

# MINOR TEXT UPDATES TO SQUARES + STREETS ZONING

Public Meeting | Wed, Nov 6, 2024 | 6:00 PM to 7:30 PM



Planning Department

CITY of **BOSTON**

# 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.

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

**(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.

**(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 Meeting Info + Tips

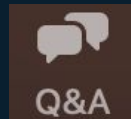
- This meeting **will be recorded** and the recording will be posted on the Planning Department's webpage for this event.
- If you **do not** wish to be recorded, please turn off your microphone and camera.
- If you're joining by phone, **dial \*9 to raise your hand** and wait to be called upon and **dial \*6 to unmute and mute**.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.



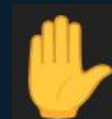
Mute/unmute



on/off



Use the Q&A feature for written questions and comments (instead of the chat)



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



Turn on captions

**RECORDING  
STARTS HERE!**

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# Presenters and Team Members

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**MAYA KATTLER-GOLD**  
Planner I  
Zoning Reform



**ABDUL-RAZAK ZACHARIAH**  
Planner II  
Zoning Reform

**KENYA BEAMAN**  
Community Engagement Manager

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**KATHLEEN ONUFER**  
Deputy Director of Zoning

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**JACK HALVERSON**  
Planner II, Zoning Reform

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# Meeting Agenda

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## 1 PURPOSE OF THIS MEETING

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## 2 WHAT IS ZONING?

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## 3 WHAT ARE SQUARES + STREETS ZONING DISTRICTS?

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## 4 WHAT ARE THE UPDATES AND WHY MAKE THEM?\*

*\*including examples from Squares + Streets Districts in Mattapan*

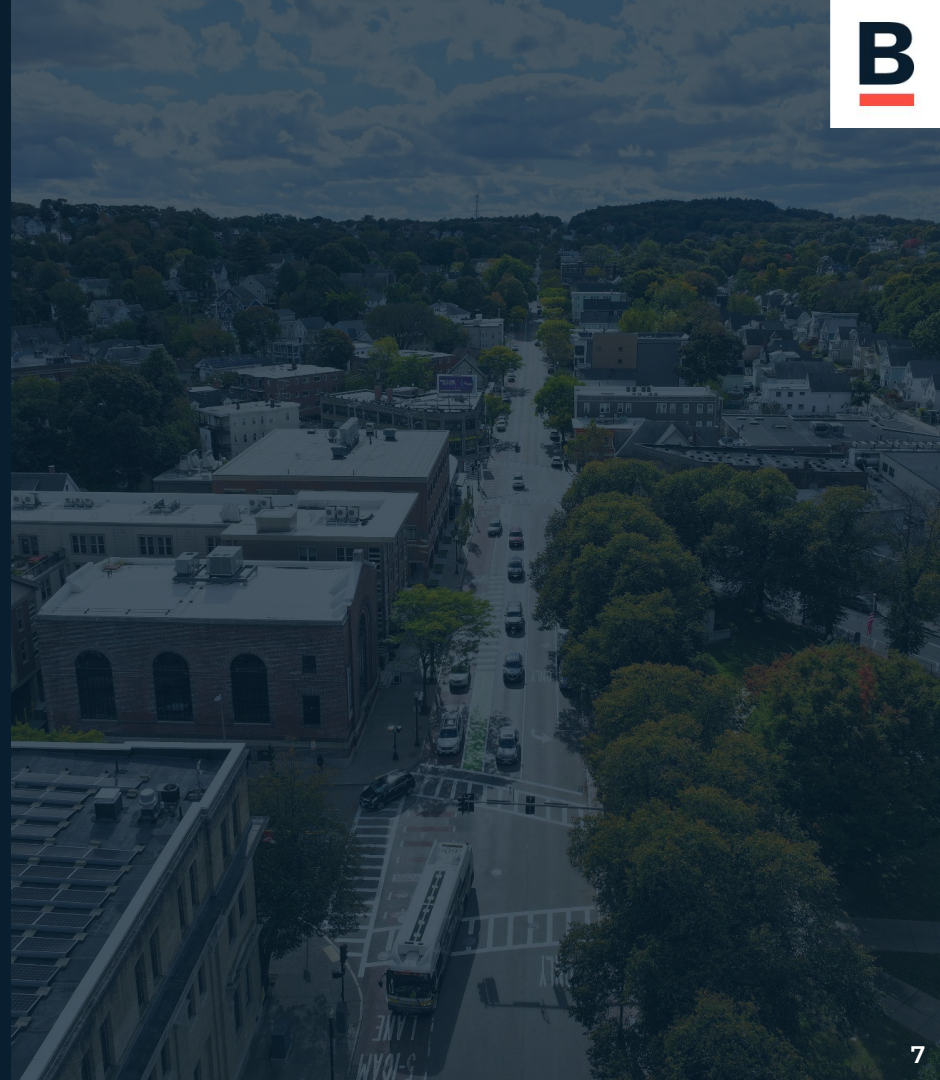
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## 5 PUBLIC FEEDBACK PROCESS

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## 6 Q&A

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# PURPOSE OF THIS MEETING

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# Summary of the Zoning Updates

These will be described in detail throughout the presentation.



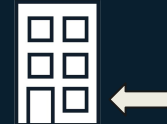
## FORMATTING FOR CLARITY

**Reformat text and tables** to make it easier to read the existing zoning rules and understand when they apply.



## GREATER LAND USE FLEXIBILITY

Provide greater flexibility for **certain land use activities commonly found on the ground and upper floors** of buildings in mixed use areas.



## S2 DISTRICT UPDATE TO GROUND FLOOR RESIDENTIAL

Make it so residential units on the ground floor of a building along main streets **require special permission.**

# Recap



**DOES** reformat the text and tables for clarity and readability, including how someone reads for Active Uses and the Ground Floor Active Use Requirement.

