

# 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.

**(Caboverdean)** 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.

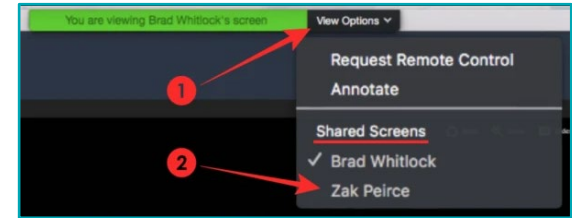
**(Kreyòl Ayisyen)** Chèche bouton "View options" ki anlè ekran ou a epi chwazi "Share Screens", epi chwazi lang ou vle wè nan diapositives yo.

**(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。

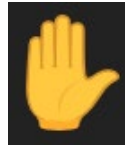


# Zoom Meeting Info + Tips

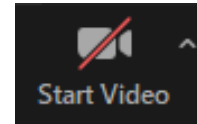
- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.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

# Please 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 that what we cover is accessible to everyone so you can all share your informed feedback!

# Squares + Streets Zoning Team

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**Andrew Nahmias**, Senior Planner II

**Kathleen Onufer**, Deputy Director of Zoning



# Agenda

## 1. Introduction to Squares + Streets

- Squares + Streets Initiative Overview

## 2. Zoning for Squares + Streets

- What is zoning and why are zoning updates needed?
- How and when will these zoning updates be made?

## 3. Zoning Analysis

- Dimensional Regulations
- Land Uses

## 4. Timeline and Next Steps

## 5. Q&A and Discussion



# Introduction - Squares + Streets





# What is the Squares + Streets Initiative?

**Squares + Streets** is a planning and zoning initiative focused on expanding access to Boston's transit-accessible squares and main streets.

It's also one of the first steps towards **citywide zoning reform**, aligned with other citywide initiatives.



# What is the Squares + Streets Initiative?

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, and other local needs



# Why Focus on Squares + Streets?

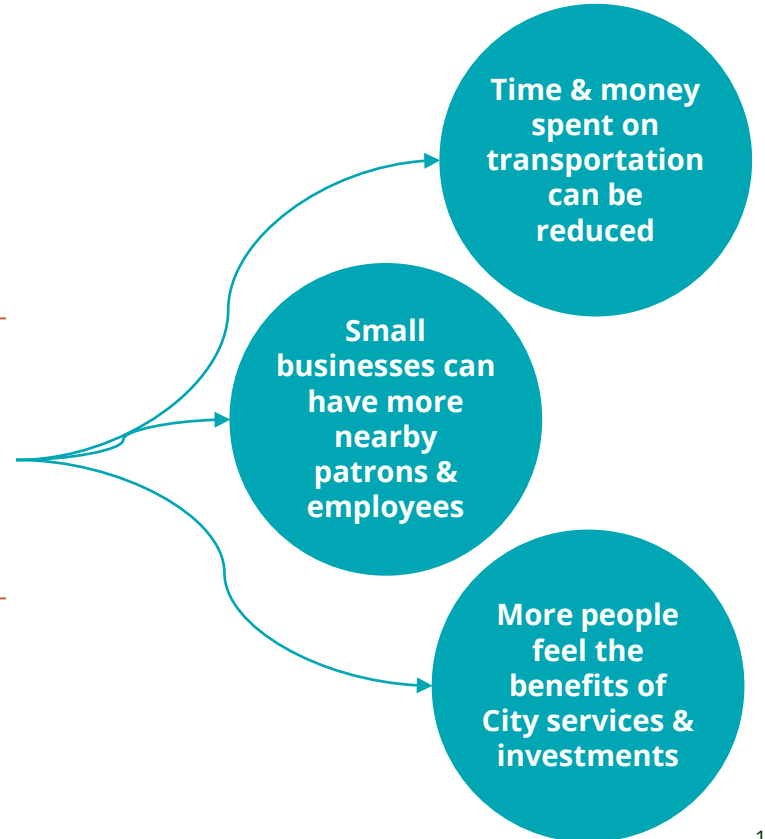
With an **ongoing housing crisis** and **anticipated population growth by over 12% to 800,000**, expanding the supply of housing is essential to the **affordability, resilience, and equity** of our City.

