

# Prasas + Ruas

## Riunion Final sobri Alterason di Testu di Zoniaméntu

*Prupósta di atualizason di zoniaméntu pa ruas prinsipal + séntrus di zónas di Boston*

**Riunion Públiku**

# Kontrolus di Zoom pa Obi Intérpritis

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

**(Kriolu di Kabu Verdi)** Djobe íkuni di interpretason (**globu**) na párti di baxu di ekran y skodje língua ki bu kre obi.

**(Kreyòl Ayisyen)** Chèche ikòn entèpretasyon ki gen fòm (**glòb**) anba ekran ou an epi seleksyone lang ou vle tandè 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。



# Informason + Dikas pa Riunion na Zoom

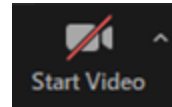
- **BPDA sa ta ben grava es riunion** y publika-l na pájina na internéti di prujétu di BPDA. Si bu ka kre pa gravá-bu durante riunion, disliga bu mikrofóni y kámara.
- **Kontrolus di Zoom sta na párti di baxu di bu ekran.** Klika na kes sínbulu li pa ativa diferentis funson.
- **Utiliza funson di labanta mon** (marka \*9 si bu sa ta partisipa pa telefóni) **y spéra pa bu txomadu pa ativa son** (marka \*6 si bu sa ta partisipa pa telefóni) antes di bu faze pregunta ô kumentáriu.



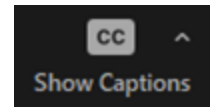
Dizativa/ativa son



Labanta mon pa entra na fila pa faze pregunta ô kumentáriu



Liga/disliga vídiu



Ativa lejetas

# Pidi Sklaresiméntu!

## Faze perguntas na *chat* durantei aprizentason!

Nos ekipa sta dispunível pa risponde durantei aprizentason.

## Pidi pa nu sklarese kualker térmu ô konseitu ki nu diskuti!

Nu kre ten sertéza ma tudu algen ta intende kuzê ki nu fala, pa tudu algen pode da se opinion sklaresidu.



# Prasas + Ruas Ekipa di Zoniaméntu

**Will Cohen**, Planiador Prinsipal II

**Jack Halverson**, Planiador II

**Adam Johnson**, *Designer* (Dizenhador) Urbanu

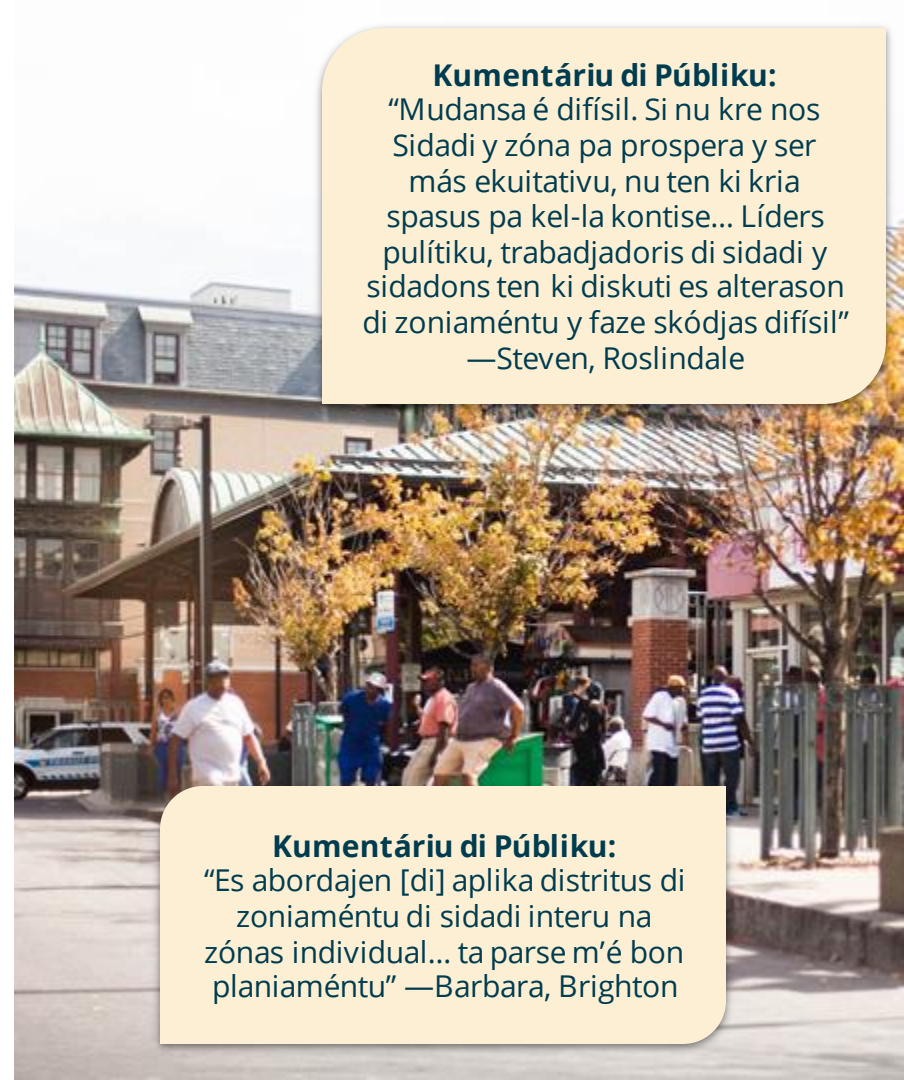
**Maya Kattler-Gold**, Planiadora I

**Eileen Michaud**, Planiadora II

**Andrew Nahmias**, Planiador Prinsipal II

**Abdul-Razak Zachariah**, Planiador I

**Kathleen Onufer**, Diretora-Adjuntu di Zoniaméntu



## **Kumentáriu di Públiku:**

“Mudansa é difísil. Si nu kre nos Sidadi y zóna pa prospera y ser más ekuitativu, nu ten ki kria spasus pa kel-la kontise... Líders pulítiku, trabadjadoris di sidadi y sidadons ten ki diskuti es alterason di zoniaméntu y faze skódjas difísil”

—Steven, Roslindale

## **Kumentáriu di Públiku:**

“Es abordajen [di] aplika distritus di zoniaméntu di sidadi interu na zónas individual... ta parse m'é bon planiaméntu” —Barbara, Brighton

# Ajenda

## Aprizentason di Atualizasons na Alterason di Testu di Zoniaméntu pa Prasas + Ruas (45 min)

1. Prusésu: Undi Nu Sta Oji
2. Kuzê ki sta pa Ben na Prusésu di Planu pa Árias Pikinóti
  - a. Alén di Zoniaméntu, ku Izénplus di Mattapan
3. Alterasons Spisífiku ki Fazedu na Raskunhu
4. Prósimum Pasu
5. **Perguntas and Kumentáriu (75 min)**

### Kumentáriu di Públiku:

“N ta gostaba di kunpra un kaza na Boston un dia.” —Charlie, Jamaica Plain

### Kumentáriu di Públiku:

“Kel-li ta ben pirmiti pa moradoris atual fika na ses kumunidadi, y pa nóvus morador muda pa la! Un grandi vantaji pa Boston” —Michael, Fenway



# Kronograma pa Fázi 1 di Zoniaméntu S+S

**“Priméru pasu, pa...nu pode fala di kada zóna, é pa koloka iliméntus di bázi na kódigu di zoniaméntu”**

— Prizidenti di Kámara Wu, na Riunion di Asosiason di Zóna di Hyde Park, dia 29/1/24, na diskuson sobri prumuson di Fázi 1 di Prasas + Ruas

## **Kumentáriu di Públiku:**

“N ta spéra ma es prusésu ka ta atrazadu”  
— Stefan, Brighton

## **Kumentáriu di Públiku:**

“Ka fika klaru pa mi pamódi ki BPDA tene présa pa aprova es alterason na zoniaméntu komu un kondison nisisáriu pa planiaméntu lokal”.  
— James, Hyde Park

## **Kumentáriu di Públiku:**

“Pur favor, N meste más ténpu pa N intende kel alterason”.  
— Anne, Hyde Park

## **Kumentáriu di Públiku:**

“N ta spéra sinséramenti ma kes prusésu li ta avansa rápidamenti, sima foi planiadu”.  
— Ben, Roslindale

## **Kumentáriu di Públiku:**

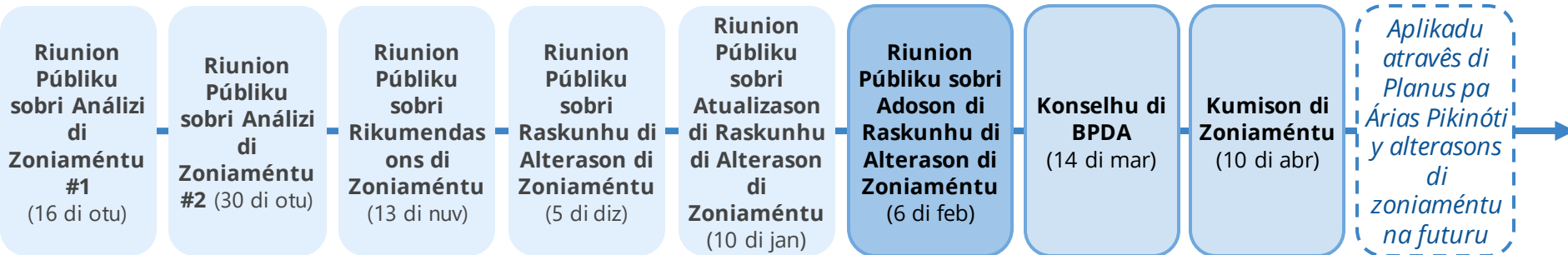
“Prusésu sa ta prisipitadu ku puku ô ninhun konsiderason pa priokupasons di moradoris”.  
— Jeanne, West Roxbury

