

Zoning Districts City of Boston
**Map 1A
 Downtown**
 (Supplemental to "Map 1, Boston Proper")

Adopted by the
 Zoning Commission of the City of Boston
 in meeting on March 6, 1989

Richard B. Kula

Effective: March 16, 1989
 Date of public notice: February 17, 1989
 (see St. 195B, c. 665 s.5)

DRAFT

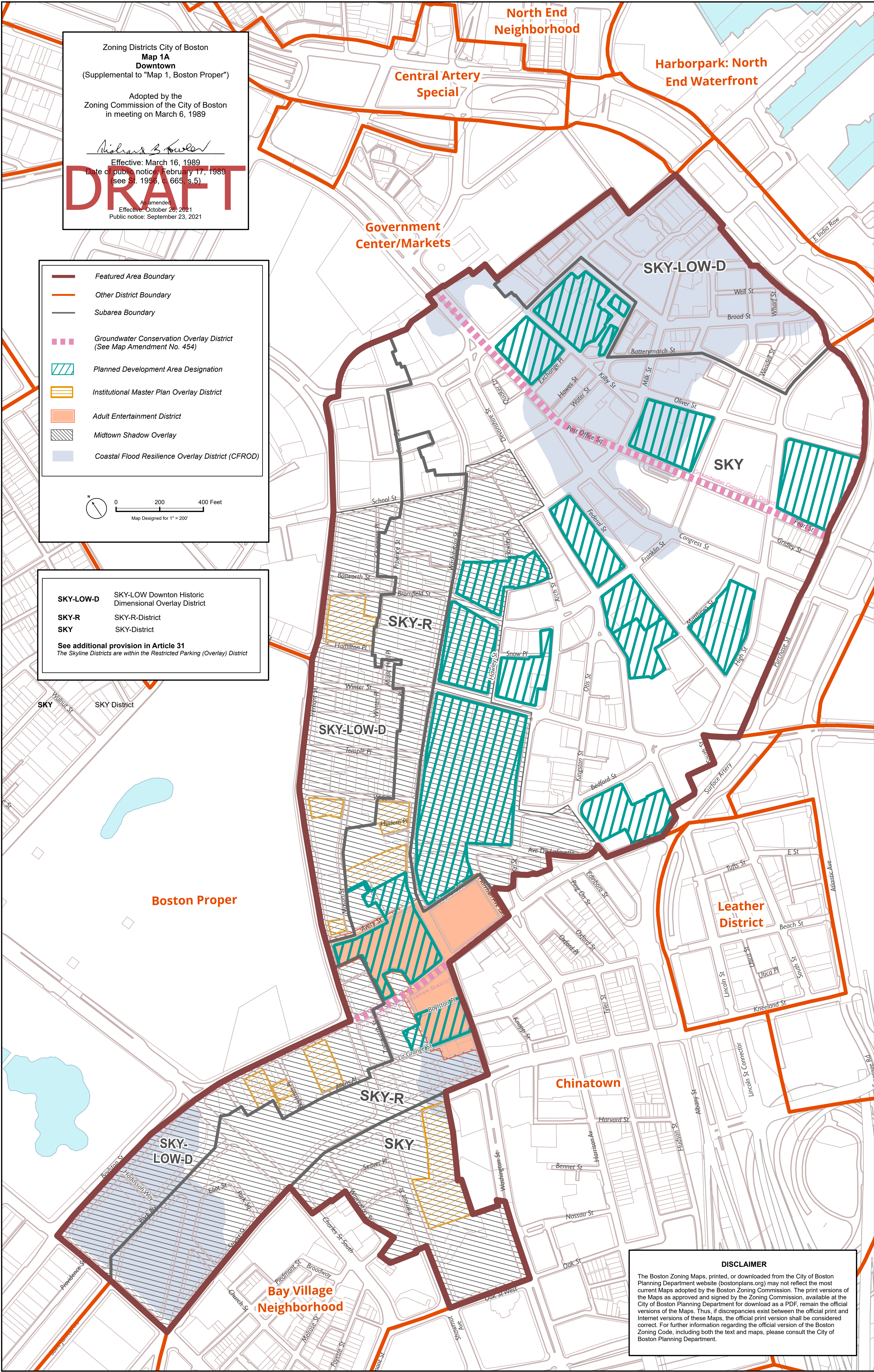
As amended
 Effective: October 26, 2021
 Public notice: September 23, 2021

- Featured Area Boundary
- Other District Boundary
- Subarea Boundary
- Groundwater Conservation Overlay District (See Map Amendment No. 454)
- Planned Development Area Designation
- Institutional Master Plan Overlay District
- Adult Entertainment District
- Midtown Shadow Overlay
- Coastal Flood Resilience Overlay District (CFROD)

