

# Minor Text Updates to Squares + Streets Zoning

Annotated Greenlined Draft - 11/22/2024

## **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

## ARTICLE 8 - REGULATION OF USES

### 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

\* = Subject to district Use and Performance Standards for the designated use. Other Use and Performance Standards may apply for all buildings in a district if indicated by the corresponding district article.

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

**Commented [1]:** Reformatting/clarification: moving information to the bottom of the key.

**Commented [2]:** Reformatting/clarification: moving within key, removing unnecessary language, and adding language to make the meaning of "\*" more clear.

	Squares + Streets (S)					
	S0	S1	S2	S3	S4	S5
<b>OPEN SPACE USES</b>						
Cemetery	F	F	F	F	F	F
Private Open Space	C	C	C	C	C	C
Publicly Accessible Open Space	A	A	A	A	A	A
<b>CIVIC USES</b>						
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
Place of Worship	A	A	A	A	A	A
School, K through 12	A	A	A	A	A	A
<b>RESIDENTIAL USES</b>						
Artists' Live-Work	A*	A	A*	A*	A*	A*
Fraternity or Sorority	F	F	F	F	F	F
Household Living - 1-4 units	A	A	A*	A*	A*	C*
Household Living - 5-8 units	A	A	A*	A*	A*	A*
Household Living - 9-14 units	A	A	A*	A*	A*	A*
Household Living - 15+ units	F	A	A*	A*	A*	A*

**Commented [3]:** Reformatting/clarification: moving "Community Center" from "Active Uses" section of table to "Civic Uses" section.

	Squares + Streets (S)					
	S0	S1	S2	S3	S4	S5
Lodging House	F	C	C*	C*	A*	A*
Mobile Home Establishment	F	F	F	F	F	F
Shelter Facility	F	F	F	F	F	F
Supportive Housing	A*	A	A*	A*	A*	A*
<b>ACTIVE USES</b>						
<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*
Check Casher	F	F	F	F	F	F
Drive-in	F	F	F	F	F	F
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 C</del>	<del>A-G   F</del> A-G   C*	A-G   C*	A*	A*
Entertainment/Events - Medium	F	F	<del>C-G   F C*</del>	A-G   C*	A*	A*
Entertainment/Events - Large	F	F	F	C*	C*	C*

**Commented [4]:** Reformatting/clarification: removing "Active Uses" category from the table. The uses that were in this category are moved to the "Commercial Uses" and "Civic Uses" categories. The meaning of "Active Uses" is now defined within the definitions section instead of acting as a use category.

**Commented [5]:** Use change: allowing greater flexibility for entertainment/event uses on upper stories.

**Commented [6]:** Reformatting/clarification: moving uses which were previously in the "Active Uses" category.

	Squares + Streets (S)					
	S0	S1	S2	S3	S4	S5
Entertainment/Events - Extra Large	F	F	F	F	F	F
Funeral Home	F	C	C*	C*	C*	C*
Grocery Store - Small	C	A	A*	A*	A*	A*
Grocery Store - Large	F	F	C*	C* A-G   C*	A*	A*
Hotel - Small	F	F	C*	A*	A*	A*
Hotel - Large	F	F	F	C*	C*	C*
Indoor Recreation	F	F C	F C*	A-G   C*	A*	A*
Makerspace	F	A	A*	A*	A*	A*
Museum	F	A	A*	A*	A*	A*
Office - Small	C-G   F C	A-G   F A-G   C	A-G   C A*	A*	A*	A*
Office - Medium	F	A-G   F A-G   C	A-G   C A*	A*	A*	A*
Office - Large	F	F	F	C*	C*	C*
Research Laboratory	F	F	F	F	F	F
Restaurant - Small	C-G   F	A-G   F	A-G   F A-G   C*	A*	A*	A*
Restaurant - Large	F	C-G   F	A A-G   C*	A*	A*	A*

**Commented [7]:** Reformatting/clarification: adding \*s to commercial uses in S2 because the existing commercial use ground floor ceiling height requirement was moved to the Additional Use and Performance Standards table

**Commented [8]:** Use change: allowing large grocery stores (over 15,000 sq ft) on the ground floor in S3 without a conditional use permit

**Commented [9]:** Use change: allowing greater flexibility for indoor recreation in S1 and S2

**Commented [10]:** Use change: allowing greater flexibility for office on upper stories

**Commented [11]:** Use change: standardizing the treatment of restaurants on upper stories between small and large restaurants.