## **Kumentáriu di Públiku:**

“Ka meste présa. Nu meste peluménus 90 dia, un ténpu razuável, pa informa nos vizinhos, pa trabadja ku nhos, pa faze divulgason”...  
— Mimi, Hyde Park

# Kronograma di Zoniaméntu di Prasas + Ruas

Undi nu sta  
oiji



- Es simana, nu ta ben lansa:
  - un **raskunhu atualizadu, ku alterasons anotadu**, es simana.
  - tudu kumentáriu di públiku ki nu resebe durante **piríudu di kumentáriu, ku rispóstas**, es simana.
- Dja nu **marka más oráriu di atendiméntu** pa prósimu mês, pa oferese más oportunitadís di splika kel zoniaméntu prupostu, inkluidu rispóstas pa perguntas ditalhadu.
- Nu ka sta ben faze grandis rivizon nen kria un nóvu piríudu di kumentáriu, durante es ténpu.
- É klaru di kumentáriu di públiku sénpri ta buskadu pa Konselhu di BPDA y Kumison di Zoniaméntu.
- Kumison di Zoniaméntu ta inklui un audiénsia públiku, undi ki kualker algen pode da un dipoiméntu di 2 min.





# Distritus di Prasas + Ruas: Artigu 26

- 6 pájina di nóvu di testu di zoniaméntu pa 6 nóvu distritu.
- **Rigulaméntus di utilizason** sta na Artigu 8, ku nórmás di utilizason y dizenpenhu spisífiku pa distritus n'es Artigu.
- **Rigulaméntus dimensional** ta inklui nórmás di lóti y nórmás di fóрма di konstruson.
- **Inkluídu nóvus definison** ki ta ben sta na Artigu 2

color code key: **new district** **all other changes**

## 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. These district types and their purposes are listed here in order of intensity:

- The S-0 Transition Residential district is primarily a residential district that provides a transition from mixed-use and high activity squares and streets to lower activity residential areas. Transition Residential offers some flexibility in use but articulates the edges of the higher density growth areas. Residential uses are limited to no more than 14 dwelling units and have lot coverage, yard, and permeable area of lot dimensional requirements.
- The S-1 Main Street Living district is a mixed-use district with majority residential uses and small to moderate square footage on individual floors of buildings. Buildings may include small-scale storefronts or offices on the ground floor in addition to residential uses. Small-scale side and front yards provide a buffer with lower and higher scale areas.
- The S-2 Main Street Mixed Use district allows for medium-scale buildings with facades that fill the front of the lot to help create a continuous and active main street.
- The S-3 Active Main Street district includes Main Street mixed-use buildings that allow residential, hospitality, and commercial uses on upper floors. The district accommodates larger-scale ground floor destinations and introduces requirements for active uses on the ground floor. Medium-scale buildings are allowed in the district, with zero-lot-line conditions.
- The S-4 Active Squares district is characterized by medium-scale mixed-use buildings with a wide range of active ground floor uses. Upper floors in this district can be residential or commercial, but dwelling units are not allowed on the ground floor primary street frontage.
- The S-5 Placemaker Squares district is intended for areas in the heart of business corridors or closest to transit. With high street frontages, this district punctuates density and/or urban design. Commercial, hospitality, and entertainment uses are allowed throughout the building and active uses are required on the ground floor.

### Section 26-2. - Establishment of Squares + Streets Districts

- This Section 26-2, taken with Section 3-1 (Establishment of Zoning Districts) establishes six Squares + Streets districts (S0, S1, S2, S3, S4, and S5). A Squares + Streets District is indicated by any abbreviation "S0", "S1", "S2", "S3", "S4", or "S5" on any official zoning map of the City of Boston. The provisions of this Article and the remainder of the Code constitute the zoning regulations in a Squares + Streets District. Where conflicts exist between a provision of this Article and the remainder of the Code, the provision of this Article shall govern, unless this Article specifically indicates otherwise.
- Use Regulations Applicable in Squares + Streets Districts**  
Use regulations for Squares + Streets districts are set forth in Article 8 of this code. Additional use and performance standards are set forth in Table A of this Article.
- Dimensional Regulations Applicable in Squares + Streets Districts**  
Dimensional Regulations for Squares + Streets districts are set forth in Table B of this Article.

# Mudernizason di Utilizason di Terenu: Artigu 8

- 17 pájina di nóvu testu di zoniaméntu, ki ta muderniza testu izistenti na kódigu interu.
- Nos **vizon di longu prazu** é ki kel-li ta ben ser úniku tabéla di utilizason na kódigu.
- Ku un tabéla di utilizason, nu pode faze **alterasons na óra**, na midida ki nóvus utilizason, ki meste ser rigulamentadu, ta bá ta surji ô ta muda.
- Otus pikénu alterason ta inklui iliminason di distritus y di un utilizason (sentral di telefóni públiku) ki ka ta izisti más.

color code key: **new districts**, **removed ground floor restrictions**, **all other changes**

Portions of the current Zoning Code have been rearranged to improve the Code's structure. Notes explaining this draft's relationship to the current Code are found in brackets above each section.

## ARTICLE 8 REGULATION OF USES

[current Section 8-1 and beginning of Section 8-7]

### Section 8-1. Uses Regulated by Districts.

In each district the use of land and structures is hereby regulated as provided in the following sections.

No land or structure shall be erected, used, or arranged or designed to be used, in whole or in part, except in conformity with the following tables and provisions or as otherwise provided in regulations pertaining to **a district or a special purpose overlay district within this Code**, **special purpose overlay district**, **neighborhood district**, **down-town district**, **water-front office district**, **water-front manufacturing district**, **light manufacturing district**, or the **Harborfront District**.

[current Section 8-2; Section 8-3; Section 8-4; Section 8-5; and Section 10-1 and 10-3]

### Section 8-2. General Use Provisions.

- 1. Allowed Uses.** In any applicable district, land or structures may be used for specific purposes where such use is allowed and designated "A," "A\*," "A-G," or "A-G\*" in Table A or Table B of Article 8.
- 2. Conditional Uses.** In any applicable district, land or structures may be used for specific purposes where such use is conditional and designated "C," "C\*," "C-G," or "C-G\*" in Table A or Table B of Article 8, upon receipt of a conditional use permit from the Board of Appeals. The procedure and conditions required for receiving such permit can be found in Article 6. The continued right to a conditional use is dependent upon maintaining the character and extent of operations and structures.
- 3. Forbidden Uses.** In any applicable district, no land or structure may be used for specific purposes where such use is forbidden and designated "F" in Table A and Table B of Article 8, unless such land or structure is allowed as a nonconforming use under the provisions of Article 9.
- 4. Uses Subject to Other Regulations.** Allowed and conditional uses shall be subject to dimensional regulations, provisions for off-street parking and loading, and to such other provisions as are specified in other sections of this code. Uses designated in Table A of this Article 8 as "A\*," "A-G\*," "C-G\*," or "C\*" are subject to any applicable Use and Performance Standards provisions identified in the corresponding district article.
- 5. Accessory Uses.** The following provisions apply to any Accessory Use:
  - a) General Accessory Use Provisions.** Unless otherwise defined as a district accessory use in Table A, any use that is allowed as a principal use in a District in Table A is also allowed as an accessory use in such district. For each District in Table A, an accessory use ordinarily incident to a lawful principal use is allowed, subject to the provisions of Section 8-3 unless such use is:
    - i) defined as a district accessory use in Table A; and**

# Otus Alterason

- Inklui **testu di zoniaméntu izistenti** ki ka foi alteradu, djuntu ku nóvus testu, pa **transparénsia total**: é purisu ki alterason é kunpridu.
- **Alterasons administrativu**: akresenta distritus S+S na kes distritu ki sta sujeitu a regulaméntus di sinalizacion, nórmas di stasionaméntu, régras administrativu di kódigu, ets.
- Na kes kazu undi ki testu izistenti tene érus (omisons na pasadu, dispuzisons ki ka ta koresponde a rikizitus munisipal/stadual), nu atualizá-s.

**ARTICLE 2**

**A01** **Adding.** To be read to or where a common boundary with a building or an area of land such as a lot, block, or zoning district.

**A02** **Share wall of facade.** The continuous wall of a portion of the ground-floor building facade that fronts a Primary Lot Portage which does not have windows or entrances that pedestrians can pass through.

**A03** **Above Story, First.** The lowest story of which sixty-five percent (65%) or more of the height is above grade. See also Ground Floor.

