

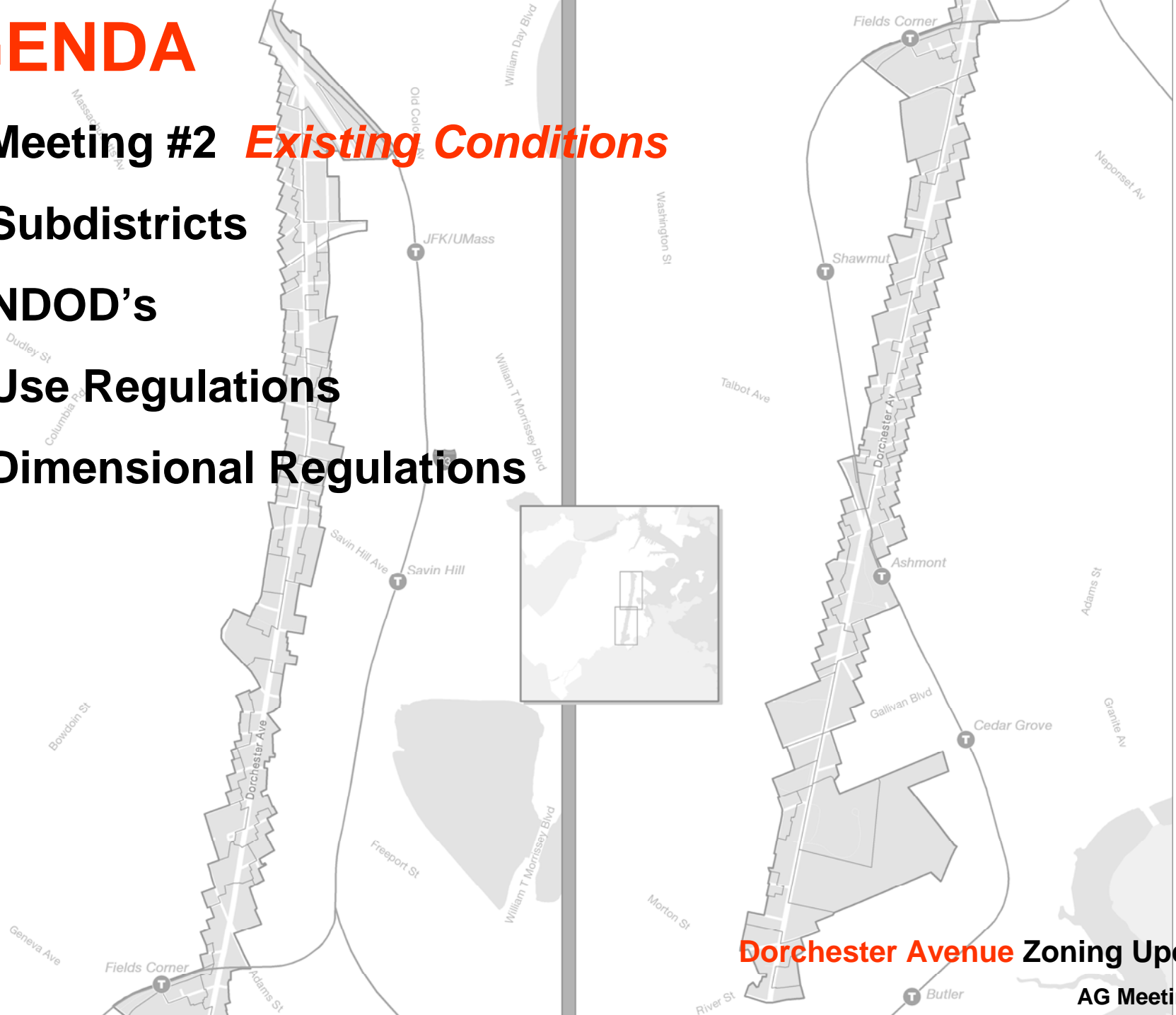
Dorchester Avenue Zoning Update

Advisory Group Meeting #2

AGENDA

AG Meeting #2 *Existing Conditions*

- **Subdistricts**
- **NDOD's**
- **Use Regulations**
- **Dimensional Regulations**