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When **housing growth** is paired with an abundance of commercial, civic, cultural, and transportation **resources**, residents and businesses feel **benefits** beyond access to housing.

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Squares + Streets is a program focused on **realizing the co-benefits of housing production** in Boston's transit-accessible squares and main-streets.



# What are the Goals of the Initiative?

## Affordability

- Facilitate **more housing and commercial opportunities** in neighborhoods
- Reduce resident **travel time** and **transportation spending**
- Promote **efficient delivery** of City services
- Incentivize **affordable housing** opportunities



# What are the Goals of the Initiative?

## Resilience

- Promote transit-oriented growth that **reduces reliance on personal vehicles**
- Strengthen **small business ecosystems**
- Use our streets, public assets, and development standards to produce **resilient streets and sites that protect** against flooding, rising tides, and extreme heat.



# What are the Goals of the Initiative?

## Equity

- Expand **affordable access to neighborhoods** with transit, commercial, and community assets
- Open **investment pathways** for a wider range of people
- Promote **housing diversity** across neighborhoods
- Spread **public and private investment**
- Make development standards more **predictable**



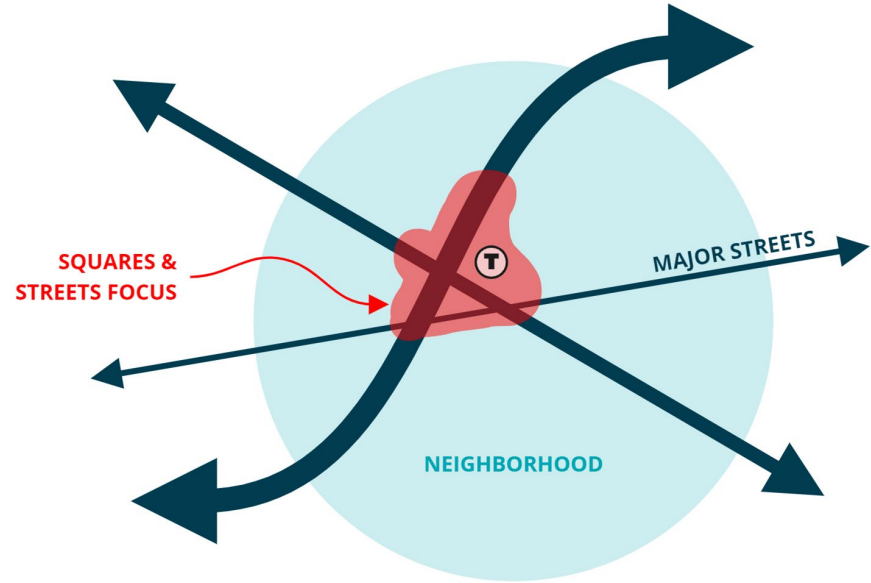
# Zoning for Squares + Streets



# Where: Squares + Streets

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

Our work as the Zoning Reform Team is focused on creating **updated zoning regulations** for our Squares + Streets districts across Boston.





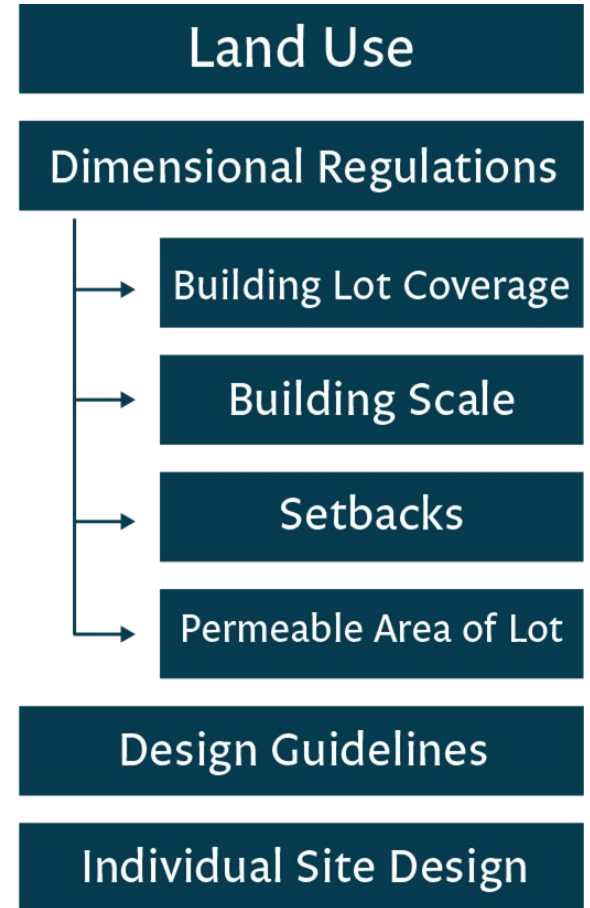
# What is zoning?