0 200 400 Feet
 Map Designed for 1" = 200'

SKY-LOW-D SKY-LOW Dntown Historic Dimensional Overlay District
SKY-R SKY-R-District
SKY SKY-District

See additional provision in Article 31
 The Skyline Districts are within the Restricted Parking (Overlay) District



DISCLAIMER

The Boston Zoning Maps, printed, or downloaded from the City of Boston Planning Department website (bostonplans.org) may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved and signed by the Zoning Commission, available at the City of Boston Planning Department for download as a PDF, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the City of Boston Planning Department.

In Established PDA Maximum:		
	Height	FAR
Turnpike Air-Rights PDA Area	100'/250'	6
Chinatown Gateway PDA Area	100'/300'	7-10
Residential Chinatown PDA Area	125'/175'	6
See Section 43-16.		

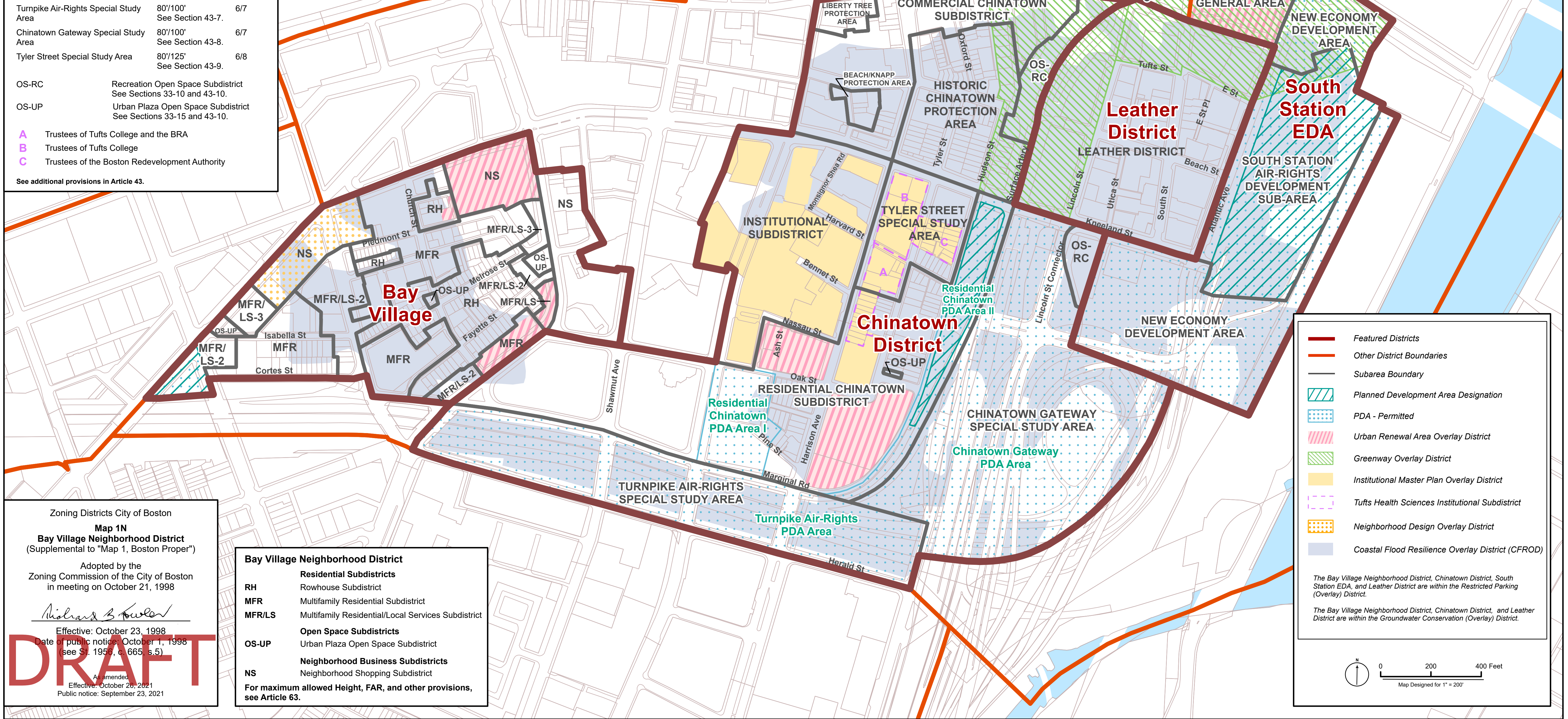
	As-of-Right Maximum Height	Floor Area Ratio (FAR)
Chinatown District		
Liberty Tree Protection Area	65'/80'	6/7
Beach/Knapp Protection Area	65'/80'	6/7
Historic Chinatown Protection Area	65'/80'	6/7
Residential Chinatown Subdistrict	80'/100'	4/6
Institutional Subdistrict	80'/125'	6/8
Commercial Chinatown Subdistrict	80'/100'	6/7
See Section 43-6.		
Turnpike Air-Rights Special Study Area	80'/100'	6/7
See Section 43-7.		
Chinatown Gateway Special Study Area	80'/100'	6/7
See Section 43-8.		
Tyler Street Special Study Area	80'/125'	6/8
See Section 43-9.		
OS-RC	Recreation Open Space Subdistrict See Sections 33-10 and 43-10.	
OS-UP	Urban Plaza Open Space Subdistrict See Sections 33-15 and 43-10.	
A	Trustees of Tufts College and the BRA	
B	Trustees of Tufts College	
C	Trustees of the Boston Redevelopment Authority	
See additional provisions in Article 43.		