Dorchester Avenue Zoning Update

AG Meeting #2

Schedule

AG #2

Existing
Condition
S

March 2011



AG #3

Existing
Condition
S

April



AG #4

Zoning
Comparisons

May



AG #5

Zoning
Comparisons

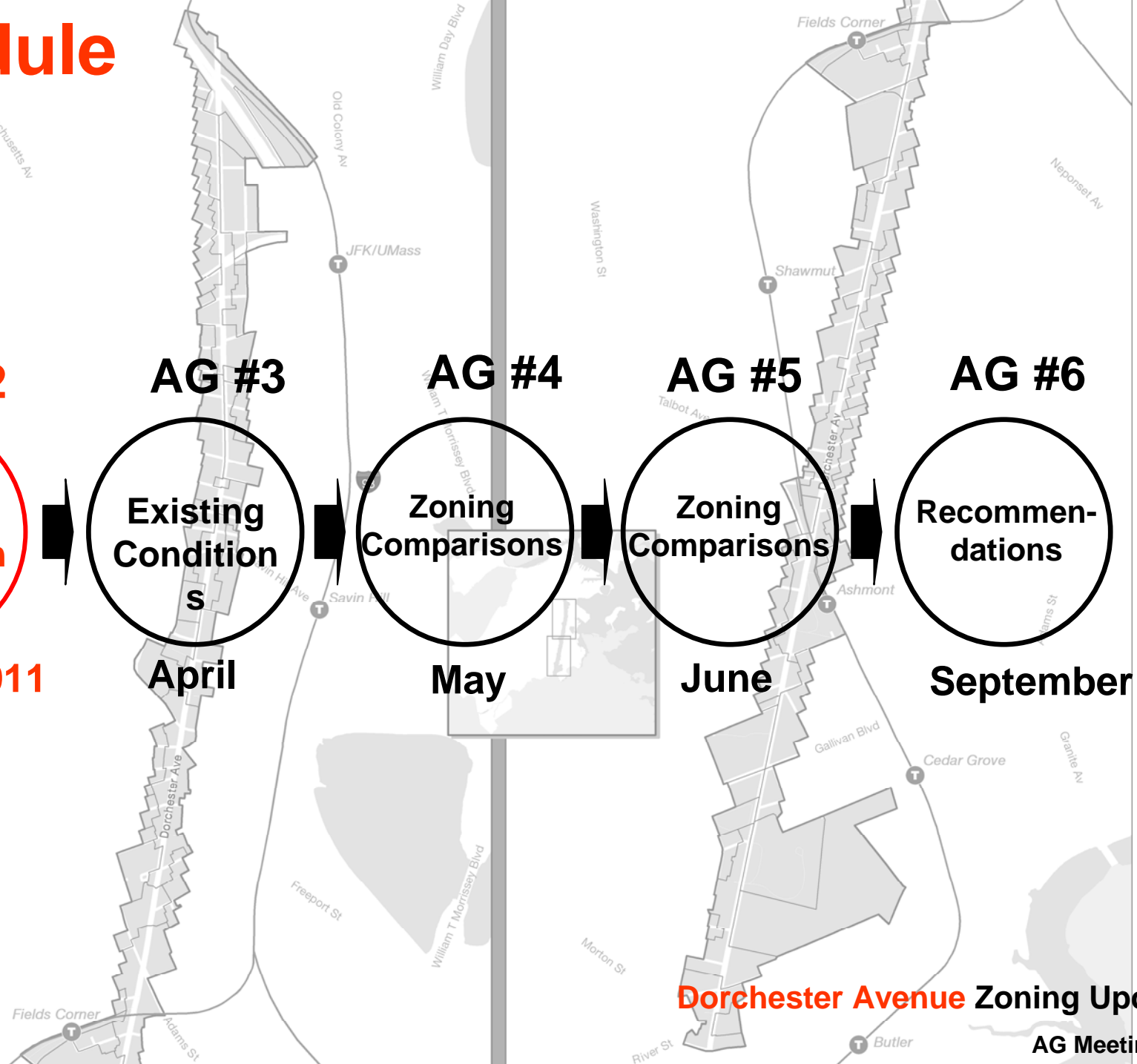
June



AG #6

Recommendations

September



Existing Conditions

Zoning District Comprises

- 1195 Parcels
- 225 Acres

Existing Zoning*/Acreage Makeup

Residential — 70% / 41%

- One Family — 2% / 1%
- Two Family — 20% / 12%
- Three Family — 47% / 28%

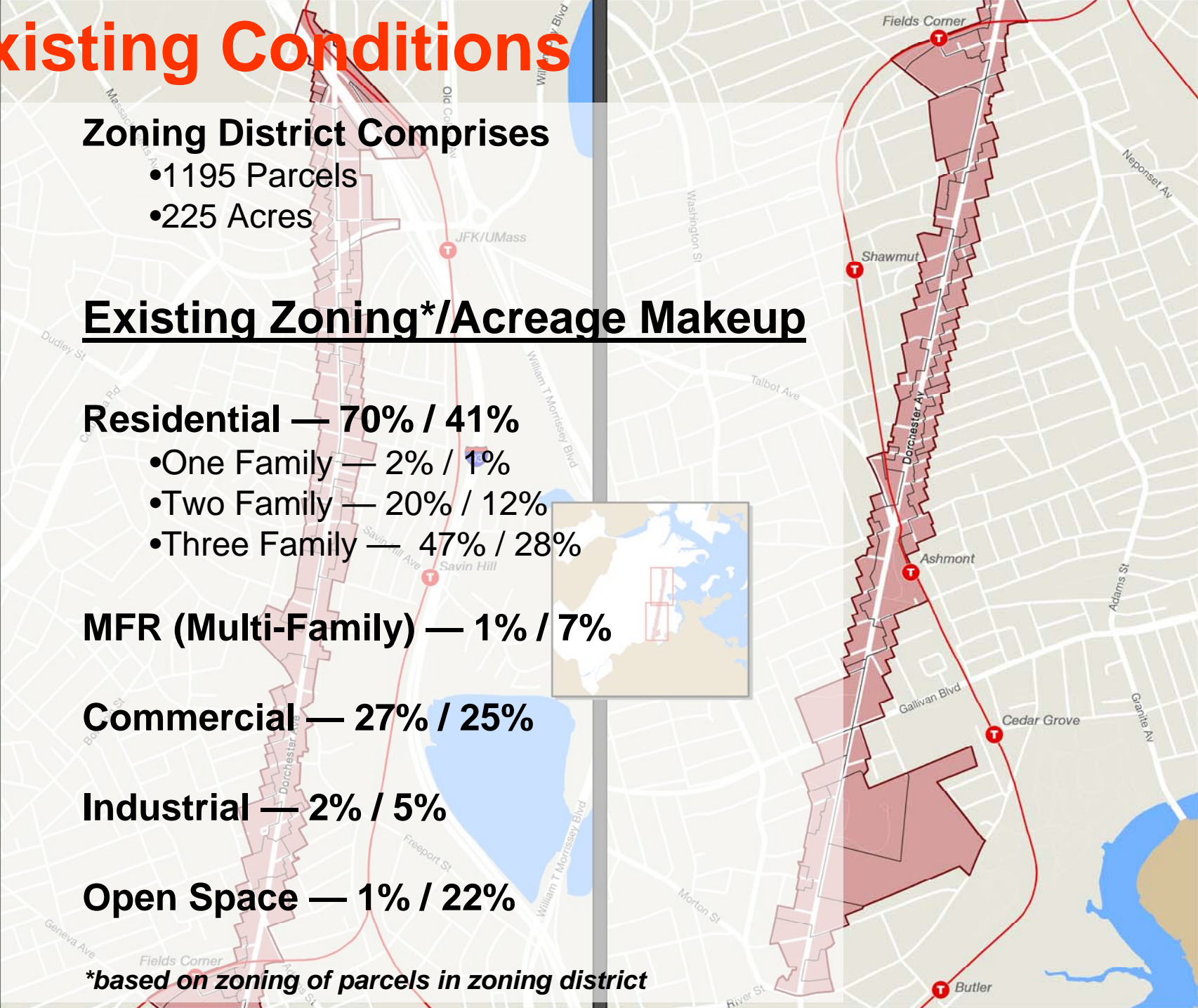
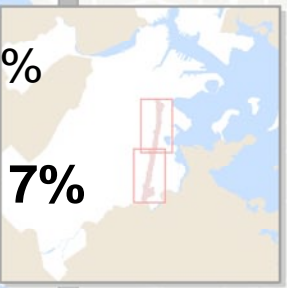
MFR (Multi-Family) — 1% / 7%