**DOES** provide greater flexibility for a variety of land uses common in mixed-use areas.

**DOES** require special permission for ground floor residential units in the S2 District (*Main Street Mixed Use*).

**DOES NOT** change which land uses satisfy the Ground Floor Active Use Requirement.

**DOES NOT** change the boundaries or re-map these districts within Mattapan.

**DOES NOT** map these districts in new areas.

# Why Propose Updates to Squares + Streets Zoning?

The **Zoning Reform Team** of the City of Boston Planning Department propose these updates to Squares + Streets Districts based on:

- Public feedback received from current Squares + Streets Small Area Plan processes in **Roslindale Square + Cleary Square**, including a resident zoning petition submitted by the Hyde Park Neighborhood Association (HPNA)
- Questions that have been raised in implementing the Squares + Streets zoning within **Mattapan** when potential development proponents reach out seeking clarity on the rules.



# Why Update Squares + Streets Zoning?

The **Zoning Reform Team's** role is to **revise, maintain, and update** the Boston Zoning Code to align with the City's policy goals and plans.



Squares + Streets Districts are part of the **base code**, which means they are **applicable citywide when mapped**.



Updating the Squares + Streets Districts is needed to:

- Keep this zoning **aligned** with the goals of PLAN: Mattapan *while also...*
- Better **aligning** the rules of this zoning to needs expressed in current, local planning processes so they can be mapped appropriately in the future.





# WHAT IS ZONING?

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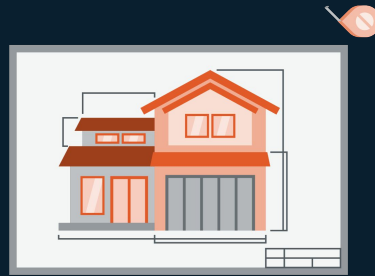
# What is Zoning? – Zoning Overview

Zoning is a set of laws that are used to guide development by dictating the **allowed land use, scale, and density of a building or structure** in a given area. Some of what zoning regulates includes:



## LAND USES

*the types of activities allowed within a given area*



## BUILDING DIMENSIONS

*how much space a building takes up, its height, and the open space around it*

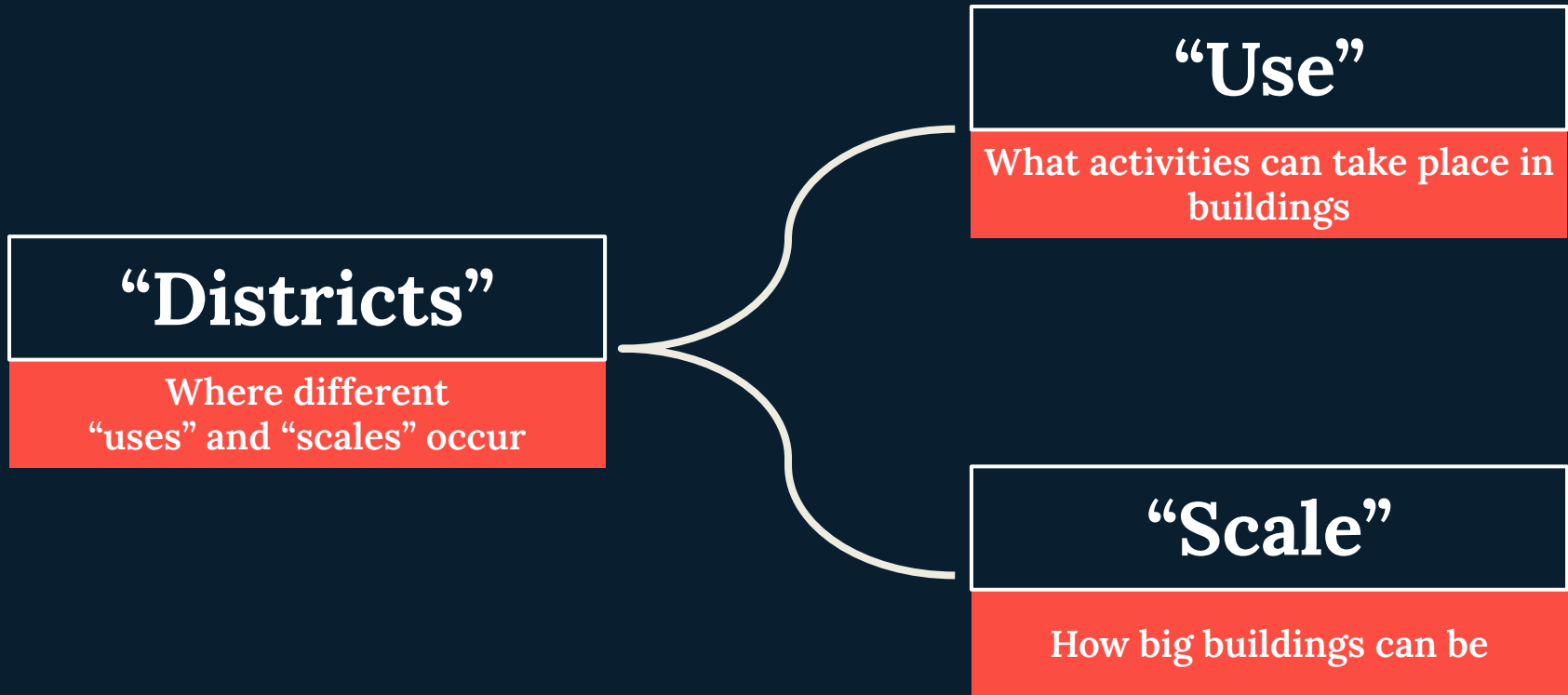


## OTHER REGULATIONS

*parking and loading, signage requirements, roof deck allowances, and many more.*

**Zoning doesn't build or demolish anything; it acts as guides and limits to what people can build.**

# A General Breakdown of Zoning Rules



# “Districts”

Zoning uses geographic “*districts*” to **divide and organize land** in a city.