**A04** **Ground Floor.** The lowest story of which sixty-five percent (65%) or more of the height is above grade. See also Story, First.

**A05** **Ground Floor Active Use Death.** The depth of interior space devoted to an Active Use, as defined in Article 8, Table A, on the ground floor of a building, measured as the distance from the building facade towards the interior of the building.

**A06** **Outdoor amenity space.** A locale open to the outdoor air directly accessed from the ground floor or upper stories of a building either a pedestrian accessibility, that it intended to be used for active or passive recreational use such as playing, gathering, and walking by building occupants and/or the public. Outdoor structures that provide shade or protection from the elements, but are otherwise open to the outdoor air, such as pergolas and canopies, may be included as part of outdoor amenity space.

Types of spaces that shall count towards outdoor amenity space include:

1. Publicly Accessible Open Space, as defined in Article 8; or
2. New portions of public sidewalks created within the lot line; or
3. Outdoor spaces for tennis or basketball, including tennis courts, or ball courts in outdoor courts and performance areas; or
4. Publicly accessible through-walk pedestrian connections of a width not less than ten (10) feet; or
5. Private amenity space intended to be used primarily by the building occupants, such as patios, interior courtyards, enclosed gardens, playgrounds, flower gardens, or lawn terraces, or programmed or landscaped yards, provided that such spaces have an unobstructed

5

## Artigu 2

horizontal parapet, the top of said parapet.

(1) A permanent non-illuminated sign on the inside of the glass of a window, provided that the total area of the sign does not exceed thirty percent of the total glass area of window appropriate to the use to which the sign is accessory, and provided the signs on ground floor windows be included in calculating the total area of signs on a sign-horag.

(2) A sign attached at right angles to a building, provided that such sign has no more than two faces and

(3) there is no more than one such sign for each entrance door to a business establishment;

(4) it projects no more than six feet, plus a reasonable allowance for field fastening, from the building;

(5) the sign advertises a use which occupies at least 18 feet of sign horag;

(6) the bottom of the sign is at least ten feet from grade and its top is no higher than whichever of the following is lower: twenty-five feet above grade; the top of the eave of the first level of windows above the first story; or the lowest point of the roof surface, except in the case of a one-story building with a continuous horizontal parapet, the top of said parapet;

(7) the area of the sign shall not exceed twenty-four square feet on either side, excepting that an additional ten square feet on each face is allowed for a sign which incorporates a public service message device such as a time and temperature sign;

(8) there are no exposed guy wires or turnbuckles;

(9) One free standing sign, except in R-2, R-3-45, R-4, R-4-5a, R-6-90a, R-6, R-6-12a, R-8-120a, R-8-120c, or R-30, 3c, 5c, 5z, 13, 14, or 15 district, or the Harborpark District, provided that such sign has no more than two faces and

(1) if there is one use, as defined by Article 8, on the lot, the area of each face does not exceed sixty-five square feet and the top of such sign is no higher than twenty-five feet above grade; or

(2) if there are two or more such uses on the lot, the area of each face does not exceed one hundred twenty-five square feet and the top of such sign does not exceed thirty feet above grade; excepting, however, that a lot with a street line or lines of two hundred or more feet may have two free standing signs, or a single sign which is two times the area otherwise permitted.

## Artigu 11

**(A) Neighborhood Districts**

**See Appendix A for the article for a list of Neighborhood Districts.**

Allen-Brighton Neighborhood District	Collis Park Neighborhood District
Ashburton-Creek Neighborhood District	Granville Park Neighborhood District
Bay Village Neighborhood District	Massachusetts College of Pharmacy Institutional District
Beth Israel Hospital Institutional District	Mission Hill Neighborhood District
Charlestown Neighborhood District	New England Deaconess Hospital Institutional District
<b>City Square Neighborhood District</b>	<b>North End Neighborhood District</b>
Dane Parker Center Institute Institutional District	North End Neighborhood District
Dorchester Avenue Neighborhood District	North End Neighborhood District
Dorchester Neighborhood District	North End Neighborhood District
East Boston Neighborhood District	North End Neighborhood District
Fenway Neighborhood District	North End Neighborhood District
Greater Mattapan Neighborhood District	West Roxbury Neighborhood District

**(B) Harborpark District**

**(C) Special District**

General Artery Special District

## Artigu 3

**Section 23-9, Signs.**

All off-street parking facilities **subject to this Article** shall meet the following specifications:

(1) **Off-street parking facilities subject to this Article** shall have a **sign** parking facilities shall not exceed 12 feet in height for general access with four-foot sign height, and shall not exceed 18 feet in height for access to **publicly accessible** with 10 or greater access.

(2) **Off-street parking facilities subject to this Article** shall have a **sign** parking facilities shall not exceed 12 feet in height for general access with four-foot sign height, and shall not exceed 18 feet in height for access to **publicly accessible**.

(3) Such facilities shall have an access to the street, and shall be so designed as not to constitute a nuisance or hazard or unreasonable impediment to traffic, **pedestrians**, and all lighting shall be arranged so as to avoid glare and view from streets and residences.

(4) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained and maintained as to prevent water and dirt from being blown upon any street or another lot.

(5) Such facilities shall not be used for automobile sales, deal storage, or repair work, dismantling or servicing of any kind.

(6) Such lot areas shall be devoted entirely to the use **of the off-street parking facilities** for parking vehicles, **the location of such off-street parking facilities** shall be as follows:

Access to Street	Maximum Area of Off-Street Parking	Maximum Height of Off-Street Parking	Maximum Area of Off-Street Parking on One Side of the Street	Maximum Area of Off-Street Parking on Two Sides of the Street
12 feet or less	0	12	12	12
13 to 18 feet	0	12	12	12
19 to 24 feet	0	12	12	12
25 to 30 feet	0	12	12	12
31 to 36 feet	0	12	12	12
37 to 42 feet	0	12	12	12
43 to 48 feet	0	12	12	12
49 to 54 feet	0	12	12	12
55 to 60 feet	0	12	12	12
61 to 66 feet	0	12	12	12
67 to 72 feet	0	12	12	12
73 to 78 feet	0	12	12	12
79 to 84 feet	0	12	12	12
85 to 90 feet	0	12	12	12
91 to 96 feet	0	12	12	12
97 to 102 feet	0	12	12	12
103 to 108 feet	0	12	12	12
109 to 114 feet	0	12	12	12
115 to 120 feet	0	12	12	12
121 to 126 feet	0	12	12	12
127 to 132 feet	0	12	12	12
133 to 138 feet	0	12	12	12
139 to 144 feet	0	12	12	12
145 to 150 feet	0	12	12	12
151 to 156 feet	0	12	12	12
157 to 162 feet	0	12	12	12
163 to 168 feet	0	12	12	12
169 to 174 feet	0	12	12	12
175 to 180 feet	0	12	12	12
181 to 186 feet	0	12	12	12
187 to 192 feet	0	12	12	12
193 to 198 feet	0	12	12	12
199 to 204 feet	0	12	12	12
205 to 210 feet	0	12	12	12
211 to 216 feet	0	12	12	12
217 to 222 feet	0	12	12	12
223 to 228 feet	0	12	12	12
229 to 234 feet	0	12	12	12
235 to 240 feet	0	12	12	12
241 to 246 feet	0	12	12	12
247 to 252 feet	0	12	12	12
253 to 258 feet	0	12	12	12
259 to 264 feet	0	12	12	12
265 to 270 feet	0	12	12	12
271 to 276 feet	0	12	12	12
277 to 282 feet	0	12	12	12
283 to 288 feet	0	12	12	12
289 to 294 feet	0	12	12	12
295 to 300 feet	0	12	12	12
301 to 306 feet	0	12	12	12
307 to 312 feet	0	12	12	12
313 to 318 feet	0	12	12	12
319 to 324 feet	0	12	12	12
325 to 330 feet	0	12	12	12
331 to 336 feet	0	12	12	12
337 to 342 feet	0	12	12	12
343 to 348 feet	0	12	12	12
349 to 354 feet	0	12	12	12
355 to 360 feet	0	12	12	12
361 to 366 feet	0	12	12	12
367 to 372 feet	0	12	12	12
373 to 378 feet	0	12	12	12
379 to 384 feet	0	12	12	12
385 to 390 feet	0	12	12	12
391 to 396 feet	0	12	12	12
397 to 402 feet	0	12	12	12
403 to 408 feet	0	12	12	12
409 to 414 feet	0	12	12	12
415 to 420 feet	0	12	12	12
421 to 426 feet	0	12	12	12
427 to 432 feet	0	12	12	12
433 to 438 feet	0	12	12	12
439 to 444 feet	0	12	12	12
445 to 450 feet	0	12	12	12
451 to 456 feet	0	12	12	12
457 to 462 feet	0	12	12	12
463 to 468 feet	0	12	12	12
469 to 474 feet	0	12	12	12
475 to 480 feet	0	12	12	12
481 to 486 feet	0	12	12	12
487 to 492 feet	0	12	12	12
493 to 498 feet	0	12	12	12
499 to 504 feet	0	12	12	12
505 to 510 feet	0	12	12	12
511 to 516 feet	0	12	12	12
517 to 522 feet	0	12	12	12
523 to 528 feet	0	12	12	12
529 to 534 feet	0	12	12	12
535 to 540 feet	0	12	12	12
541 to 546 feet	0	12	12	12
547 to 552 feet	0	12	12	12
553 to 558 feet	0	12	12	12
559 to 564 feet	0	12	12	12
565 to 570 feet	0	12	12	12
571 to 576 feet	0	12	12	12
577 to 582 feet	0	12	12	12
583 to 588 feet	0	12	12	12
589 to 594 feet	0	12	12	12
595 to 600 feet	0	12	12	12
601 to 606 feet	0	12	12	12
607 to 612 feet	0	12	12	12
613 to 618 feet	0	12	12	12
619 to 624 feet	0	12	12	12
625 to 630 feet	0	12	12	12
631 to 636 feet	0	12	12	12
637 to 642 feet	0	12	12	12
643 to 648 feet	0	12	12	12
649 to 654 feet	0	12	12	12
655 to 660 feet	0	12	12	12
661 to 666 feet	0	12	12	12
667 to 672 feet	0	12	12	12
673 to 678 feet	0	12	12	12
679 to 684 feet	0	12	12	12
685 to 690 feet	0	12	12	12
691 to 696 feet	0	12	12	12
697 to 702 feet	0	12	12	12
703 to 708 feet	0	12	12	12
709 to 714 feet	0	12	12	12
715 to 720 feet	0	12	12	12
721 to 726 feet	0	12	12	12
727 to 732 feet	0	12	12	12
733 to 738 feet	0	12	12	12
739 to 744 feet	0	12	12	12
745 to 750 feet	0	12	12	12
751 to 756 feet	0	12	12	12
757 to 762 feet	0	12	12	12
763 to 768 feet	0	12	12	12
769 to 774 feet	0	12	12	12
775 to 780 feet	0	12	12	12
781 to 786 feet	0	12	12	12
787 to 792 feet	0	12	12	12
793 to 798 feet	0	12	12	12
799 to 804 feet	0	12	12	12
805 to 810 feet	0	12	12	12
811 to 816 feet	0	12	12	12
817 to 822 feet	0	12	12	12
823 to 828 feet	0	12	12	12
829 to 834 feet	0	12	12	12
835 to 840 feet	0	12	12	12
841 to 846 feet	0	12	12	12
847 to 852 feet	0	12	12	12
853 to 858 feet	0	12	12	12
859 to 864 feet	0	12	12	12
865 to 870 feet	0	12	12	12
871 to 876 feet	0	12	12	12
877 to 882 feet	0	12	12	12
883 to 888 feet	0	12	12	12
889 to 894 feet	0	12	12	12
895 to 900 feet	0	12	12	12
901 to 906 feet	0	12	12	12
907 to 912 feet	0	12	12	12
913 to 918 feet	0	12	12	12
919 to 924 feet	0	12	12	12
925 to 930 feet	0	12	12	12
931 to 936 feet	0	12	12	12
937 to 942 feet	0	12	12	12
943 to 948 feet	0	12	12	12
949 to 954 feet	0	12	12	12
955 to 960 feet	0	12	12	12
961 to 966 feet	0	12	12	12
967 to 972 feet	0	12	12	12
973 to 978 feet	0	12	12	12
979 to 984 feet	0	12	12	12
985 to 990 feet	0	12	12	12
991 to 996 feet	0	12	12	12
997 to 1002 feet	0	12	12	12