	As-of-Right Maximum Height	Floor Area Ratio (FAR)
South Station Economic Development Area		
General Area	300'	12
Parcel-to-Parcel Linkage Development Area	465'	14
New Economic Development Area	300'-400' See Section 40-7.	12-14
South Station/Central Artery Area is also in Central Artery Special District and is governed by Article 49, except as provided in Section 49-4, as amended, for the period prior to substantial commencement of work on a given parcel in connection with the Central Artery project. See also Map 1Xb.		
See Article 40.		
Leather District		
Leather District	80'/100'	6/8
See Article 44.		

Zoning Districts City of Boston
Map 1G
Chinatown District
 (Supplemental to "Map 1, Boston Proper")
 Adopted by the Zoning Commission of the City of Boston in meeting on May 30, 1990
 Effective: June 14, 1990
 Date of public notice: May 19, 1990
 (see St. 1956, c. 665, s.5)
 As amended
 Effective: October 26, 2021
 Public notice: September 23, 2021

DISCLAIMER
 The Boston Zoning Maps, printed, or downloaded from the Boston Planning and Development Agency (BPDA) website (bostonplans.org) may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved and signed by the Zoning Commission, available at the BPDA for download as a PDF, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the BPDA.

Zoning Districts City of Boston
Map 1C
Leather District and South Station Economic Development Area
 (Supplemental to "Map 1, Boston Proper")
 Adopted by the Zoning Commission of the City of Boston in meeting on September 11, 1989
 Effective: September 13, 1989
 Date of public notice: August 12, 1989
 (see St. 1956, c. 665, s.5)
 As amended
 Effective: October 26, 2021
 Public notice: September 23, 2021



Zoning Districts City of Boston
Map 1N
Bay Village Neighborhood District
 (Supplemental to "Map 1, Boston Proper")
 Adopted by the Zoning Commission of the City of Boston in meeting on October 21, 1998
 Effective: October 23, 1998
 Date of public notice: October 1, 1998
 (see St. 1956, c. 665, s.5)
 As amended
 Effective: October 26, 2021
 Public notice: September 23, 2021

Bay Village Neighborhood District	
Residential Subdistricts	
RH	Rowhouse Subdistrict
MFR	Multifamily Residential Subdistrict
MFR/LS	Multifamily Residential/Local Services Subdistrict
Open Space Subdistricts	
OS-UP	Urban Plaza Open Space Subdistrict
Neighborhood Business Subdistricts	
NS	Neighborhood Shopping Subdistrict
For maximum allowed Height, FAR, and other provisions, see Article 63.	

Legend

- Featured Districts (thick red line)
- Other District Boundaries (orange line)
- Subarea Boundary (thin black line)
- Planned Development Area Designation (diagonal lines)
- PDA - Permitted (dotted pattern)
- Urban Renewal Area Overlay District (pink hatched)
- Greenway Overlay District (green hatched)
- Institutional Master Plan Overlay District (yellow hatched)
- Tufts Health Sciences Institutional Subdistrict (dashed purple line)
- Neighborhood Design Overlay District (orange dotted)
- Coastal Flood Resilience Overlay District (CFROD) (blue hatched)

The Bay Village Neighborhood District, Chinatown District, South Station EDA, and Leather District are within the Restricted Parking (Overlay) District.
 The Bay Village Neighborhood District, Chinatown District, and Leather District are within the Groundwater Conservation (Overlay) District.