- Establish different rules for different places
- Map what can go where
- Allow for compatible things to coexist
- Prevent incompatible things from mixing

**Districts are the geographic basis for where “use” and “scale” are applied across a city.**



“Plan for Boston.” – hand drawn map from **May 1986**, including zoning districts.  
**Source:** Boston Redevelopment Authority, Norman B. Leventhal Map & Education Center.



# “Use” – Land Use Regulations



Retail / Commercial



Residential



Civic



Education



Health Care



Open Space

# Zoning – How is Land Use Regulated?

Boston's Zoning Code regulates how **land can be used**. Each land use is delegated as **Allowed ("A")**, **Conditional ("C")**, or **Forbidden ("F")** in each area of the City.

**A** **Allowed uses** can be built new or open in an existing location.

**C** **Conditional uses** require a conditional use permit (based on set criteria) from the Zoning Board of Appeal to exist at a location.

*This means it will require a review process to determine if its appropriate, usually based on the surrounding area and priorities named in recent plans.*

**F** **Forbidden uses** may not be built.

When you see rules written like  
"A-G | F" or "A-G | C", that means...

Rules for the ground floor

A-G | F

Rules for the upper floors

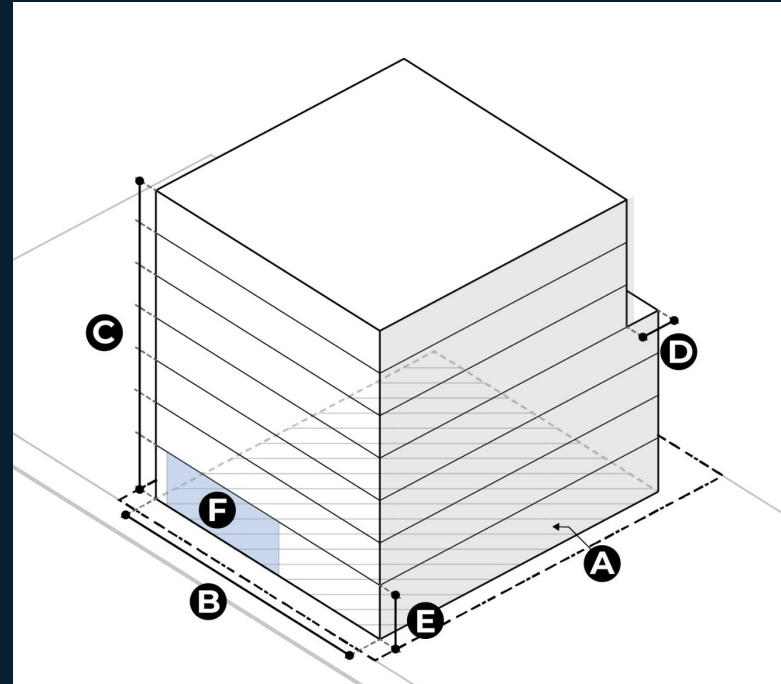
# “Scale” – Dimensional Regulations

Zoning regulates the scale of buildings by **setting limits on dimensions**, including:

- Building lot coverage
- Yards
- Building height
- And more...

These dimensional limits create a maximum potential building scale, known as a “*zoning envelope*.”

**Different zoning districts allow for different scales of buildings to be developed.**



# Zoning is a Tool that Pairs with Other Tools

- Zoning sets rules for development, but *cannot* shape every aspect of it.
- Other policies and programs *pair with zoning* to support cities in meeting local needs.
- Tools like housing funds, community processes for large projects, legal protections, design review, external funding and more *help shape the project and its impact*.



## Legacy Business Support Grants

Grants for nonprofit organizations that currently work with small businesses across Boston.

## Boston Complete Streets

Mayor Thomas M. Menino  
City of Boston  
Commissioner Thomas J. Tink  
Boston Transportation Department

Design Guidelines  
2013



[www.bostoncompletestreets.org](http://www.bostoncompletestreets.org)



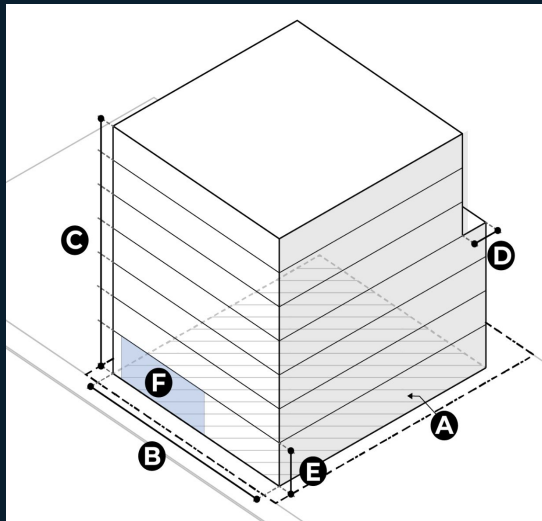
## RENTAL RELIEF FUND

Supports Bostonians at risk of losing their rental housing due to COVID-19.

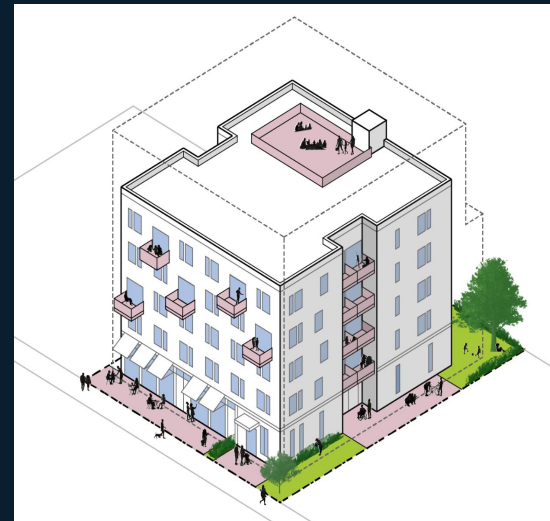
To learn more about eligibility and how to apply, visit [boston.gov/rental-relief](https://boston.gov/rental-relief)

# Beyond Zoning

**Additional tools** like community engagement processes, Article 80 Development Review, and Planning Department Design Review **shape projects to reflect the character and needs of the local context.**



Zoning Envelope



Resulting Built Project

# How Do We Update Zoning? – Zoning Amendments

## ZONING TEXT AMENDMENT

Change(s) in the written text of the Zoning Code that become new or updated rules for development.