	Squares + Streets (S)					
	S0	S1	S2	S3	S4	S5
Retail Cannabis Establishment	F	C-G   F	C-G   F*	C-G   F*	C*	C*
Retail Store - Small	C-G   F	A-G   F	A-G   C*	A*	A*	A*
Retail Store - Medium	F	C-G   F	A-G   C*	A*	A*	A*
Retail Store - Large	F	F	C*	A-G   C*	A-G   C*	A-G   C*
Retail Store - Extra Large	F	F	F	F	C*	C*
Service Establishment - Small	C-G   F	A	A*	A*	A*	A*
Service Establishment - Large	F	F	A-G   C*	A*	A*	A*
Social Club	C	A	A*	A*	A*	A*
Standalone ATM	F	C	C*	C*	C*	C*
<b>HIGHER EDUCATION USES</b>						
College or University Use	F	F	C	C*	C*	C*
School, Trade or Professional	F	F	C	C*	A*	A*
<b>HEALTH CARE USES</b>						
Clinic	F	A-G   C	A-G   C A	A*	A*	A*
Hospital Use	F	F	F	F	C*	C*

**Commented [12]:** Reformatting/clarification: correcting scrivener's error which omitted this text in the adopted article

**Commented [13]:** Use change: allowing large service establishments on the ground floor in S2

**Commented [14]:** Reformatting/clarification: removing \*s from "non-active uses" in S3-S5 because the ground floor active use requirement in the Additional Use and Performance Standards table now states that it applies to "all buildings," rather than all "non-active uses."

**Commented [15]:** Use change: allowing clinics on upper stories in S2

	Squares + Streets (S)					
	S0	S1	S2	S3	S4	S5
Nursing Home Use	C	C	C	A <del>*</del>	A <del>*</del>	A <del>*</del>
<b>TRANSPORTATION USES</b>						
Airport-Related Remote Parking Facility	F	F	F	F	F	F
Gasoline Station	F	F	F	F	F	F
Major Transportation Facility	F	C	C	C <del>*</del>	C <del>*</del>	C <del>*</del>
Motor Vehicle Rentals	F	F	F	C <del>*</del>	C <del>*</del>	C <del>*</del>
Motor Vehicle Sales	F	F	F	F	F	F
Standalone Parking Garage	F	F	F	C*	C*	C*
Standalone Parking Lot	F	F	C	C <del>*</del>	C <del>*</del>	C <del>*</del>
Vehicular Services	F	F	F	F	F	F
<b>INDUSTRIAL AND STORAGE USES</b>						
Crematory	F	F	F	F	F	F
Food and Beverage Production	F	F	F	C*	A*	A*
General Industrial	F	F	F	F	F	F

	Squares + Streets (S)					
	S0	S1	S2	S3	S4	S5
Light Manufacturing or Trade Establishment	F	F	F	F	C*	C*
Non-retail Cannabis Establishment	F	F	F	F	F	F
Restricted Industrial	F	F	F	F	F	F
Self-Storage	F	F	F	F	F	F
Storage of Fuel or Minerals	F	F	F	F	F	F
Storage of Supplies and Scrap	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
Warehouse or Distribution Center	F	F	F	F	F	F
<i>Accessory uses must comply with the provisions of Section 8-2.5</i>						
<b>ACCESSORY USES</b>						
Accessory Drive-Through	F	F	F	F	F	F
Accessory Dwelling Unit (Detached)	C	C	F	F	F	F
Accessory Dwelling Unit (non-Detached)	C	C	F	F	F	F
Accessory Electrical Vehicle Charging	A	A	A	A	A	A

	Squares + Streets (S)					
	S0	S1	S2	S3	S4	S5
Accessory Entertainment/Events	C	A	A	A	A	A
Accessory Family Day Care Home	A	A	A	A	A	A
Accessory Helicopter Landing Facility	F	F	F	F	F	F
Accessory Home Occupation	A	A	A	A	A	A
Accessory Keeping of Animals	C	C	C	C	C	C
Accessory Keeping of Laboratory Animals	F	F	F	F	F	F
Accessory Motor Vehicle Rental	A	A	A	A	A	A
Accessory Office	F	A	A	A	A	A
Accessory Parking	A	A	A	A	A	A
Accessory Personnel Quarters	F	C	C	C	C	C
Accessory Smoking	F	F	F	C	C	C
Shared Parking	A	A	A	A	A	A

**Table A Definitions**

The following definitions and size categories shall apply only for Districts in Table A of this Article 8 or where otherwise specified in the Code. For the purposes of determining size categories, total square footage shall mean the total internal area dedicated to a use including storage, mechanicals, and all other occupied and non-occupied space.