Commercial — 27% / 25%

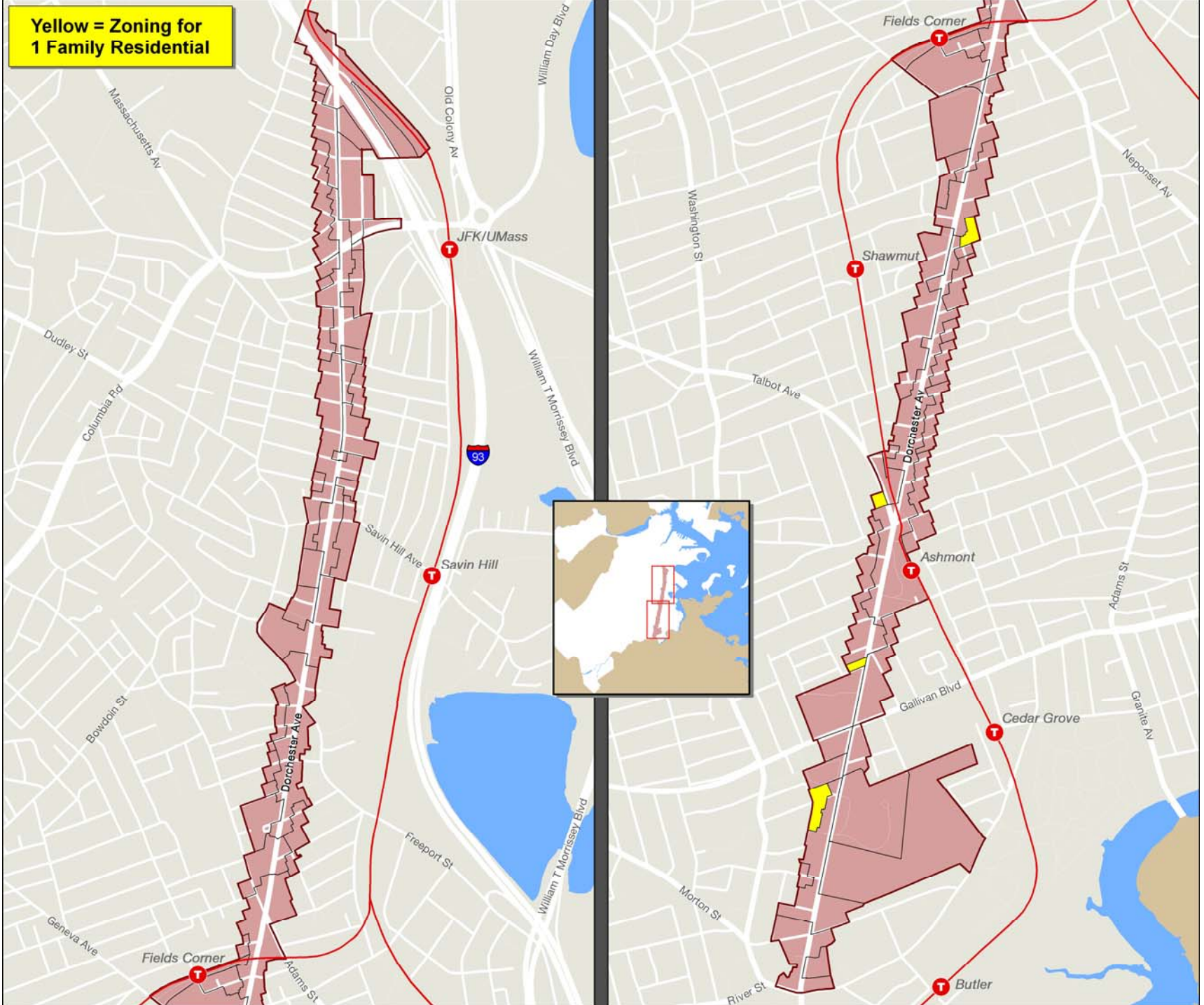
Industrial — 2% / 5%

Open Space — 1% / 22%

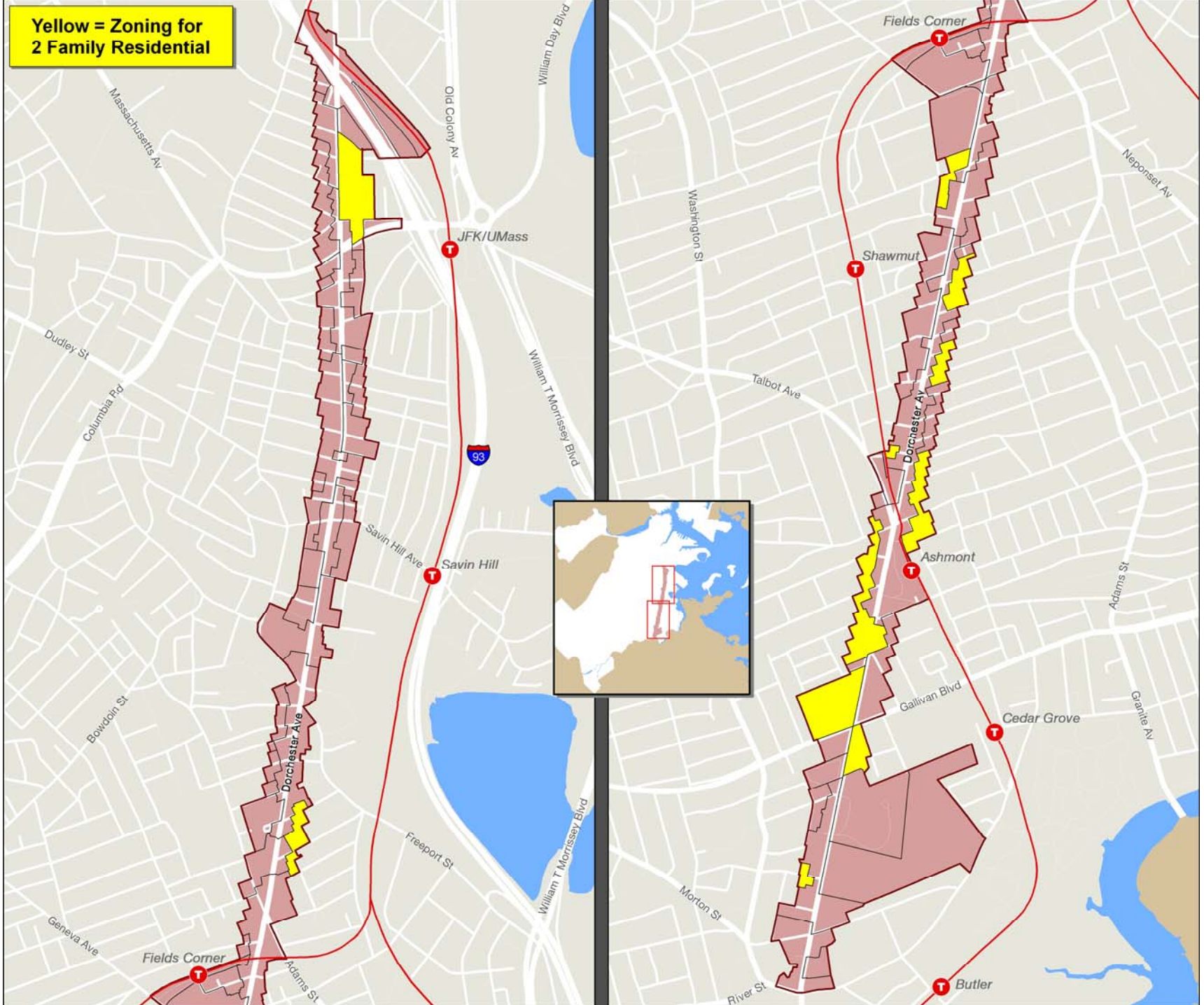
**based on zoning of parcels in zoning district*