## ZONING MAP AMENDMENT

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

### Existing Squares + Streets Zoning Text

#### ARTICLE 26 - SQUARES + STREETS DISTRICTS

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

Squares + Streets Districts are areas characterized by a mix of uses, significant transit service, and high levels of pedestrian activity. The purpose of these districts is to support and increase the mix of uses, support walkability, encourage adaptive reuse, and designate areas as appropriate for infill development and housing supply growth, to be delivered as the result of coordinated City planning and investment. Squares + Streets districts and their purposes are listed in this [Section 26.1](#) in order of increasing intensity:

- A. The S0 Transition Residential district is a primarily residential mixed use district that provides a transition from mixed-use and high-activity Squares + Streets to lower-activity residential areas. S0 also provides some flexibility for other active, commercial, and community serving uses, such as small retail spaces, on the ground floor of buildings. Residential uses are limited to no more than 14 dwelling units. Of the Squares + Streets districts, S0 has the smallest building footprint and lot coverage requirements and the largest yards and Permissible Area of Use.
- B. The S1 Main Street Living district is a mixed-use district where buildings generally have principally residential uses. S1 also provides more opportunity for active and commercial uses, such as banks, museums, restaurants, and retail spaces. S1 requires small-scale side and front yards and minimum Permissible Area of Lot.
- C. The S2 Main Street Mixed Use district is a small- to medium-scale mixed-use district that allows more active and many commercial uses, especially on the ground floor. S2 buildings can fill the width of the lot to help create a continuous and active main street. S2 includes requirements for Outdoor Amenity Space and a maximum for the blank wall of a facade.
- D. The S3 Active Main Street district is a mixed-use district of medium-scale buildings. In addition to residential, the S3 district allows more commercial and active uses on upper floors, such as hotels and offices. S3 requires Active Uses on the ground floor and prohibits dwelling units on the ground floor primary lot frontage. The district also introduces a more restrictive building lot coverage for large lots.
- E. The S4 Active Squares district is a mixed-use district characterized by medium to large-scale mixed-use buildings with the widest range of allowed uses among the Squares + Streets districts. Commercial, hospitality, and entertainment uses are allowed throughout the building, and Active Uses are required on the ground floor.
- F. The S5 Placemaker Squares is a mixed use district intended for areas in the heart of high activity squares, closest to transit, with high street frontage, and surrounding density. It is characterized by the largest-scale mixed-use buildings of Squares + Streets districts. S5 allows the same wide range of uses as S4, with ground floor Active Use and higher Outdoor Amenity Space requirements.

(Text Amd. No. [819](#), § 1, 4-23-2024)

### Existing Map of Squares + Streets Districts in Mattapan





# WHAT ARE SQUARES + STREETS DISTRICTS?

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# What are the Squares + Streets Zoning Districts?

## A toolbox of six varying zoning options (“districts”)

- Created to promote mixed-use development of housing, commercial and cultural development in neighborhood squares across Boston

## Modernize land use regulations (“use”)

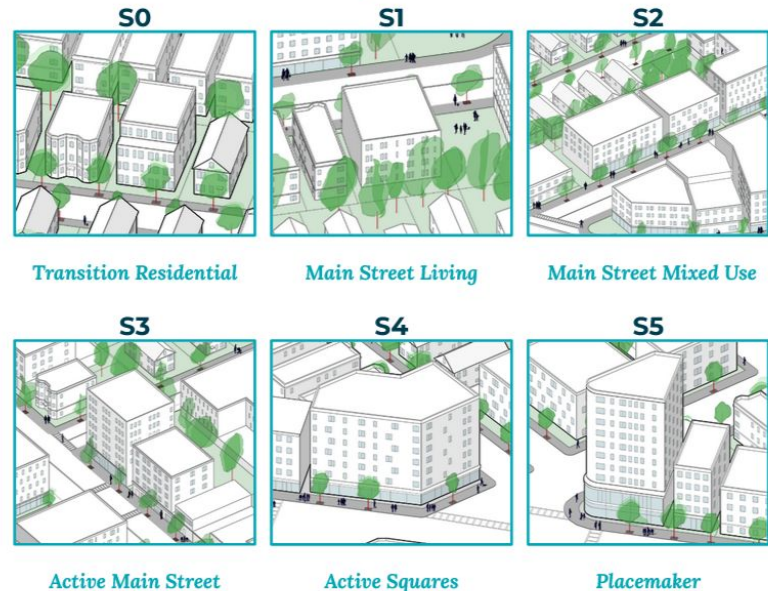
- To reflect the uses and activities we see commonly throughout Boston.

## Establish new dimensional regulations (“scale”)

- For buildings that promote housing growth, climate resiliency, and better consideration of the relationship of buildings to their surrounding area

### SQUARES + STREETS

#### Zoning Districts





# What are the Squares + Streets Zoning Districts?

**S0**



## Transition Residential

- 50 ft / 4 stories max
- Transition between low and high activity streets and squares
- Residential and accessory only
- Large, context-scale yards

**S1**



## Main Street Living

- 50 ft / 4 stories max
- Small-scale storefronts allowed on the ground floor with limited uses
- Predominantly residential
- Small scale yards

**S2**



## Main Street Mixed Use

- 65 ft / 5 stories max
- Mixed-use main street
- Mainstreet zero-lot-line
- Outdoor amenity space required
- Lower lot coverage to require yards or plazas

**S3**



## Active Main Street

- 85 ft / 7 stories max
- Residential or small scale hospitality
- Mainstreet zero-lot-line
- Outdoor amenity space required
- Active ground floor uses required
- Lot coverage responds to parcel size

**S4**



## Active Squares

- 85 ft / 7 stories max
- Wider range of upper floors uses
- Large buffer with residential areas
- Outdoor amenity space required
- Medium to extra large scale ground floor active uses
- Lot coverage responds to parcel size

**S5**



## Placemaker

- 145 ft max
- Widest range of mixed-use uses
- Large buffer with residential areas
- Outdoor amenity space required
- Wide range of ground floor active uses (no residential)
- Lot coverage responds to parcel size

# Squares + Streets in Mattapan

Mattapan is the only neighborhood in Boston where Squares + Streets districts are mapped right now.