The following provisions shall only apply to **Section 23-9, Signs**.

(1) **Signs shall conform to the following specifications:**

## Artigu 23

# Akonpanhaméntu di Alterasons ki Fazedu en Rispósta a Kumentáriu di Públiku

Mudansas na raskunhu di testu di alterason di 05/12 sta anotadu y distakadu na sigintis kor:

Nóvu distritu (S-5)

Ilimina ristrisons di utilizason di rés-di-txon

Tudu otus alterason

color code key: new district, removed ground floor restrictions, all other changes

Grocery Store - Large	F	F	C	C* <del>G</del>	A*	A*
Entertainment/Events - Extra Small	C-G	A-G	A-G	A-G*	A*	A*
Entertainment/Events - Small	F	A-G	A-G	A-G*	A*	A*
Entertainment/Events - Medium	F	F	C-G	A-G*	A*	A*
Entertainment/Events - Large	F	F	F	C*	C*	C*
Entertainment/Events - Extra Large	F	F	F	F	F	F
Makerspace	F	A <del>G</del>	A <del>G</del>	A* <del>G</del>	A*	A*
Museum or Art Gallery	F	A <del>G</del>	A <del>G</del>	A*	A*	A*
Restaurant - Small	C-G	A-G	A-G	A*	A*	A*

# Módi ki nu Resebe Kumentáriu sobri Alterason di Testu di Zoniaméntu

## Riunions Adisional + Grupos di Diskuson

Aprizentadu na riunions di kumunidade organizadu pa asosiasons di zóna + grupus kumunitáriu

**5 grupu di diskuson** ku *designers*, prumutoris imobiliáriu di pikénu skala, prumutoris di moradias di baxu kustu

**2 workshop (seson di trabadju)** ku Konselhu di Juventudi di Kámara Munisipal y Konselhu Kumunitáriu di Gabinete di Involviméntu y Prumuson di Juventudi

## Oráriu di Atendiméntu di Kumunidade

**22 seson di oráriu di atendiméntu di un óra**, tudu simana, di tardi y di noti, di simana di 5 di dizénbru ti simana di 25 di janeru

Apontaméntus di oráriu di atendiméntu foi apruveitadu komu más un oportunitadi di resebe kumentáriu públiku **di más di 35 morador**

## Furmuláriu y Aprizentasons di Kumentáriu Públiku

Resebe kumentáriu skritu **di 5 di dizénbru ti 2 di febreru**

Kumentáriu di públiku ta **divulga** tudu simana na Bultin Informativu di Avizus & Atualizasons sobri Zoniaméntu di BPDA

Dja resebedu + **di 200 kumentáriu** ti gósi através di furmuláriu di kumentáriu di públiku

**35 karta di kumentáriu públiku** mandadu pa email y kureiu

## Riunions + Oráriu di Atendiméntu ku Otus Dipartaméntu di Kámara Munisipal

**Inkluidu, entri otus:**

- Dipartaméntu di Sirvisus di Inspeson
- Kumison di Difisiensias
- Gabinete di Artis y Kultura di Kámara Munisipal
- Gabinete di Oportunitadi Ikonómiku y Inkluzon
- Gabinete di Abitason di Kámara Munisipal
- Konselhu di Lisensiaméntu
- Dipartaméntu di Transpórti di Boston
- Gabinete di Infrastrutura Verdi

# Kuzê ki Nu Obi

**Más di 200 kumentáriu** atravês di formuláriu di kumentáriu di públiku  
**35 karta di kumentáriu** mandadu pa email ô kureiu

## *Temas Kumun:*

- 1. Kumentárius sobri prusésu di zoniaméntu di Prasad + Ruas y Planus pa Árias Pikinóti:**
  - Priokupasons rilasionadu ku kronograma di involviméntu y aprovason
  - Módi ki alterason di zoniaméntu ta ben aplika a Planus pa Árias Pikinóti y ser mapiadu pa kada ária?
- 2. Kumentárius sobri raskunhu di alterason di testu di zoniaméntu:**
  - Utilizason di terenu y difinisons dimensional
  - Rigulaméntu di utilizason na kada distritu
  - Rigulaméntus dimensional
  - Nisisidadi di más un distritu (S-5)
  - Rigulaméntus di stasionaméntu
  - Y más...

### **Kumentáriu di Públiku:**

“Kenha ki ta disidi si ta aplikadu un ditirminadu distritu di zoniaméntu di sobripuzison nun zóna? É Konselhu di BPDA? É moradoris di zóna, y si for, atravês di ki prusésu?”  
— James, Hyde Park

### **Kumentáriu di Públiku:**

“[Nu meste] prutesons y insentivus fórti pa falta di infrastrukuras kultural, sima mersearias na árias ki ka ten y pruteson pa senáriu artístiku, ki sa ta sufri”. — Justin, Brighton

### **Kumentáriu di Públiku:**

“Pamódi ki nu sa ta iziji árias di lazer privadu na ar livri, na S2-S4?”  
— Joshua, Allston

An aerial photograph of a city, likely in the Northeastern United States, showing a dense residential and commercial area. The foreground shows a street intersection with a red brick building, a parking lot, and a yellow truck. The middle ground is filled with houses and trees, some with autumn foliage. The background shows a vast expanse of trees and distant hills under a blue sky with scattered clouds. A semi-transparent dark blue banner is overlaid across the middle of the image, containing white text.

# 1. Zoniaméntu di Prاساس + Ruas y Prusésu di Planu pa Árias Píkinóti

# Zoniaméntu & Prusésu di Planus pa Árias Pikinóti

Nu sta li



## (1) OPSONS DI ZONIAMÉNTU

“Poi más feraménta na kaxa di feraméntas”:  
Kria opsons na zoniaméntu di sidadi interu pa apoia árias di Prsas + Ruas atravêš di **alterason di testu di zoniaméntu**.