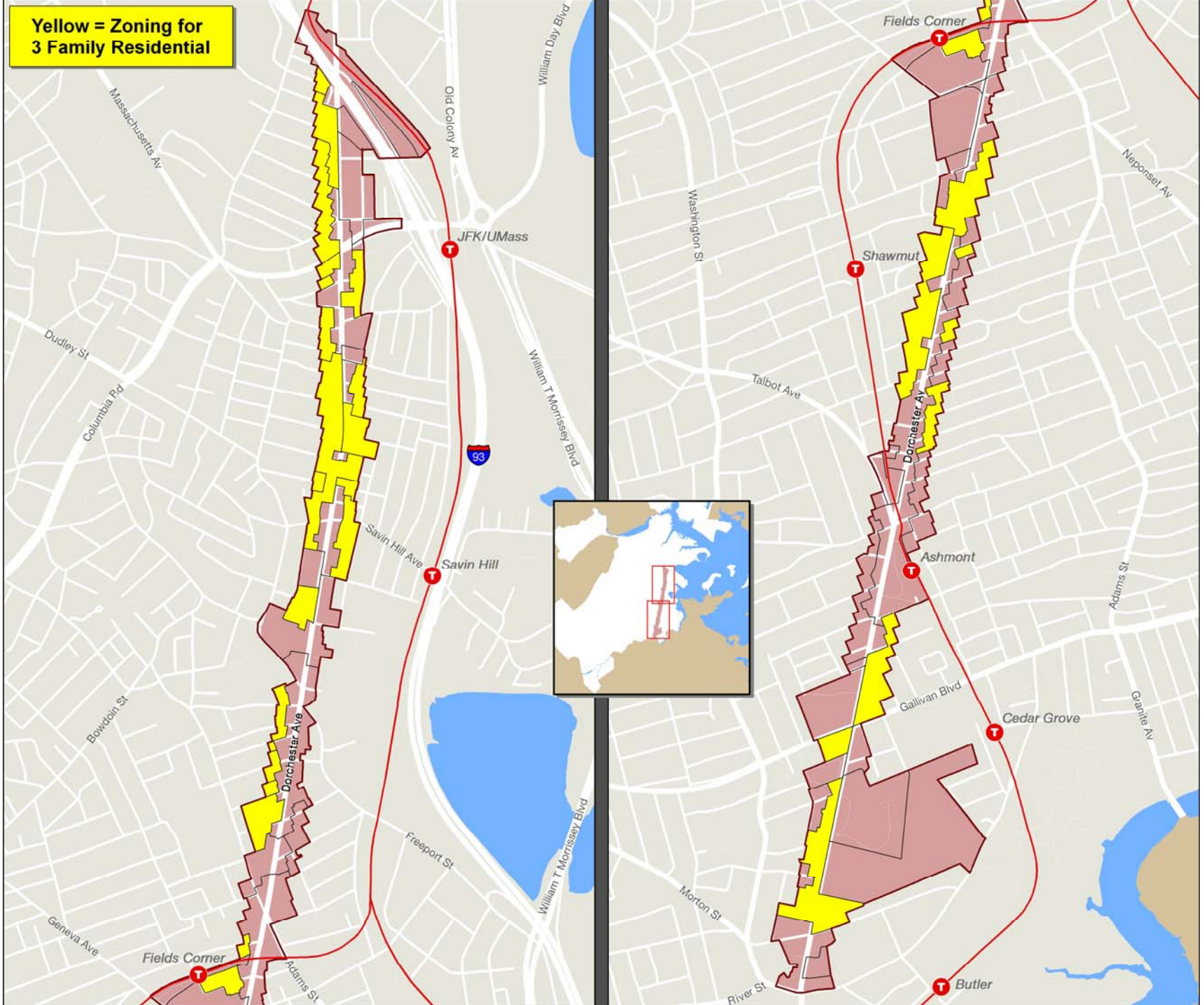
**Yellow = Zoning for
1 Family Residential**



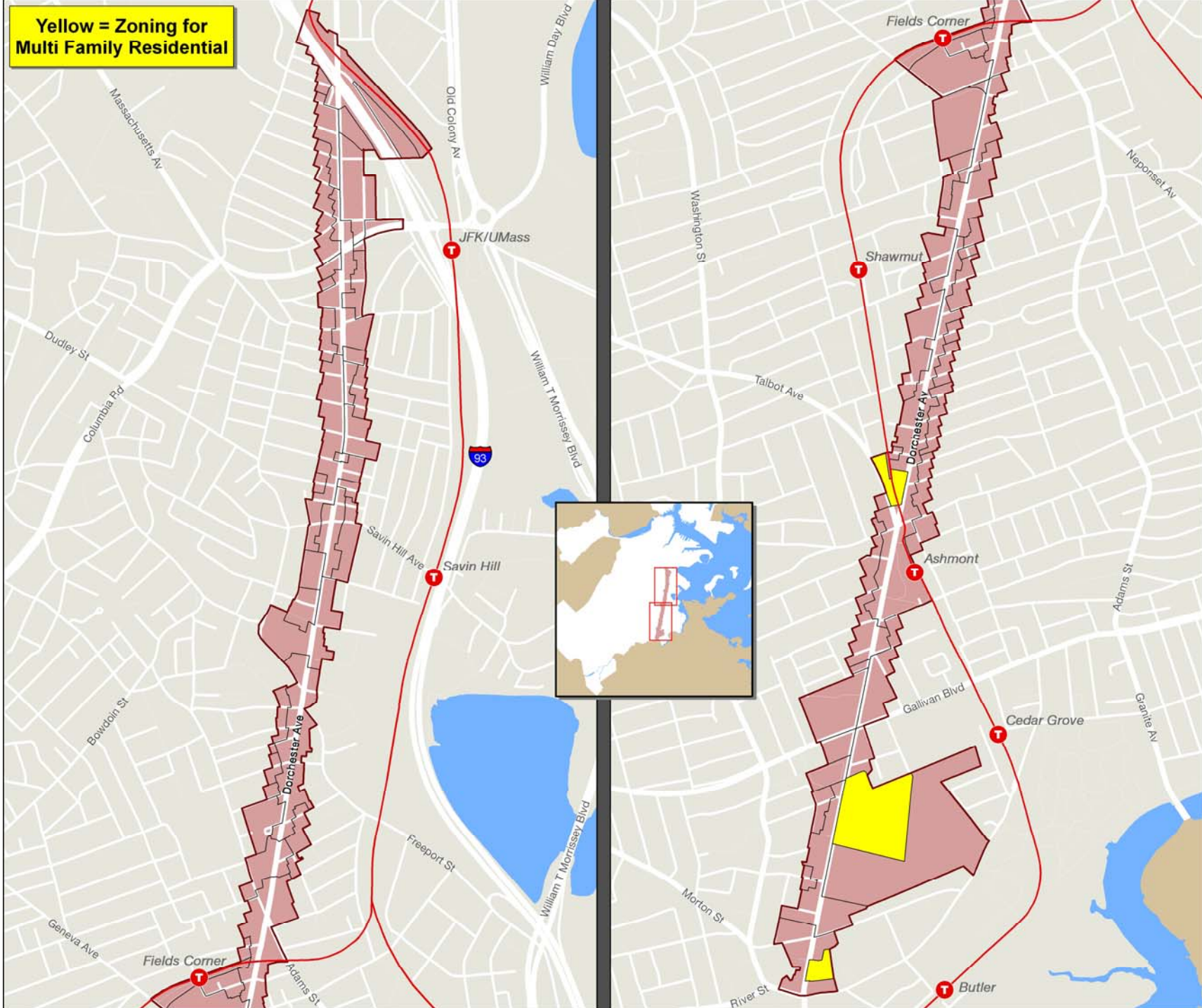
**Yellow = Zoning for
2 Family Residential**