**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.

**Commented [16]:** Reformatting/clarification: replacing "Active Uses" category on the table with definition. This is used to define which uses satisfy the Ground Floor Active Use Requirement established on the Additional Use and Performance Standards table.

CIVIC USES



**Child Care/Adult Day Health Center.** A facility for day-time care of children or adults.

Child Care Center - Any facility operated on a regular basis, whether known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under seven (7) years of age, or under sixteen (16) years of age if those children have special needs as defined in Massachusetts General Laws, for nonresidential custody and care during part or all of the day separate from their parents. Any facility of this type shall comply with the standards, inspectional requirements, and dimensional regulations as established by the Massachusetts Department of Early Education and Care (or a successor agency responsible for the state licensing of home-based child care facilities).

Adult Day Health Center - A non-residential facility where nursing care, supervision, and health related support services are provided in a structured group setting to persons 18 years of age or older who have physical, cognitive, or behavioral health impairments. Adult day health programs must subsequently receive a Massachusetts Adult Day Health program license for operation.

**Community Center.** A facility, other than a Municipal Use, that provides recreational, educational, or social services to a community, including but not limited to a recreation or social center or similar use.

**Municipal Use.** A facility owned, operated, or administered by the City or its designee for the purpose of operating and providing government services, including a fire station, police station, courthouse, municipal office, library, community center, or similar use.

**Place of Worship.** A facility used for religious or spiritual services or observances, as well as the gathering of a religious or spiritual community.

**School, K through 12.** A facility in which a regular course of public or private educational instruction is given for grades including kindergarten through twelfth grades. For a School offering kindergarten and no higher grades, see Child Care Center.

#### ACTIVE USES

#### COMMERCIAL USES

**Adult Entertainment.** Any establishment used for activities, facilities, performances, or exhibitions, or for the rental or sale of printed or audiovisual entertainment, in which the principal feature or characteristic is an emphasis on matters or conduct depicting, describing or relating to sexual conduct and which is not open to persons under 18 years old by reason of age. Adult entertainment includes but is not limited to bookstores, motion picture theaters, paraphernalia stores, video stores, and establishments which display live nudity for its patrons.

**Art Studios.** A facility for the creation of physical art or audiovisual content, where the activities produce little to no vibration, fumes, or other nuisances more typical in industrial or manufacturing uses, including but not limited to arts production space and studios, dance and music rehearsal space, or similar use. Such use may include the sale of art which does not require any permanent and dedicated space and is incidental to the Art Studio use. Any space permanently dedicated to sales shall constitute a Retail Store.

**Bank.** A licensed financial institution dedicated to the extension of credit and the custody, loan, or exchange of money. Such use may include an Automatic Teller Machine in a dedicated vestibule which is accessible directly from a sidewalk or public right of way.

**Check Casher.** A facility devoted to the cashing of checks or remittance payments for a fee. Check Casher does not include Bank or Automatic Teller Machine.

**Commented [17]:** Reformatting/clarification: removing "Active Uses" category from the definitions. The use definitions that were in this category are moved to the "Commercial Uses" and "Civic Uses" categories.

**Drive-in.** A facility for which the principle use involves customers receiving services or viewing entertainment, or both, exclusively while seated in a vehicle, including but not limited to a drive-in movie theater, drive-in restaurant, or similar use. Parking spots designated as pick-up locations for retail uses shall not constitute a Drive-in; Drive-through access for a Restaurant does not constitute a Drive-in. .

**Funeral Home.** A facility used for the care and preparation of human remains. Such use may include facilities to host ceremonies for people to pay their respects.

**Entertainment/Events.** A facility which is primarily devoted to hosting live entertainment events, including but not limited to event centers, theaters, cinemas, night clubs, concert halls, arenas, and stadiums, or similar use. Such use may receive a Live Entertainment License.