- S+S subdistricts are mapped for mixed-use and commercial parts of the neighborhood.
- The new subdistricts went into effect on May 30th, 2024, following recommendations from PLAN: Mattapan.
- Engagement on mapping these S+S subdistricts happened between November 15th, 2023 and February 7th, 2024.



# Zoning is a Living Document – It Always Needs Updates

The **Zoning Reform Team's** role is to **revise, maintain, and update** the Boston Zoning Code to align with the City's policy goals and plans.



Rather than leave zoning unchanged until it is no longer applicable to present-day trends, the intent of the **Zoning Reform Team** is to consistently:



- **Keep track** of how the Squares + Streets Districts are understood and implemented,
- **Take into account trends** learned from local planning processes that impact neighborhood mixed-use areas, and
- **Identify and propose updates** to Squares + Streets Districts where appropriate to keep them relevant and effective.



# SUMMARY OF UPDATES

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# Summary of the Zoning Updates

These will be described in detail throughout the presentation.



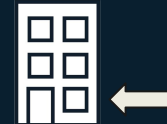
## FORMATTING FOR CLARITY

**Reformat text and tables** to make it easier to read the existing zoning rules and understand when they apply.



## GREATER LAND USE FLEXIBILITY

Provide greater flexibility for **certain land use activities commonly found on the ground and upper floors** of buildings in mixed use areas.



## S2 DISTRICT UPDATE TO GROUND FLOOR RESIDENTIAL

Make it so residential units on the ground floor of a building along main streets **require special permission.**

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# What part of the zoning is being reformatted?



## Active Uses

Some districts (S3-S5) require that a certain portion of the ground floor is occupied by “Active Uses.”

- These are uses that make somewhere feel like a “main street.” They are typically open to the public and help make an area feel vibrant and welcoming.
- Specifically these uses are:
  - Community Center, Grocery Store, Entertainment/Events, Makerspace, Museum, Restaurant, Retail Cannabis Establishment, Retail Store, Indoor Recreation, Service Establishment, and Social Club.

# Current formatting

*Districts*

	S1	S1	S2	S3	S4	S5
<b>ACTIVE USES</b>						
Community Center	C	A	A	A	A	A
Restaurant - Small	C-G   F	A-G   F	A-G   F	A	A	A
Restaurant - Large	F	C-G   F	A	A	A	A
Retail Store - Small	C-G   F	A-G   F	A-G   C	A	A	A
<b>COMMERCIAL USES</b>						
Adult Entertainment	F	F	F	F	F	F
Art Studios	F	A	A	A*	A*	A*
Bank	F	C-G   F	C-G   F	C*	C*	C*
Office - Small	C-G - F	A-G - F	A-G - C	A*	A*	A*

*Use category/section*

*Regulations*

## Current formatting

- Currently, Active Uses are in their own section on the use table.
- The use table is split into 10 categories/sections. Every use is under one of these 10 sections
  - Open Space Uses, Civic Uses, Residential Uses, **Active Uses**, Commercial Use, Higher Education Uses, Health Care Uses, Transportation Uses, Industrial and Storage Uses, Accessory Uses
- The uses in the Active Uses section of the use table satisfy the requirement in S3-S5 for active uses on the ground floor.



# Proposed Change



## Reasons for change:

- It has been confusing to talk about Active Uses and Commercial Uses as separate categories.
- This makes it difficult to navigate the table. For example, if someone is looking for a use like Retail Store on the table or definitions, they will likely look in Commercial Uses

## Change

- The Active Uses are being moved to the Commercial Uses and Civic Uses sections of the table.
- Adding a definition of that lists the Active Uses instead

# Proposed Change



ACTIVE USES						
Community Center	C	A	A	A	A	A
Restaurant - Small	C-G   F	A-G   F	A-G   F	A	A	A
Restaurant - Large	F	C-G   F	A	A	A	A
Retail Store - Small	C-G   F	A-G   F	A-G   C	A	A	A

CIVIC USES	S0	S1	S2	S3	S4	S5
Child Care/Adult Day Health Center	A	A	A	A	A	A
Community Center	C	A	A	A	A	A
Municipal Use	A	A	A	A	A	A

COMMERCIAL USES						
Adult Entertainment	F	F	F	F	F	F
Art Studios	F	A	A	A*	A*	A*
Bank	F	C-G   F	C-G   F	C*	C*	C*
Check Casher	F	F	F	F	F	F
Restaurant - Small	C-G   F	A-G   F	A-G   F	A	A	A
Restaurant - Large	F	C-G   F	A	A	A	A
Retail Store - Small	C-G   F	A-G   F	A-G   C	A	A	A

## Table A Definitions

**Active Uses.** Uses which are open to the public and produce high levels of coming and going by customers, visitors, and users. Active Uses include Community Center, Grocery Store, Entertainment/Events, Makerspace, Museum, Restaurant, Retail Cannabis Establishment, Retail Store, Indoor Recreation, Service Establishment, and Social Club.

- With this, the amendment makes all the formatting changes needed to keep the zoning consistent as well as other small clarifications to make the Zoning Code more readable. Each one of these changes is annotated in the draft amendment.
- These do not change any zoning rules

# Summary of the Zoning Updates

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**A** **Allowed uses** can be built new or open in an existing location.