## (2) PLANUS PA ÁRIAS PIKINÓTI

Rializa **prusésus di planiaméntu di 6-9 mêš (Planus pa Árias Pikinóti)** ki ta konsentra na prasas y ruas individual, pa riuni públiku y txeu dipartaméntu di Kámara Munisipal na difinison di objetivus rilasionadu.

## INPLIMENTASON

- **Mâpia zoniaméntu:**  
Kodifika rikumendasonš di zoniaméntu na alterasonš di mapa di zoniaméntu.
- **Inplimenta rikumendasonš na tudu dipartaméntu di Kámara Munisipal**



# Prusésu y Involviméntu di Planus pa Árias Pikinóti

Planus pa Árias Pikinóti ta ben ser **prusésus di 6-9 mês** sentradu na involviméntu di kumunidadi ku várius párti interesadu, na idukason sobri temas fundamental, konvérsas sobri análizi tékniku di kes tema la, y jerason di rikumendason implimentável, inkluidu zoniaméntu atualizadu y invistiméntus di kapital & prugramas.

MÊS 1	OBI & PRIPARA	Kontakta kumunidadi pa buska ideias pa involviméntu y obi ses spiriénsia na ária
MÊS 2-3	DIZENVOL VE IDEIAS	Involva ku kumunidadi pa intende objetivus y nisisidadis; kulabora ku dipartaméntus di Kámara Munisipal pa kria opson di implimentason en rispósta a kumentárius
MÊS 4-5	REVE & MIDJORA IDEIAS	Ilabora raskunhu di rikumendason ku pártis interesadu y dipartaméntus parseru di Kámara Munisipal
MÊS 6	RASKUNH U DI PLANU	Publika planu pa rivizon públiku
MÊS 7-9	TOMA MIDIDAS	Finaliza nóvu planu y kumesa ta implimenta rikumendason na tu du dipartaméntu di Kámara Munisipal

## Kumentáriu di Públiku:

“Involviméntu di kumunidadi – Kámara Munisipal sta meste ser abértu, onéstu y dirétu, y rikunhese ma ten txeu opinion y vós na sidadi”...  
— Nia, Roslindale

## Kumentáriu di Públiku:

“Komu kel trabadju di involviméntu inda ka foi konkluídu, prusésu di Prasad y Ruas \*ten ki\* identifika kritérius objetivu pa uza na Planus pa Árias Pikinóti”.  
— Stefanie, South Boston

## Kumentáriu di Públiku:

“Pikénus inpréza izistenti debe ser apoiadu y involvidu na rivizon di planiaméntu”.  
— Keoki, Roslindale

# Módi y undi ki zoniamentu ta aplikadu na prusésu di Planus pa Árias Pikinóti?

Manual di Planu:

Distritus di zoniamentu di Prasas + Ruas sô ta ben ser mapiadu pa pártis di kada ária di interesi di Planus pa Árias Pikinóti.

Módi, undi, y kal distritu di zoniamentu ki ta ser mapiadu, ta ben depende di opinion di públiku y un análizi di:

- nisisidadis di kumunidade
- tamanhu y karakteristikas spasial di lóti y prédius izistenti, y utilizasons atual
- rivizon di zoniamentu izistenti, variasor risenti, y prujétus di Artigu 80

**Kel-li é ka limiti di futuris alterason di zoniamentu.** Es ta ben ser ditirminadu através di kada Planu pa Árias Pikinóti. Kel-li é ária di interesi jeral di Planus pa Árias Pikinóti.



## Kumentáriu di Públiku:

“Dukuméntus ta fla 1/3 di un milha di prasas, má kel-la é ka izatu. Y si raiu di 1/3 di milha é ária di okupason...zoniamentu baziadu na fôrma ka ta ben funciona nun rua rizidensial ku maioria di kazas di un a três família”.

— Jay, Hyde Park

## RASKUNHU di Zoniaméntu di Prasas + Ruas na Mattapan

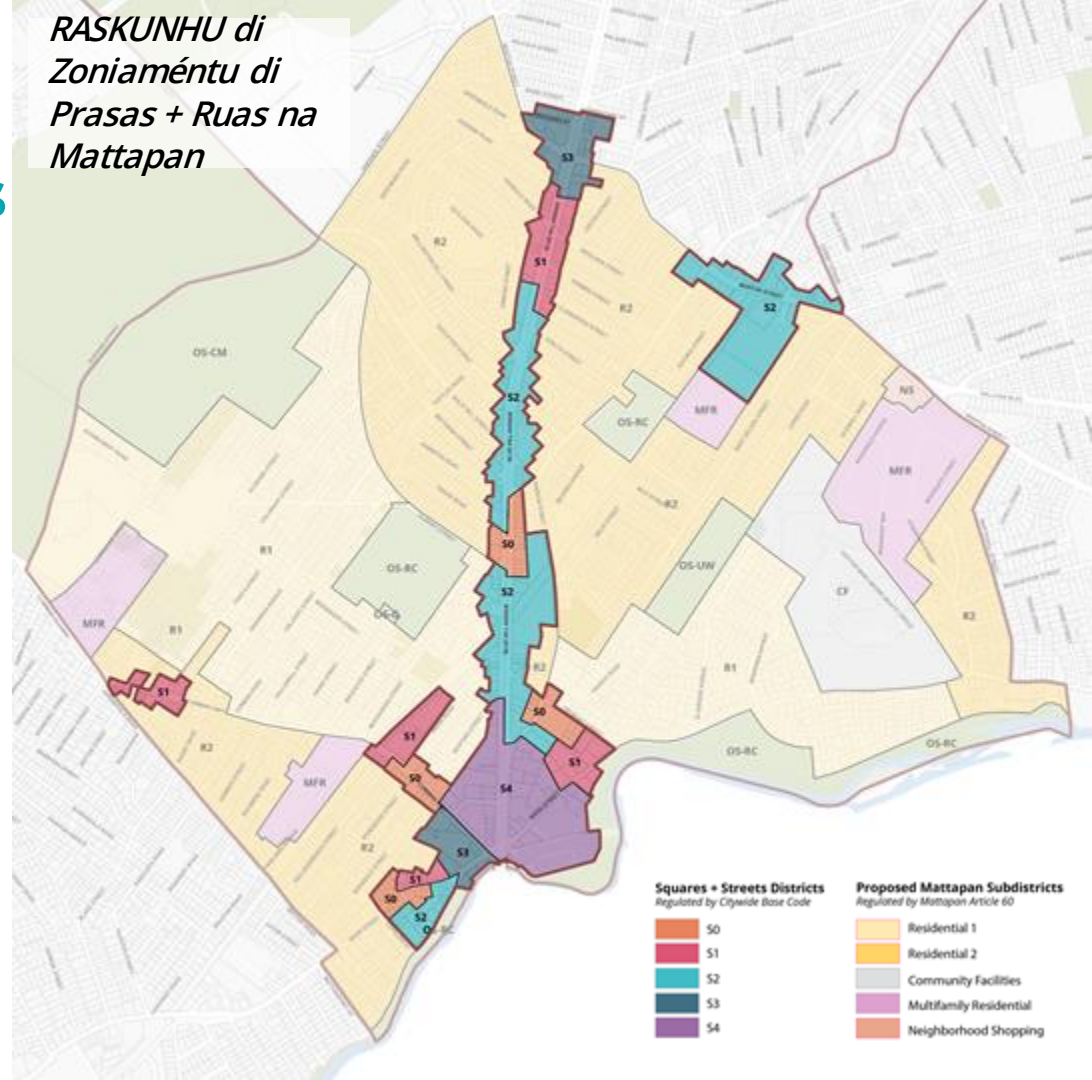
# Izénplu Zoniaméntu di Prasas + Ruas na Mattapan

PLAN: Mattapan foi **adotadu** na maiu  
di 2023.

Kel PLANU ta inkluíba **rikumendason**  
**pa nóvu zoniaméntu di utilizason**  
**misturadu y kumersial.**

**Zoniaméntu di Prasas + Ruas é un**  
**feraménta** pa inplimenta kes  
rikumendason di zoniaméntu.

Pa más informason, vizita [bit.ly/PLAN-  
Mattapan](https://bit.ly/PLAN-Mattapan)



A photograph of a city street scene. On the left, a white and yellow bus is stopped at a bus stop. A woman in a green jacket and black bag is walking on the sidewalk. In the background, there are various traffic signs, including a yellow diamond sign with a pedestrian symbol, a yellow rectangular sign with a black arrow pointing left, and a yellow diamond sign with a bicycle symbol. A street lamp and a utility pole are also visible. The sky is overcast.