Extra Small - Capacity less than 250 persons.

Small - Capacity of 251-500 persons.

Medium - Capacity of 501-2,000 persons.

Large - Capacity of 2,001-9,999 persons.

Extra Large - Capacity greater than or equal to 10,000 persons.

**Grocery Store.** A store selling groceries as the primary merchandise, where groceries include fresh produce and other perishable foods and ingredients for preparing food. At least twenty-five (25) percent the total square footage of a Grocery Store shall be devoted to the sale, display or storage of fresh or fresh frozen foods such as fresh meat, poultry, seafood, or produce. No more than twenty-five (25) percent of the total square footage of a Grocery Store may be devoted to the sale, display or storage of alcoholic beverages. A food pantry which sells or otherwise distributes perishable or nonperishable foods to households with limited resources is a Grocery Store.

Small - Total square footage less than 15,000 square feet.

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

**Hotel.** An establishment containing four or more rooms or suites affording transient sleeping accommodations to the general public. Hotel may include space for hosting events. Such use shall subsequently require an Innholder License granted by the Boston Licensing Board for operation.

Small - Fewer than 50 guest rooms and total square footage of less than 50,000 square feet.

Large - At least 50 guest rooms or total square footage greater than or equal to 50,000 square feet.

**Indoor Recreation.** A facility devoted primarily to indoor large-scale sports or recreation, including but not limited to laser tag, bowling, arcade, ice rinks, or similar use. Indoor Recreation does not include Entertainment/Events. Such use may receive a Live Entertainment License.

**Makerspace.** A facility for artisans, craftspeople, or small scale manufacturers to work in a communal setting, where the activities produce little to no vibration, fumes, or other nuisances more typical in industrial or manufacturing uses.

**Museum.** A facility in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

**Office.** A facility where one or more persons do professional, administrative, or similar work, including but not limited to coworking spaces and businesses which may meet with clients on an appointment basis, such as insurance brokers and real estate offices. Office does not include a medical office for a medical professional practicing under a medical license.

Small - Total square footage less than 10,000 square feet.

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

Large - Total square footage greater than or equal to 50,000 square feet.

**Research Laboratory.** A facility used for the development, conduct, or observation of scientific experimentation or research, including but not limited to the medical, chemical, physical, or biological disciplines, in which all or a portion is dedicated to uses that require specialized facilities and/or built accommodations designed for the development, conduct, or observation of scientific experimentation or research, including but not limited to wet laboratory facilities, clean rooms, controlled environment rooms, and facilities with high-frequency ventilation. May include areas dedicated to other uses that are directly related and accessory to the scientific experimentation and research being conducted, including but not limited to office, storage, and prototype manufacturing.

**Restaurant.** An establishment devoted to the preparation, sale, and consumption on premises of food or alcoholic beverages. Such use may include take-out. Drive-through access for a restaurant constitutes a district accessory use (see Accessory Drive Through).

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

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

**Retail Cannabis Establishment.** An entity, licensed and registered with the Commonwealth of Massachusetts subject to 935 CMR 500, 105 CMR 725.100, or any successor regulation that acquires, dispenses, possesses, or administers cannabis and products containing cannabis to be sold on the lot and consumed off-site, including a medical use cannabis establishment.

**Retail Store.** A store for sale of goods, commodities, or merchandise, including but not limited to food, clothing, art, homegoods, hardware, pharmaceuticals, alcohol, tobacco products, and tickets for events. Such use may also include consignment stores or pawnshops. Retail Store does not include Adult Entertainment, Grocery Store, or Retail Cannabis Establishment.

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

Medium - Total square footage of 2,501-10,000 square feet.

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

Extra-Large - Total square footage greater than or equal to 50,000 square feet.

**Service Establishment.** An establishment, open to customers, that provides services, with or without the exchange of goods. Examples of a Service Establishment include, but are not limited to:

Barber, beauty, or body art establishment.

Tailor, laundry or location for dry-cleaning drop-off;

Post office or parcel pickup/dropoff location;

Fitness center or yoga studio;

Animal daycare, grooming, kennel;

or similar use.

Small - Total square footage less than 10,000 square feet.

