

SQUARES + STREETS

APRIL

24

WELCOME!

Roslindale Square: Zoning Workshop

To sign-in (two options):

- Scan the QR code on the screen →
- **OR** Fill out the paper sign-in sheet near the entrance

We will begin the presentation and workshop at **6:05 PM**.

Thank you for coming and grab yourself a snack!



APRIL

24

Welcome to

SQUARES + STREETS

Roslindale Square: Zoning Workshop

Roslindale Community Center, 6:00 PM to 8:00 PM

GETTING SITUATED

Some notes on resources this evening:

LANGUAGE ACCESS



Spanish interpretation services are available in the room

STAFF SUPPORT



Staff are around to answer questions and guide activity

MATERIALS



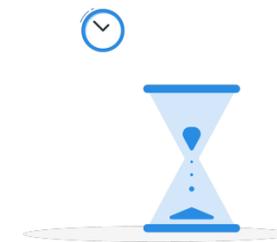
Presentation slides and handouts will be available online by tomorrow afternoon

BATHROOMS + EXITS



Feel free to step out as needed or get up to grab a snack

TIMING + BREAK



Time is dedicated for a variety of formats (i.e., workshop, Q&A)

PART OF THE PROCESS

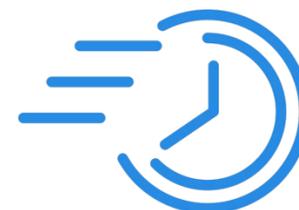


Engagement and conversations on zoning will continue throughout the process

HOW WE WANT TO ENGAGE WITH EACH OTHER



ASK FOR CLARIFICATION IF NEEDED.



SAVE LONGER QUESTIONS OR COMMENTS FOR THE END.



RAISE YOUR HAND TO SPEAK AND AVOID INTERRUPTING OTHERS.



SPEAK FROM THE “I” AND BE MINDFUL OF THE DIVERSITY OF EXPERIENCES BOTH IN THE ROOM AND NOT.

TEAM MEMBERS + STAFF SUPPORT



Abdul-Razak Zachariah
(Presenter)

Planner I – Zoning Reform

SQUARES + STREETS COMPREHENSIVE PLANNING TEAM

STAFF SUPPORT

- **Ford Delvecchio** – Planner I
- **Maya Kattler-Gold** – Planner I
- **Will Cohen** – Senior Planner
- **Kathleen Onufer** – Deputy Director of Zoning Reform
- **Caitlin Coppinger** – Deputy Director of Comprehensive Planning
- **Kenya Beaman** – Community Engagement Manager (Hyde Park, Mattapan, and Roslindale)



Eileen Michaud
Project Manager
Planner II



Talia Matarazzo
Planner I

TODAY'S AGENDA



Today's Meeting Goals:

- **Introduce zoning as a tool**
- **Discuss zoning with a community development mindset**
- **Overview of existing zoning in Roslindale Square**
- **Overview of Squares + Streets Zoning Districts**
- **Initiate conversations on community development goals to inform zoning recommendations – *conversations that will continue with future engagement efforts!***

1. Presentation (we're here!) **30 mins**
2. Break **5 mins**
3. Zoning + Community Development Activity **40 mins**
4. Share Out from Activity **20 mins**
5. Q&A **20 mins**
6. Recap + Next Steps **5 mins**

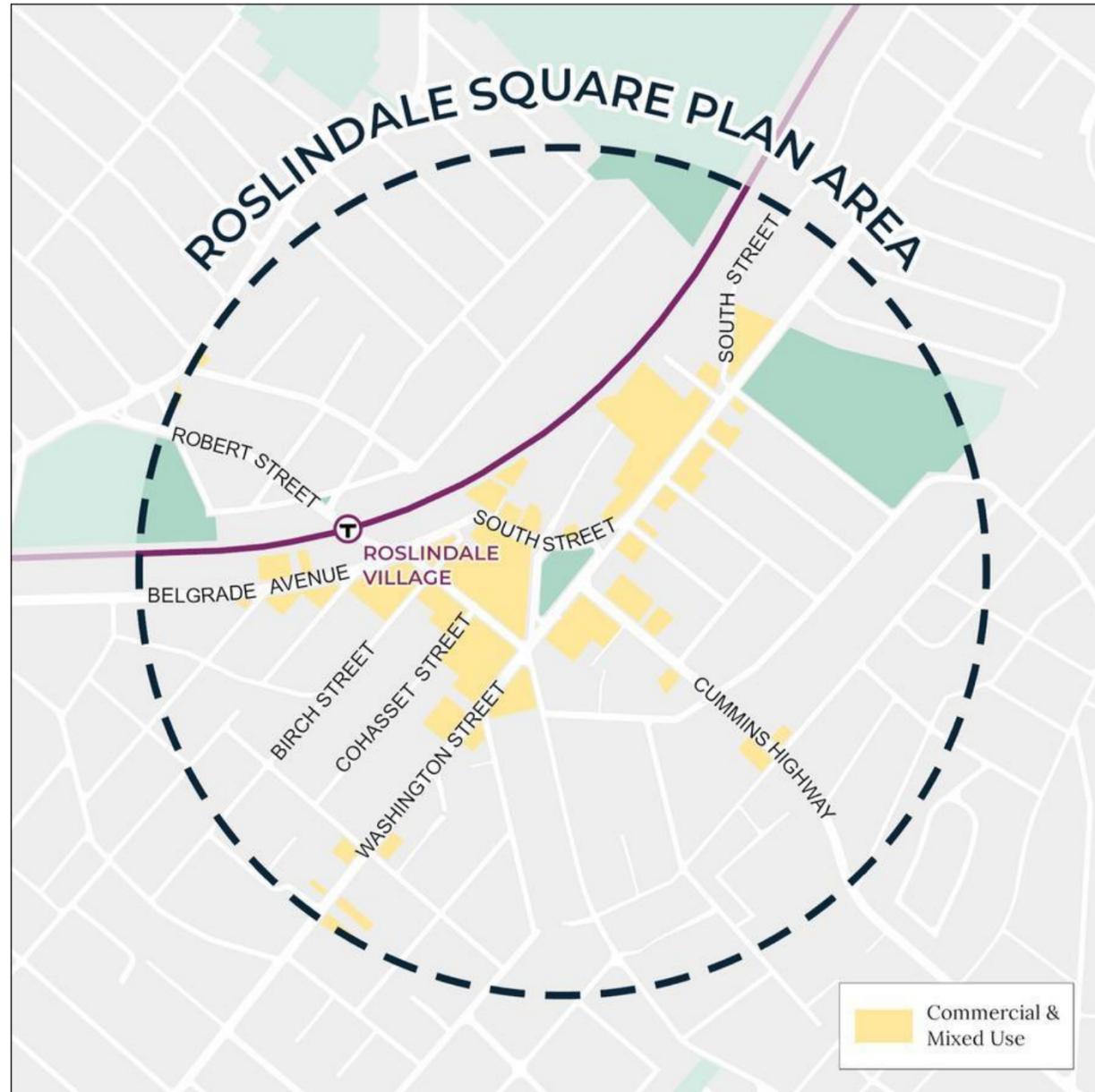
WHAT IS SQUARES + STREETS?

A PLANNING + ZONING INITIATIVE

Through **Small Area Plans**, this initiative will define and recommend **policy, programmatic, and zoning tools** to add, support, and improve housing, public space, small businesses, transportation, and arts and culture in transit-accessible areas.



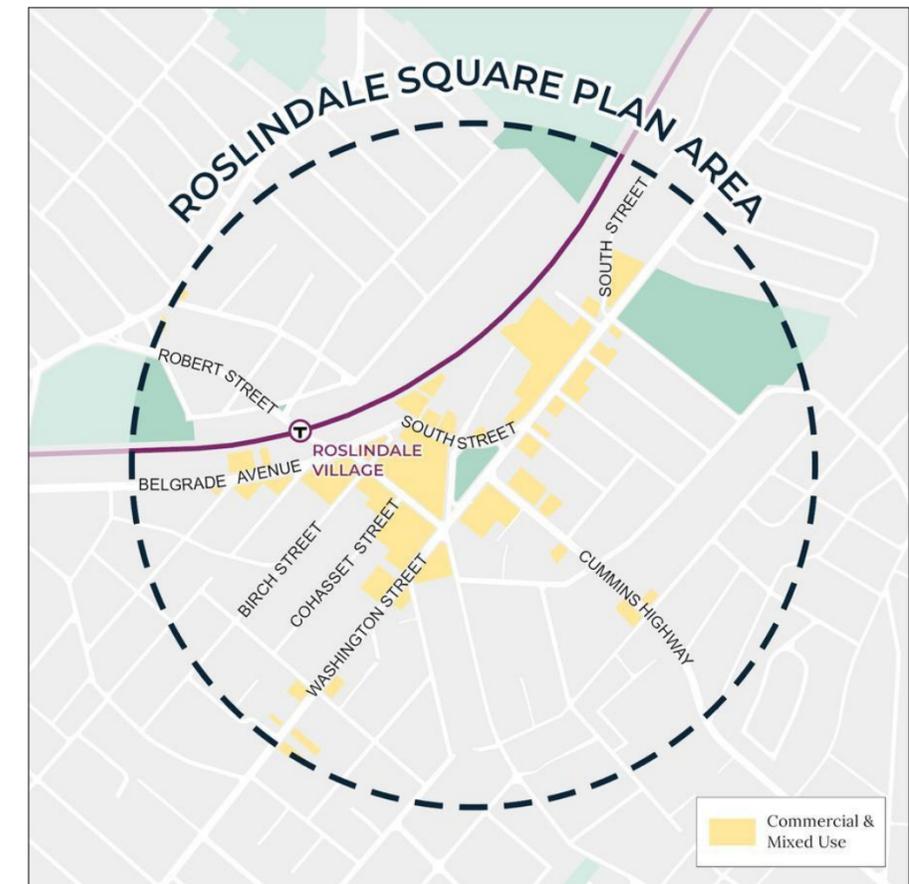
WHAT IS A “SMALL AREA”?



