell us what is important to **YOU** in Squares + Streets!
 - A building, site or space you love that we should analyze?
 - A community use that you see (or want to see) that we should focus on?
- Help guide us and give us feedback at our virtual office hours and future public meetings!



Share Your Thoughts with Us

Come to Our Virtual Office Hours!

Happening 2-4x week on these weeks:

Week of Oct 30

Week of Nov 6

Week of Nov 13

Week of Nov 20

Week of Nov 27

Week of Dec 4

Attend a Public Meeting!

Mon, Nov 13: Citywide Draft Zoning Text Amendment

Tues, Nov 14: East Boston Draft Zoning Map Amendment

Wed, Nov 15: Mattapan Draft Zoning Map Amendment

Tues, Dec 5: Citywide Final Zoning Text Amendment

Give Us Your Feedback!

Share your thoughts on the zoning amendments on a form that will be shared during the **public comment period from Nov 9 thru Nov 30!**

Discussion



Q&A

- What types of buildings related to Squares + Streets are we missing?
- What are other key dimensional factors should we consider when determining and defining new districts?
- What land uses should we focus on when consolidating and defining them?
- Are there land uses that would benefit your community that the Zoning Code currently does not include or define well enough?
- What other issues are we missing in Boston's existing zoning code that we should address?



Thank you!

for more information visit: <https://www.bostonplans.org/squares>