Large - Total square footage greater than or equal to 10,000 square feet.

**Social Club.** A facility used or operated by a non-profit membership association that operates for charitable, philanthropic, civic, social, benevolent, educational or similar purposes. The use of such premises is restricted to the members of these organizations and their guests.

**Standalone ATM.** Automatic Teller Machine which is accessible directly from a sidewalk, public right of way, or outdoor pedestrian accessway or in a dedicated vestibule which is accessible directly from a sidewalk, public right of way or outdoor pedestrian accessway. An Automatic Teller Machine which is inside of a building and not in a dedicated vestibule which is accessible directly from a sidewalk, public right of way, or outdoor pedestrian accessway does not constitute a Standalone ATM and is allowed as an accessory use.

## 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 Permeable Area of Lot.
- 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 Permeable 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 + Street 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.

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

- A. **This Section 26-2, together 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 the designation "S0", "S1", "S2", "S3", "S4", or "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 [\(Additional Use and Performance Standards\)](#).
- C. **Dimensional Regulations Applicable in Squares + Streets Districts**  
Dimensional Regulations for Squares + Streets districts are set forth in Table B of this Article.

**Commented [18]:** Reformatting/clarification: adding title of Table A for clarity.

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.**

**TABLE A: ADDITIONAL USE AND PERFORMANCE STANDARDS**

Uses and use categories have the meanings set forth in Article 8 Table A. [Defined dimensional standards have the meanings set forth in Article 2.](#)

**Commented [19]:** Reformatting/clarification: adding clarifying language.

USE AND PERFORMANCE STANDARDS	S0	S1	S2	S3	S4	S5
<b>USE RELATED STANDARDS FOR USES THAT ARE NOT ACTIVE USES ALL BUILDINGS</b>						
Ground Floor Active Use Requirement	-	-	-	Active Use(s) must occupy at least 50% of the Building Width of the Ground Floor along the Primary Lot Frontage to a minimum Ground Floor Use Depth of 20 <sup>1,2</sup>	Active Use(s) must occupy at least 50% of the Building Width of the Ground Floor along the Primary Lot Frontage to a minimum Ground Floor Use Depth of 25 <sup>1,2</sup>	
Ground Floor Active Use Requirement	No	No	No	Yes <sup>1,2</sup>	Yes <sup>1,2</sup>	Yes <sup>1,2</sup>
Percentage of Building Width of Ground Floor Active Use (min)	-	-	-	50% <sup>1,2</sup>	50% <sup>1,2</sup>	50% <sup>1,2</sup>
Depth (min) of Ground Floor Active Use	-	-	-	20 <sup>1,2</sup>	25 <sup>1,2</sup>	25 <sup>1,2</sup>
<b>STANDARDS FOR RESIDENTIAL USES</b>						
Ground Floor Dwelling Units Allowed	Yes	Yes	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)	14	-	-	-	-	-
<b>STANDARDS FOR COMMERCIAL USES</b>						
Ground Floor Ceiling Height for areas occupied by Commercial Uses (min)	-	-	14'	14'	14'	14'
<b>STANDARDS FOR TRANSPORTATION USES</b>						
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 <del>depth</del> Ground Floor Use Depth of 25'		
<b>STANDARDS FOR INDUSTRIAL AND STORAGE USES</b>						

**Commented [20]:** Reformatting/clarification: changing language to make it more clear when the Ground Floor Active Use Requirement applies.

**Commented [21]:** Reformatting/clarification: moving requirements for the Ground Floor Active Use Requirement to a single row of the table (rather than three). This follows the same format of the other standards on this table.

**Commented [22]:** Use change: making ground floor dwelling units conditional on the primary lot frontage.

**Commented [23]:** Reformatting/clarification: moving existing regulation from Table B (dimensional regulations) to Table A (additional use and performance standards) because it only applies to commercial uses.

**Commented [24]:** Reformatting/clarification: adding Article 2 term which clarifies how to measure this dimension.

USE AND PERFORMANCE STANDARDS	S0	S1	S2	S3	S4	S5
Food and Beverage Production	-	-	-	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	

**Footnotes to Table A (Additional Use and Performance Standards)**

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-B, except Active Uses are not required~~ 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 ~~bBuilding fFacade~~ through such review process.

