

广场 + 街道 分区文字修正最终会议

对波士顿主街 + 街区中心提议的分区更新

公众会议

收听口译用的 Zoom 控件

(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 会议信息 + 提示

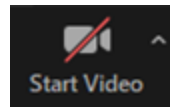
- **BPDA 将录下会议内容**并将其发布在 **BPDA** 网站上。如果您不想在会议期间被记录，请关闭麦克风和摄像头。
- **控件位于您屏幕的下方**。单击这些符号可以激活不同的功能。
- **请使用举手请求发言功能**（如果通过电话加入会议则按 *9）**然后等待取消静音并收到发言通知后**（如果通过电话加入会议则按 *6）再提问或发表意见。



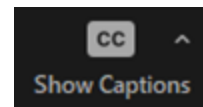
静音/取消静音



请举手进入提问或提供
意见的等候队列



打开/关闭视频



打开说明文字

敬请提问!

在整个过程中通过聊天提问!

我们的工作人员可以在陈述期间回答问题。

请求澄清我们讨论的任何术语或概念!

我们想要确保所有人都看到我们所讲的内容，这样大家就都可以分享自己给出的反馈。



广场 + 街道 分区团队

Will Cohen, II 级高级规划师

Jack Halverson, II 级规划师

Adam Johnson, 城市设计师

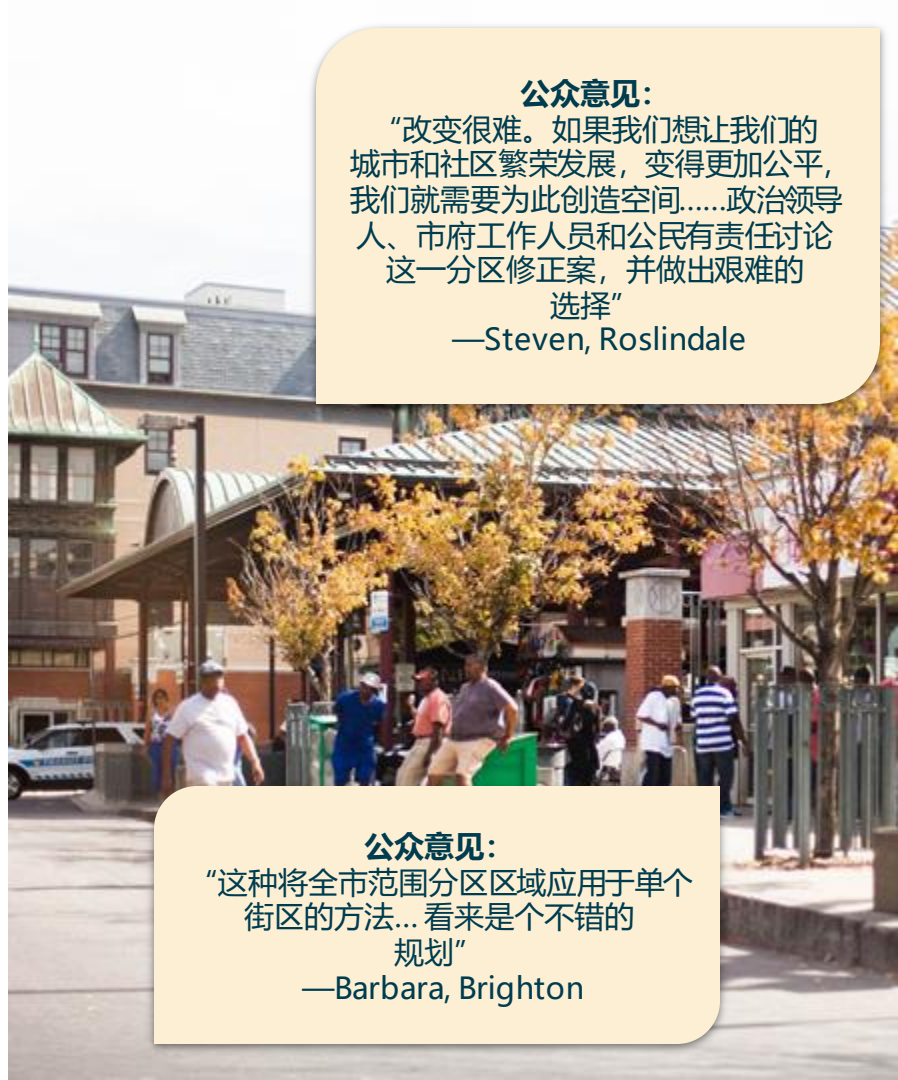
Maya Kattler-Gold, I 级规划师

Eileen Michaud, I 级规划师

Andrew Nahmias, II 级高级规划师

Abdul-Razak Zachariah, I 级规划师

Kathleen Onufer, 分区副主任



公众意见:

“改变很难。如果我们想让我们的城市和社区繁荣发展, 变得更加公平, 我们就需要为此创造空间.....政治领导人、市府工作人员和公民有责任讨论这一分区修正案, 并做出艰难的选择”