**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**.



# How do we update zoning?

## Zoning text amendment

Change(s) in the **text** of the Zoning Code that become **new or updated rules** for land use and development that we can apply to defined sections of the City or the City as a whole.

	One Family (1F)	Two Family (2F)	Three Family (3F)	Conservation Multifamily Residential (MFR)	Community Protection Subdistricts (CPS)	Facilities Subdistricts (CF)
Child care center	EA	EA	EA	EA <sup>(2)</sup>	A	EA

(2) Where designated "A" or "C," provided that such use is located on the ground floor, or in a basement with a separate entrance; otherwise forbidden.

## Zoning map amendment

Change(s) in the the **geographic location and application of specific zoning rules** on the zoning map of one or more areas within the City.



# 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, predictable, 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 using zoning map amendments.

## Spring 2024

Squares + Streets **Small Area Plans** kickoff in January. **Small Area Plans** – a series of **6-9 month processes** that focus on individual squares and streets to convene the public and many City departments in cross-topic planning.

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.) <sup>(1)</sup>	50	50	50
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard <sup>(2)</sup>	none	none <sup>(3)</sup>	none <sup>(3)</sup>
Minimum Side Yard <sup>(4)</sup>	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

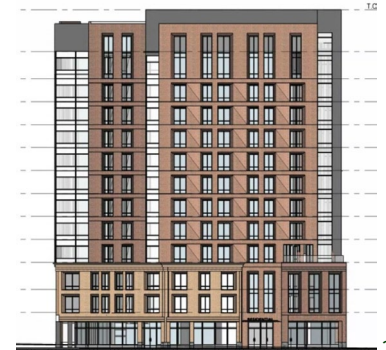
- What does this building look like?
- How is it used?
- How does the ground floor talk to the street?
- What is the parcel shaped like?
- How was it built (zoning variances, parcel history, etc.)

