

EXHIBIT A: Residents Petition Amendments 10/16/2024
Squares+ Streets Districts Article 26
and to Article 3 and Article 8

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.a Transition Residential district is a residential district that provides opportunity for increased residential density while retaining essential and valued existing residential neighborhood features. Residential uses are limited to not more than 4 dwelling units, with corresponding building footprint, lot coverage, and height requirements. Active, commercial and community serving uses are forbidden in S0.a districts. ~~Of the Squares+ Streets districts, S0.a has the smallest building footprint and lot coverage requirements and the largest yards and Permeable Area of Lot.~~

B. ~~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 Permeable Area of Lot.~~~~

C. 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 Permeable Area of Lot.

D. 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 ~~and allows more active and commercial uses on upper floors.~~ 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. ~~The S2 Mixed-Use district allows for height limitations to enhance compatibility with existing and historic urban fabric and neighborhood scale and to avoid shadow, wind, and other height-related impacts.~~

E. The S2.5 Main Street Mixed Use district is a small- scale mixed-use district that allows more active and commercial uses, especially on the ground floor and allows more active and commercial uses on upper floors. S2.5 buildings can fill the width of the lot to help create a continuous and active main street. S2.5 includes requirements for Outdoor Amenity Space and a maximum for the blank wall of a facade. ~~The S2.5 Mixed-Use district allows for height limitations to medium-scale buildings that enhance compatibility with existing and historic urban fabric and neighborhood scale and to avoid shadow, wind, and other height-related impacts.~~

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F. 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.

G. 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+ Street districts. Commercial, hospitality, and entertainment uses are allowed throughout the building, and Active Uses are required on the ground floor.

H. 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. 470, § 1, 4-23-2024)

Section 26-2. - Establishment of squares+ streets districts.

A. This [Section 26-2](#), together with [Section 3-1 \(Establishment of Zoning Districts\)](#) establishes eight Squares+ Streets Districts (S0.a, S0, S1, S2, [S2.5](#), S3, S4, and S5). A Squares+ Streets District is indicated by the designation "S0.a", "S0", "S1", "S2", "[S2.5](#)", "S3", "S4", and "S5" on any official zoning map of the City of Boston. The provisions of Article 26 and the remainder of this Code constitute the zoning regulations in a Squares+ Streets District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article and the remainder of this Code, the provision of this Article shall govern.

B. Use Regulations Applicable in Squares+ Streets Districts. Use regulations for Squares+ Streets districts are set forth in [Article 8](#) (Regulation of Uses) and in Table A of this Article.

C. Dimensional Regulations Applicable in Squares+ Streets Districts. Dimensional Regulations for Squares+ Streets districts are set forth in Table B of this Article. The illustrations included in Figure 1 of this Article depict the dimensional standards set forth in Table B. Where conflicts exist between an illustration or other graphic and the text of any provision of this Code, the text shall govern.

D. Parking and Loading Regulations Applicable in Squares+ Streets Districts. Parking regulations for Squares+ Streets districts are set forth in [Article 23](#) (Off-Street Parking). Loading regulations for Squares + Streets are set forth in [Article 24](#) (Off-Street Loading).

E. Within a Squares + Streets District, no Planned Development Area shall be permitted.

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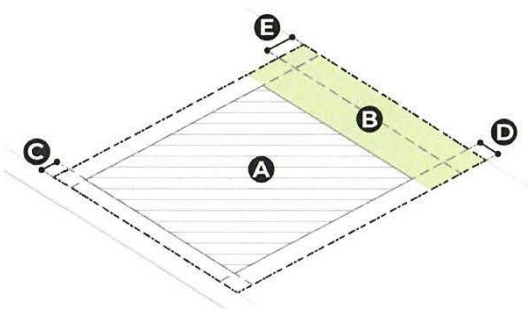
Illustrated Lot Standards		
	A	Building Lot Coverage
	B	Permeable Area of Lot
	C	Front Yard
	D	Side Yard
	E	Rear Yard

FIGURE 1: ILLUSTRATED LOT AND BUILDING ENVELOPE STANDARDS

(Text Amd. No. 470, § 1, 4-23-2024)