**C** **Conditional uses** require a conditional use permit (based on set criteria) from the Zoning Board of Appeal to exist at a location.

*This means it will require a review process to determine if its appropriate, usually based on the surrounding area and priorities named in recent plans.*

**F** **Forbidden uses** may not be built.

When you see rules written like "A-G | F" or "A-G | C", that means...

Rules for the ground floor

A-G

F

Rules for the upper floors

# Entertainment/Events



## Events/Entertainment - Extra Small

Capacity less than 250 persons

**Example:** Riverside Theatre Works, Hyde Park



## Events/Entertainment - Small

Capacity of 251-500 persons

**Example:** Brighton Music Hall, Brighton



## Events/Entertainment - Medium

Capacity of 501-2,000 persons

**Example:** Strand Theatre, Upham's Corner, Dorchester

# Entertainment/Event - Current Zoning

	S0	S1	S2	S3	S4	S5
Entertainment/ Events - Extra Small	C-G   F	A-G   F	A-G   F	A-G   C	A	A
Entertainment/ Events - Small	F	C-G   F	A-G   F	A-G   C	A	A
Entertainment/ Events - Medium	F	F	C-G   F	A-G   C	A	A

## Reasons for change:

- Community members in Cleary Square and Roslindale Square have expressed a desire for more flexibility for these uses.
- Forbidding entertainment/events on upper stories might not allow theaters to exist without zoning relief because they will often need multiple stories due to balconies.

Rules for the ground floor

A-G | F

Rules for the upper floors

# Entertainment/Event - Proposed Change

	S0	S1	S2	S3	S4	S5
Entertainment/ Events - Extra Small	C-G   F	<del>A-G   F</del> A-G   C	<del>A-G   F</del> A-G   C	A-G   C	A	A
Entertainment/ Events - Small	F	<del>C-G   F</del> C	<del>A-G   F</del> A-G   C	A-G   C	A	A
Entertainment/ Events - Medium	F	F	<del>C-G   F</del> C	A-G   C	A	A

## Reasons for change:

- Making Entertainment/Events conditional on upper stories, rather than allowed, means it must be evaluated on a case by case basis by receiving a conditional use permit from the Zoning Board of Appeal.
- This seems most appropriate because this use is more likely to have negative noise impacts on potential neighboring residential properties when it exists on upper stories.



# Entertainment/Event Uses in Mattapan S+S Districts

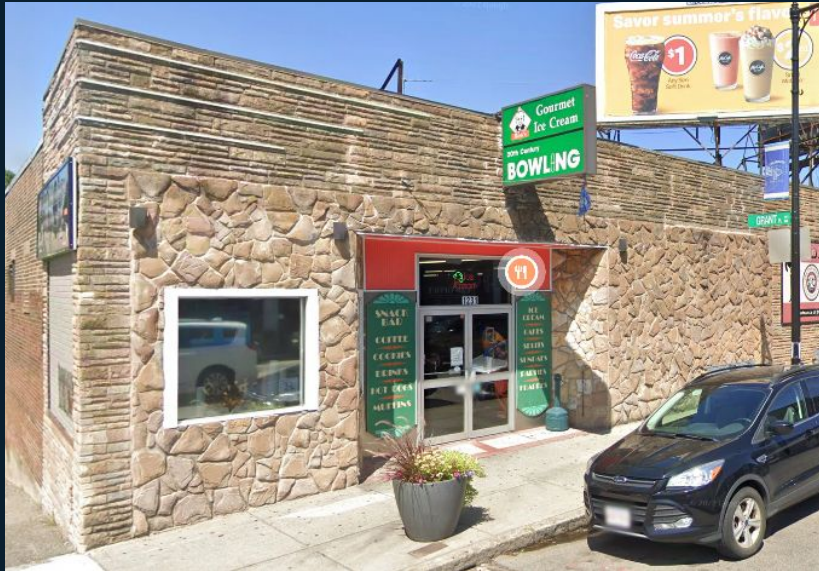
Multi-story “Entertainment/Event” uses would have greater flexibility along Blue Hill Ave, the Morton St Commuter Rail Station, and just outside Mattapan Square.

They would require special permission through a **conditional use permit** to be built above the ground floor, based on determination through the Zoning Board of Appeal process.

	Current S1	<b>PROPOSED S1</b>
Entertainment/Events - Extra Small (<250 persons)	A-G   F	<b>A-G   C</b>
Entertainment/Events - Small (251-500 persons)	C-G   F	<b>C</b>
	Current S2	<b>PROPOSED S2</b>
Entertainment/Events - Extra Small (<250 persons)	A-G   F	<b>A-G   C*</b>
Entertainment/Events - Small (251-500 persons)	A-G   F	<b>A-G   C*</b>
Entertainment/Events - Medium (501-2000 persons)	C-G   F	<b>C*</b>



# Indoor Recreation



Example: Ron's Ice Cream & Bowling, Hyde Park



Example: Chez Vous Roller Skating Rink, Dorchester Center

# Indoor Recreation - Proposed Change



	S0	S1	S2	S3	S4	S5
Indoor Recreation	F	<del>F</del> C	<del>F</del> C	A-G   C	A	A

## Reasons for change:

- Some community members have voiced a desire for establishments like bowling alleys and arcades in Cleary Square and Roslindale Square (particularly during youth focus groups).

# Indoor Recreation Uses in Mattapan S+S Districts

Indoor recreation would now be conditional along most of Blue Hill Ave, near the Morton St Commuter Rail Station, and just outside Mattapan Square.

They would require special permission through a **conditional use permit** to be built in the S1 and S2 Districts, based on determination through the Zoning Board of Appeal process.