**Commented [25]:** Reformatting/clarification: moving information from footnote to the table to follow the format of the other standards on the table and make the Ground Floor Active Use Requirement easier to understand.

**Commented [26]:** Reformatting/clarification: removing capitalization to clarify that building facade is not a defined term.

**TABLE B: DIMENSIONAL REGULATIONS**

LOT STANDARDS	S0	S1	S2	S3	S4	S5
Building Lot Coverage (max) for Lots smaller than 11,000 sf	60%	70%	70%	90%	90%	80%
Building Lot Coverage (max) for Lots greater than or equal to 11,000 sf	60%	70%	70%	70%	70%	70%
Permeable Area of Lot (min) for Lots smaller than 11,000 sf	20%	15%	15%	-	-	-
Permeable Area of Lot (min) for Lots greater than or equal to 11,000 sf	20%	15%	15%	15%	15%	15%
Front Yard (min)	8'	6'	2' <sup>1</sup>	2' <sup>1</sup>	2' <sup>1</sup>	2' <sup>1</sup>
Rear Yard (min)						
Abutting non-residential zoning district	15'	10'	10'	5'	5'	5'
Abutting residential zoning district	15'	15'	15'	15'	20'	20'
Side Yard (min)						
With a party wall, abutting non-residential zoning district	-	-	0'	0'	0'	0'
Without a party wall, abutting non-residential zoning district	14' cumulative (3' min)	10' cumulative (3' min)	5'	5'	5'	5'
Abutting a residential zoning district	14' cumulative (3' min)	14' cumulative (3' min)	15'	15'	15'	15'
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'
<del>Maximum</del> Building Height (in feet) <sup>2</sup> (max)	50'	50'	65'	85'	85'	145'
<del>Maximum</del> Building Height (in stories) <sup>2</sup> (max)	4	4	5	7	7	-
Outdoor Amenity Space (min)	-	-	20%	20%	25%	30%
Rear Stepback of Highest Story (min) where the rear yard abuts a residential zoning district	-	-	-	7'	7'	7'
Blank Wall of Facade (max) <sup>3</sup>	-	-	15'	15'	15'	15'
<del>Active and Commercial Uses Ground Floor Height (min)</del>	14'	14'	14'	14'	14'	14'
Multiple buildings (detached) allowed on lot <sup>4,2</sup>	No	No	Yes	Yes	Yes	Yes

**Commented [27]:** Reformatting/clarification: correcting error in adopted article which omitted relevant footnote reference.

**Commented [28]:** Reformatting/clarification: making formatting consistent with the rest of the table

**Commented [29]:** Reformatting/clarification: changing footnote references because of deleted footnotes.

**Commented [30]:** Reformatting/clarification: moving regulation to Table A (additional use and performance standards). Also removing reference to "Active Uses," because all relevant Active Uses are now included within the category of "Commercial Uses"

**Footnotes to Table B**



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 Façade may be established on any lot frontage through such review process.~~

4. 2. In the case of attached buildings, yards are to be measured from the exterior building facade as if it was one structure.

**Commented [31]:** Reformatting/clarification: removing redundant information to make footnote section shorter and easier to understand and ensure city-wide consistency in the application of height requirements.

**Commented [32]:** Reformatting/clarification: moving information to the definition of Blank Wall of Façade to allow for more city-wide consistency and clarity.

## ARTICLE 2 - DEFINITIONS

**Ground Floor Active-Use Depth.** The depth of the Ground Floor interior space devoted to a use ~~an Active Use, as defined in Article 8, Table A.~~ The Ground Floor Active Use Depth is measured as the distance from the interior building facade towards the interior of the building.

**Commented [33]:** Reformatting/clarification: generalizing definition to apply to any use. This allows for more clarity and consistency in how to measure.

**Blank Wall of Façade.** On the Ground Floor of a building, the width of the facade that does not have windows or a pedestrian entrance facing the Primary Lot Frontage. ~~For a Proposed Project that is subject to or has elected to comply with Small or Large Project Review under Article 80 (Development Review and Approval), the maximum Blank Wall of Façade may be established on any lot frontage through such review process.~~

**Commented [34]:** Reformatting/clarification: moving information from Table B footnote to allow for more city-wide consistency and clarity.