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TABLE A: - ADDITIONAL USE AND PERFORMANCE STANDARDS

USE AND PERFORMANCE STANDARDS	S0.a	S0	S1	S2	S2.5	S3	S4	S5
STANDARDS FOR USES THAT ARE NOT ACTIVE USES								
Ground Floor Active Use Requirement	No	No	No	No	Yes ^{1,2}	Yes ^{1,2}	Yes ^{1,2}	Yes ^{1,2}
Percentage of Building Width of Ground Floor Active Use (min)	-	-	-	-	50% ^{1,2}	50% ^{1,2}	50% ^{1,2}	50% ^{1,2}
Depth (min) of Ground Floor Active Use	-	-	-	-	20' ^{1,2}	20' ^{1,2}	25' ^{1,2}	25' ^{1,2}
STANDARDS FOR RESIDENTIAL USES								
Ground Floor Dwelling Units Allowed	Yes	Yes	Yes	Allowed with 4' Front Yard (min)	Conditional on Primary Lot Frontage; Allowed on non-Primary Lot Frontage with 4' Front Yard (min)	Forbidden on Primary Lot Frontage; Allowed on non-Primary Lot Frontage with 4' Front Yard (min)		
Dwelling Units (max)		4	14	-	-	-	-	-
STANDARDS FOR TRANSPORTATION USES								
Standalone Parking Garage	-	-	-	-	Another allowed use, that is not a Transportation Use, must be located on the ground floor of the building along any lot frontage that abuts a public sidewalk, street, or park to a minimum depth of 25'			
STANDARDS FOR INDUSTRIAL AND STORAGE USES								
Food and Beverage Production	-	-	T	-	-	Must include a minimum of 500 sf of accessory or associated Restaurant or Retail use	Must include a minimum of 1,000 sf of accessory or associated Restaurant or Retail use	

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Footnotes to Table A (Additional Use and Performance Standards) *No changes*

1. Active Use(s), as defined in Article 8 Table A, are required to occupy a minimum of the ground floor building width at the minimum depth along primary lot frontage specified in Article 26 Table A, except when the principal use(s) is a Civic Use or Open Space Use, as defined in Article 8 Table A; or when a Proposed Project is an affordable housing development project in which at least 60% of units income restricted at 100% or below of AMI and reviewed under Article 80 Small or Large Project Review.

2. For any project that is subject to or has elected to comply with Large Project Review or Small Project Review under the provisions of Article 80, the required Ground Floor Active Use width and depth may be located along any Building Facade through such review process.

(Text Amd. No. 470, § 1, 4-23-2024)

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TABLE B: - DIMENSIONAL REGULATIONS

LOT STANDARDS	S0.a	S0	S1	S2	S2.5	S3	S4	S5
Building Lot Coverage (max) for Lots smaller than 11,000 sf	60%	60%	70%	70%	80%	90%	90%	80%
Building Lot Coverage (max) for Lots greater than or equal to 11,000 sf	60%	60%	70%	70%	70%	70%	70%	70%
Permeable Area of Lot (min) for Lots smaller than 11,000 sf	30%	20%	15%	15%	15%	-	-	-
Permeable Area of Lot (min) for Lots greater than or equal to 11,000 sf	30%	20%	15%	15%	15%	15%	15%	15%
Front Yard (min)	8'	8'	6'	5'	2' 11"	2' 11"	2'	2'
Rear Yard (min)								
Abutting non-residential zoning district	15'	15'	10'	10'	5'	5'	5'	5'
Abutting residential zoning district	15'	15'	15'	15'	15'	15'	20'	20'
Side Yard (min)								
With a party wall, abutting non-residential zoning district	-	-	-	0'	0'	0'	0'	0'
Without a party wall, abutting non-residential zoning district	14' cumulative (3' min)	14' cumulative (3' min)	10' cumulative (3' min)	5'	5'	5'	5'	5'
Abutting a residential zoning district	14' cumulative (3' min)	14' cumulative (3' min)	14' cumulative (3' min)	15'	15'	15'	15'	15'