—Steven, Roslindale

公众意见:

“这种将全市范围分区区域应用于单个街区的方法... 看来是个不错的规划”

—Barbara, Brighton

议程

讲解“广场 + 街道”分区文字修正的更新情况

(45 分钟)

1. 流程：我们当前的进度
2. 小区域计划流程目前的情况
 - a. 有 Mattapan 示例的分区之后的情况
3. 对草稿做出的具体更改
4. 后续步骤
5. 问题和意见 (75 分钟)



公众意见：

“我想有一天能在波士顿买房。” —
Charlie, Jamaica Plain

公众意见：

“这会留住社区现在的居民，还会吸引新的成员入住！对波士顿来说，这是真正的双赢” —Michael, Fenway

“广场 + 街道” 分区第 1 阶段的时间表

“要讨论每个街区，第一步就是将这些建筑地块引入分区法中”

—Wu 市长，在 2024 年 1 月 29 日 Hyde Park 街区协会会议上讨论推进“广场 + 街道”第 1 阶段时发言

公众意见：
“我希望这个过程不要放慢”
— Stefan, Brighton

公众意见：
“我不明白 BPDA 为什么急于做这个分区修正，把它当成本地规划的先决条件。”
— James, Hyde Park

公众意见：
“我需要更多的时间来理解修正内容。”
— Anne, Hyde Park

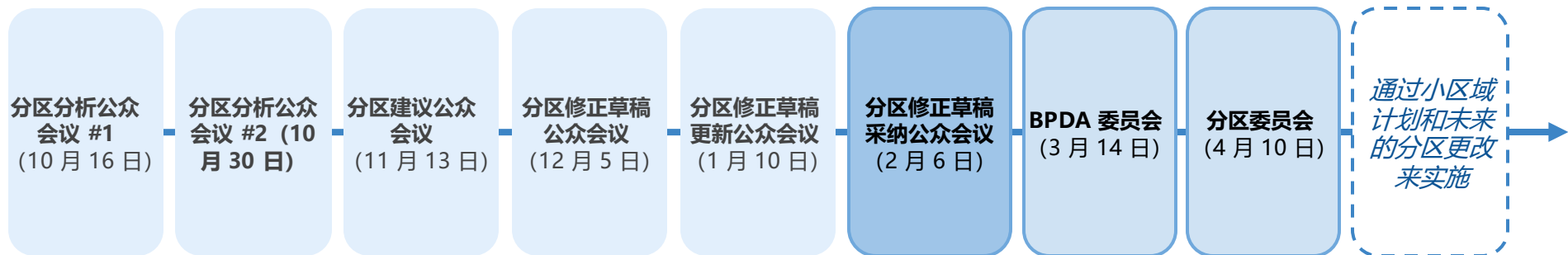
公众意见：
“我真诚希望能按计划迅速推进这些流程。”
— Ben, Roslindale

公众意见：
“这个过程完成得太匆忙了，几乎没有考虑居民关心的问题。”
— Jeanne, West Roxbury

公众意见：
“为什么这么急？我们至少需要 90 天，用这段合理的时间通知我们的邻居，与你们合作，开展外联...”
— Mimi, Hyde Park

广场 + 街道分区时间表

我们当前的
进度



- 本周我们将发布：
 - 更新的草稿，带有本周通告的更改。
 - 意见征集期间，本周收到的所有公众意见，以及回复。
- 我们下月安排了更多办公时间，来进一步解释提议的分区，包括回复详细的提问。
- 在此期间，我们不会进行重大修订或设立新的意见征集期。
- 当然，为 BPDA 委员会和分区委员会收集公众意见的工作会一直进行。
- 分区委员会将举办一次公开听证会，任何人都可以发言 2 分钟。



“广场 + 街道” 区域: 第 26 条

- 6 页新的分区文字对应 6 个新分区。
- 第 8 条中有用途规定，该条款中列出了区域特定的用途和性能标准。
- 尺寸规定中包括用地标准和建筑形式标准。
- 包括了将列入第 2 条的新定义

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:

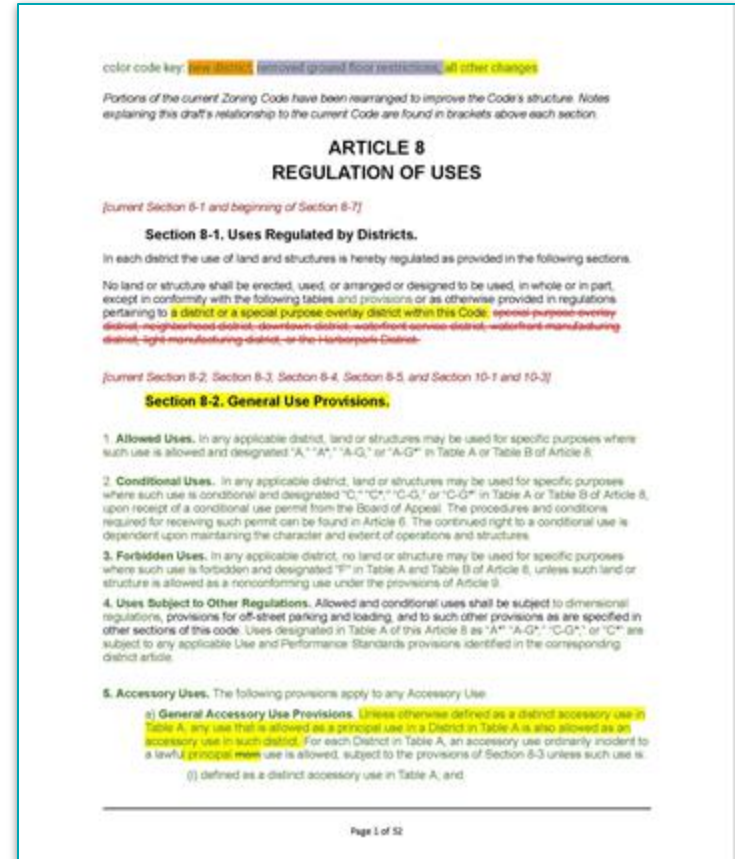
- The S-0 Transition Residential district is primarily a residential district that provides a transition from mixed-use and high activity squares and streets to lower activity residential areas. Transition Residential offers some flexibility in use but articulates the edges of the higher density growth 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.

土地用途升级换代: 第 8 条

- 17 页的新分区文字，升级换代了整个法规的现有文字。
- 我们的远期愿景是法规中只有这一个用途表。
- 如果只有一个用途表，在有需要做出规定的新用途出现或有变化时，我们就能及时做出修正。
- 其他微小的更改包括删除不再存在的区域和用途（公用电话交换机）。



其他修正

- 既包含没有变化的现有分区文字，也包括插入的内容，以实现完全透明：这也是修正很长的原因。
- 文书更改：在符合标志规定、停车标准、法规行政规范等的基础上添加“广场+街道”区域。
- 如果现有文字有错误（过去的遗漏、与市/州要求不匹配的规定），我们对其进行了更新。

ARTICLE 2

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

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

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

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

Add: **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.

Add: **Outdoor amenity space:** A lot or space to be utilized as an amenity accessed from the ground floor or upper stories of a building under a pedestrian easement, that is intended to be used for active or passive recreational use with an playing, gathering, and seating by walking, occupants and/or the public. **Outdoor structures that provide shade or protection from the elements, but do not otherwise open to the exterior as 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 easements, or patio seating in outdoor dining and performance areas; or**
4. **Publicly accessible through-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 other programmed or landscaped yards, provided that such spaces have an unobstructed

5

第 2 条

horizontal parapet, the top of said parapet.

(3) 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 windows appurtenant to the use to which the sign is accessory, and provided that signs on ground floor windows be included in calculating the total area of signs on a sign-horizon.

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

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

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

(iii) the sign advertises a use which occupies at least 15 feet of sign horizon;

(iv) the bottom of the sign is at least ten feet from grade and its top is no higher than whichever of the following is lowest: 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;

(v) 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;

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

(4) One free standing sign, except in R-2, R-3-45, R-4, R-6-90a, R-6-90b, R-6, R-8-120a, R-8-120b, R-8-120c, or R-30, 3C, 5C, 5J, 5L, 5M, or 5S district, or the Harborside District, provided that such sign has no more than two faces and

(i) 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

(ii) 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 curved 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.

第 11 条

(b) Neighborhood Districts

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

Adrian-Brighton Neighborhood District	Dele Park Neighborhood District
Ashburton-Creek Neighborhood District	Immaculate Heart Neighborhood District
Bay Village Neighborhood District	Massachusetts College of Pharmacy Institutional District
Beth Israel Hospital Institutional District	Mission Hill Neighborhood District
Charlestown Neighborhood District	St. Elizabeth Deaconess Hospital Institutional District
City Square Neighborhood District	West End District's Industrial District
Dane Parker Center Institute Institutional District	North End Neighborhood District
Dorchester Avenue Neighborhood District	Northside Neighborhood District
Dorchester Neighborhood District	Roxbury Neighborhood District
East Boston Neighborhood District	Salem Square Neighborhood District
Faneuil Neighborhood District	South End Neighborhood District
General Matthew Park Neighborhood District	West Roxbury Neighborhood District

(b) Harborside District

(c) Special District

General Army Special District

第 3 条

Section 23-9. Signs.

All off-street parking facilities **accessible to the public** shall meet the following specifications:

(a) **Off-street parking facilities accessible to the public** shall have for access to off-street parking facilities shall not exceed 10 feet in width for **general access** with fewer than 10 spaces, and shall not exceed 16 feet in width for **emergency facilities** with 10 or greater spaces.