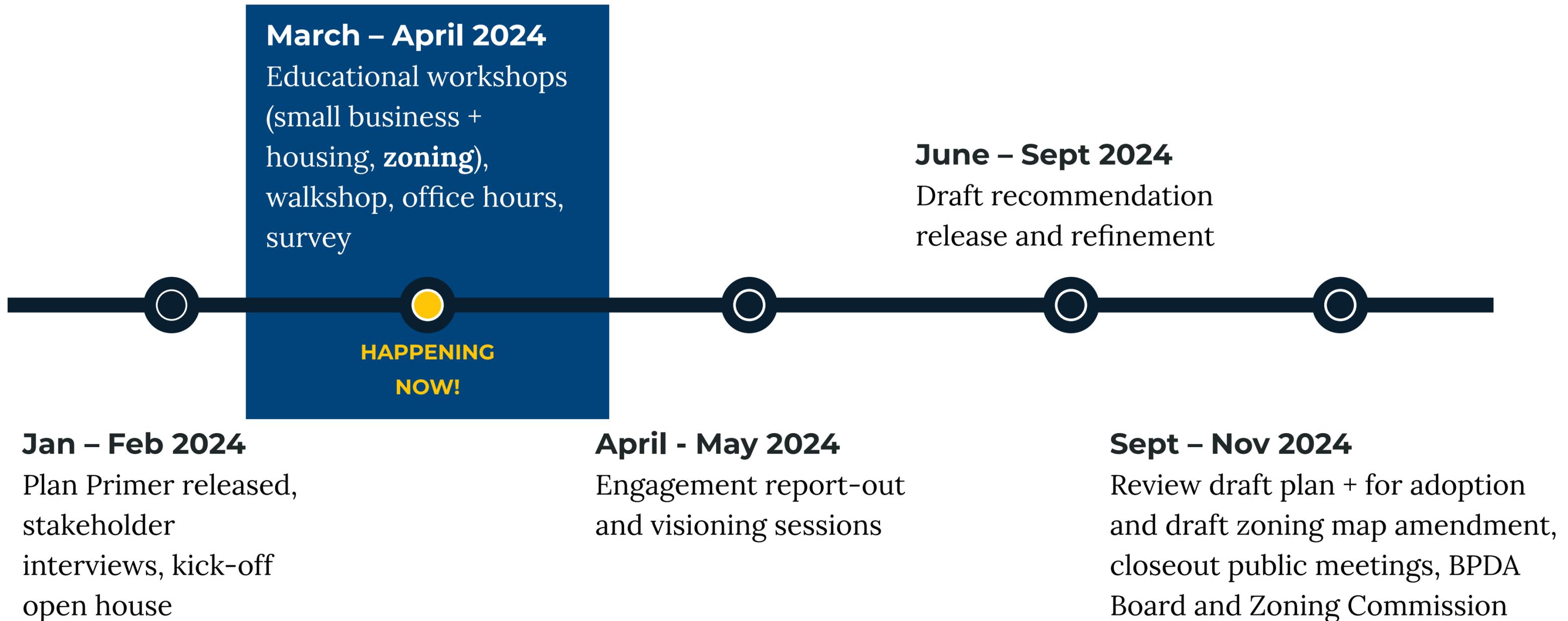
- Neighborhood centers and along main streets.
- Small Area Plans focus on creating **recommendations** that can be implemented within **5-10 years**.
← ***This broader study area is where we do engagement.***
- Some recommendations will be more geographically directed, such as street improvements or zoning updates.

These plans aim to:

- Update **zoning** for mixed-use development
 - i.e., housing, small businesses, services
- Preserve affordable **housing** + **cultural spaces**.
- Coordinate **transportation** improvements.
- Allocate **investments** across City departments.
- Implement **design** interventions for **climate resilience**.

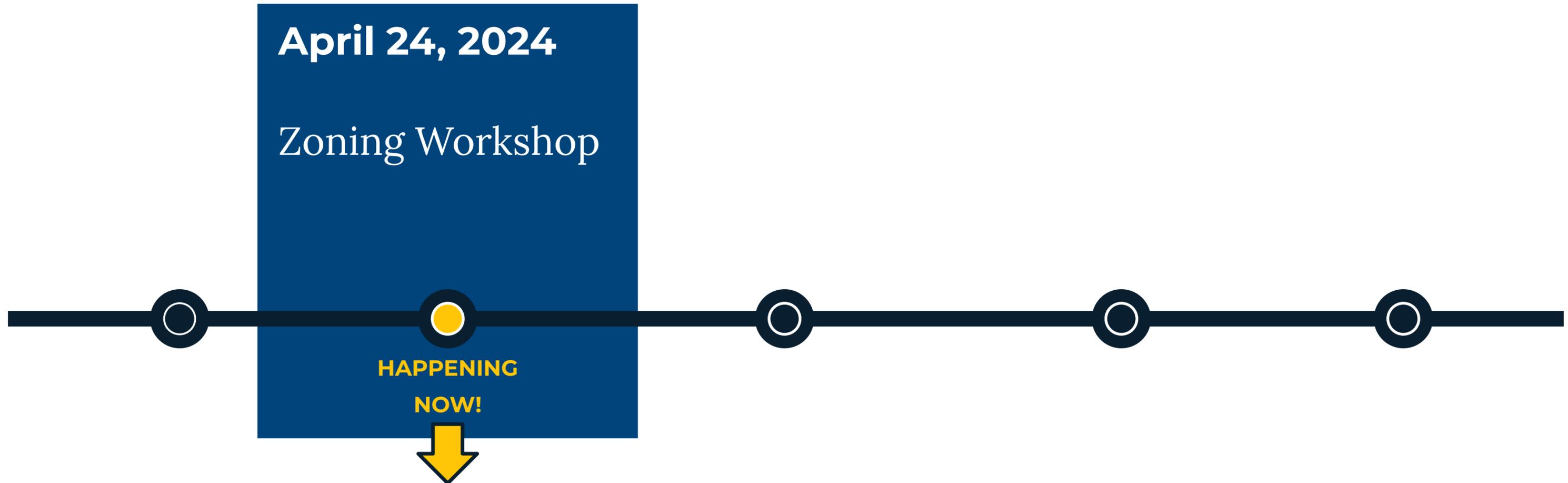


PROJECT TIMELINE



ONGOING OFFICE HOURS – Weekly at The Substation →

WHERE TODAY FITS INTO THE PROCESS



Conversations and comments from today help us in understanding **community development priorities** and help us determine **prompts to ask and questions to answer** to further understand those priorities during the visioning + recommendation periods.

WHERE WE'VE BEEN + WHO WE'VE TALKED TO



- **16** community organizations & leaders
 - Casserly House, Sacred Heart Church, Archdale BHA Residents, Walk-Up Roslindale, Healy 2 Cummins Neighborhood Assn & the Longfellow Neighborhood Assn to name a few.
- **250+** attendees at the Kick-Off event
- **470+** Survey Responses
- Weekly Office Hours at the Substation
- **2** Coffee Hours at the Community Center and Library
- **4** ESL Classes between Casserly House and ABCD
- **Meetings:**
 - Housing + Small Business Workshop
 - Cultural Assets, Transportation, and Public Realm Walkshop
 - Spanish Language Meeting
 - Engagement Report Out Meeting

We plan to engage and incorporate the perspectives of a diversity of residents in Roslindale Square and people who frequent the area, including:

- Youth
- Renters
- Public housing residents
- Small business owners
- Spanish + Haitian Creole speakers
- *...and groups you know of that we should contact to involve in the process!*



WHO'S IN THE ROOM?

Think about **ONE WORD** that you think describes your personal experience of Roslindale Square.

Turn to someone sitting next to or near you and **ask them** →

QUESTIONS

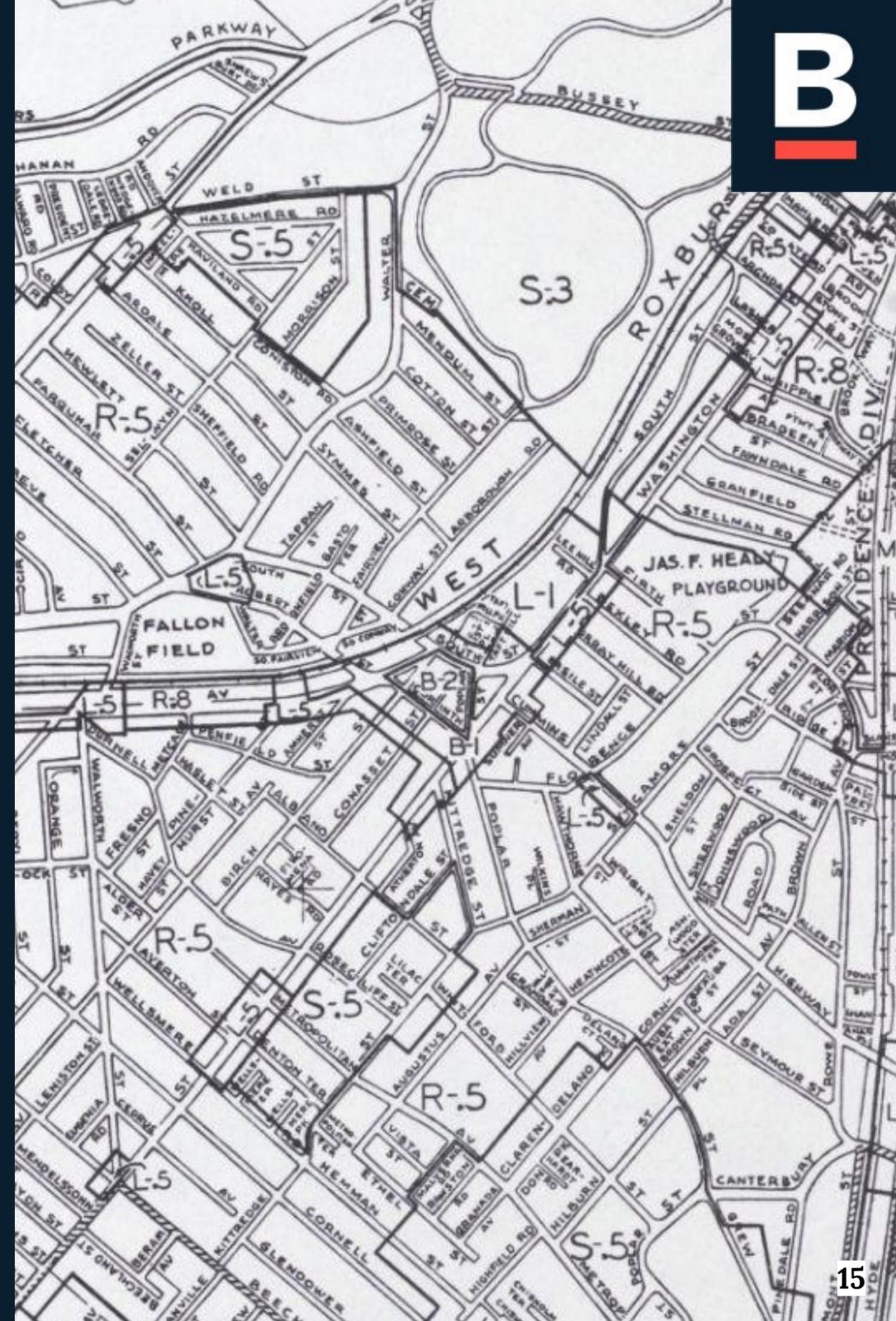
- What is your name and preferred pronouns?
- What was the one word you chose?
- Why did that one word come to mind when thinking about Roslindale Square?

WHAT IS ZONING?

Topics covered:

- Zoning Defined
- Land Uses (“Use”)
- Dimensional Regulations (“Scale”)
- Zoning Paired with Other Tools

Image Credit: "Zoning districts, city of Boston. – Map 10 Roslindale" Map. Boston, Mass.: Zoning Commission, 1962. Norman B. Leventhal Map & Education Center.



WHAT IS ZONING?

Zoning is a set of laws that are used to guide development by dictating the:

- **Allowed use**
- **Shape and scale of the project** in a given area



These are encoded in **zoning**.