## 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.

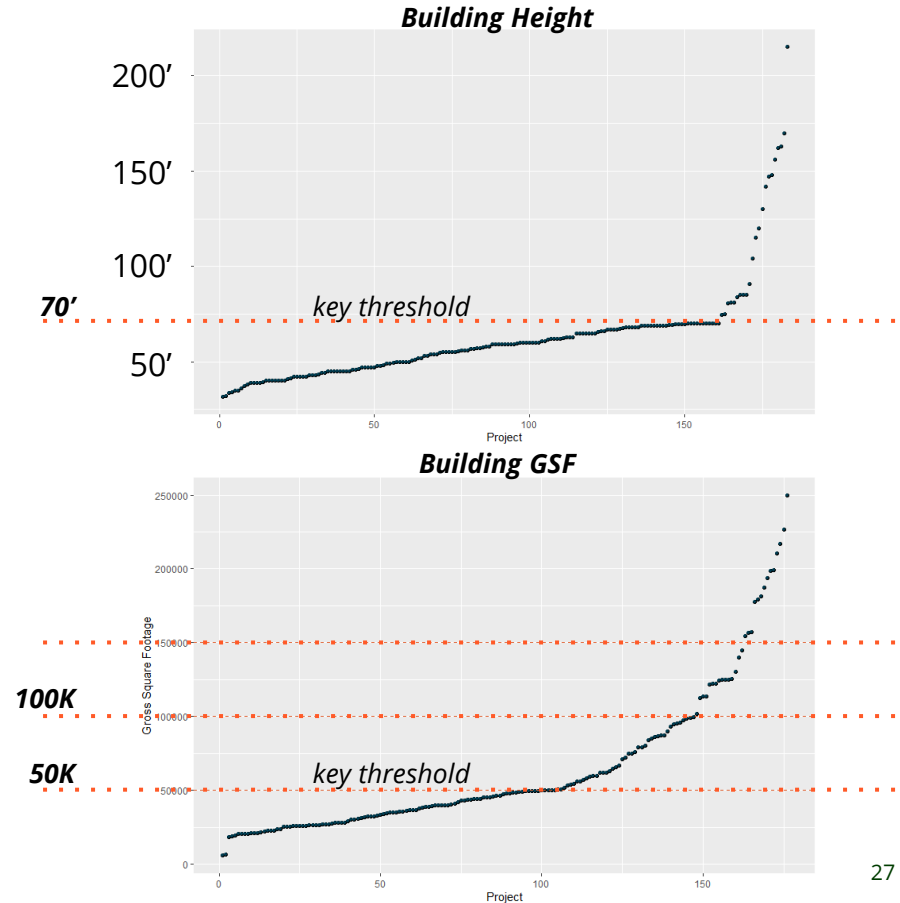


# Analysis Outcomes

- **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)