(b) **Off-street parking facilities accessible to the public** shall not have for access to off-street parking facilities shall not exceed 10 feet in width for **general access**, and shall not exceed 16 feet in width for **emergency facilities**.

(c) Such facilities shall have an access to the number specified by this article, maintaining areas and appropriate means of vehicular access to a street, and that 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 illuminate driveway and area from driveway and residence.

(d) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained and maintained as to prevent water and that therefrom going upon any street or another lot.

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

(f) Such off-street parking facilities shall be located within the lot. **The following specifications for parking facilities accessible to the public and accessible to the public are provided by Article 8:**

Facility Type	Maximum Area of Parking Space	Maximum Height of Off-Street Sign	Maximum Area of Off-Street Sign on One Side of the Sign	Maximum Area of Off-Street Sign on Two Sides of the Sign
Off-Street	0	10	24	24
On-Street	0	10	24	24
On-Street	0	10	24	24

The following provisions that only apply to Section 23-9. Signs:

(a) **Signs that are not accessible to the public shall not be located within the lot.**

第 23 条

跟踪回复公众意见中所做的变更

用以下颜色标注并突出显示了对 12 月 5 日文字修正草稿所做的更改：

新区域 (S-5)

删除了对一楼用途的限制

所有其他更改

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

Grocery Store - Large	F	F	C	C* G	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 G	A G	A* G	A*	A*
Museum or Art Gallery	F	A G	A G	A*	A*	A*
Restaurant - Small	C-G	A-G	A-G	A*	A*	A*

我们收集分区文字修正反馈的方式

更多会议 + 焦点小组

在由街区协会 + 社区团队召开的社区会议上做讲解

5 个焦点小组，包括设计师、小规模开发商、经济适用房开发商

2 次与市长青年互动和促进委员会的社区委员会联办的研讨会

社区办公时间

从 12 月 5 日的一周到 1 月 25 日的一周，每周在下午和晚上有 **22 小时的办公对话**时间

注：在办公时间还会从超过 35 位居民收集公众意见

公众意见表和提交

从 **12 月 5 日到 1 月 2 日**接收了书面意见

每周在 BPDA 的分区通知和更新时事通讯中**分享**公众意见。

到目前为止，已通过公众意见份表格收到**超过 200 条意见**

通过电子邮件和邮寄发送了 35 封公众意见函

会议 + 与市府其他部门的办公时间

包括但不限于：

- 检查服务部
- 残疾人委员会
- 市长艺术&文化办公室
- 市长经济机会和包容办公室
- 市长住房办公室
- 执照委员会
- 波士顿交通部
- 绿色基础设施办公室

听到的意见

通过公众意见表收集到 200 余条意见
通过电子邮件呀邮寄收到 35 封意见函

共性主题:

1. 对“广场 + 街道”分区流程和小区域计划的意见:

- 对互动和批准时间表的顾虑
- 分区修正如何应用于小区域计划并绘制到每个地区?

2. 对分区文字修正草稿的意见:

- 土地用途和尺寸定义
- 每个区域中的用途规定
- 尺寸规定
- 对其他区域的需求 (S-5)
- 停车规定
- 及更多...

公众意见:

“谁来决定是否对街区应用某个覆盖分区区域？是 BPDA 委员会吗？是街区居民吗？如果是，通过什么流程？”

— James, Hyde Park

公众意见:

“[需要]缺乏对文化基础设施的情况给予强大的保护和激励，例如地区中缺乏这些条件的杂货店，并保护受到损害的艺术场景。”

— Justin, Brighton

公众意见:

“S2-S4 中为什么需要有私人户外便民设施？”

— Joshua, Allston

An aerial photograph of a town with a semi-transparent dark blue banner across the middle. The banner contains the text '1. “广场+街道” 分区和小区域计划' in white. The background shows a mix of residential and commercial buildings, trees with autumn foliage, and a parking lot with many cars.

1. “广场+街道” 分区和小区域计划

分区和小区域计划流程

我们的进程



(1) 分区选项

“向工具箱里添加工具”：
通过分区文字修正在全市**分区**中创建支持“广场 + 街道”区域的选项。

(2) 小区域计划

开展为期**6-9个月**的规划流程（**小区域计划**），重点关注各个广场和街道，召集公众和多个城市部门设定跨主题目标。

实施

- **绘制分区地图**: 将分区建议编制到分区地图修正中。
- **在市政各部门实施建议**

小区域计划流程和互动

小区域计划将持续 6-9 个月，重点是与多种利益相关方互动、讲解关键主题、就对这些主题的技术分析展开对话，并生成可实施的建议，包括更新分区与资本和方案投资。

第 1 个月份	聆听和准备	与社区联系收集对互动的看法，并聆听他们在区域中的体验
第 2-3 个月份	开发理念	与社区互动，了解目标 and 需求；与市政府部门合作，根据反馈意见制定实施方案
第 4-5 个月份	审查并完善理念	与利益相关者和城市合作伙伴部门讨论建议草案
第 6 个月份	草拟计划	发表计划供公众审核
第 7 个月份	采取措施	完成新计划，并开始在市政各部门实施建议

公众意见：

“社区互动 - 城市需要开放和坦诚，承认城市中有多种不同的观点和看法...”