“Use”
Land Use

“Scale”
Dimensional Regulations

“USE” – LAND USES



Retail / Commercial



Residential



Civic



Education



Health Care

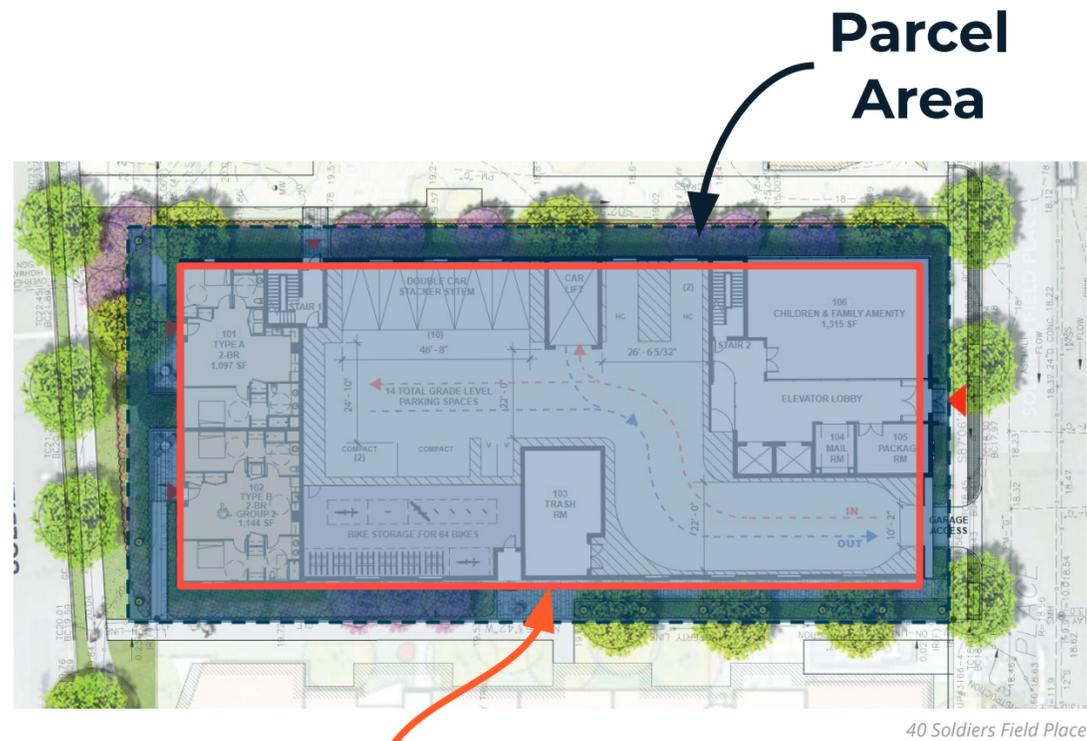


Open Space

“SCALE” – DIMENSIONAL REGULATIONS



Building Lot Coverage



Setbacks

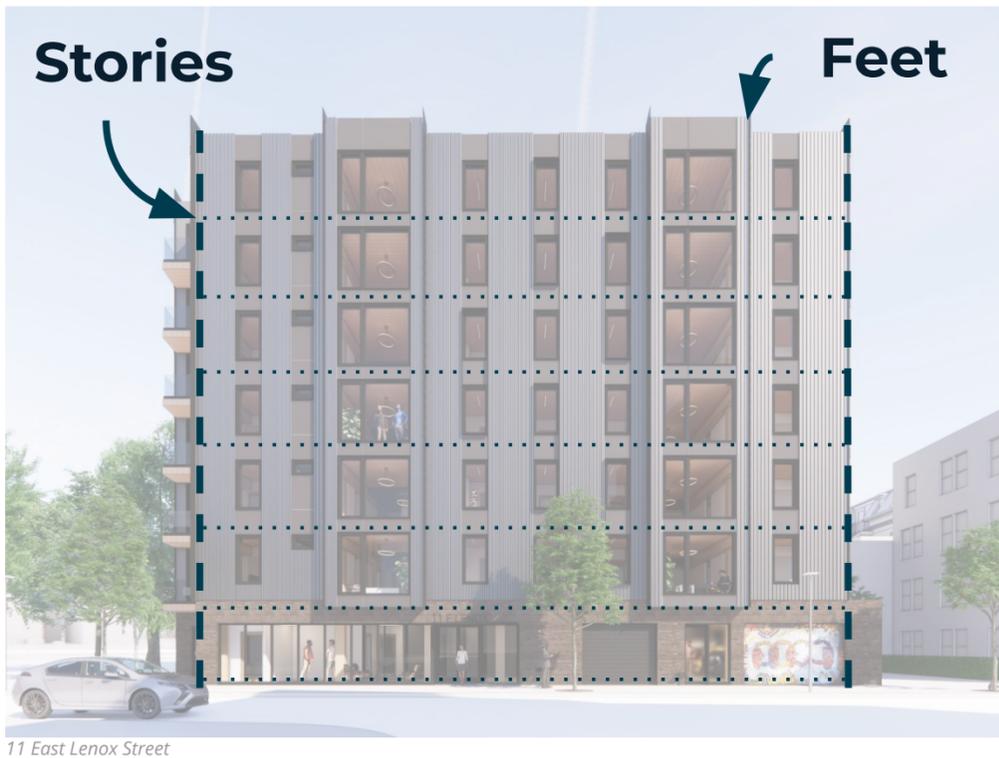
Setback



“Zero-lot-line”



Height



WHAT CAN (AND CAN'T) ZONING DO?

A FORWARD-LOOKING TOOL

VISION-ORIENTED

- A reflection of community needs, sentiments and certain time periods
- Should be *regularly updated* to be inclusive and equitable

A TOOL THAT RESTRICTS BY AREA

REGULATORY

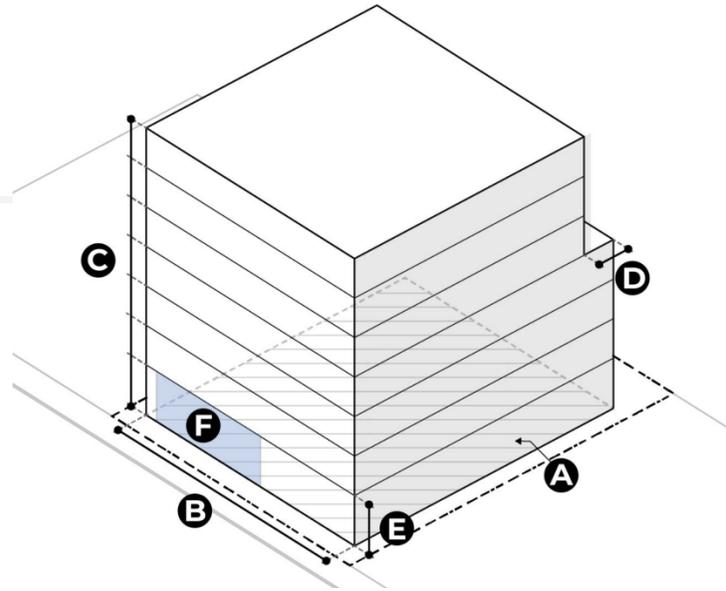
- States what you *can't* do and originally created for the separation of activities
- Impact depends on implementation *and* site characteristics

A TOOL THAT PAIRS WITH OTHER TOOLS

A PART, NOT THE WHOLE

- Zoning sets development rules, but *cannot* resolve all problems
- Other policies and programs *pair with zoning* to support cities in meeting local needs

HOW ZONING PAIRS WITH OTHER TOOLS



ZONING ENVELOPE

Zoning creates a **maximum zoning envelope** – a kind of bounding box with detailed rules.



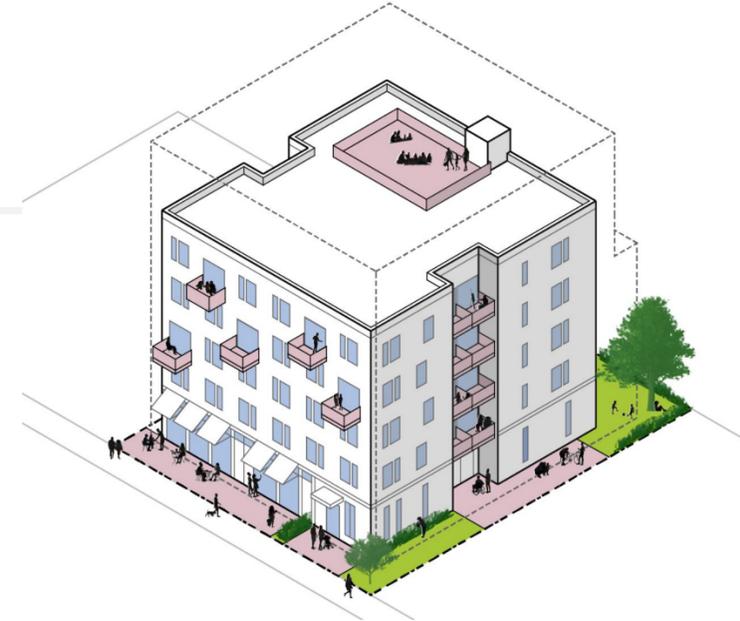
OTHER CITY TOOLS

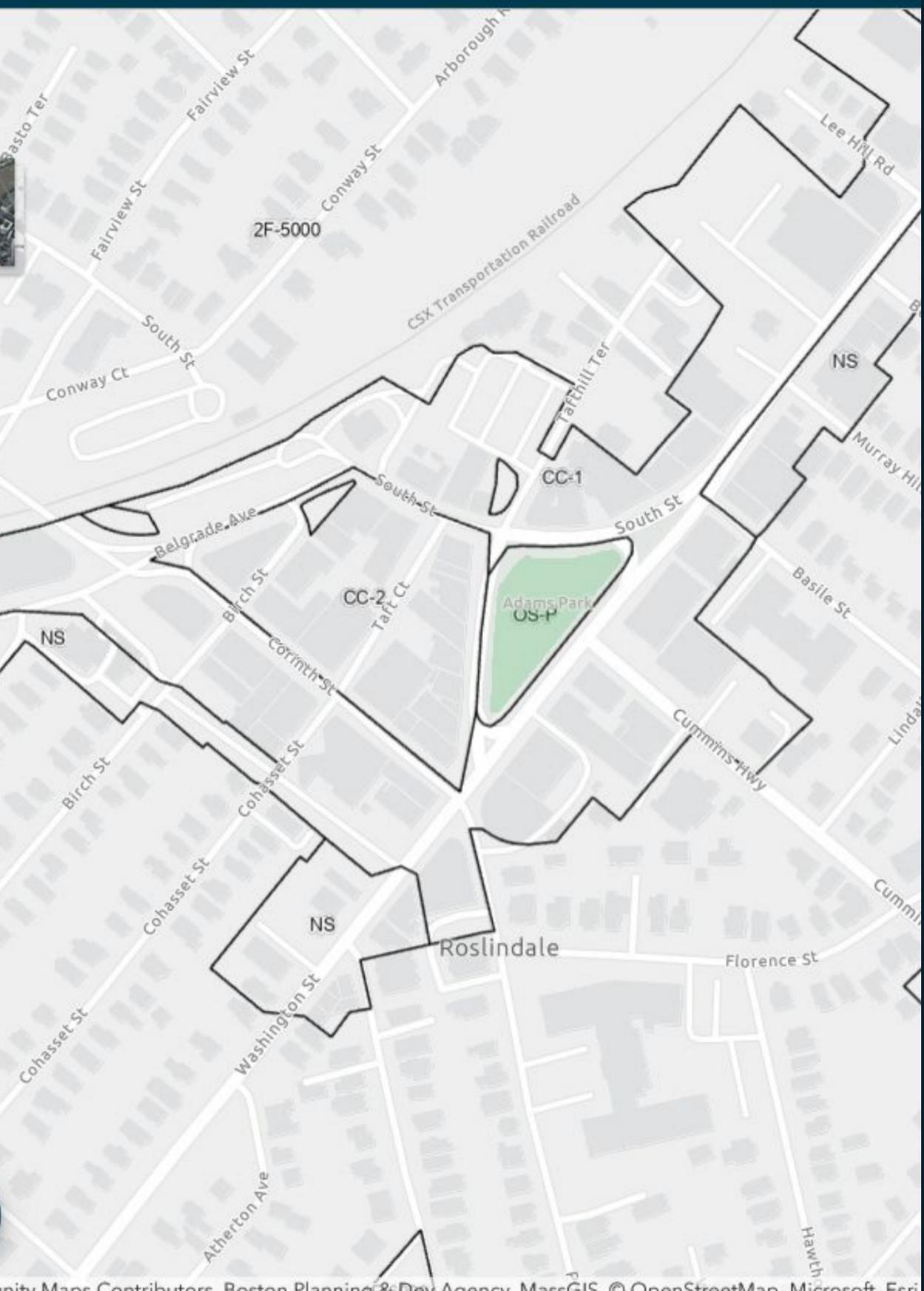
Tools like housing funds, community processes for large projects, legal protections, design review, external funding and more **help shape the project and its impact.**



BUILT PROJECT

In design review, urban designers consider **how a project's built form supports the sense of place** while upholding consistent zoning standards and **possibilities within those standards.**





EXISTING ZONING IN ROSLINDALE SQUARE

Topics covered:

- How Planners Think about and Look at Zoning
- Zoning Subdistricts in Roslindale Square
- “Use” + “Scale” in these Subdistricts

Image: Section of Roslindale Square from the BPDA’s [Zoning Viewer](#) web map tool.