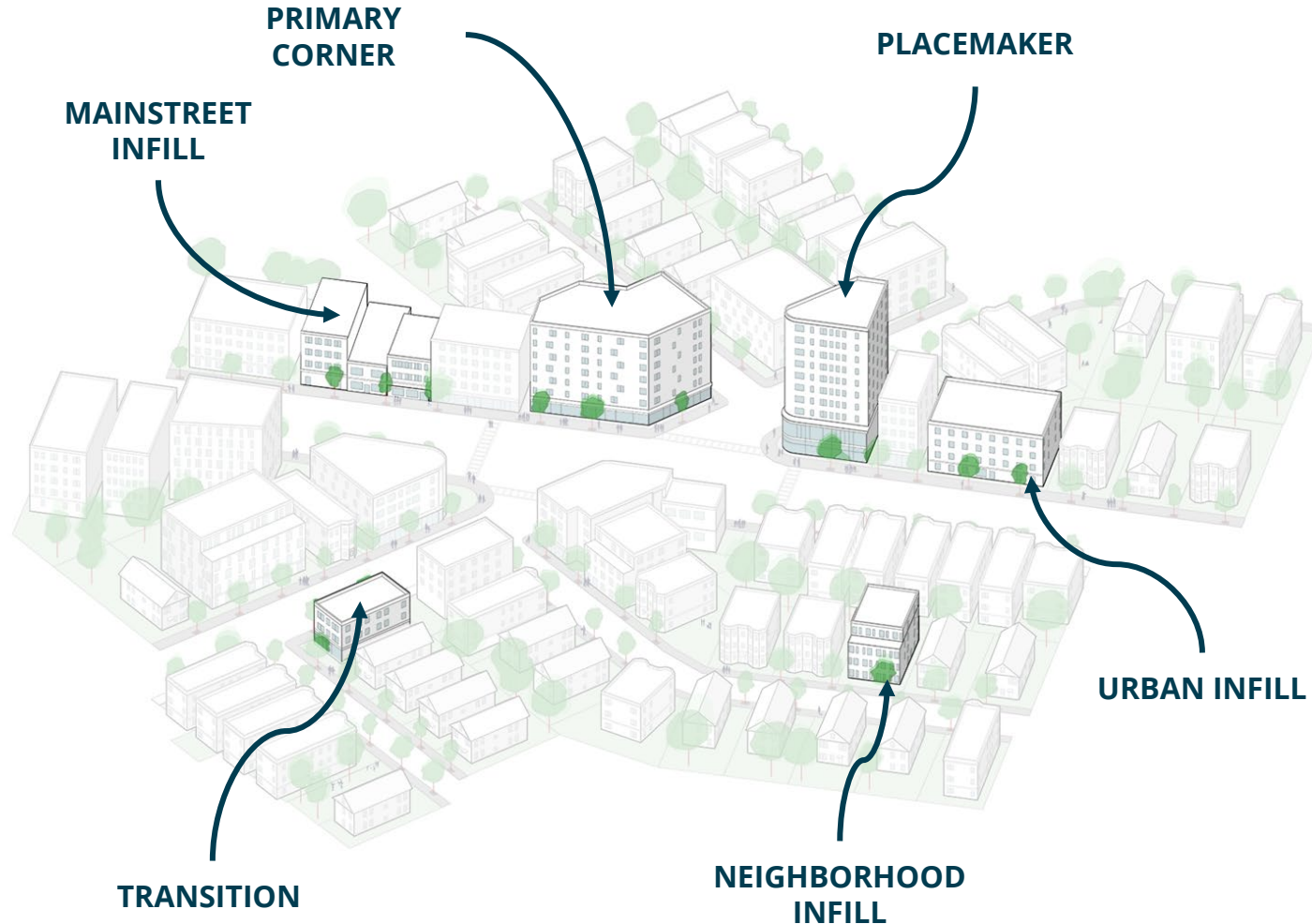
# Takeaways

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
- Height
- Setbacks/Stepbacks

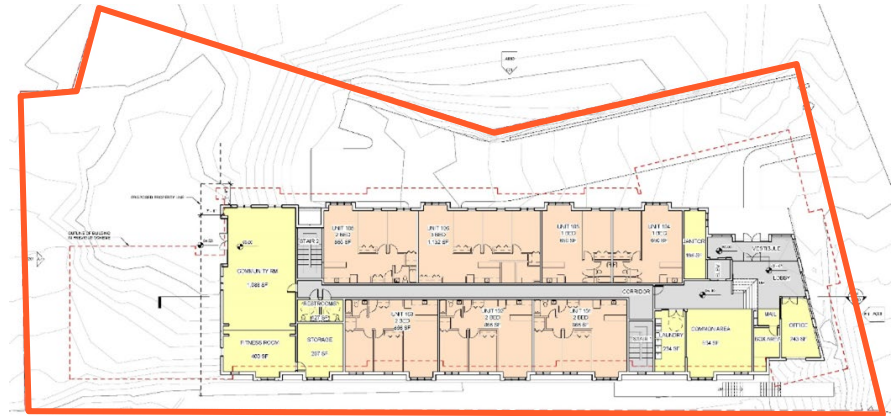


# Parcel Size

- **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.