— Nia, Roslindale

公众意见：

“由于互动工作还没有结束，“广场和街道”流程 *必须* 为小区域计划中的用途确定客观标准。”

— Stefanie, South Boston

公众意见：

“需要支持现有的小企业并让它们参与规划审核。”

— Keoki, Roslindale

在小区域计划中如何以及在何处应用分区？

“广场 + 街道”分区区域仅绘制在每个小区域计划重点领域的各个部分。

根据公众的意见和对以下情况的分析确定如何、在何处绘制和绘制哪些分区区域：

- 社区需求
- 现有地块和建筑的大小和空间特征，和当前的用途
- 对现有分区、近期变化和第 80 条项目的审核

初步计划：



公众意见：

“文件指出距广场 1/3 英里，但这并不精确。如果以 1/3 英里的半径为范围...则基于形式的分区将不适用主要由一到三户家庭住房组成的居民街道。”

— Jay, Hyde Park

示例

Mattapan 中的 “广场+街道”分区

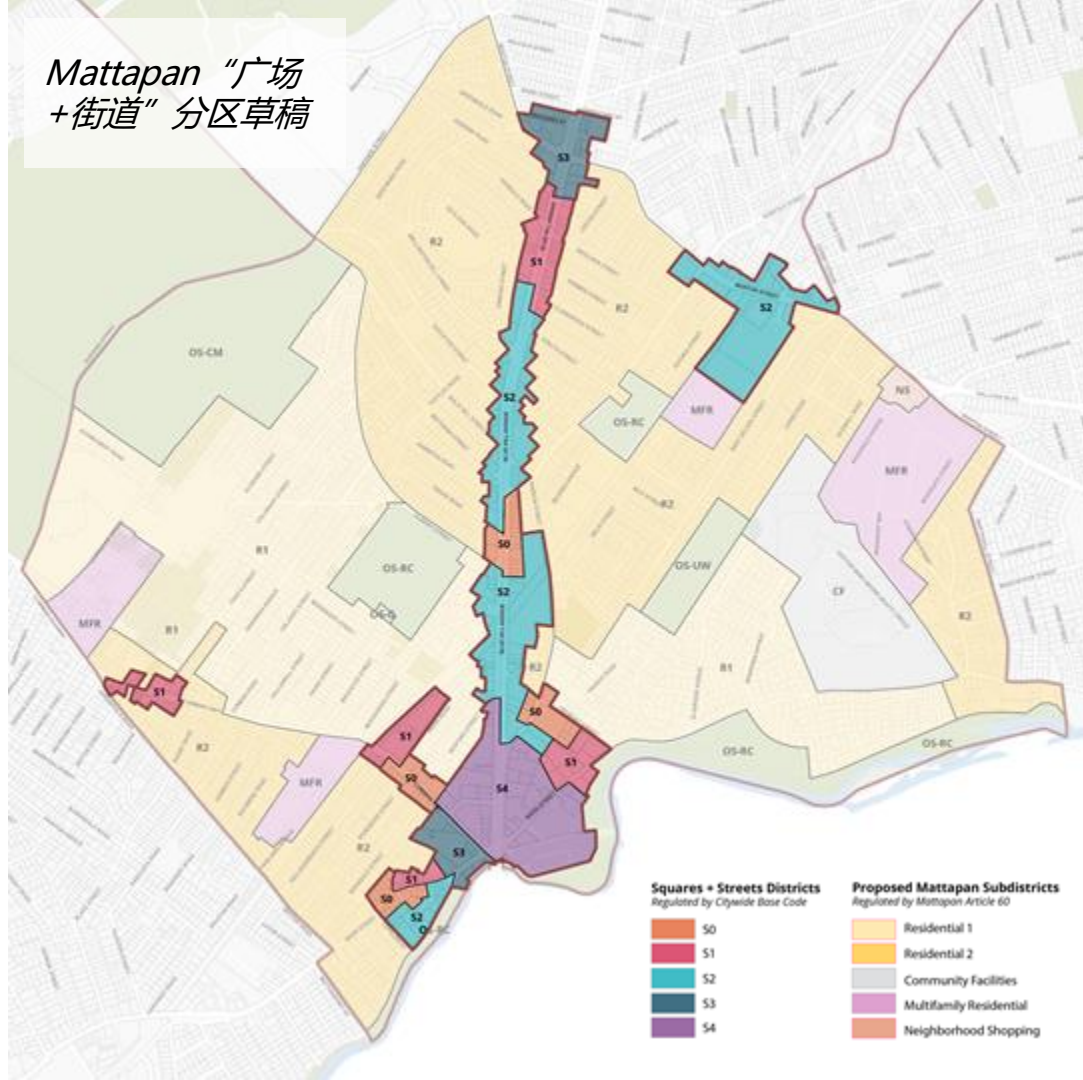
计划：Mattapan 于 2023 年 5 月得到批准。

该计划包含对新的多用途及商业分区的建议。

“广场 + 街道”分区是实施这些分区建议的工具。

更多信息请访问 bit.ly/PLAN-Mattapan

Mattapan “广场
+街道”分区草稿



对草稿做出的整体更改

- **重新引进 S-5 区域 - 地标式广场 (第 26 条)**
- 调整尺寸规定和相关定义, 例如户外生活设施空间和上层回缩 (第 2 条, 第 26 条)
- 更新用途定义来添加必须的澄清 (第 8 条)
- 根据反馈调整用途表, 即对每个区域允许、有条件允许或禁止的用途, 以及对一层限制的反馈 (第 8 条)
- **停车设计和规定 (第 23 条)**
- **其他更小的更改**, 用于添加澄清和确保一致

公众意见:

“我希望看到 S0 和所有 S 区域内有更多允许的用途 - 我注意到 S0 中禁止有小零售店, 而目前居住街区中有许多便利店和小商店。”

— Matthew, Brighton

公众意见:

“我认为可以有更多的用途, 特别是小规模的手工艺/工业/零售用途。”

— Ben, East Boston

公众意见:

“我对去除了 S5 地标区域感到失望, 目前对住房有着迫切的需求, 市府应该增大法定区域的密度。”

— Ben, Dorchester

“广场 + 街道” 区域

S0



过渡住宅

- 活动少和活动多的街道和广场之间的过渡
- 仅限住宅和配套设施
- 大型、规模视环境而定的院落

S1



主街生活区

- 用途有限制的一楼允许有少量店面
- 以住宅为主
- 少量院落

S2



主街
多用途

- 多用途主街
- 主街零用地线
- 要求有户外生活设施空间
- 减少用地范围，要求有院落或广场

S3



活跃的主街

- 住宅或少量招待设施
- 主街零用地线
- 要求有户外生活设施空间
- 要求一楼有活跃的经营项目
- 用地范围与地块大小对应

S4



活跃的广场

- 上层用途的种类更多
- 住宅区有大的缓冲区