3

ROSLINDALE SQUARE

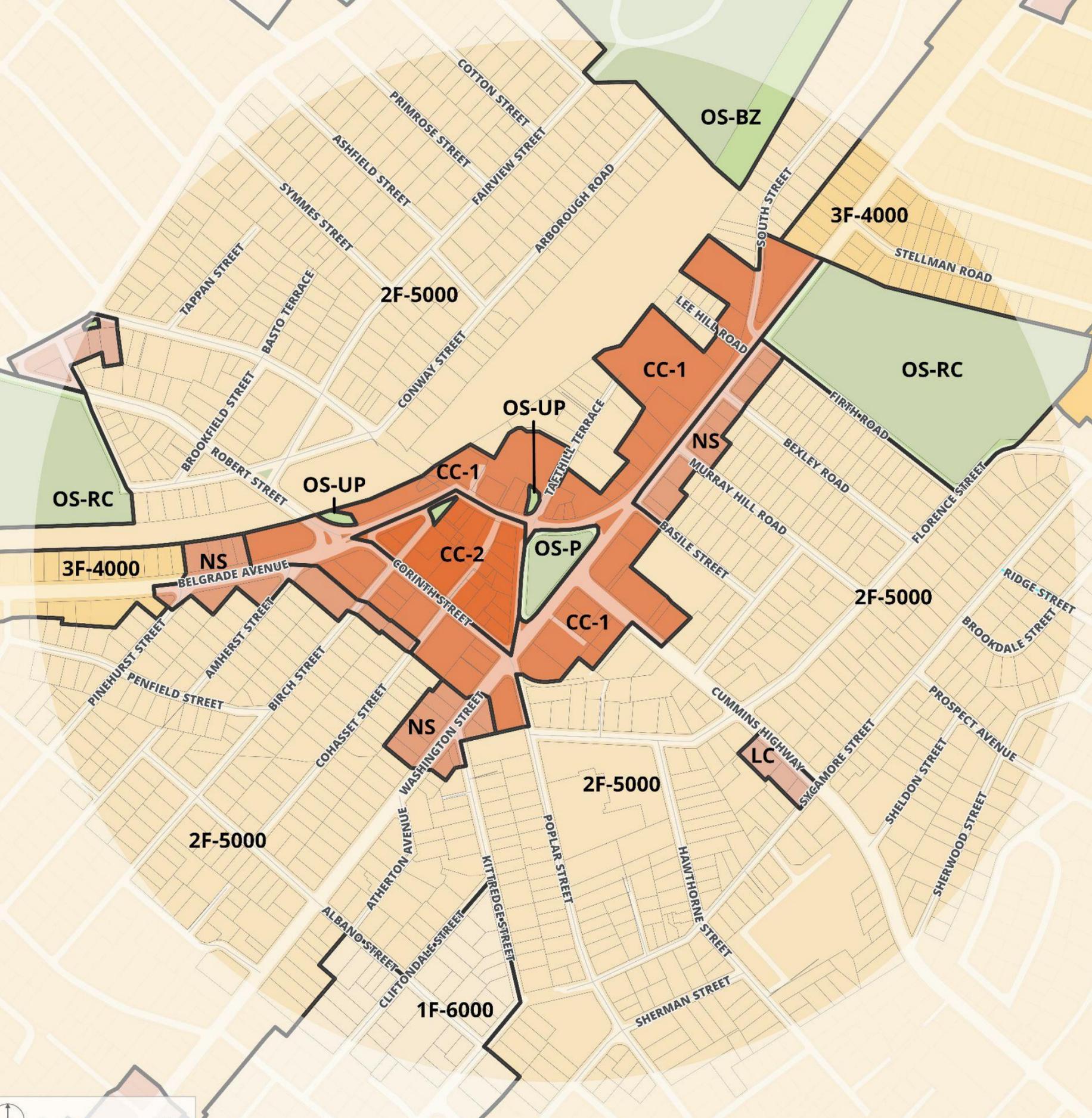
Plan Study Area



ROSLINDALE SQUARE

Existing Zoning Subdistricts in the Plan Study Area

How planners look at zoning in this area.



Roslindale Square study area currently has **seven (7) types of subdistricts:**

- Community Commercial (CC-1 and CC-2)
- Local Convenience (LC)
- Neighborhood Shopping (NS)
- One-Family Residential (1F-6000)
- Two-Family Residential (2F-5000)
- Three-Family Residential (3F-4000)
- Open Space (OS-BZ, OS-P, OS-RC, OS-UP)

Subdistricts are geographic areas that must follow specific zoning rules. Each subdistrict has its own rules for what “Use” and “Scale” are allowed and have specific subdivisions.

EXISTING SUBDISTRICTS – “USES”



“USE”

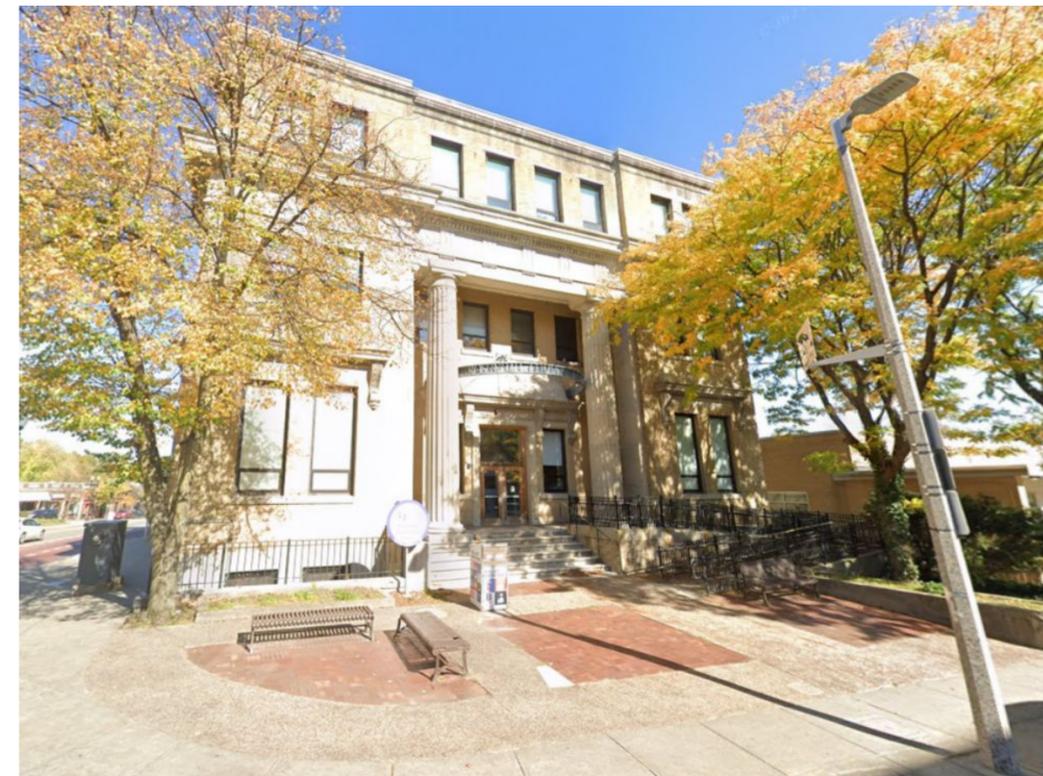
Boston’s Zoning Code regulates **how land can be used**

Each land use is delegated as **allowed, conditional, or forbidden.**

- **Conditional** means it requires a conditional use permit, based on set criteria, from the Zoning Board of Appeal.
- **Forbidden** uses require proof of substantial hardship and can only be allowed via the granting of a *variance*

In Roslindale Square...

There are **over 160 different primary uses** that are regulated within these subdistricts. While not all are present within Roslindale Square, all have rules that either allow them, forbid them, or require a conditional use permit.



ROSLINDALE SQUARE

Existing Zoning Subdistricts in the Plan Study Area



What is allowed or conditional in some parts of Roslindale Square...



Restaurant w/ Live Entertainment

...may be forbidden in other parts of the area.

ROSLINDALE SQUARE

Existing Zoning Subdistricts in the Plan Study Area



Some uses are allowed in all or most of the subdistricts...



Child Care



Library



Places of Worship



Residential

ROSLINDALE SQUARE

Existing Zoning Subdistricts in the Plan Study Area



While other uses are forbidden in all or most of the subdistricts...



Gas Station
(and other
“Vehicular Uses”)



Bus Terminal*
(and other
“Transportation Uses”)

But even if something is forbidden, it may exist in the area likely because it received a variance **OR** it existed before those zoning rules were there.