(a) *Use definitions.* The following definitions of uses and use groupings do not apply to any district listed in [Article 8, Table A](#), unless otherwise indicated within [Article 8](#). ~~Definitions for uses and use groupings which do apply to districts listed in Article 8 Table A are found in Article 8 Table A Definitions.~~

**Commented [35]:** Reformatting/clarification: adding clarifying language

**Active Uses.** See Article 8 Table A Definitions.

**Commented [36]:** Reformatting/clarification: adding reference to Active Uses in Article 2 to ensure that the definition is easy to find.

## Other articles: Article 24, 53, and 80

### Section 24-1. - Off-Street Loading Bay Requirements

\*\* Uses listed in Table B of [Section 8-3](#) under Use Item Nos. 11, 12, 13, 13A, 14, 15, 16, 16A, 17, 18, 19, 20, 20A, 21, 22, 23, 24, 25, 29, 30, 34, 34A, 35, 36, 36A, 37, 38, 38A, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 54, 55, 56, 57, 60, 60A, 61, 62, 63, 64, 65, 66, 67, 68, 69, and 70; or the following uses listed in Table A of [Section 8-3](#):

- in Civic Uses: [Child Care/Adult Day Health Center](#), [Community Center](#), Municipal Use, Place of Worship, School (K through 12);

- in Residential Uses: Fraternity or Sorority, Student Housing, Temporary Shelter Facility;

~~- in Active Uses:~~

- in Commercial Uses:

Adult Entertainment

Arts Studios

Bank

Check Casher

Entertainment/Events - Extra Small

Entertainment/Events - Small

Entertainment/Events - Medium

Entertainment/Events - Large

Entertainment/Events - Extra Large

Funeral Home

Grocery Store - Small

Grocery Store - Large

Hotel - Small

Hotel - Large

Indoor Recreation

**Commented [37]:** Reformatting/clarification: These articles currently refer to the use categories from the Article 8 use table. Because this amendment makes changes to these categories (by removing Active Uses as a section on the table), changes to these articles are needed to reflect the changes made in Article 8.

**Commented [38]:** Reformatting/clarification: moving uses listed under "Active Uses" to "Commercial Uses" and "Civic Uses" to reflect changes made in Article 8

Makerspace

Museum ~~or Art Gallery~~

Research Laboratory

Restaurant - Small

Restaurant - Large

Retail Cannabis Establishment

Retail Store - Small

Retail Store - Medium

Retail Store - Large

Retail Store - Extra Large

Service Establishment - Small

Service Establishment - Large

Social Club;

**Commented [39]:** Reformatting/clarification: fixing error in previous drafting

#### ARTICLE 53 - EAST BOSTON NEIGHBORHOOD DISTRICT

*In each the following:*

- **TABLE A - East Boston Neighborhood District - Residential Subdistricts - Use Regulations**
- **TABLE B - East Boston Neighborhood District - Neighborhood Business Subdistricts - Use Regulations**
- **TABLE C - East Boston Neighborhood District - Waterfront Mixed-Use Subdistricts and Waterfront Economy Subdistricts - Use Regulations**
- **TABLE D - East Boston Neighborhood District - Conservation Protection Subdistricts and Economic Development Areas - Use Regulations**
- **TABLE E - East Boston Neighborhood District - Logan International Airport (LIA) Subdistrict - Use Regulations**
- **TABLE L - East Boston Neighborhood District - Off-Street Parking Requirements**

#### Civic Uses

CIVIC USES
Child Care/Adult Day Health Center
Community Center
Municipal Use

**Commented [40]:** Reformatting/clarification: moving "Community Center" from "Active Uses" section of table to "Civic Uses" section.

Place of Worship
School, K through 12

~~Active Uses~~

**Commercial Uses**

Adult Entertainment
Art Studios
Bank
Check Casher
Drive-in
Entertainment/Events - Extra Small
Entertainment/Events - Small
Entertainment/Events - Medium
Entertainment/Events - Large
Entertainment/Events - Extra Large
Funeral Home
Grocery Store - Small
Grocery Store - Large
Hotel - Small
Hotel - Large
Indoor Recreation
Makerspace