- 要求有户外生活设施空间
- 一楼有中等到超大规模的活跃用途
- 用地范围与地块大小对应

S5



地标

- 多种用途的范围最广
- 住宅区有大的缓冲区
- 要求有户外生活设施空间
- 一层有种类繁多的活跃用途（非居住）
- 用地范围与地块大小对应

对公众反馈的回复

重新引进 S-5

更高的多用途建筑，将诸多活跃用途限制在高度活跃的区域，从而支持更高密度的住房并增加就业。

与 S-4 相比主要的尺寸差异：

- 增加高度，达到新的建筑法规标准
- 加大建筑宽度
- 降低建筑用地范围
- 加大必需的户外生活设施空间

用途：与 S-4 相同

公众意见：

“我们需要有**允许密度超过 S4**的选项。我们应该允许超过 7 层 / 85 英尺的高度，并且没有回缩要求。”

—Chris, Jamaica Plain

公众意见：

“如果说有，那就是**增加高度的上限... 我们需要尽全力增加... 住房供应量。**”

—Prashant, Brighton



主要交通枢纽和中心沿线的街区**多用途中心**



支持街区和更大住房密度的**零售和商业定位**

公众意见：
“重拾 S5!”
“我们需要更多的住房”
—Barnabas, Jamaica Plain

对公众反馈的回复

重新引进 S-5

S-5 有机会采用新的建筑法标准，并支持高效可持续建造方法，例如大型木结构建筑，同时促进住房和就业的增长。

用地标准	
建筑用地范围	80% (大地块为 70%)
前院	最小 2 英尺
后院	最小 5 英尺 (如果相邻居住分区, 则为 15 英尺)
侧院	最小 5 英尺 (如果相邻界墙, 则为 0 英尺)
用地的透水面积	15%
建筑形式标准	
占地面积	最大 25,000 平方英尺
建筑宽度	最大 250 英尺
高度	最大 145 英尺
户外生活设施空间	30%



Portland 的多用途
12 层大型木结构建筑



公众意见:

“我希望重新添加 S-5 区域! 这样可以加大住房和服务的密度, 减少对车辆的依赖, 拉近人们与小企业的距离。” – Nikolas, Roxbury

公众意见:

“BPDA 应储备尽可能多的方案来建造更多住房并振兴我们所有的街区。”
– Zack, Jamaica Plain

公众意见:

“S-5 的回归让我非常高兴。醒目角落和位置上的地标建筑大幅增加了必需的密度, 同时也成为了地区中引人注目的标杆。”
– Charles, South End

对公众反馈的回复

重新引进 S-5: 设置最大高度 (英尺)

在 S-5 中用“英尺”而不是“英尺和层数”来限制高度，鼓励在区域中设立更多种用途。

住宅与商业用途以及不同的建筑类型之间的层高各不相同。以英尺为单位设置最大高度可以使每项用途的楼层数量和组合更加灵活，甚至可能意味着可以根据施工方法增加一个住宅楼层。



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) ²	50'	50'	65'	85'	85'	145'
Maximum Building Height (in stories) ²	4	4	5	7	7	!