	Current S1	<b>PROPOSED S1</b>
Indoor Recreation	F	<b>C</b>
	Current S2	<b>PROPOSED S2</b>
Indoor Recreation	F	<b>C</b>



# Office



## Office - Small

Total square footage less than 10,000 square feet

\*Upper story office

**Example:** Tobin & Tobin Attorneys at Law, Roslindale

## Office - Medium

Total square footage of 10,001-49,999 square feet

\*Upper story offices

**Example:** Lenane Building, Fields Corner, Dorchester

# Clinic



\*Upper story orthodontist/dentist

**Example:** ARCH Orthodontics, Hyde Park

**Example:** Mattapan Community Health Center

# Office and Clinic - Current Zoning Use Table

	S0	S1	S2	S3	S4	S5
Office - Small	C-G   F	A-G   F	A-G   C	A	A	A
Office - Medium	F	A-G   F	A-G   C	A	A	A
Clinic	F	A-G   C	A-G   C	A	A	A

## Reasons for change:

- Some Cleary Square community members have been reiterating the importance of upper story offices and clinics in the existing Cleary Square fabric.
- Both Cleary Square and Roslindale Square have provided examples of how small and medium upper story offices and clinics can fit very appropriately in small- to medium-scale, mixed-use areas.

# Office and Clinic - Proposed Change

	S0	S1	S2	S3	S4	S5
Office - Small	<del>C</del> -G F C	<del>A</del> -G  <del>F</del> A-G C	<del>A</del> -G  <del>C</del> A	A	A	A
Office - Medium	F	<del>A</del> -G  <del>F</del> A-G C	<del>A</del> -G  <del>C</del> A	A	A	A
Clinic	F	A-G C	<del>A</del> -G  <del>C</del> A	A	A	A

## Reasons for change:

- Some Cleary Square community members have expressed wanting to see offices on upper floors and not on ground floors, while some others have expressed wanting offices just on ground floors. This change gives more flexibility for the location of offices.



# Office and Clinic Uses in Mattapan S+S Districts



Smaller offices and clinics would now have more flexibility all along Blue Hill Ave, Morton St Commuter Rail Station, and outside Mattapan Square, making access to these services easier for Mattapan Residents.

	Current S0	<b>PROPOSED S0</b>
Office - Small (<10,000 sq ft)	C-G   F	<b>C</b>
	Current S1	<b>PROPOSED S1</b>
Office - Small (<10,000 sq ft)	A-G   F	<b>A-G   C</b>
Office - Medium (10,001 - 49,999 sq ft)	A-G   F	<b>A-G   C</b>
	Current S2	<b>PROPOSED S2</b>
Office - Small (<10,000 sq ft)	A-G   C	<b>A</b>
Office - Medium (10,001 - 49,999 sq ft)	A-G   C	<b>A</b>
Clinic	A-G   C	<b>A</b>



# Restaurants



**Restaurant - Small**

Small - Total square footage less than 2,500 square feet



**Restaurant - Large**

Large - Total square footage greater than or equal to 2,500 square feet

# Restaurants - Current Zoning Use Table

	S0	S1	S2	S3	S4	S5
Restaurant - Small	C-G   F	A-G   F	A-G   F	A	A	A
Restaurant - Large	F	C-G   F	A	A	A	A

## Reasons for change:

- The current zoning allows large restaurants to exist on upper floors but forbids small restaurants on upper floors. While this model of small upper story restaurant is unlikely, it does not need to be forbidden.

# Restaurants - Proposed Change

	S0	S1	S2	S3	S4	S5
Restaurant - Small	C-G   F	A-G   F	<del>A-G   F</del> A-G   C	A	A	A
Restaurant - Large	F	C-G   F	A A-G   C	A	A	A

## Reasons for change:

- Community members have expressed divergent views on the allowance of restaurants on upper floors, and so a conditional use seems most appropriate.

# Restaurant Uses in Mattapan S+S Districts



Any-sized restaurant is now regulated the same for S2 Districts (*Main Street Mixed Use*), along Blue Hill Ave, Morton St Commuter Rail Station, and outside Mattapan Square.

They would require special permission through a **conditional use permit** to be built above the ground floor, based on determination through the Zoning Board of Appeal process.

	Current S2	PROPOSED S2
Restaurant - Small (<2,500 sq ft)	A-G   F	<b>A-G   C</b>
Restaurant - Large (>=2,500 sq ft)	A	<b>A-G   C</b>



# Grocery Store



## Grocery Store - Small

Total square footage less than 15,000 square feet.



## Grocery Store - Large

Total square footage greater than or equal to 15,000 square feet.

# Grocery Store - Proposed Change

	S0	S1	S2	S3	S4	S5
Grocery Store - Small	C	A	A	A	A	A
Grocery Store - Large	F	F	C*	<del>C*</del> A-G   C*	A*	A*

## Reasons for change:

- Community members in Cleary Square have expressed a desire for more opportunities for grocery stores.
- This change creates more opportunities for large grocery stores in the larger districts where they can be accommodated.
- Small grocery stores are already widely allowed throughout the Squares + Streets districts.

# Grocery Store Uses in Mattapan S+S Districts



Large grocery stores (>15,000 sq ft) would be more flexibly allowed around key nodes like Mattapan Square and the intersection of Blue Hill Ave and Morton St, making it easier for residents to access high-quality groceries.

They would require special permission through a **conditional use permit** to be built above the ground floor, based on determination through the Zoning Board of Appeal process.



	Current S3	PROPOSED S3
Grocery Store - Large (>15,000 sq ft)	C*	A-G   C*



# Summary of the Zoning Updates

These will be described in detail throughout the presentation.



## FORMATTING FOR CLARITY

**Reformat text and tables** to make it easier to read the existing zoning rules and understand when they apply.



## GREATER LAND USE FLEXIBILITY

Provide greater flexibility for **certain land use activities commonly found on the ground and upper floors** of buildings in mixed use areas.