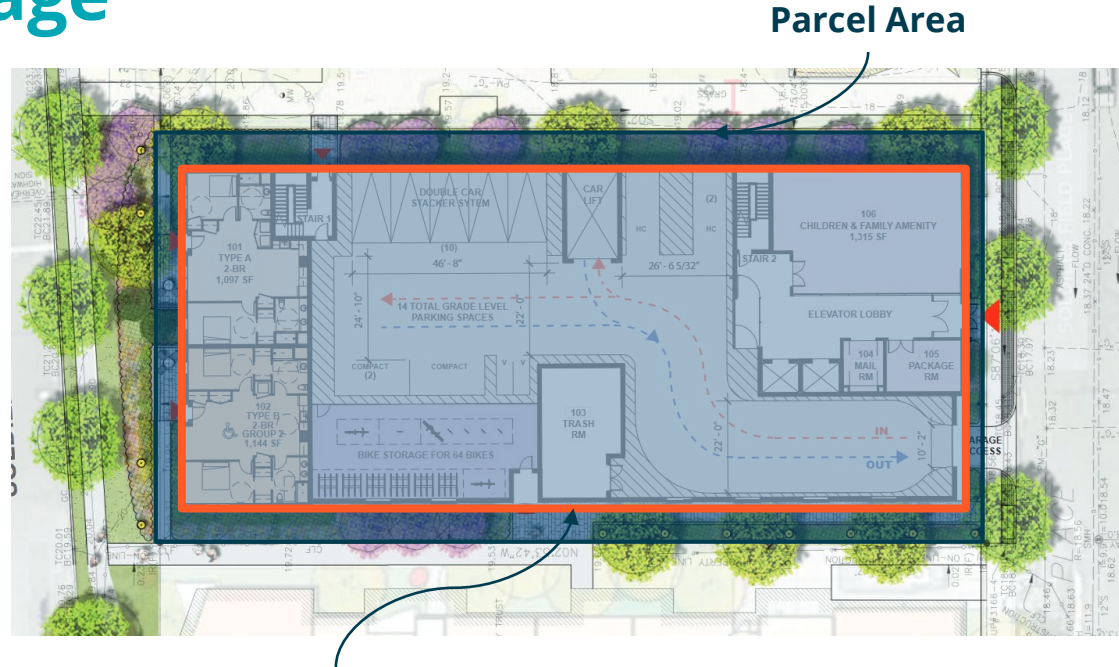
37 Wales Street



Morton Station Village

# 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.



Parcel Area

Building Footprint

40 Soldiers Field Place



# Height

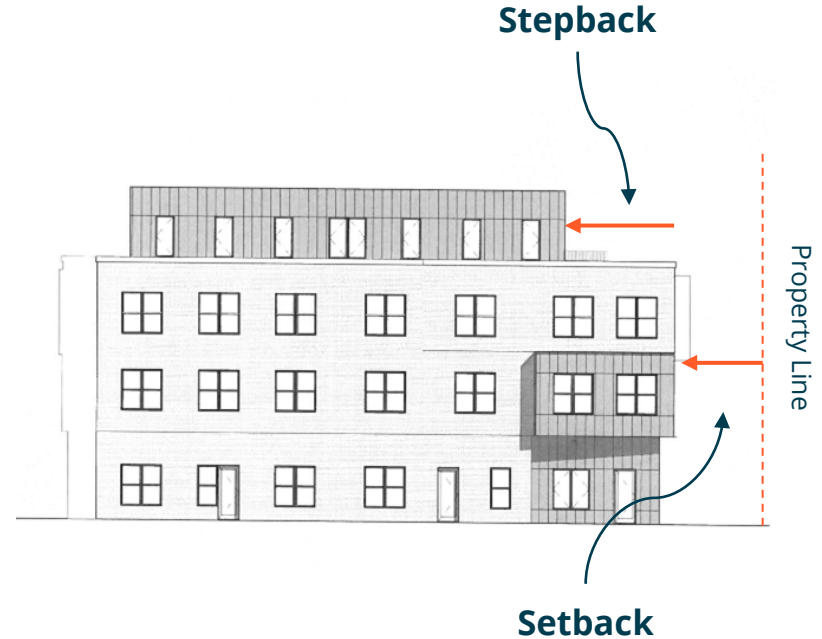
- **What it means:** how tall a building is (measured in stories and/or feet).
- **What it does:** Sets the overall height of a building. Provisions for half-stories or roof slope can require non-flat roof. Excludes non-occupiable space like mechanicals, water towers, etc. when less than 33% of roof.



*11 East Lenox Street*

# Setbacks + Stepbacks

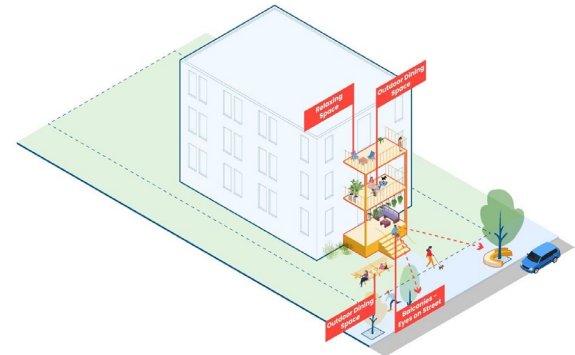
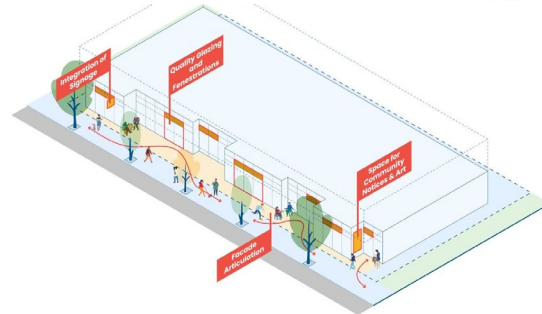
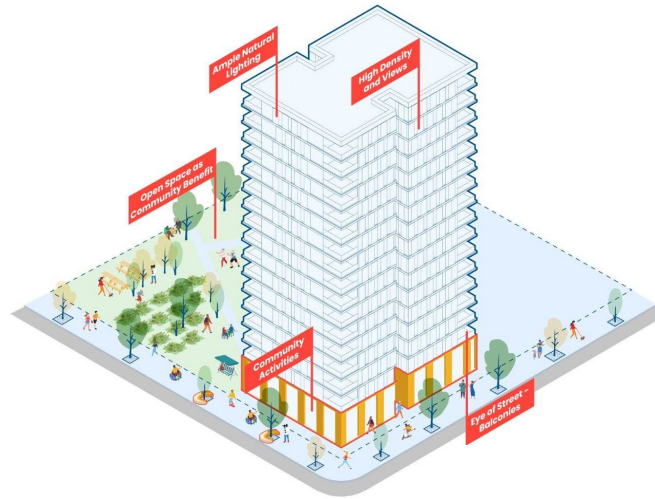
- **What it means:** Setbacks require buildings to be located a minimum distance from the property line. Stepbacks push upper-level stories back from the edge of the building.
- **What it does:** Both dimensions create space between buildings that allows for access to light and air. Setbacks create yards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