公众意见:

“此外，如果高度限制是以英尺为单位的，还可以避免通过层数人为施加限制。随着新的建筑类型（大型木结构、CLT、DLT、混合结构等）的出现，通常可以在上一世纪建造的的历史高度内再多建一层。” – Andrew, Allston

对跨部门反馈的回复

对户外生活设施空间定义的更改

定义 (新增的要求)

增加了为计为户外生活设施空间指定户外要求的用语

表演空间 (澄清)

为户外活动和表演区域添加了对户外空间的明确引用

户外零售空间 (澄清)

为客户添加了对户外空间的明确引用，包括餐馆座位

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.

对设计师反馈的回复

对其他尺寸定义的更改

上层缩进要求 (修改的阈值)

根据设计师对可建造性、能源效率和可用性的反馈，修改为仅适用于最高楼层

界墙定义 (更改的定义)

更新为更符合建筑法定义

最大建筑物高度定义 (澄清的定义) 澄清必须同时满足最大楼层和英尺要求。

A	Building Floor Plate
B	Building Width
C	Building Height
D	Highest Story Rear Stepback
E	Ground Floor Ceiling Height
F	Ground Floor Active Use Requirement

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.

对公众反馈的回复

对第 8 条的更改

酒店阈值 *(其他阈值)*

除了占地面积，添加新的阈值，50 个房间以下为小型酒店，超过 50 个房间为大型酒店。还将禁止 S3 中有大型酒店改为有条件允许。

有供出租用房间的公寓的定义 *(澄清和准许条件变更)*

新定义与州的许可保持一致。为 SRO/共住模型提供了更清晰的途径。现在 S1 和 S2 中是有条件准许，而不是禁止。

公众意见:

正如我们近年来所看到的，房间紧凑、少有便利设施空间的酒店非常流行...将“小酒店”的定义从 5 万平方英尺或更少更改为 50 个房间或更少...



公众意见:

“所有“广场+街道”区域均应该允许它们存在。如果它们能满足高密度住房需求，那么断然禁止学生住房和有供出租用房间的公寓没有意义。”

– Matthew, Brighton

对公众反馈的回复

对第 8 条的更改

办公场所定义 (澄清)

包括共同工作、保险经纪人和房地产。

一层限制 (准许条件变更)

解除了对以下用途的限制：所有区域中的杂货店、制造空间、博物馆、大型餐馆、大型零售店和艺术工作室，以及 S3 中的中等零售店。

公众意见：

“在建筑的二楼建一个艺术工作室可能会有什么负面影响？或者有二楼的餐馆？或者制造空间或美术馆？”

- Evan, Roslindale



对公众反馈的回复

对 S-0 的更改：有条件地允许一层有零售店

S-0 用途表 (准许条件变更)

在 S-0 用途表中，将地下室或一层的小型零售店从“禁止”改为“有条件允许”。

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



公众意见：

“S0 是向住宅过渡的分区，它不是，也不应该是仅有住宅的区域。”

– Matthew, Brighton

公众意见：

“S0 和 S1 应该允许有法定的小规模商业和活跃用途。”

– Preston, Dorchester

公众意见：

应该在 S0 中有条件地允许有小零售店。如果人们愿意，可以在街区的大楼里开设一家街角小店！

公众意见：

“我确实希望能在 S0 区域中，而不仅是拐角地块，有条件地允许开设一层零售店。它将打造更有趣，更适合步行的街区，让小企业有更多机会减少零售成本。”

– Nate, Roslindale

对跨部门反馈的回复

对第 8 条的更改

停车用途 (准许条件变更)

现在 S3 中有条件地允许设立停车场 (原来是禁止), S2 中有条件地允许设立停车场 (原来是禁止)。

物资厨房 (澄清)

“物资厨房”现在包含在“杂货店”定义中。

保障性住房 (澄清)

将“居住分组”更改为“**保障性住房**”来更好地体现用途。

ATM 定义 (澄清)

用“独立 ATM”替换了“ATM 辅助设施”



对跨部门反馈的回复

对第 8 条的更改

美术馆 (修改)

美术馆现在成为零售店的一个类型。

艺术工作室 (修改)

艺术工作室现在允许附带销售。

迷你型娱乐/活动 (其他阈值)

添加了迷你型娱乐/活动分类 (不超过 250 人)

成人娱乐 (澄清)

修改了“成人娱乐”，澄清裸体艺术展览不包括在内。



公众意见:

“我读了市长艺术和文化办公室的来信，我非常支持他们对文字草稿做出的所有更改和他们的关注点。”

– Barbara, Brighton

对跨部门反馈的回复

对第 23 条的更改

路缘坡准则 (增补)