## 2. Mudansas na Raskunhu di Alterason di Testu

# Alterasons Jeral ki dja Nu Faze na Raskunhu

- **Re-intruduzi distritu S-5** – Prasa Kriador di Spasus (*Artigu 26*)
- **Midjora rigulaméntus dimensional y difinisons rilasionadu**, sima spasu di lazer na ar livri y rekuo na andar di riba (*Artigu 2, Artigu 26*)
- **Atualiza difinisons di utilizason**, pa maior klaréza, kandu nisisáriu (*Artigu 8*)
- **Midjora tabéla di utilizason** di akordu ku kumentáriu sobri kuzê ki debe ser pimitidu, kondisional ô proibidu na kada distritu y limitadu a rés-di-txon (*Artigu 8*)
- **Design y rigulaméntus di stasionaméntu** (*Artigu 23*)
- **Otus pikénu alterason** ki ta aumenta klaréza y ta garanti konsisténsia

## **Kumentáriu di Públiku:**

“N ta...gostaba di odja más utilizason pimitidu na S0, y na tudu distritu S – N rapara ma pikénu kumérsiu a retalhu é proibidu na S0, y kel-la é kontráriu a kes un monti di lója di konviniénsia y pikénu lója ki ta izisiti na zónas rizidensial oji en dia”.

— Matthew, Brighton

## **Kumentáriu di Públiku:**

“N ta atxa ma más utilizasons podeba ser pimitidu, partikularmenti artizanatu / indústriya / kumérsiu a retalhu di pikénu skala”...







—Ben, East Boston

## **Kumentáriu di Públiku:**

“N fika disepsionadu pamódi distritu S5 *Placemakers* (Kriador di Spasus) foi iliminadu; ku nisisidadi urjenti di moradias, sidadi divia ten distritus más dénsu”.

—Ben, Dorchester

# Distritos di Prasas + Ruas

S0	S1	S2	S3	S4	S5
					
<b>Rizidensial di Tranzison</b>	<b>Vida na Rua Prinsipal</b>	<b>Utilizason Misturadu Na Rua Prinsipal</b>	<b>Rua Prinsipal Ativu</b>	<b>Prasas Ativu</b>	<b>Kriador di Spasu</b>
<ul style="list-style-type: none"> <li>• Tranzison entri ruas y prasas di poku y di txeu atividadi</li> <li>• Sô rizidensial y asesóriu</li> <li>• Pátius grandi, na skala di kontestu</li> </ul>	<ul style="list-style-type: none"> <li>• Ta piritidu móntras di lója pikinóti na rés-di-txon, ku utilizasons limitadu</li> <li>• Predominantimenti rizidensial</li> <li>• Pátius di pikénu skala</li> </ul>	<ul style="list-style-type: none"> <li>• Rua prinsipal di utilizason misturadu</li> <li>• <i>Zero-lot-line</i> na rua prinsipal</li> <li>• Ta izijidu spasu di lazer na ar livri</li> <li>• Menor kubertura di lóti pa iziji pátius ô prasas</li> </ul>	<ul style="list-style-type: none"> <li>• Rizidensial ô otelaria di pikénu skala</li> <li>• <i>Zero-lot-line</i> na rua prinsipal</li> <li>• Ta izijidu spasu di lazer na ar livri</li> <li>• Ta izijidu utilizasons ativu na rés-di-txon</li> <li>• Kubertura di lóti ta koresponde a tamanhu di lóti</li> </ul>	<ul style="list-style-type: none"> <li>• Maior variedadi di utilizasons na andaris di riba</li> <li>• Pruteson anplu di árias rizidensial</li> <li>• Ta izijidu spasu di lazer na ar livri</li> <li>• Utilizasons ativu di skala médiu a grandon na rés-di-txon</li> <li>• Kubertura di lóti ta koresponde a tamanhu di lóti</li> </ul>	<ul style="list-style-type: none"> <li>• Maior variedadi di utilizason misturadu</li> <li>• Pruteson anplu di árias rizidensial</li> <li>• Ta izijidu spasu di lazer na ar livri</li> <li>• Grandi variedadi di utilizasons ativu na rés-di-txon (nau rizidensial)</li> <li>• Kubertura di lóti ta koresponde a tamanhu di lóti</li> </ul>

# Rispósta a Kumentáriu di Públiku

## Re-intruduson di S-5

Prédius más altu, di utilizason misturadu, ku txeu utilizason ativu, limitadu a árias altamenti ativu ki pode suporta moradias di maior densidadi y kresiméntu di inpregu.

### Prinsipais diferénsa dimensional di S-4:

- Auméntu di altura, pa alinha ku nóvus nóрма di kódigu di konstruson
- Maior largura di prédius
- Menor kubertura di lóti di konstruson
- Maior spasu di lazer na ar livri nisisáriu

### Utilizasons: Sima S-4

#### Kumentáriu di Públiku:

“Nu meste opsons ki ta **pirmiti maior densidadi di ki S4**. Nu debe pirmiti más di ki 7 andar/ 85 pê di altura y sên rikizitus di *stepback*”.  
—Chris, Jamaica Plain

#### Kumentáriu di Públiku:

“Na mínimu, **limitis di altura debe ser aumentadu**... Nu meste tudu y más algun kuza pa aumenta... **oférta di moradias**”.  
—Prashant, Brighton



**Kumentáriu di Públiku:**  
“**Traze S5 di vólta!**  
Nu meste mutu más moradias”.  
—Barnabas, Jamaica Plain

**Séntru di utilizason misturadu** pa zóna, djuntu ku prinsipais distinu y séntru di transpórti públiku

Ánkura **kumersial y di retalhu** ki ta apoia zóna y **más densidadi abitasonal**

# Risposta a Kumentáriu di Públiku

## Re-intruduson di S-5

S-5 é un oportunitadi di alinha ku nóvus nórma di kódigu di konstruson y apoia métodus ifisienti y sustentável di konstruson, sima maderá masisu, djuntu ku maior kresiméntu di abitason y di inpregu.

Nórmis di Lótis	
Kubertura di Lóti di Konstruson	80% (70% na lóti grandi)
Pátiu di Frenti	Mínimu di 2'
Pátiu di Trás	Mínimu di 5' (15' si ta nkosta na distritu di zoniaméntu rizidensial)
Pátiu di Ladu	Mínimu di 5' (0' si ta nkosta na paredi di vizinhu)
Ária Permeável di Lóti	15%

Nórmis di Fórmis di Prédiu	
Ária di Okupason	Másimu di 25.000 pè kuadradu
Largura di Prédiu	Másimu di 250'
Altura	Másimu di 145'
Spasu di Lazer na Ar Livri	30%



*Prédiu di 12 andar, di maderá masisu, pa utilizason misturada, na Portland*



### Kumentáriu di Públiku:

“N gusta pamódi distritu S-5 dja torna adisionadu! Kel-li ta ben pirmiti altus densidadi di abitason y sirvisus ki pode riduzi dependénsia di karu, y aprosima pesoas más di pikénus inpréza”. – Nikolas, Roxbury

### Kumentáriu di Públiku:

“BPDA divia intxi se kaxa di feraméntas [ku] másimu di feraméntas pusível, pa kria más kazas & re-vitaliza tudu nos zónas”. – Zack, Jamaica Plain

### Kumentáriu di Públiku:

“N fika kontenti pamódi distritu S-5 torna adisionadu. Prédiu kriador di spasu na skinas y lokais di distaki, ta akresenta densidadi nisisáriu y tanbe ta funsiona komu ánkuras vizual pa un ária”. – Charles, South End





# Rispósta a Kumentáriu di Públiku

## Re-intruduson di S-5: Difinison di altura másimu en pê

Altura sta limitadu pa “pê” na S-5, y nau “pê y pizu”, pa insentiva un maior mistura di utilizasons na distritu.

Altura entri pizus ta vâria entri utilizasons rizidensial y kumersial y tipus diferenti di konstruson. Difinison di un altura másimu en pê ta pirmiti más fleksibilidadi na kuantidadi y mistura di pizus pa kada utilizason, y pode signifika más un pizu rizidensial, dependendu di métudu di konstruson.

BUILDING FORM STANDARDS	S0	S1	S2	S3	S4	S5
Building Floor Plate (max sf)	4,000	8,000	15,000	20,000	25,000	25,000
Building width (max)	-	120'	150'	150'	200'	250'
Maximum Building Height (in feet) <sup>2</sup>	50'	50'	65'	85'	85'	145'
Maximum Building Height (in stories) <sup>2</sup>	4	4	5	7	7	!



### Kumentáriu di Públiku:

“Aléndisu, óra ki limitis di altura ta difinidu en pê, pode ser inprudutivu limitá-s tanbe artifisialmenti en kuantidadi di pizus. Ku nóvus tipolojia di konstruson (madera masisu, CLT, DLT, konstruson íbridu, ets.) é pusível atxa mutu más spasu pa más un pizu déntu di alturas stóriku di prédius ki konstruídu na últimu sékulu”. – Andrew, Allston

# Rispósta a Kumentáriuus Entri Dipartaméntus

## *Alterasons na Difinison di Spasu di Lazer na Ar Livri*

### **Difinison** *(rikizitus adisionadu)*

Adisionadu linguajen ki ta spisifika rikizitus di ar livri pa konta komu Spasu di Lazer na Ar Livri

### **Spasu di Spetákulus** *(klarifikason)*

Adisionadu referénsia splísitu a spasu na ar livri pa ivéntus na ar livri y árias di spetákulus

### **Spasu Kumersial na Ar Livri** *(klarifikason)*

Adisionadu referénsia splísitu a spasu na ar livri pa klientis, inkluindu lugaris di xinta di ristorantis

**Add:** Outdoor amenity space: A space open to the outdoor air directly accessed from the ground floor or upper stories of a building and/or a pedestrian accessway, that is intended to be used for active or passive recreational use such as playing, gathering, and seating by building occupants and/or the public. Overhead structures that provide shade or protection from the elements, but are otherwise open to the outdoor air, such as pergolas and canopies, may be included as part of outdoor amenity space.