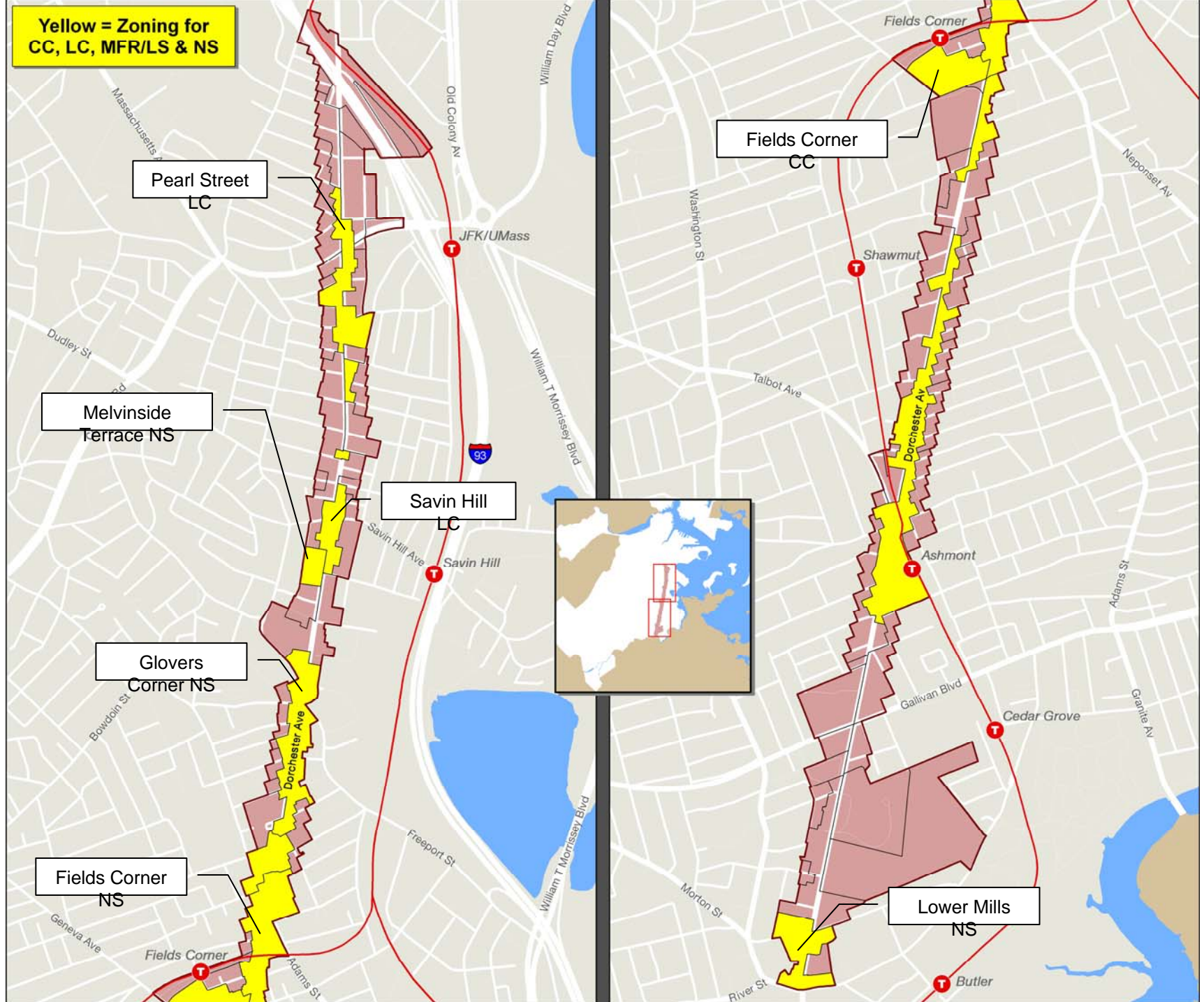
**Yellow = Zoning for
3 Family Residential**