# 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



# Summary of Dimensional Regulations

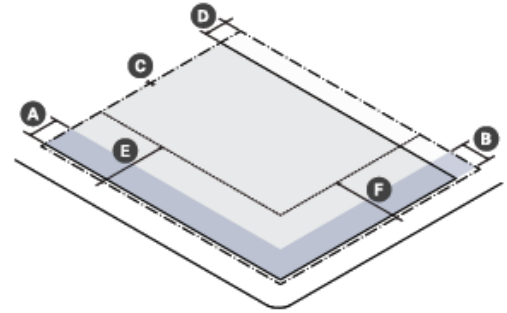
## New Dimensional Controls Will:

- Control building footprint to leave space on the ground for trees, planting, and other amenities
- Enable an as-of-right path for multifamily housing of different sizes and scales in areas that can support increased density

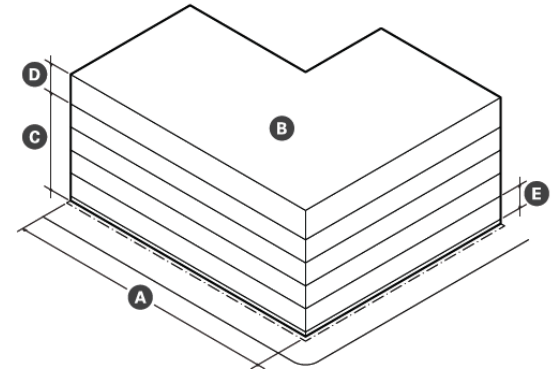
## New Dimensional Controls Will Not:

- Include FAR as a measure of density
- Set parking minimums
- Be applied everywhere in the city

*Lot Standards*



*Building Form Standards*



# Land Uses

A photograph of a woman in a light green shirt and black pants standing with her back to the camera, leaning against a black bicycle with yellow handlebars. She is positioned in front of a purple-painted building entrance. The entrance features a wooden double door with glass panels, one of which is covered in various stickers and has the number '264' visible. The door is flanked by ornate black wrought-iron gates. To the left, a large window displays an ice cream cone decoration. To the right, another window shows a car parked inside. The scene is set on a sidewalk with two black metal bollards in the foreground.

# 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

Restaurant Uses				
	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 <sup>(6)</sup>	F	F	C	F
Large <sup>(6)</sup>	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  
Tavern  
Research laboratory  
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

# 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  
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  
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Rowline 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  
Residential  
Automatic telephone exchange  
telecommunications center

## Outdoor Payphone

Artists' mixed-use  
Courthouse  
Fire station  
Police station  
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)  
Restaurant  
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

## Telephone Exchange Payphone

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  
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  
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  
Wrecking yard  
Repair garage  
Truck servicing or storage  
Wholesale business  
Machine shop