Types of spaces that shall count towards outdoor amenity space include:

1. Publicly Accessible Open Space, as defined in Article 8, or
2. New portions of public sidewalks created within the lot line; or
3. Outdoor space for tenants or customers, including restaurant, or cafe seating or outdoor event and performance areas; or
4. Publicly accessible through-block pedestrian connections of a width not less than ten (10) feet; or
5. Private amenity space intended to be used primarily by the building occupants, such as porches, interior courtyards, shared gardens, playgrounds, shared terraces, and/or programmed or landscaped yards, provided that such spaces have an unobstructed length of not less than ten (10) feet and an unobstructed depth of not less than ten (10) feet; or
6. Private amenity space dedicated for use by a single dwelling unit, and that is directly accessible from that dwelling unit, such as fenced/walled patios, private terraces, and balconies, provided that such a space has an unobstructed length of not less than five (5) feet, an unobstructed depth of not less than five (5) feet, and an overall area of not less than thirty (30) square feet; or
7. ~~Roofdecks~~, occupiable vegetative roofs, and other programmed recreational spaces on rooftops that are accessible by building occupants or the public through common circulation.

# Rispósta a Kumentáriu di *Designers* *Alterasons na otus difinison dimensional*

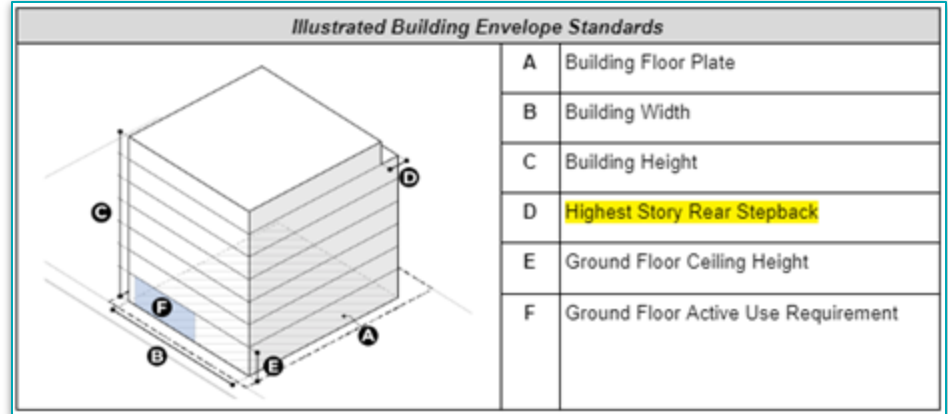
## Rikizitu di *Stepback* na Andar di Riba (*limiti modifikadu*)

Modifikadu pa aplika sô a andar más altu, di akordu ku kumentáriu di *designers* sobri pusibilidadadi di konstruson, ifisiénsia inerjétiku y utilizason

## Difinison di Paredi di Vizinhu (*difinison alteradu*)

Atualizadu pa alinha midjor ku difinison na kódigu di konstruson

**Difinison di Altura Másimu di Prédiu** (*difinison klarifikadu*) Klarifikadu ma rikizitus di pizu y di pê másimu, tudu é pa kunpri.



**Add:** Party Wall: Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings.

**Amend:** Maximum Building Height. Where the applicable zoning specifies a maximum Building Height, whether in number of stories or feet, no building or part of a building shall exceed that height. When both stories and feet are specified, both requirements must be met.

# Rispósta a Kumentáriuus di Públiku

## Alterasons na Artigu 8

### Limitis pa Otel (*limiti adisional*)

Adisionadu limiti di ménus di 50 kuartu pa pikinóti, y + di 50 kuartu pa grandi, alén di ária di konstruson. Tanbe muda Otel – Grandi, di Proibidu pa Kondisional na S3.

### Difinison di Stabelesiméntu di Alojamentu

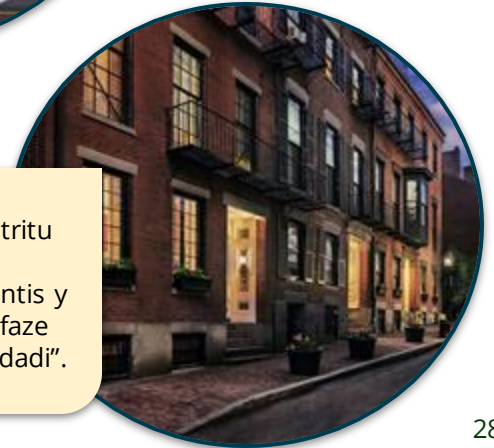
(*klarifikason y alterason di pirmison*)

Nóvu difinison ki ta alinha ku lisensiaméntu di stadu. Ta bira un kaminhu más klaru pa mudélus SRO/ko-abitason. Gósi Kondisional na S1 y na S2, invêš di Proibidu.



#### Kumentáriu di Públiku:

Sima nu odja na últimus anu, otel ku kuartus kompaktu y paku spasu di lazer dja bira kumun ... muda difinison di “otel pikinóti” di 50 mil pê kuadradu ô ménus pa 50 kuartu ô ménus ...



#### Kumentáriu di Públiku:

“Es divia ser pirmitidu na tudu distritu S+S. Ka ta faze sentidu proibi kategórikamenti moradias di studantis y kazas di alojamentu, si es ta satisfaze nisisidadis di abitason di altu densidadí”.  
– Matthew, Brighton

# Rispósta a Kumentáriu di Públiku

## *Alterasons na Artigu 8*

### **Difinison di Skritóriu** *(klarifikason)*

Ta inklui ko-trabadju, koretoris di segurusy imobiliária.

### **Ristrisons na Rés-di-Txon** *(alterason di pirmison)*

Iliminadu restrison di mersearia, spasu di kriason, muzeu, ristoranti grandi, lója di retalhu grandiy stúdiu di arti na tudu distritu, y retalhu di tamanhu médiu na S3.

#### **Kumentáriu di Públiku:**

“Kal ki ta serba disvantajen di ten un stúdiu di arti na segundu andar di un prédiu? Ô un ritoranti ku un segundu pizu? Ô un spasu di kriason ô un galeria di arti?” - Evan, Roslindale



# Rispósta a Kumentáriuus di Públiku

## Alterasons na S-0: Spasu Kumersial Kondisional na Rés-di-Txon

### Tabéla di utilizason na S-0 (*alterason di pirmison*)

Na tabéla di utilizason di S-0, mudadu pirmison pa Lója di Retalhu – Pikinóti, di Proibidu pa Kondisional, na kavi ô na rés-di-txon.



	S0	S1	S2	S3	S4	S5
Retail Store - Small	E-C-G	A-G	A-G	A-G*	A*	A*

#### Kumentáriu di Públiku:

“S0 é un zóna di tranzison pa rizidensial – el é ka un distritu skluzivamenti rizidensial, nen el ka debe ser”. – Matthew, Brighton

#### Kumentáriu di Públiku:

“S0 y S1 debe permiti utilizasons kumersial di pikénu skala pur direitu”. – Preston, Dorchester

#### Kumentáriu di Públiku:

Pikénus kumérsiu a retalhu debe ser pimitidu kondisionalmenti na S0. Da pesoas pusibilidadi di ten un pikénu lója na skina na ses prédiu y na ses zóna, si es kre!

#### Kumentáriu di Públiku:

“N ta gostaba pa lójas di retalhu na rés-di-txon ser adisionadu komu un utilizason kondisional pa distritus S0, y ka sô na lóti di skina. Kel-li ta biraba zónas más interesante y tranzitável, y ta aumentaba kuantidadi di oportunidadi di kumérsiu di baxu kustu pa pikénus inpréza”. – Nate, Roslindale

# Risposta a Kumentáriu Entrí Dipartaméntus

## Alterasons na Artigu 8

### Utilizasons di Stasionaméntu (*alterason di permison*)

Garajis di stasionaméntu gósi é kondisional na S3 (invês di proibidu) y Parkis di Stasionaméntu gósi é kondisional na S2 (invês di proibidu).

### Dispénsas di Aliméntus (*klarifikason*)

Dispénsas di Aliméntus gósi sta inkluídu na difinison di “Mersearia”.

### Abitason di Apoiu (*klarifikason*)

Muda “vida en grupu” pa “abitason di apoiu” pa rikleti es utilizason más midjor.

### Difinison di ATM (*klarifikason*)

Substitui “ATM asesóriu” with “ATM autónumu”



# Rispósta a Kumentáriuus Entri Dipartaméntus

## *Alterasons na Artigu 8*

### **Galeria di Arti** *(modifikason)*

Galeria di Arti gósi sta inklúidu komu un tipu di lója di retalhu.

### **Stúdiu di Arti** *(modifikason)*

Bénda okazonal gósi é pírmitidu na stúdius di arti.