考虑到车流的频率，现在住宅和非住宅用途的路缘坡最大值不同。

停车位尺寸 (新增的要求)

增加了标准停车位的停车位宽度和深度以及车道宽度 (不包括无障碍停车位)

前院停车 (更改了适用性)

对前院停车的限制仅适用“广场 + 街道”区域。

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. 后续步骤



“广场 + 街道” 办公时间

BPDA 分区改革工作人员下月将利用工作时间回答对分区文字修正的问题（总共 15 次会议）。

午后会议 (中午 12:30 - 下午 1:30)

2 月 13 日, 周二

2 月 15 日, 周四

2 月 20 日, 周二

2 月 22 日, 周四

2 月 27 日, 周二

2 月 29 日, 周四

3 月 5 日, 周二

晚间会议 (下午 6:00 - 下午 7:00)

2 月 12 日, 周一

2 月 14 日, 周三

2 月 20 日, 周二

2 月 22 日, 周四

2 月 27 日, 周二

2 月 29 日, 周四

3 月 5 日, 周二

3 月 6 日, 周三

第一轮小区域计划：启动活动

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.



活动细节：

时间：
2月25日，周日，上午
10:30 到下午 1:00

地点：
Menino YMCA (1137
River St, Hyde Park)

提供现场儿童保育、
口译服务和小点心

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.



活动细节：

时间：
2月24日周六，上午
10:30 到中午 12:30

地点：
The Substation (4228
Washington Street,
Roslindale)

提供现场儿童保育、
口译服务和小点心

项目经理： Catherine Neill
catherine.neill@boston.gov

项目经理： Eileen Michaud
eileen.michaud@boston.gov

分区通知和更新时事通讯

注册网址: <https://www.bostonplans.org/about-us/get-involved>

The screenshot shows the 'Get Involved' registration page on the Boston Planning & Development Agency website. The page includes a navigation menu at the top, a sidebar with links to various sections, and a main registration form. The form asks for contact information and allows users to select their interests and neighborhoods. A red box highlights the 'I'm interested in: (optional)' section, and a red arrow points from this section to a larger, detailed view of the same section on the right.

Get Involved

If you do not speak English and wish to sign up for communications, please email languages@boston.gov

Email * Confirm Email *

First Name: Last Name:

Street Address: Address Line 2:

City: State:

Zip: Phone:

Affiliation:

I want information emailed to me on:

Neighborhoods:

Sign up for email updates and notifications by selecting a Neighborhood below:

Citywide (Check all)

<input type="checkbox"/> Allston	<input type="checkbox"/> Back Bay	<input type="checkbox"/> Bay Village	<input type="checkbox"/> Beacon Hill
<input type="checkbox"/> Brighton	<input type="checkbox"/> Charlestown	<input type="checkbox"/> Chinatown	<input type="checkbox"/> Dorchester
<input type="checkbox"/> Downtown	<input type="checkbox"/> East Boston	<input type="checkbox"/> Fenway	<input type="checkbox"/> Hyde Park
<input type="checkbox"/> Jamaica Plain	<input type="checkbox"/> Leather District	<input type="checkbox"/> Longwood Medical Area	<input type="checkbox"/> Mattapan
<input type="checkbox"/> Mission Hill	<input type="checkbox"/> North End	<input type="checkbox"/> Roslindale	<input type="checkbox"/> South Bay
<input type="checkbox"/> South Boston	<input type="checkbox"/> South Boston Waterfront	<input type="checkbox"/> South End	<input type="checkbox"/> West End
<input type="checkbox"/> West Roxbury			

I'm interested in: (optional)

Development Projects Institutional Planning Urban Renewal

Downtown & Neighborhood Planning

Climate Change Planning & Sustainable Development

Zoning Notices & Updates

Research Publications

Sign up for email updates and notifications by selecting a Research Publications below:



This block provides a detailed view of the 'I'm interested in: (optional)' section from the registration form. It shows five checkboxes for selecting interests: Development Projects, Institutional Planning, Urban Renewal, Downtown & Neighborhood Planning, and Climate Change Planning & Sustainable Development. The 'Zoning Notices & Updates' checkbox is checked and highlighted with a red box.

I'm interested in: (optional)

Development Projects Institutional Planning Urban Renewal

Downtown & Neighborhood Planning

Climate Change Planning & Sustainable Development

Zoning Notices & Updates

了解分区改革的最新信息 (2024 版)

- ADU 模式手册和 **ADU 全市分区** - 本月推出, 全年持续
- **零净碳排放分区** (第 37 条) - 三月推出草案
- 进行新分区来实施计划: **市中心** - 春季
- **针对绿色停车设计和标准**全面更新第 23 条
- 升级**标志法** (第 11 条) - 夏季
- 全面升级**尺寸定义** - 夏季



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

FRIES

WINE

LUNCH

问题和意见

谢谢!

要了解更多信息, 访问:

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

有问题? 给我们发送电子邮件:

squaresandstreets@boston.gov