Yellow = Zoning for Multi Family Residential



**Yellow = Zoning for
CC, LC, MFR/LS & NS**



Pearl Street
LC

Melvinside
Terrace NS

Savin Hill
LC

Glovers
Corner NS

Fields Corner
NS

Fields Corner
CC

Lower Mills
NS

Fields Corner

Shawmut

Ashmont

Cedar Grove

Butler

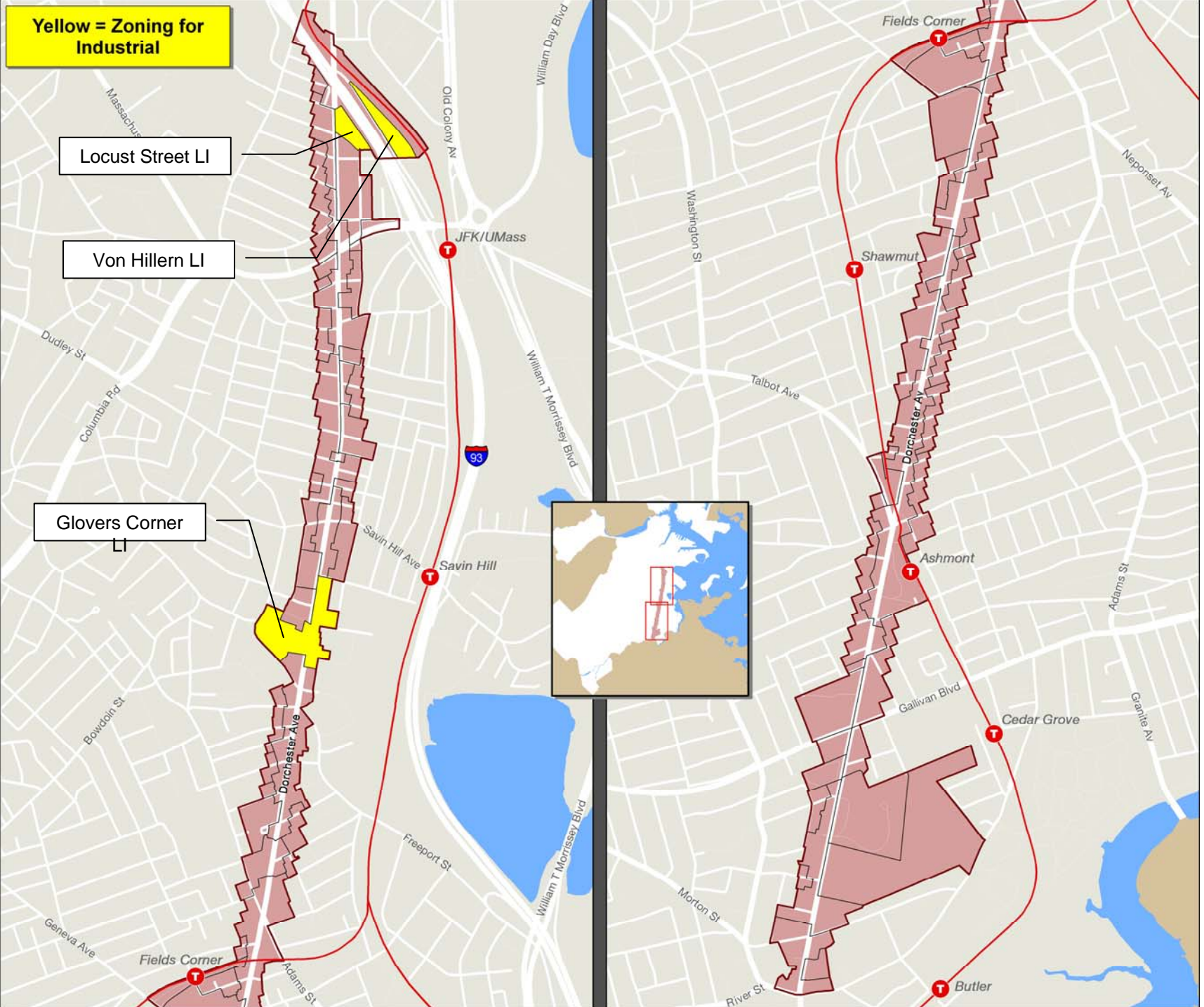


Yellow = Zoning for Industrial

Locust Street LI

Von Hillern LI

Glovers Corner LI



Yellow = Zoning for Open Space