## S2 DISTRICT UPDATE TO GROUND FLOOR RESIDENTIAL

Make it so residential units on the ground floor of a building along main streets **require special permission.**

# Ground Floor Dwelling Units - Current Zoning

## Reasons for change:

- Staff have heard concerns from community members in Cleary Square, Roslindale Square, and Mattapan about allowing residential uses on the ground floor along key main streets.

## Current Zoning:

- In S3, S4, and S5: ground floor dwelling units are on forbidden on primary frontages
- In the S2 District (Main Street Mixed Use): ground floor dwelling units are allowed with a 4 foot front yard



*On the **primary frontage** = the side of the building that is faces the main street, as opposed to the sides that face other buildings or any side streets or alleys*

# Ground Floor Dwelling Units - Proposed Change

## Proposed Change:

- Make ground floor dwelling units conditional on the primary lot frontages in S2
- Keep ground floor dwelling units allowed with a 4 foot front yard on non-primary lot frontages in S2

## Conditional in S2



## Reasons for change:

- This change would help ensure that the effects of ground floor dwelling units are mitigated in areas where more active and commercial conditions are desired.
- By making dwelling units conditional rather than forbidden, the S2 District (*Main Street Mixed Use*) could still be used in areas with a mix of existing residential and commercial properties (like it's currently mapped in Mattapan).

# Ground Floor Dwelling Units in Mattapan S+S Districts



The S2 District (*Main Street Mixed Use*) is mapped in places in Mattapan with a mix of existing residential and commercial properties, so conditional use would ensure that is still possible.

	Current S2	PROPOSED S2
Ground floor dwelling units	Allowed with 4' front yard (min)	<b>Conditional on Primary Lot Frontage; Allowed on non-Primary Lot Frontage with 4' Front Yard (min)</b>



# Recap



**DOES** reformat the text and tables for clarity and readability, including how someone reads for Active Uses and the Ground Floor Active Use Requirement.

**DOES** provide greater flexibility for a variety of land uses common in mixed-use areas.

**DOES** require special permission for ground floor residential units in the S2 District (*Main Street Mixed Use*).

**DOES NOT** change which land uses satisfy the Ground Floor Active Use Requirement.

**DOES NOT** change the boundaries or re-map these districts within Mattapan.

**DOES NOT** map these districts in new areas.



# PUBLIC FEEDBACK PROCESS

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# Ways to Share Feedback

## PUBLIC MEETING + OFFICE HOURS + PUBLIC COMMENT FORM

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### During Tonight's Q&A Period



### At Virtual Office Hours (Two Dates)

Register at: [bostonplans.org/zoning4squares](https://bostonplans.org/zoning4squares)

Evening Office Hours: **Tues, Nov 12** from **6:00 PM to 7:00 PM**

Afternoon Office Hours: **Thurs, Nov 14** from **12:30 PM to 1:30 PM**



### Through the Public Comment Form (until Nov 22)

Available at: [bit.ly/squaresstreetscomments](https://bit.ly/squaresstreetscomments)

The Planning Department will make revisions to the draft zoning text amendment as needed based on the comments received during this period.

# Timeline for Minor Updates - Approval and Adoption



## OUTREACH TO MATTAPAN RESIDENTS\*

- Mailed notices to Mattapan property owners and residents within existing Squares + Streets Districts
- Presented the proposed updates to the **Greater Mattapan Neighborhood Council (GMNC)** on Nov 4

## PUBLIC FEEDBACK PROCESS

- Public Meeting
- Virtual Office Hours
- Public Comment Form

## LEGAL REVIEW OF DRAFT AMENDMENT

- Review of the final **draft Zoning Text Amendment** by the Planning Department Legal Division

## BPDA BOARD MEETING

- Present the proposed updates as a Zoning Text Amendment to the BPDA Board for approval to petition the Boston Zoning Commission

## BOSTON ZONING COMMISSION HEARING

- Present the proposed updates to the Boston Zoning Commission for adoption into the Boston Zoning Code

*\*Because Mattapan is the only area where Squares + Streets Districts are currently mapped.*



# Materials Available to Learn More – Proposed Updates



## Annotated Summary Map of Mattapan's Squares + Streets Zoning Districts

[bit.ly/MattapanSquaresStreetsUpdateMap](https://bit.ly/MattapanSquaresStreetsUpdateMap)

### Minor Text Updates to Squares + Streets Zoning

Executive Summary - 10/23/2024

Part 1: Reformatting and clarifications

The proposed amendment makes changes to the formatting and location of information in Article 8, Article 26, and Article 2 in order to make the zoning clearer and easier to understand.

## Executive Summary of Squares + Streets Zoning Updates

[bit.ly/SquaresStreetsUpdateSummary](https://bit.ly/SquaresStreetsUpdateSummary)

### Minor Text Updates to Squares + Streets Zoning

Annotated Greenlined Draft - 10/23/2024

#### How to Read this Document

**RED AND STRUCK TEXT** = removals proposed to the Zoning Code as part of this amendment

**GREEN TEXT** = additions proposed to the Zoning Code as part of this amendment

**BLACK TEXT** = current text within the Zoning Code that we have not changed

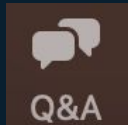
## Draft Text Amendment (with Track Changes)

[bit.ly/SquaresStreetsUpdateDraftText](https://bit.ly/SquaresStreetsUpdateDraftText)

Please ask one question at a time to provide space for each participant's question.

Feel free to ask for clarification on any terms used during the presentation.

## Zoom Tools for Q&A



Use the **Q&A feature** for written questions and comments.



Use the **Raise Hand feature** to get in line to ask a question or provide comment verbally.



**Unmute your microphone to ask a question** or say a comment after being called on.

**Please mute your microphone afterwards** to avoid any background noise while other participants are speaking.

*If you're joining by phone, dial \*9 to raise your hand and wait to be called upon and dial \*6 to unmute and mute.*

# THANK YOU

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We appreciate your time and hope you share this presentation with members of your community.

## HAVE QUESTIONS?

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