*Forest Hills Station (not in Roslindale Square)

EXISTING SUBDISTRICTS – “SCALE”



Two-Family Residential Subdistrict



EXPAND

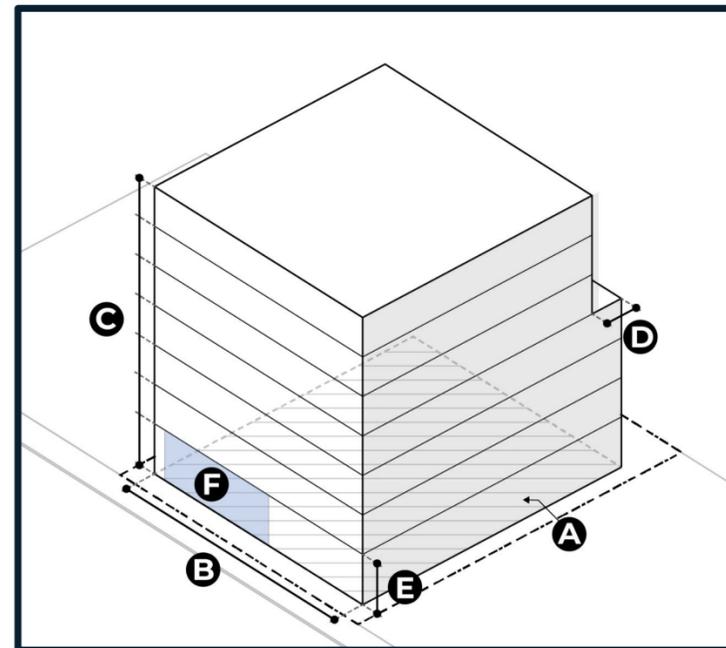
	Lot Area Minimum For Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ⁽²⁾		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽³⁾	Front Yard Min. Depth (Feet) ⁽⁴⁾	Side Yard Min. Depth (Feet) ⁽⁵⁾	Rear Yard Min. Depth (Feet) ⁽⁴⁾	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet					
2F-5,000 ⁽¹⁾												
1 Family Detached or Semi-Attached or 2 Family Detached	5,000 for 1 unit	3,000	50	50	.5	2 ½	35	1,750	20	10	40	25
Other Use	8,000	N/A	50	50	.5	2 ½	35	1,750	20	10	40	25

TABLE D - Roslindale Neighborhood District - Conservation Protection Subdistricts, Local Industrial Subdistricts and Institutional Subdistricts - Dimensional Regulations



EXPAND

	Conservation Protection Subdistricts ⁽¹⁾	Industrial Subdistricts	Local Institutional Subdistricts
Maximum Floor Area Ratio	0.3	1.0	0.4
Maximum Building Height	35 ⁽⁴⁾	35	45 feet
Maximum number of dwelling units/acre	3	N/A	N/A
Minimum Lot Size			
Residential use	1 acre ⁽²⁾	N/A	N/A
Other use	none	none	none
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard	50 ⁽³⁾⁽⁵⁾	none	100 feet
Minimum Side Yard	50 ⁽³⁾⁽⁵⁾	none	100 feet
Minimum Rear Yard	50 ⁽³⁾⁽⁵⁾	20	50 feet



“SCALE”

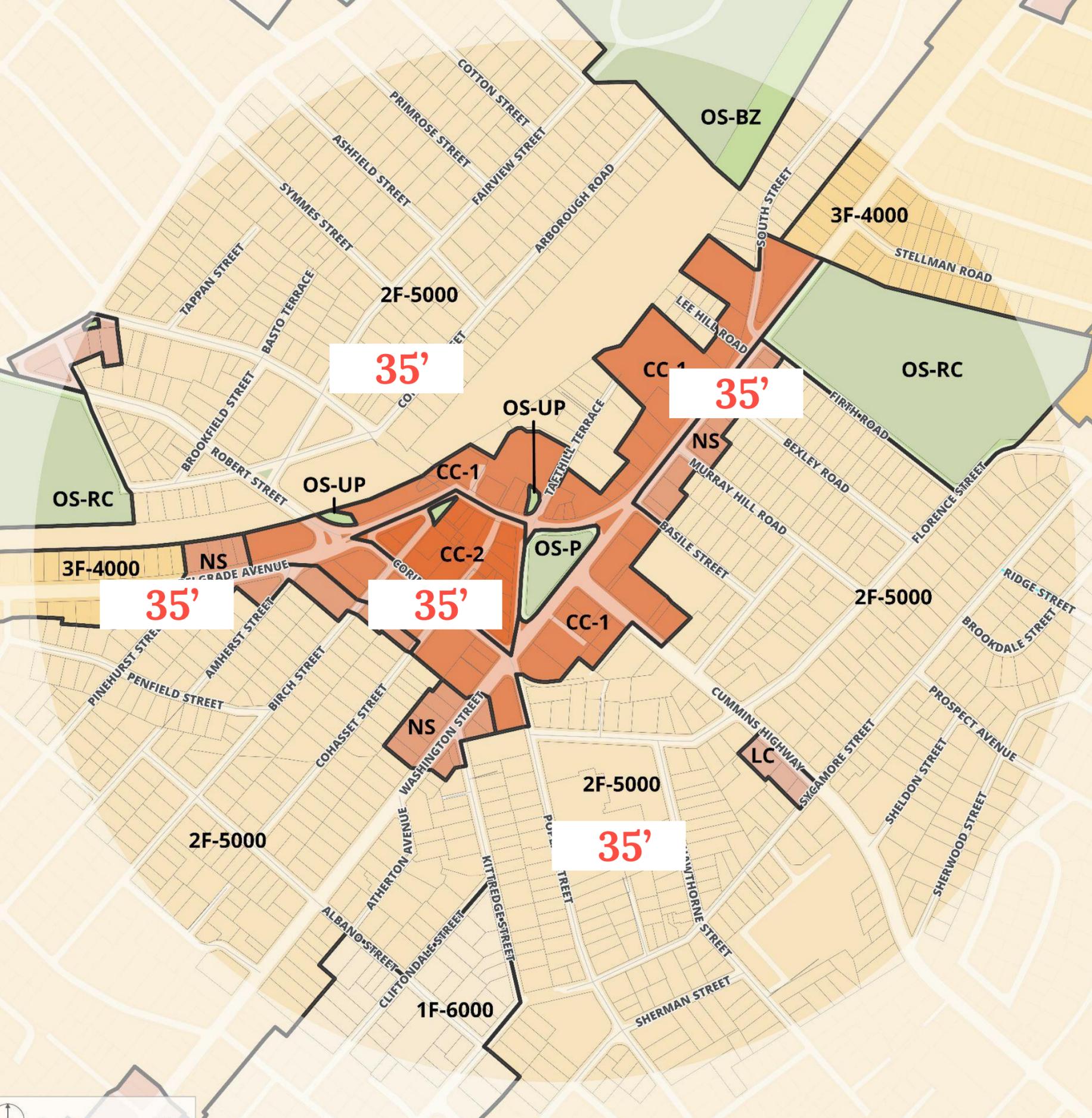
Each existing subdistrict has zoning rules to dictate dimensional regulations for every building in the subdistrict.

The text tables of those rules look like what’s on the left in the Boston Zoning Code...

...but **when thinking physically about these rules** you can think of them setting up a **zoning envelope** that buildings can be adjusted and refined within.

ROSLINDALE SQUARE

Existing Zoning Subdistricts in the Plan Study Area



The “Scale” rules in Roslindale Square include (among others) rules like **HEIGHT** (in feet and in stories), **YARD DEPTH** (front, side, rear), and **Floor Area Ratio (FAR)**.

For **HEIGHT**, the subdistricts (besides Open Space subdistricts) all have the same maximum height of **35 feet**, but vary between maximum stories of **2.5 and 3 stories**.

ROSLINDALE SQUARE

Existing Zoning Subdistricts in the Plan Study Area

All 3 Types of Yard Minimums



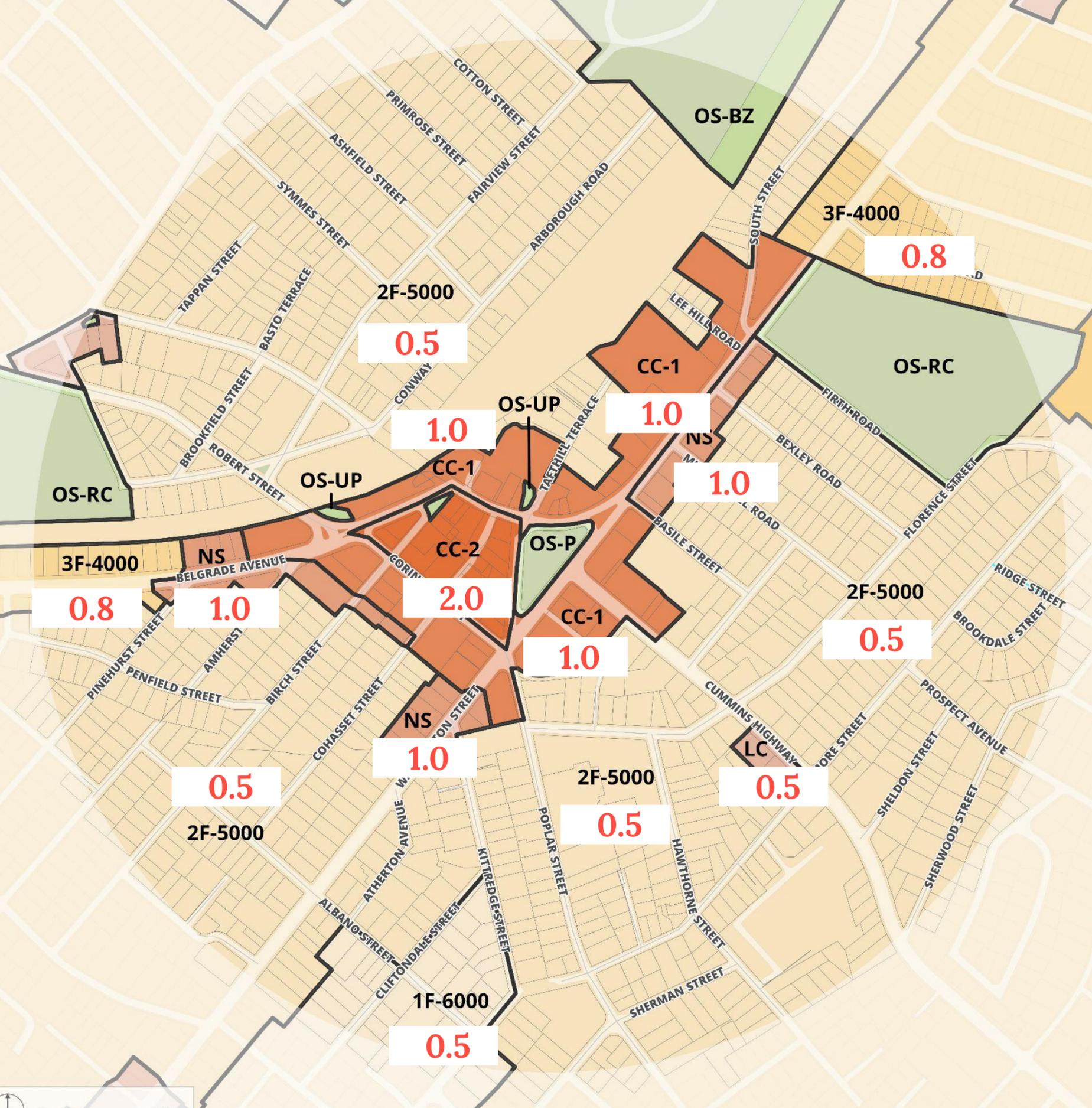
For **YARD DEPTH**, all the **residential subdistricts** have front, side and rear yard minimum requirements.

Local Convenience and Neighborhood Shopping only have front and rear yard minimums.

Community Commercial is least regulated by this measurement with only a rear yard minimum.