BUILDING FORM STANDARDS	S0.a	S0	S1	S2	S2.5	S3	S4	S5
Building Floor Plate (max sf)	4,000	4,000	8,000	15,000	20,000	20,000	25,000	25,000
Building Width (max)	-	-	120'	150'	150'	150'	200'	250'
Maximum Building Height (in feet) ²	35'	50'	50'	65'	75'	85'	85'	145'
Maximum Building Height (in stories) ²	3	4	4	5	6	7	7	-
Outdoor Amenity Space (min)	-	-	-	20%	20%	20%	25%	30%

Rear Stepback of Highest Story (min) where the rear yard abuts a residential zoning district	-	-	-	-	7'	7'	7'	7'
Blank Wall of Facade (max) ³	-	-	-	15'	15'	15'	15'	15'
Active and Commercial Uses Ground Floor Height (min)	-	-	-	14' ¹	14'	14'	14'	14'
Multiple buildings (detached) allowed on lot ⁴	No	No	No	Yes	Yes	Yes	Yes	Yes

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Footnotes to Table B (Dimensional Regulations) *No changes*

1. If a dwelling unit is located on the ground floor abutting a Front Yard, as defined in Article 2 and Section 18-4, the Front Yard must have a minimum depth of 4 feet.
2. As defined in Article 2, when maximum building height is specified in both stories and feet, both requirements must be met.
3. For any project that is subject to or has elected to comply with Large Project Review or Small Project Review under the provisions of Article 80, the maximum Blank Wall of Facade may be established on any lot frontage through such review process.
4. In the case of attached buildings, yards are to be measured from the exterior building facade as if it was one structure.
(Text Amd. No. 470, § 1, 4-23-2024)

ARTICLE 2: (Definitions): *No changes*

ARTICLE 3: ESTABLISHMENT OF ZONING DISTRICTS

Section 3-1. Division of the City into Districts.

Section 3-1.(a) Mixed Use Districts: **S0.a**, S0, S1, S2, **S2.5**, S3, S4, S5

(See Text Amd. No. 452, §§ 1A., B., 1C., 10-26-2021. Text Amd. No. 470, § 1, 4-23-2024)

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- **Section 8-3. - Use Regulations.**

- **TABLE A: - USE REGULATIONS**

Key:

Districts. S = Squares + Streets

Status.

A*, A-G - C*, A-G - F*, C*, or C-G - F* = Subject to district Use and Performance Standards

ALLOWED

A = Allowed

A-G - C = Allowed only on basement or ground floor (Conditional on upper stories)

A-G - F = Allowed only on basement or ground floor (Forbidden on upper stories)

CONDITIONAL

C = Conditional

C-G - F = Conditional only on basement or ground floor (Forbidden on upper stories)

FORBIDDEN

F = Forbidden

See [Section 3-1](#) (Division of the City into Districts) for listing of districts.

Entertainment/Events - Medium	A-G - C	A-G - C	A-G - C	A-G - C	A-G - C	A-G - C	A	A
Entertainment/Events - Large	F	F	F	F	C	C	C	C
Entertainment/Events - Extra Large	F	F	F	F	F	F	F	F
Makerspace	F	F	A	A	A	A	A	A
Museum	C	C	A	A	A	A	A	A
Restaurant - Small	A	A	A	A	A	A	A	A
Restaurant - Large	A-G - C	A-G - C	A-G - C	A	A	A	A	A
Retail Cannabis Establishment	C-G - F	C-G - F	C-G - F	C-G - F	C-G - F	C-G - F	C	C
Retail Store - Small	A-G - C	A-G - C	A-G - C	A-G - C	A	A	A	A
Retail Store - Medium	A-G - C	A-G - C	A-G - C	A-G - C	A	A	A	A
Retail Store - Large	F	F	F	C	A-G - C	A-G - C	A-G - C	A-G
Retail Store - Extra Large	F	F	F	F	F	F	C	C
Indoor Recreation	A-G - C	A-G - C	A-G - C	A-G - C	A	A	A	A
Service Establishment - Small	A	A	A	A	A	A	A	A
Service Establishment - Large	C	C	A	A	A	A	A	A
Social Club	A	A	A	A	A	A	A	A
COMMERCIAL USES								
Adult Entertainment	F	F	F	F	F	F	F	F
Art Studios	A	A	A	A	A*	A*	A*	A*
Bank	C-G - F	C-G - F	C-G - F	C-G - F	C*	C*	C*	C*
Check Cashier	F	F	F	F	F	F	F	F
Drive-in	F	F	F	F	F	F	F	F
Funeral Home	C	C	C	C	C*	C*	C*	C*
Hotel - Small	C	C	C	C	A*	A*	A*	A*
Hotel - Large	F	F	F	F	C*	C*	C*	C*
Office - Small	A	A	A	A*	A*	A*	A*	A*
Office - Medium	A	A	A	A*	A*	A*	A*	A*
Office - Large	F	F	F	F	C*	C*	C*	C*
Research Laboratory	F	F	F	F	F	F	F	F*
Standalone ATM	C	C	C	C	C*	C*	C*	C*
HIGHER EDUCATION USES								
College or University Use	F	F	F	C	C*	C*	C*	C*