# Grouping Similar Uses

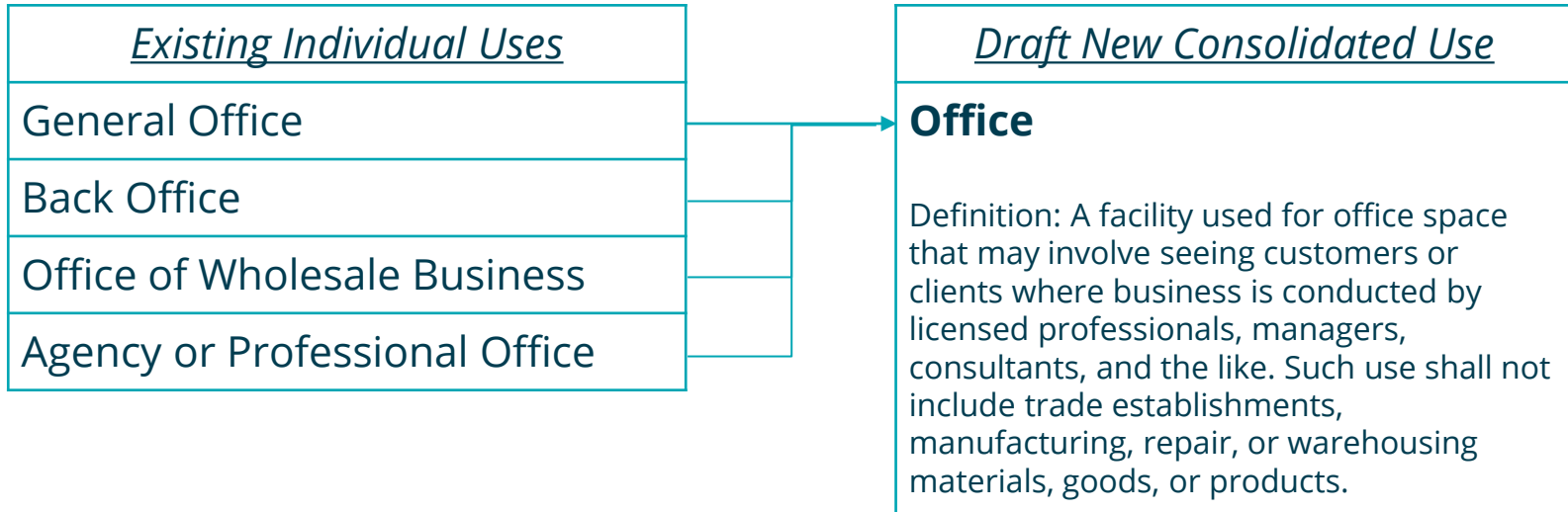
Guiding questions:

*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*

# Draft Example #1



# Draft Example #2

## Existing Individual Uses

Restaurant or bar (without entertainment)

Take-out restaurant

Bakery

## Draft New Consolidated Use

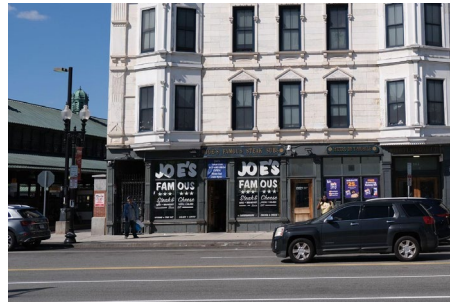
### Bar or Restaurant

Definition: An establishment devoted primarily to the preparing, retailing, on-premises consumption of food and/or alcoholic beverages. Such use may include take-out or host non-ticketed live entertainment.

## Draft New Consolidated Use

### Cafe

Definition: An establishment devoted primarily to the preparing, retailing, and on-premises consumption of food. Such use may include take-out and may not have a total gross floor area exceeding 2,500 SF. Such use shall include a cafe, ice cream parlor, bakery, or similar use.



# Draft 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



The background is a large, colorful abstract mural composed of many small tiles. The mural features a variety of shapes, including circles, triangles, and irregular polygons, in shades of blue, red, yellow, green, and purple. On the left side, there is a stylized face with large eyes and a mustache. 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 overall scene is bright and artistic.

# Timeline & Next Steps

# 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 using zoning map amendments.

## Spring 2024

Squares + Streets **Small Area Plans** kickoff in January. **Small Area Plans** – a series of **6-9 month processes** that focus on individual squares and streets to convene the public and many City departments in cross-topic planning.

Each small area that receives a plan will have **updated zoning maps** that will include the Squares + Streets districts.



# Timeline and Next Steps

## Mid-to-Late 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](https://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 2x week on these weeks (afternoon + evening):**

Week of Oct 30

Week of Nov 6

Week of Nov 20

Week of Nov 27

## 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!**



Hours:  
to Saturday  
11:00 pm  
day  
10:00 pm  
or 617-420-9045  
bargrill@gmail.com

# Q&A / Discussion



# Q&A

- What types of buildings related to Squares + Streets are we missing?
- What are other key dimensional factors (like lot size, heights, open space, etc.) that we should 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>