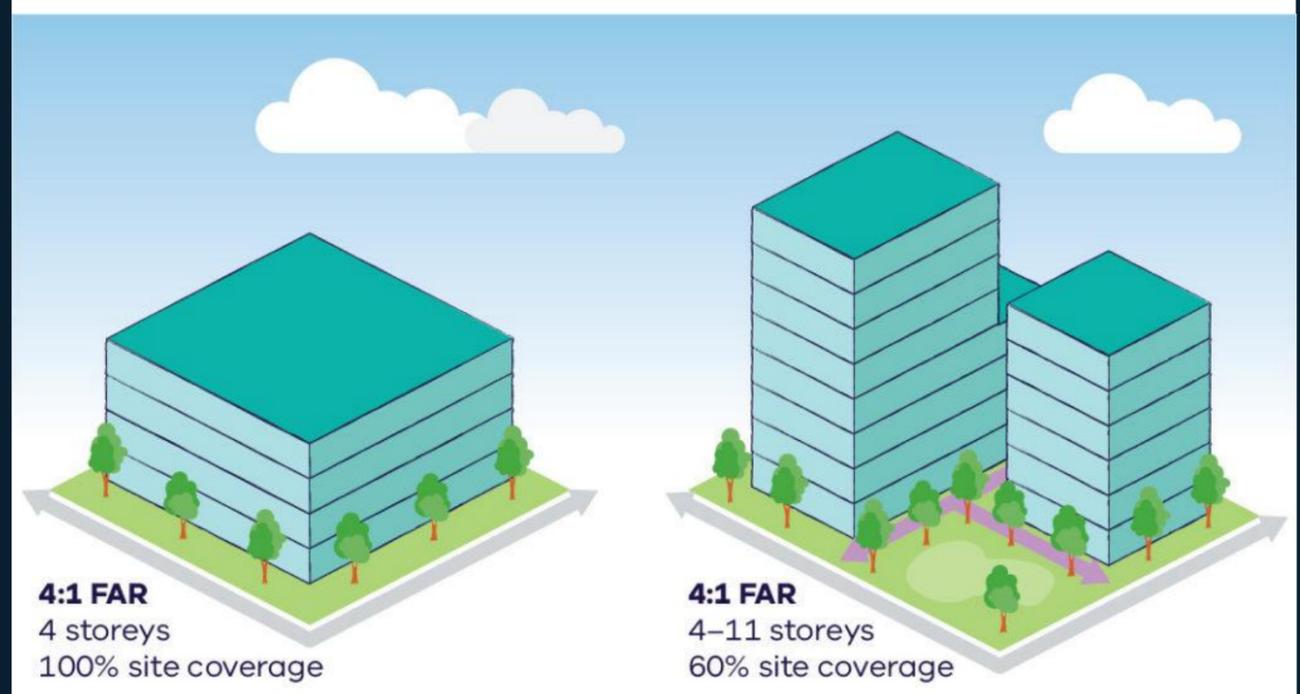
ROSLINDALE SQUARE

Existing Zoning Subdistricts in the Plan Study Area



Floor Area Ratio (FAR) is a current measurement in the zoning to determine building density. In Roslindale Square, it **varies between 0.5 and 2.0 across the subdistricts.**

It can be difficult to measure, but a general understanding is that it is **the ratio of the total amount of a building (gross floor area) compared to the total size of the piece of land upon which it's built.**



WHAT IS A “NONCONFORMITY”?

In instances where an existing or new building does not align with the zoning rules, it may lead to what’s called a **nonconformity**.

A nonconformity may take the form of having a “Use” that is forbidden in an area or a building being at a “Scale” that does not fit within the dimensional rules.

Within the next couple of weeks, the BPDA will share **a report with analysis of existing zoning conditions and nonconformities** within Roslindale Square, indicating some of the mismatches between existing buildings and current zoning rules in the area.

CITYWIDE SQUARES + STREETS ZONING: OVERVIEW

Topics covered:

- What are the Squares + Streets Zoning Districts?
- “Use” and “Scale” Updates
- Urban Form Profiles of the S+S Districts

Image: Section of Roslindale Square from the BPDA’s [Zoning Viewer](#) web map tool.

4



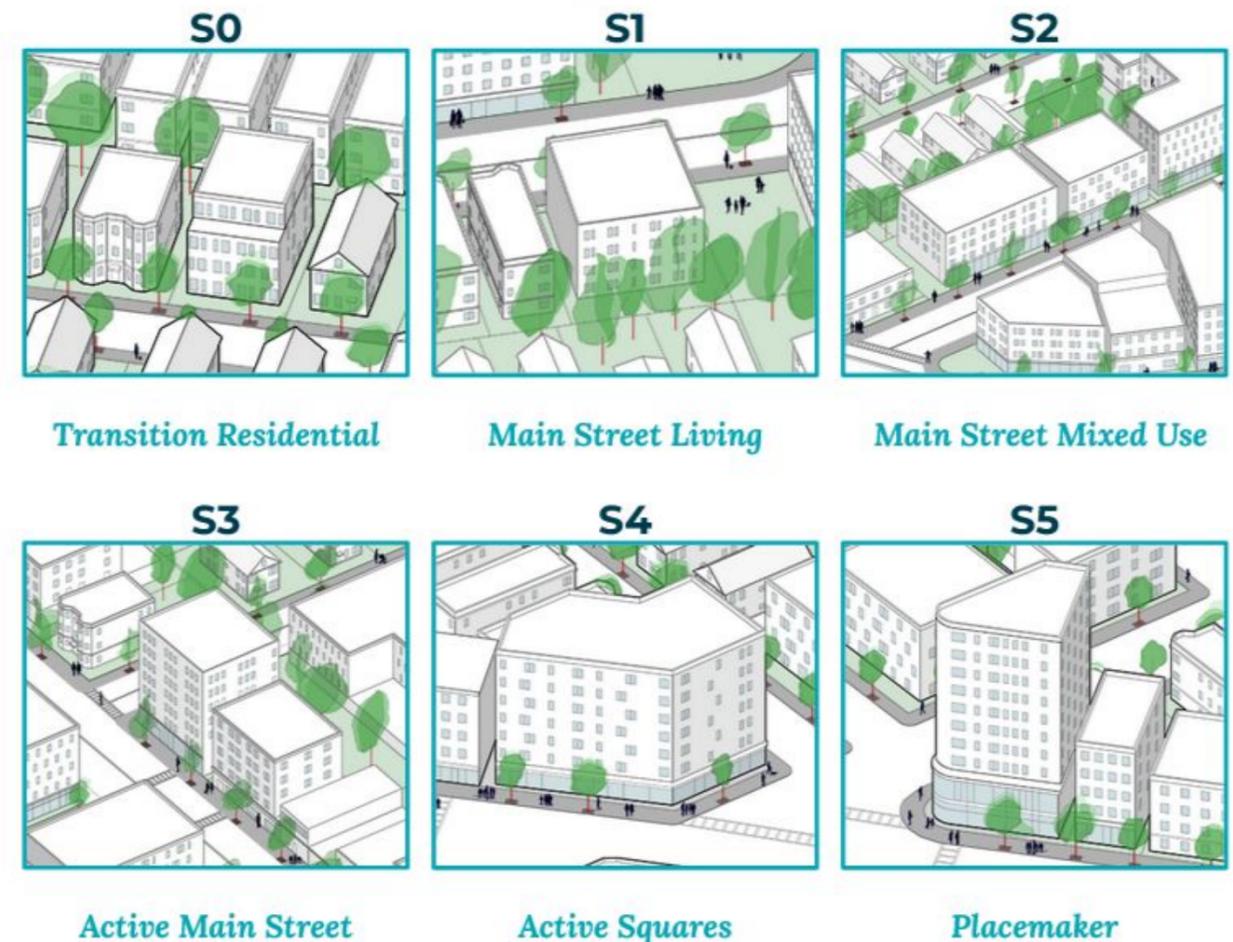
SQUARES + STREETS ZONING DISTRICTS

WHAT IS SQUARES + STREETS (S+S) ZONING?

- **Citywide zoning rules** for neighborhood centers and along main streets (*adopted 04/17/24*)
- A **toolbox of six (6) varying zoning options**
- Zoning rules **aligned with City planning, policy, and programmatic goals** for housing and economic development
- Established as rules in the Zoning Code, but **only implemented after they are mapped to specific geographies**

SQUARES + STREETS

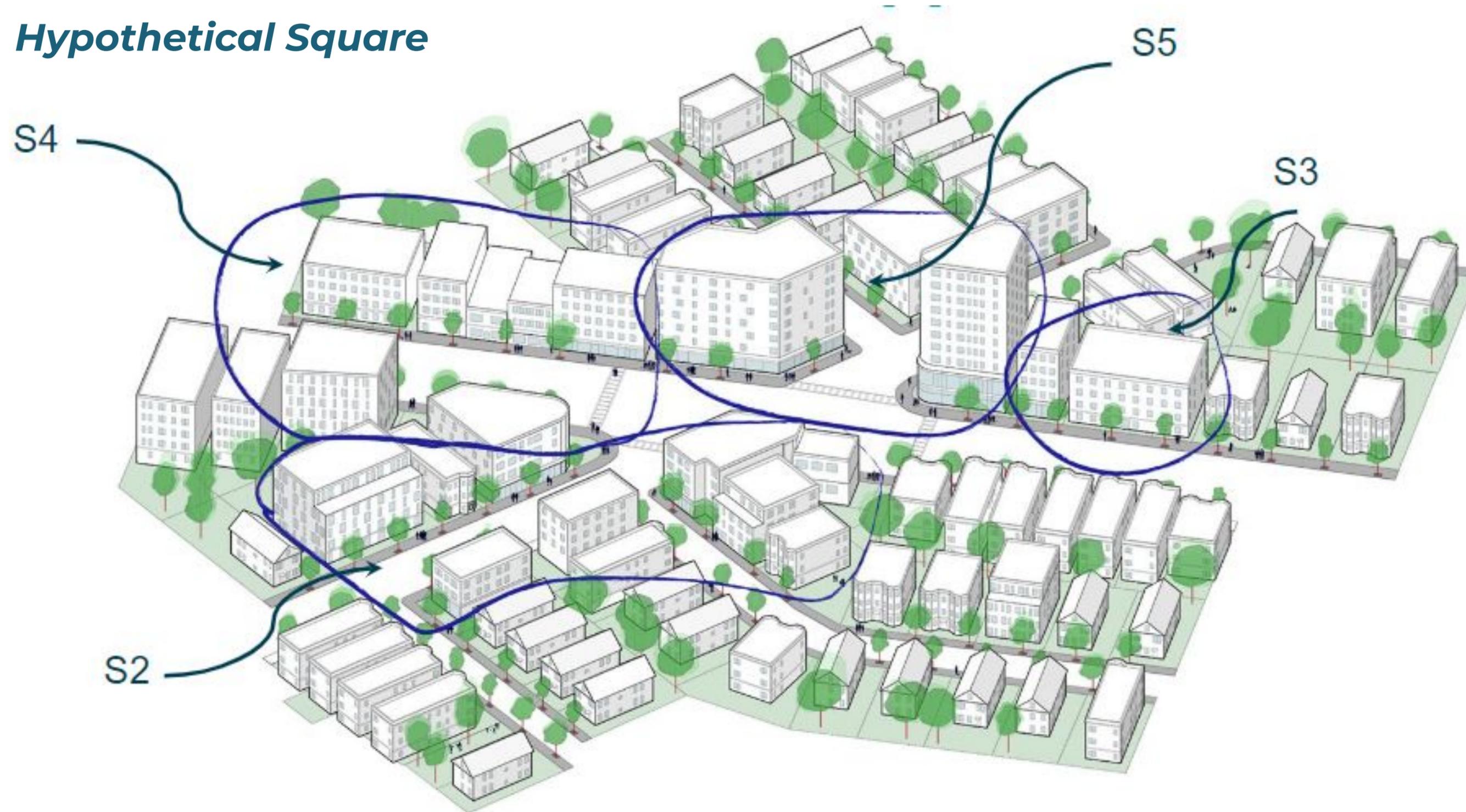
Zoning Districts



SQUARES + STREETS ZONING DISTRICTS



Hypothetical Square



How and which districts are mapped will depend on the Small Area Plan process and engagement