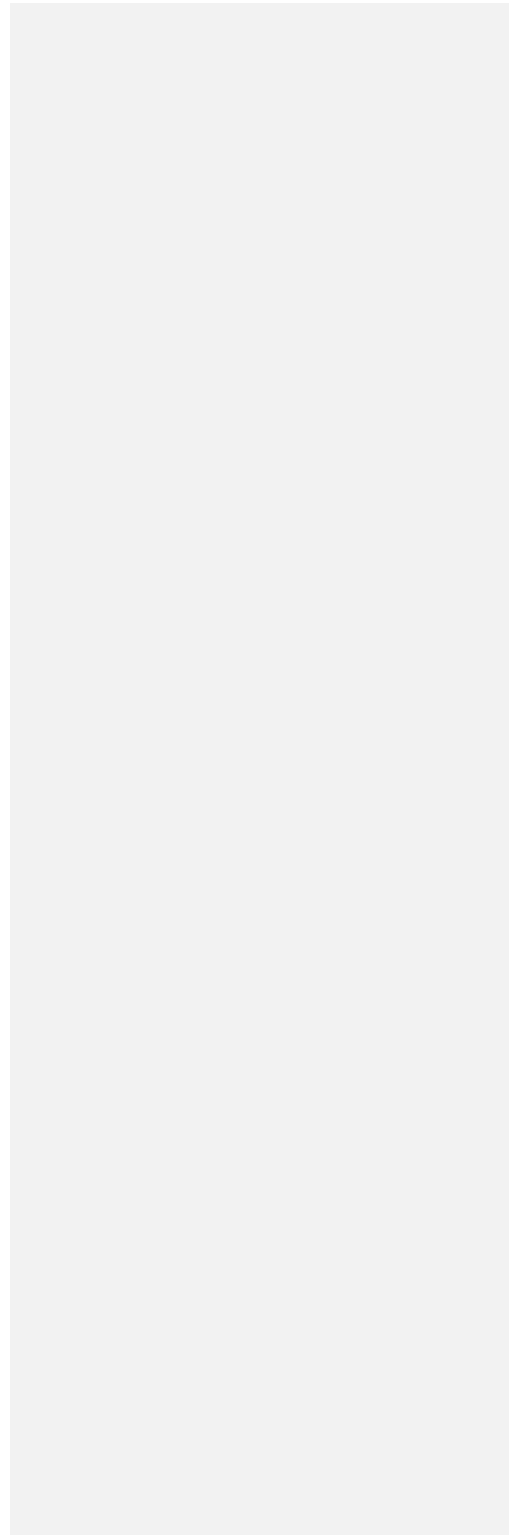
**Commented [41]:** Reformatting/clarification: removing "Active Uses" category from the table. The uses that were in this category are moved to the "Commercial Uses" and "Civic Uses" categories. The meaning of "Active Uses" is now defined within the definitions section instead of acting as a use category.

**Commented [42]:** Reformatting/clarification: moving uses which were previously in the "Active Uses" category.

Museum
Office - Small
Office - Medium
Office - Large
Research Laboratory
Restaurant - Small
Restaurant - Large
Retail Cannabis Establishment
Retail Store - Small
Retail Store - Medium
Retail Store - Large
Retail Store - Extra Large
Service Establishment - Small
Service Establishment - Large
Social Club
Standalone ATM

**ARTICLE 80 - DEVELOPMENT REVIEW AND APPROVAL**

Section 80B-7. - Development Impact Project Exactions.



<a href="#">Article 2</a> Uses	Article 8 Table A uses	Article 8 Table B uses	
(a)	Office	Commercial Uses except for Research Laboratory <del>and</del> , Hotel, and Active Uses	39, 39A, 40, 41, 42
(b)	Retail Business;	Active Uses as defined in Article 8 Table A Definitions	30, 31, 32, 34, 34A, 35, 36,
	Service; Public		36A, 37, 37A, 38, 38A, 43, 44,
	Service Uses		24, 45, 46, 47, 49, 60, 60A, 61
(c)	Institutional;	Health Care Uses	16, 16A, 18, 19, 20, 20A, 21,
	Educational	Higher Education Uses	22, 22A, 23, 29
(d)	Hotel; Motel	Hotel	15  (excluding apartment hotel)
(e)	Research Laboratory*	Research Laboratory*	48

**Commented [43]:** Reformatting/clarification: clarifying because Active Uses are now within Commercial Uses

**Commented [44]:** Reformatting/clarification: clarifying because Active Uses are now defined