### **Entreteniméntu/Ivéntus di tamanhu Éstra Pikinóti** *(limiti adisional)*

Adisona un kategoria di entreteniméntu/ivéntus di tamanhu éstra pikinóti ry (ti 250 algen)

### **Entreteniméntu pa Adultus** *(klarifikason)*

Modifika “entreteniméntu pa adultus” pa sklarese ma spuzison di arti ku nudês (algen nunpriti) ka sta inklúidu.



#### **Kumentáriu di Públiku:**

“N lê kel karta di Gabeti di Arti y Kultura di Kámara Munisipal, y N ta apoia tudu kes alterason ki es sujiri pa testu di raskunhu y ses priokupason”. – Barbara, Brighton



# Risposta a Kumentáriu Entri Dipartaméntus

## Alterasons na Artigu 23

### Orientasons pa Ranpas di Paseius (*akrésimus*)

Másimus di ranpas di paseius gósi é diferenti pa utilizasons rizidensial y non-rizidensial, pa leba en konsiderason frikuénsia di tránzitu di veíkulus.

### Dimensons di Stasionaméntu (*rikizitus adisionadu*)

Adisionadu largura y profundidadi di spasus di stasionaméntu, y largura di koredoris di sirkulason pa spasus di stasionaméntu normal (skluindu Spasus di Stasionaméntu Asesível)

### Stasionaméntu déntu di Pátio di Frenti (*aplikabilidadi alteradu*)

Stasionaméntu ku ristison na pátio di frenti sô é aplikável na Distritus di Prasas + Ruas.

#### Section 23-9. Design.

All off-street parking facilities ~~provided to comply with this Article~~ shall meet the following specifications:

- (a) For parking facilities serving residential uses, curb cuts for access to such parking facilities shall not exceed 12 feet in width for parking facilities with fewer than 50 spaces; and shall not exceed 24 feet in width for parking facilities with 50 or greater spaces.
- (b) For parking facilities serving non-residential uses, curb cuts for access to such parking facilities shall not exceed 12 feet in width for one-way driveways; and shall not exceed 24 feet in width for two-way driveways.
- (c) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic and pedestrians; and all lighting shall be so arranged as to shine downward and away from streets and residences.
- (d) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained and maintained as to prevent water and dust therefrom going upon any street or another lot.
- (e) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling or servicing of any kind.
- (f) Each car space shall be located entirely on the lot. The dimensional requirements for parking spaces, not inclusive of Required Accessible Parking Spaces, are provided as follows:

Parking Angle	Maximum Width of Parking Space	Maximum Depth of Parking Space	Maximum Width of Drive Aisle for One-Way Traffic	Maximum Width of Drive Aisle for Two-Way Traffic
0° (Parallel)	8'	20'	11'	16'
60°	8.5'	19'	16'	20'
90°	8.5'	18'	24'	24'

The following provisions shall only apply to Squares + Streets Districts:

- (a) Parking shall not immediately abut the public right of way, and is not allowed within the front yard.

# 3. Prósímus Pasu

A photograph of a city street scene. On the left, a white and yellow bus is stopped at a bus stop. A woman in a green jacket and black bag is walking on the sidewalk. In the background, there are several traffic signs: a yellow diamond-shaped sign with a black silhouette of a pedestrian, a yellow rectangular sign with a black arrow pointing left, a blue rectangular sign with white text, a yellow rectangular sign with the text 'SHARE THE ROAD' and a bicycle symbol, and a yellow diamond-shaped sign with a black silhouette of a bicycle. The sky is overcast and grey.

# Oráriu di Atendiméntu di Prasas + Ruas

Pesual di Rifórma di Zoniaméntu di BPDA, ta ben rializa sesons di atendiméntu (Total di 15 seson) pa risponde perguntas sobri alterason di testu di zoniaméntu pa prósimu mês.

## Sesons di Tardi (12:30 di tardi – 1:30 di tardi)

Tér, 13 di feb

Kin, 15 di feb

Tér, 20 di feb

Kin, 22 di feb

Tér, 27 di feb

Kin, 29 di feb

Tér, 5 di mar

## Sesons di Noti (6:00 di tardi – 7:00 di noti)

Seg, 12 di feb

Kua, 14 di feb

Tér, 20 di feb

Kin, 22 di feb

Tér, 27 di feb

Kin, 29 di feb

Tér, 5 di mar

Kua, 6 di mar

# Priméru Rónnda di Planus pa Árias Pikinóti: Ivéntus di Lansaméntu

## CLEARY SQUARE

Cleary Square is a commercial area located in Hyde Park. It retains a number of historic buildings and has a diverse retail mix of restaurants, and shops, as well as considerable opportunity for commercial and residential enhancement.

This area is serviced by the Hyde Park station as part of the MBTA Commuter Rail.



### Ditalhis di Ivéntu:

**Kandu:**  
**Dumingu, 25 di febreru, di 10:30 di palmanhan - 1:00 di tardi**

**Undi:**  
**Menino YMCA (1137 River St, Hyde Park)**

**Ta oferese du kuidadu pa kriansas, sirvisus di interpretason, y rifeison lébi, na lokal**

## ROSLINDALE SQUARE

Roslindale Square is a historic commercial area in the heart of Roslindale. It retains many historic buildings and has a diverse mix of local restaurants, shops, and civic spaces such as a library branch and the Roslindale Substation. There is a great opportunity for bringing new housing and residents to support the commercial core of Roslindale.

This area is serviced by the Roslindale Village station as part of the MBTA Commuter Rail, as well as several MBTA bus routes.



### Ditalhis di Ivéntu:

**Kandu:**  
**Sábadu, 24 di febreru, di 10:30 di palmanhan - 12:30 di tardi**

**Undi:**  
**The Substation (4228 Washington Street, Roslindale)**

**Ta oferese du kuidadu pa kriansas, sirvisus di interpretason, y rifeison lébi, na lokal**

**Jestora di Prujétu:** Catherine Neill  
[catherine.neill@boston.gov](mailto:catherine.neill@boston.gov)

**Jestora di Prujétu:** Eileen Michaud  
[eileen.michaud@boston.gov](mailto:eileen.michaud@boston.gov)

# Bulitin Informativu di Avizus & Atualizasons sobri Zoniaméntu

Inskreve na: <https://www.bostonplans.org/about-us/get-involved>

The screenshot shows the 'Get Involved' form on the Boston Planning & Development Agency website. The form includes a navigation menu at the top, a sidebar with links like 'About The BPDA' and 'Who We Are', and a main content area with the following sections:

- Get Involved** (highlighted in a blue box)
- A note: "If you do not speak English and wish to sign up for communications, please email [spdw@boston.gov](mailto:spdw@boston.gov)"
- Form fields for: Email, Confirm Email, First Name, Last Name, Street Address, Address Line 2, City, State (dropdown menu), Zip, and Phone.
- An Affiliation field.
- A section titled "I want information emailed to me on:" with a "Neighborhoods:" label and a sign-up instruction: "Sign up for email updates and notifications by selecting a Neighborhood below:"
- A "Citywide (Check all)" checkbox and a grid of neighborhood checkboxes: Abbot, Brighton, Downtown, Jamaica Plain, Mission Hill, South Boston, West Roxbury, Back Bay, Charlestown, East Boston, Leather District, North End, South Boston Waterfront, Bay Village, Chinatown, Fenway, Longwood Medical Area, Roslindale, South End, Beacon Hill, Dorchester, Hyde Park, Mattapan, South Boston, and West End.
- A section titled "I'm interested in: (optional)" with checkboxes for: Development Projects, Institutional Planning, Urban Renewal, Downtown & Neighborhood Planning, Climate Change Planning & Sustainable Development, and Zoning Notices & Updates (checked with a blue 'X' and highlighted in a red box).
- A "Research Publications" section with a sign-up instruction: "Sign up for email updates and notifications by selecting a Research Publications below:"




**I'm interested in: (optional)**

- Development Projects
- Institutional Planning
- Urban Renewal
- Downtown & Neighborhood Planning
- Climate Change Planning & Sustainable Development
- Zoning Notices & Updates

# Mante Involvidu na Rifórma di Zoniaméntu (Verson di 2024)

- *ADU Pattern Book* (Livru di Padrons di ADU) y **Zoniaméntu pa ADUs** na Sidadi Interu – *lansaméntu es mê, kontinuandu anu interu*
- Zoniaméntu di **Zero Net Carbon** (di Zéru Karbónu Líkidu) (Art 37) – *raskunhu ta lansadu na marsu*
- Nóvu Zoniaméntu pa Implimenta **PLAN: Downtown** - *Primavéra*
- Atualizasons abranjenti na Artigu 23 pa **Design & Nórmes di Stasionaméntu Ekolójiku**
- Muderniza **Kódigu di Sinalizason** (Art 11) - *Veron*
- Mudernizason abranjenti di **Difinisons Dimensional** - *Veron*



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

# Perguntas y Kumentárius

# Obrigadu!

*Pa más informason:*

<https://www.bostonplans.org/zoning4squares>

*Perguntas? Mandá-nu Email:*

[squaresandstreets@boston.gov](mailto:squaresandstreets@boston.gov)