School, Trade or Professional	F	F	F	C	C*	C*	A*	A*
HEALTH CARE USES								
Clinic	A*	A*	A*	A*	A*	A*	A*	A*
Hospital Use	F	F	F	F	F	F	C*	C*
Nursing Home Use	C	C	C	C	A*	A*	A*	A*
TRANSPORTATION USES								
Airport-Related Remote Parking Facility	F	F	F	F	F	F	F	F
Gasoline Station	F	F	F	F	F	F	F	F
Major Transportation Facility	F	F	C*	C*	C*	C*	C*	C*
Motor Vehicle Rentals	F	F	F	F	C*	C*	C*	C*
Motor Vehicle Sales	F	F	F	F	F	F	F	F
Standalone Parking Garage	C*	C*	C*	C*	C*	C*	C*	C*
Standalone Parking Lot	C*	C*	C*	C*	C*	C*	C*	C*
Vehicular Services	F	F	F	F	F	F	F	F
INDUSTRIAL AND STORAGE USES								
Crematory	F	F	F	F	F	F	F	F
Food and Beverage Production	F	F	F	F	F	C*	A*	A*
General Industrial	F	F	F	F	F	F	F	F
Light Manufacturing or Trade Establishment	F	F	F	F	F	F	C*	C*
Non-retail Cannabis Establishment	F	F	F	F	F	F	F	F
Restricted Industrial	F	F	F	F	F	F	F	F
Self-Storage	F	F	F	F	F	F	F	F
Storage of Fuel or Minerals	F	F	F	F	F	F	F	F
Storage of Supplies and Scrap	F	F	F	F	F	F	F	F
Urban Agriculture	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89
Warehouse or Distribution Center	F	F	F	F	F	F	F	F

Accessory uses must comply with the provisions of Section 8-2.5								
ACCESSORY USES								
Accessory Drive-Through	F	F	F	F	F	F	F	F
Accessory Dwelling Unit (Detached)	C	C	C	F	F	F	F	F
Accessory Dwelling Unit (non-Detached)	C	C	C	F	F	F	F	F
Accessory Electrical Vehicle Charging	A	A	A	A	A	A	A	A
Accessory Entertainment/Events	C	C	A	A	A	A	A	A
Accessory Family Day Care Home	A	A	A	A	A	A	A	A
Accessory Helicopter Landing Facility	F	F	F	F	F	F	F	F
Accessory Home Occupation	A	A	A	A	A	A	A	A
Accessory Keeping of Animals	C	C	C	C	C	C	C	C
Accessory Keeping of Laboratory Animals	F	F	F	F	F	F	F	F
Accessory Motor Vehicle Rental	A	A	A	A	A	A	A	A
Accessory Office	F	F	A	A	A	A	A	A
Accessory Parking	A	A	A	A	A	A	A	A
Accessory Personnel Quarters	F	F	C	C	C	C	C	C
Accessory Smoking	F	F	F	F	F	C	C	C
Shared Parking	A	A	A	A	A	A	A	A