Like existing subdistricts, the zoning would be applied across newly defined segments of an area – not one blanket across the whole

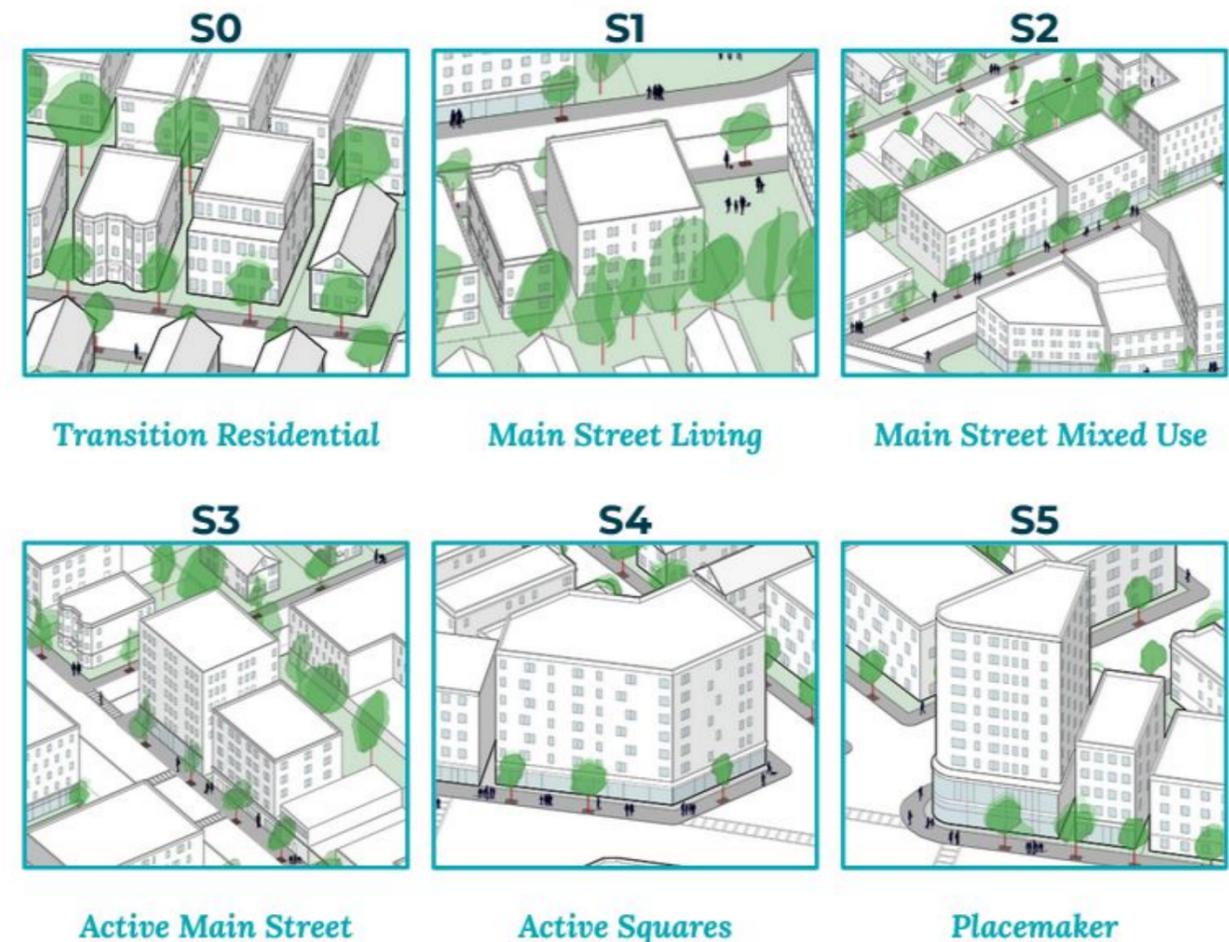
SQUARES + STREETS ZONING DISTRICTS

HOW WERE THEY DEVELOPED?

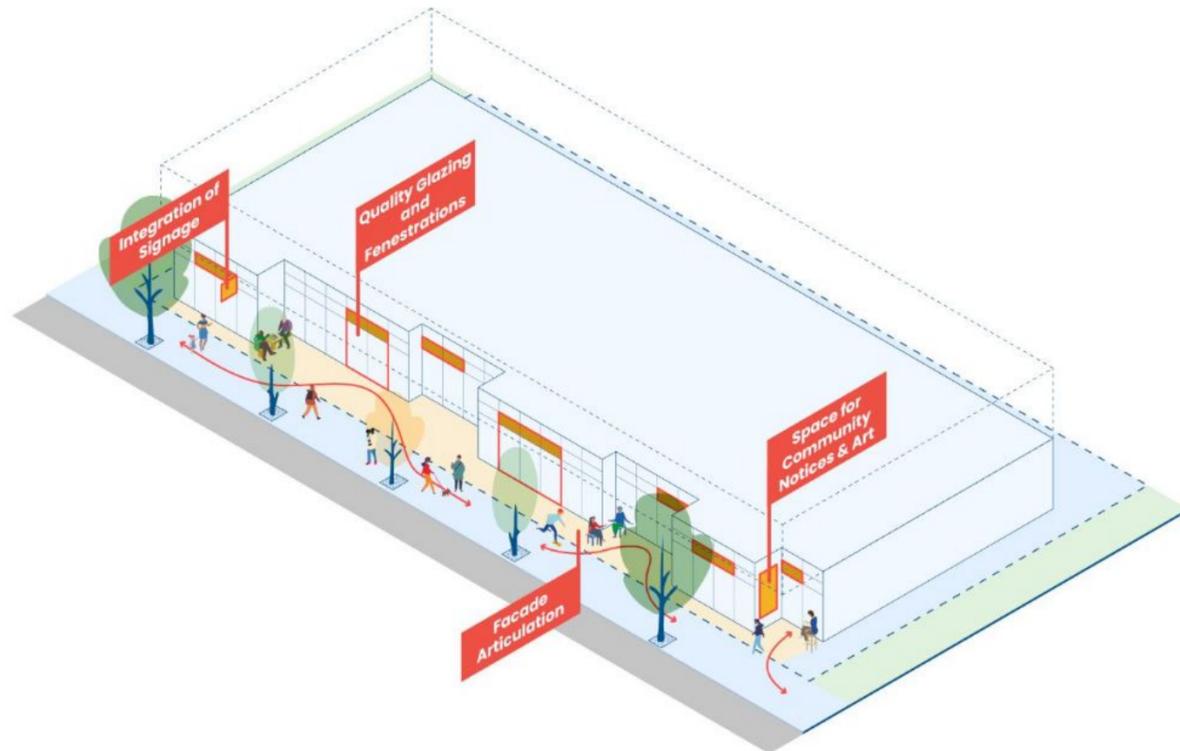
- **Based on:**
 - citywide public engagement and revision
 - existing zoning analysis across the City
 - Zoning Board of Appeal cases + Article 80 developments
 - Modern building, energy, + accessibility codes
 - Feasibility of use as determined by ISD, local small-scale and affordable housing developers, and designers
 - Review by partner City departments like the Mayor's Office of Housing and OEOI

SQUARES + STREETS

Zoning Districts



S+S ZONING DISTRICTS – “USE”



USES

Uses consolidated to be more intuitive to interpret

Allowed uses include:

- Most residential uses
- Community uses (i.e., schools, child care, open space)
- Accessory parking, shared parking

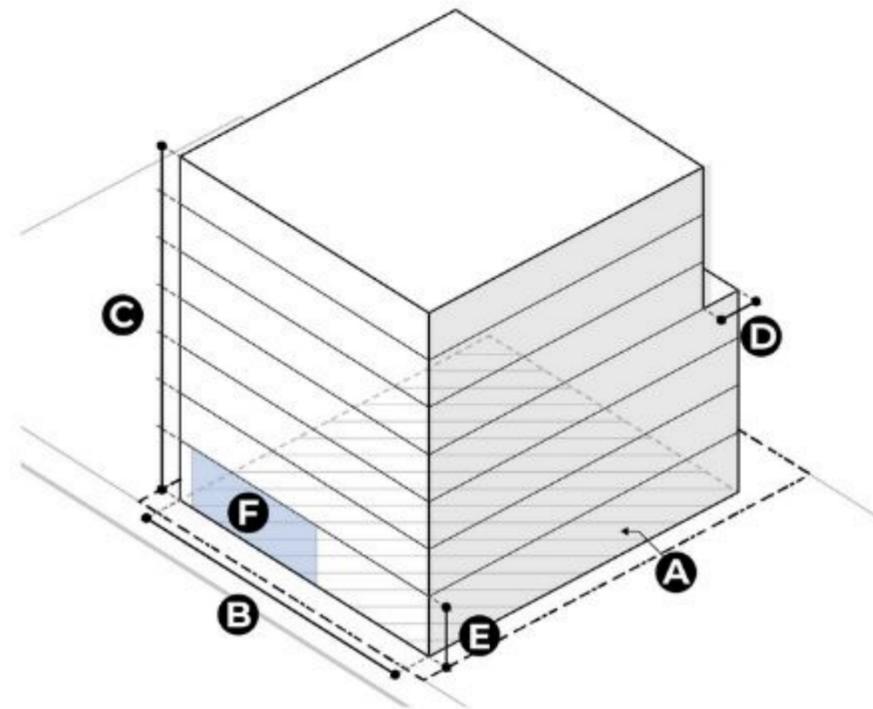
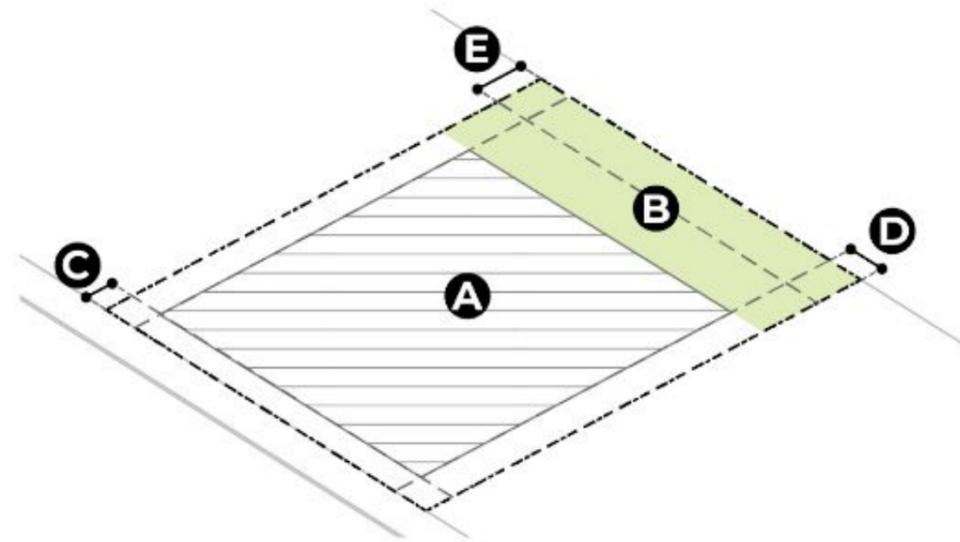
Most **industrial and vehicular uses** are forbidden – similar to what already exists in many zoning subdistricts

Commercial/active uses are **regulated** depending on their **size and impacts**

“Active Uses” category and **ground floor Active Use requirement** in some of the S+S districts to promote business and service activity.