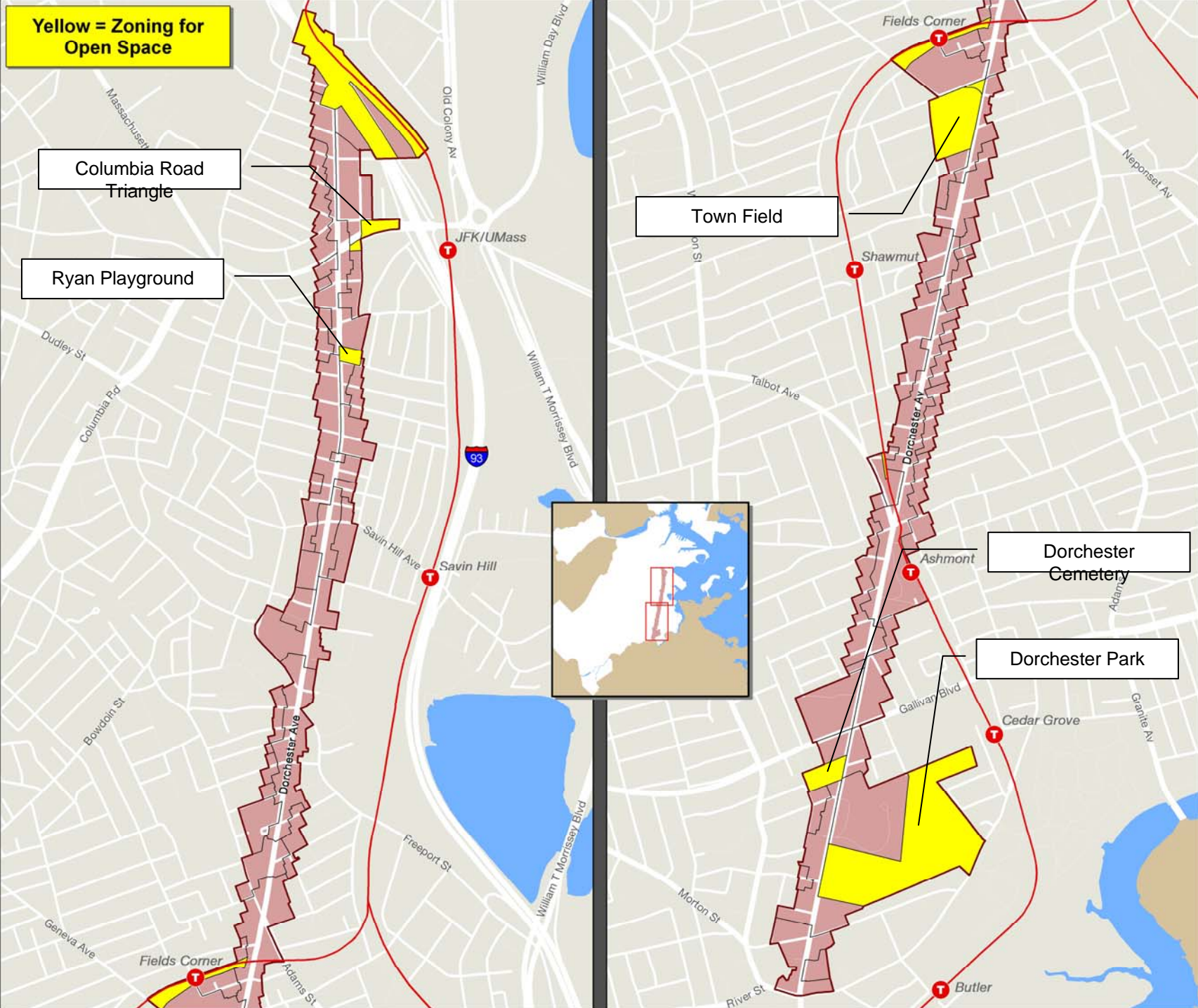
Columbia Road Triangle

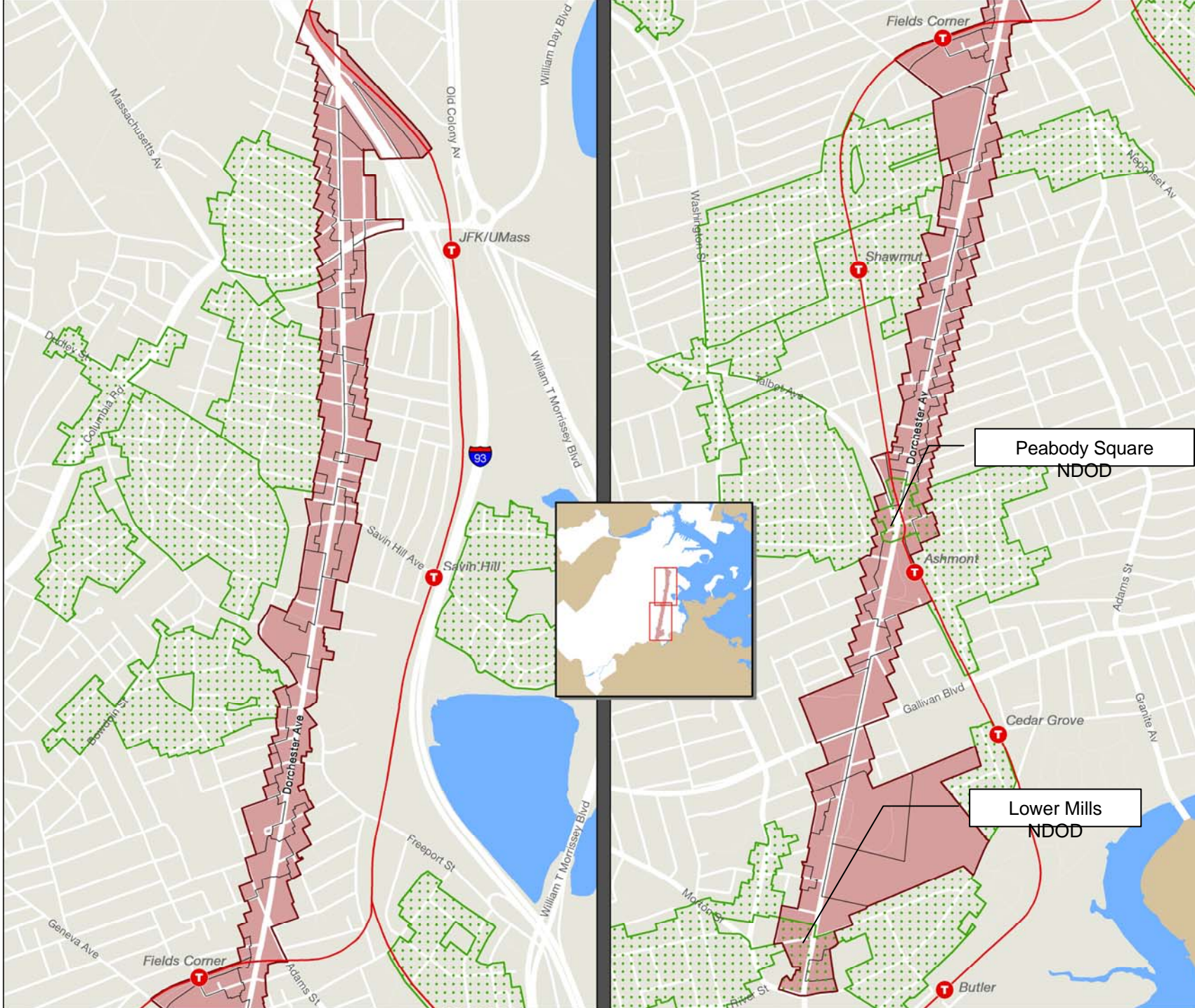
Ryan Playground

Town Field

Dorchester Cemetery

Dorchester Park

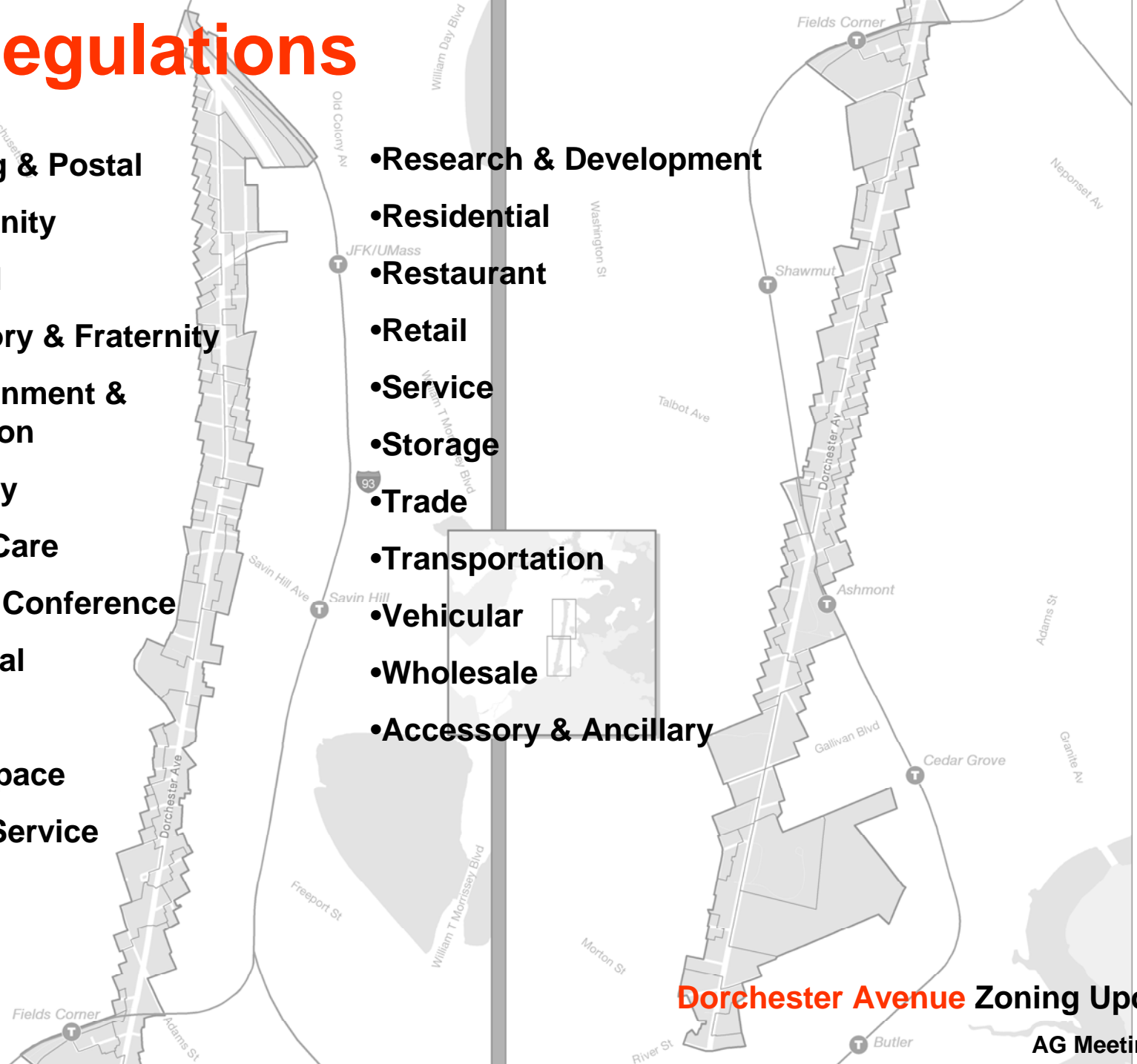




Use Regulations

- Banking & Postal
- Community
- Cultural
- Dormitory & Fraternity
- Entertainment & Recreation
- Funerary
- Health Care
- Hotel & Conference
- Industrial
- Office
- Open Space
- Public Service