ACTIVE USES						
Community Center	C	A	A	A	A	A
Social Club	C	A	A	A	A	A
Grocery Store - Small	C	A	A	A	A	A
Service Establishment - Small	C-G F	A	A	A	A	A
Retail Store - Small	C-G F	A-G F	A-G C	A	A	A
Restaurant - Small	C-G F	A-G F	A-G F	A	A	A
Entertainment/Events - Extra Small	C-G F	A-G F	A-G F	A-G C	A	A
Makerspace	F	A	A	A	A	A
Museum	F	A	A	A	A	A
Restaurant - Large	F	C-G F	A	A	A	A
Retail Store - Medium	F	C-G F	A-G C	A	A	A
Entertainment/Events - Small	F	C-G F	A-G F	A-G C	A-G C	A
Retail Cannabis Establishment	F	C-G F	C-G F	C-G F	C	C
Entertainment/Events - Medium	F	F	C-G F	A-G C	A	A
Service Establishment - Large	F	F	C	A	A	A
Grocery Store - Large	F	F	C	C	A	A
Retail Store - Large	F	F	C	A-G C	A-G C	A-G
Indoor Recreation	F	F	F	A-G C	A	A
Entertainment/Events - Large	F	F	F	C	C	C
Retail Store - Extra Large	F	F	F	F	C	C
Entertainment/Events - Extra Large	F	F	F	F	F	F

S+S ZONING DISTRICTS – “SCALE”



SCALE

New + Updated Dimensional Measurement Tools

Dimensional tools that better reflect existing buildings and the scale needed for new housing that fits within existing parcels of land.

- **Lot Standards**

- Building Lot Coverage (A)
- Permeable Area of Lot Minimum (B)
- Size of front, rear, and side yards (C, D, E)

- **Building Form**

- Building Floor Plate (A)
- Maximum Building Width (B)
- Maximum Building Height + Stories (C)
- Rear Stepbacks (D)
- Ground Floor Ceiling Height (E)
- Ground Floor Active Use Requirement (F)

SQUARES + STREETS ZONING DISTRICTS



Residential-to-Main Street Urban Form

The S0 and S1 zoning districts are broadly defined by their **transitional feeling from residential areas to the more active portions of a main street** – a “round the corner” type of urban form with larger setback requirements for noticeable front and side yard spaces.



Building Lot Coverage = 60%	Permeable Area of Lot = 20%
Building Floorplate = 4,000 sqft max	Front Yard = 8' min
Height = 50' / 4 stories max	Rear Yard = 15' min
	Side Yard = 14' cumulative (3' min)



Building Lot Coverage = 70%	Permeable Area of Lot = 15%
Building Floorplate = 8,000 sqft max	Front Yard = 6' min
Building Width = 120' max	Rear Yard = 10-15' min
Height = 50' / 4 stories max	Side Yard = 14' cumulative (3' min)

S0: Residential-to-commercial zoning district that provides a transition from lower activity residential areas.

S1: Mixed-use district with majority residential uses and small to moderate square footage on individual floors of buildings.

SQUARES + STREETS ZONING DISTRICTS



Active, Diverse Main Street Urban Form

The S2 thru S5 zoning districts are broadly defined by their promotion of a **major main street feeling that accommodates mixed uses and housing**, and incorporates incremental requirements for outdoor amenities, active land uses, and restrictions on blank walls.



Building Lot Coverage = 70%	Permeable Area of Lot = 15%
Building Floorplate = 15,000 sqft max	Front Yard = 2' min
Building Width = 150' max	Rear Yard = 10'-15' min
Height = 65' / 5 stories max	Side Yard = 5'-15' min (0' party wall)
	Outdoor Amenity Space = 20%

S2: Main street mixed-use buildings where ground-floor-retail and storefronts are the prevailing condition.



Building Lot Coverage = 90% (70% on large parcels)	Permeable Area of Lot = 15%
Building Floorplate = 20,000 sqft max	Front Yard = 2' min
Building Width = 150' max	Rear Yard = 5'-15' min
Height = 85' / 7 stories max	Side Yard = 5'-15' min (0' party wall)
Active Use Requirement	Outdoor Amenity Space = 20%

S3: Main street residential and small-scale hospitality buildings in neighborhood mixed-use areas with a wider range of ground floor uses.

SQUARES + STREETS ZONING DISTRICTS



Active, Diverse Main Street Urban Form

The S2 thru S5 zoning districts are broadly defined by their promotion of a **major main street feeling that accommodates mixed uses and housing**, and incorporates incremental requirements for outdoor amenities, active land uses, and restrictions on blank walls.



Building Lot Coverage = 90% (70% on large parcels)	Permeable Area of Lot = 15% on large parcels
Building Floorplate = 25,000 sqft max	Front Yard = 2' min
Building Width = 200' max	Rear Yard = 5'-20' min
Height = 85' / 7 stories max	Side Yard = 5'-15' min (0' party wall)
Active Use Requirement	Outdoor Amenity Space = 25%

S4: Medium-scale, mixed-use building in mixed-use areas with a wide range of active ground floor uses.



Building Lot Coverage = 80% (70% on large parcels)	Permeable Area of Lot = 15% on large parcels
Building Floorplate = 25,000 sqft max	Front Yard = 2' min
Building Width = 250' max	Rear Yard = 5'-20' min
Height = 145'	Side Yard = 5'-15' min (0' party wall)
Active Use Requirement	Outdoor Amenity Space = 30%

S5: Taller mixed-use buildings with many active uses limited to highly active areas that can support higher density housing and job growth.

WHAT WE'VE HEARD RELATED TO ZONING

more density
to
support small
businesses
+ /

SUPPORT SMALL BUSINESSES

lack of diversity
in housing stock

need more
density ↑ yes!!!

INCREASE HOUSING OPTIONS

more shopping
+ entertainment venues
like a movie theater!
(preferably small biz/
local/small chain style)

PROMOTE VARIETY OF RETAIL

Keep it affordable for
local businesses to
stay in Rosindale.

Too many national chains/
big box stores would eliminate
the charm and warmth of
this area of the city

Need more housing
of all types in
areas well served
by transit.

**Relating closely to
what's been shared for
housing + small
business needs in our
previous workshop!**

WHAT S+S ZONING CAN SUPPORT



**MATCHING SCALE TO
HOUSING NEEDS**

MORE BUSINESS PATRONS

ACTIVE STOREFRONTS

CLIMATE-CONSCIOUS

REDUCED NONCONFORMITIES

BREAK
FIVE (5) MINUTES!



ACTIVITY:

ZONING + COMMUNITY DEVELOPMENT

CHALLENGE/TASK

In small groups, propose a **community development project** and manage the tradeoffs of making that project possible in the **context of existing zoning regulations**.

FORMAT

- Participants will work together in small groups
- A BPDA staff member will serve as a facilitator for each group
- Instructions, written materials, and visual guides will be provided to help move through the activity!

Q&A +

Additional Share Out



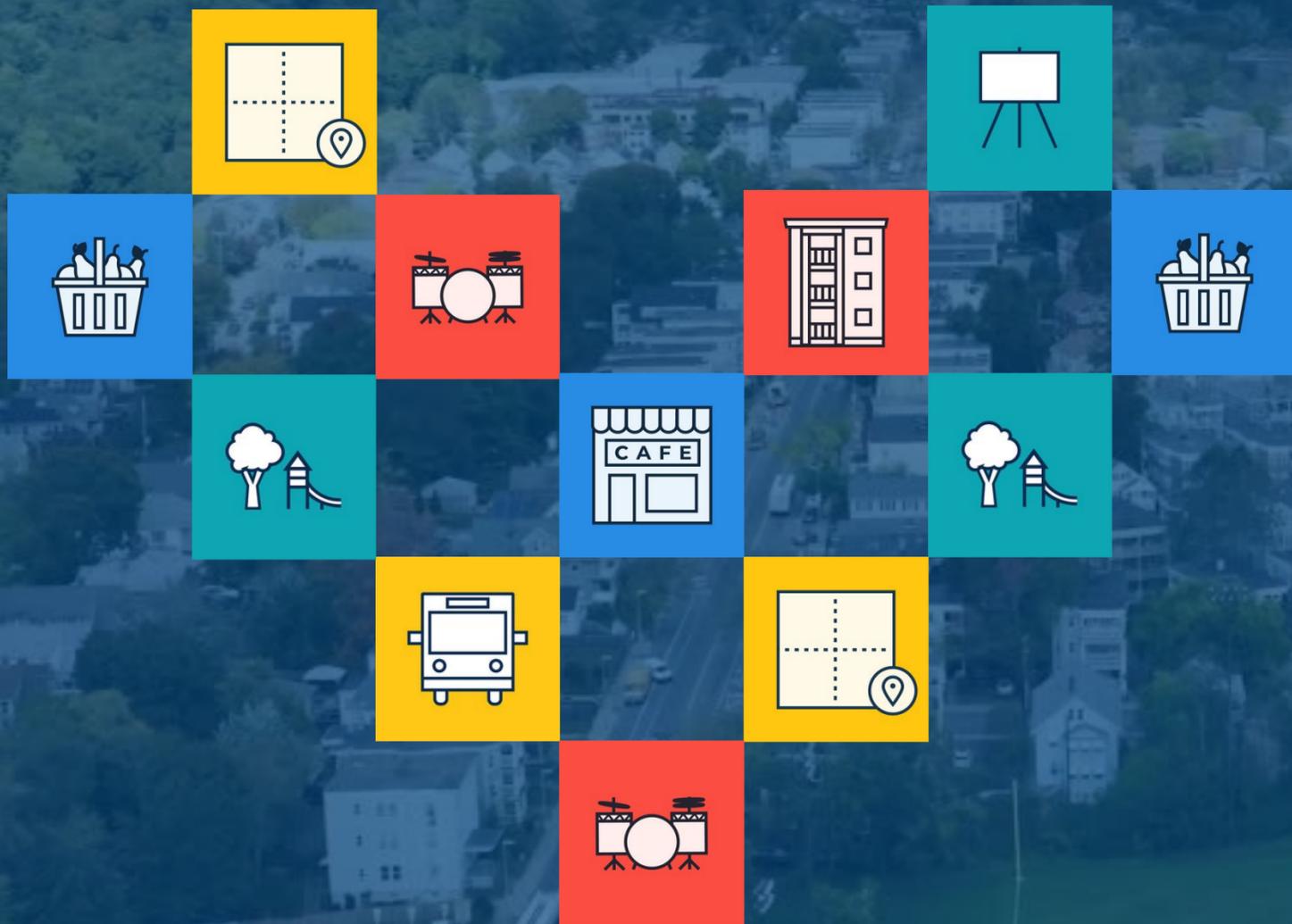
NEXT STEPS

HOW THIS SUPPORTS THIS PROCESS:

- Project ideas provide an insight on community priorities for aligning needed uses with potential scales
- Upcoming visioning workshop will allow us to continue this conversation with a focus more on mapping these priorities

To learn more, please visit bostonplans.org/squares or scan the QR code.





THANK YOU

Additional illustrated icons made by Storyset from www.flaticon.com.