- Research & Development
- Residential
- Restaurant
- Retail
- Service
- Storage
- Trade
- Transportation
- Vehicular
- Wholesale
- Accessory & Ancillary



Dorchester Avenue Zoning Update

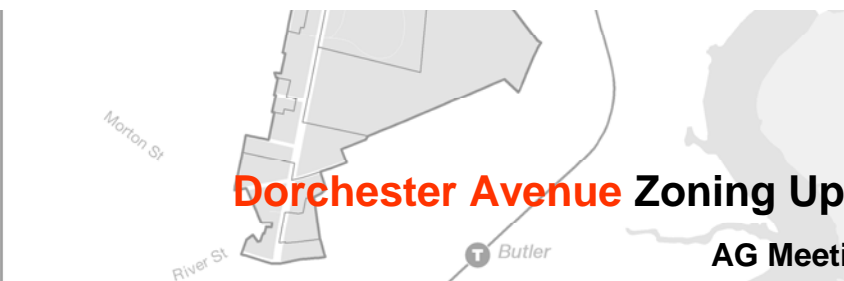
AG Meeting #2

Use Regulations - Example



TABLE A - Continued

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/Local Service (MFR/LS)</u>
<u>Health Care Uses</u>						
Clinic	F	F	F	F	F	C'
Clinical laboratory	F	F	F	F	F	F
Custodial care facility	C	C	C	C	C	C
Group residence, general	C	C	C	C	C	C
Hospital	F	F	F	F	C	F
Nursing or convalescent home	C	C	C	C	C	C
<u>Hotel and Conference Center Uses</u>						
Bed and breakfast	C	C	C	C	C	C
Conference center	F	F	F	F	F	F
Executive suites	F	F	F	F	F	F
Hotel	F	F	F	F	F	F
Motel	F	F	F	F	F	F
<u>Industrial Uses</u>						
Artists' mixed-use	F	F	F	F	C	C
Cleaning plant	F	F	F	F	F	F
General manufacturing use	F	F	F	F	F	F
Light manufacturing use	F	F	F	F	F	F
Printing Plant	F	F	F	F	F	F
Restricted industrial use	F	F	F	F	F	F



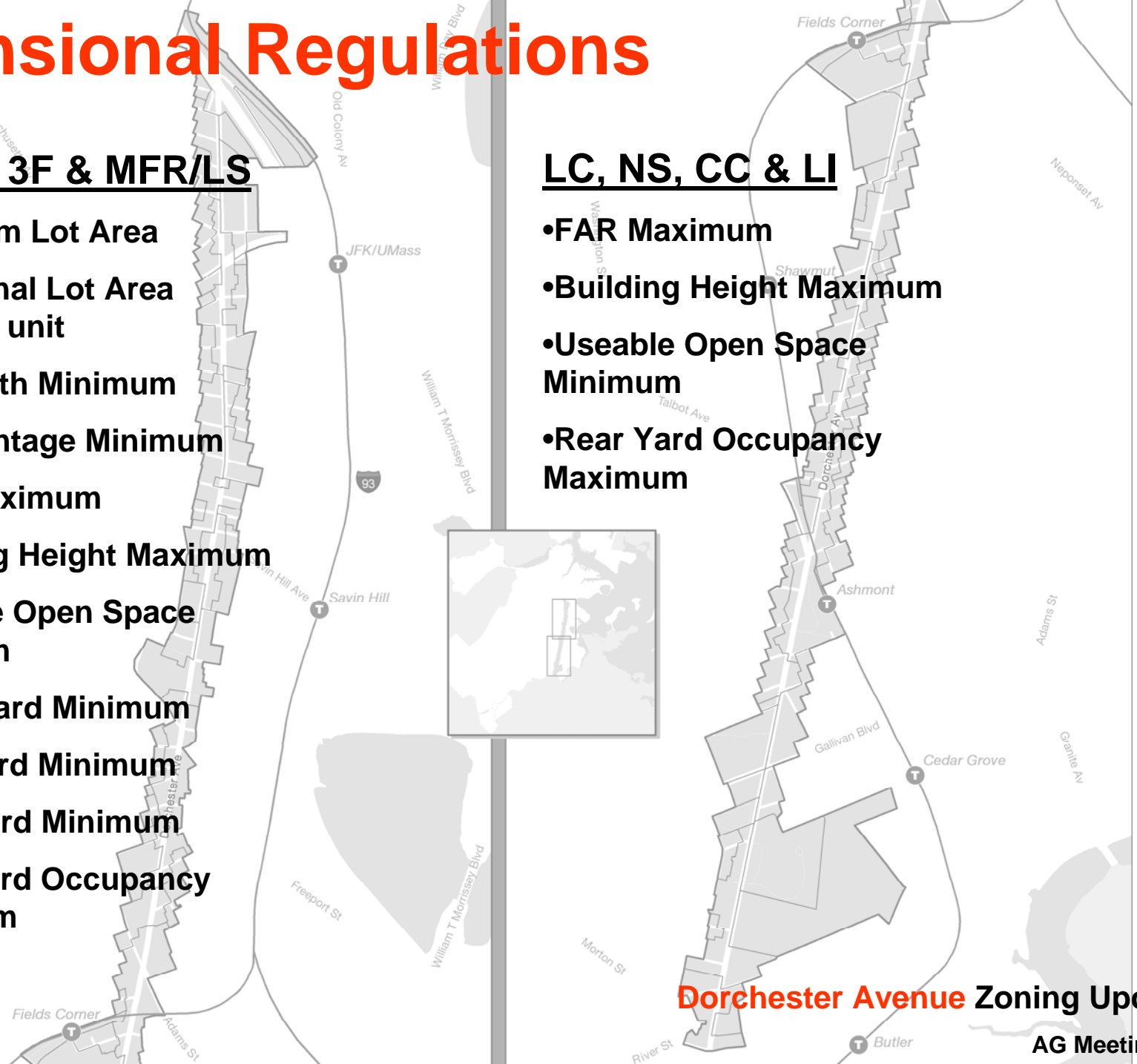
Dimensional Regulations

1F, 2F, 3F & MFR/LS

- Minimum Lot Area
- Additional Lot Area Req./per unit
- Lot Width Minimum
- Lot Frontage Minimum
- FAR Maximum
- Building Height Maximum
- Useable Open Space Minimum
- Front Yard Minimum
- Side Yard Minimum
- Rear Yard Minimum
- Rear Yard Occupancy Maximum

LC, NS, CC & LI

- FAR Maximum
- Building Height Maximum
- Useable Open Space Minimum
- Rear Yard Occupancy Maximum



Dimensional Regulations -

Ex:



TABLE D

**Dorchester Avenue Neighborhood District
Neighborhood Business Subdistricts and Local Industrial Subdistricts
Dimensional Regulations**

	<u>Local Convenience Subdistricts</u>	<u>Neighborhood Shopping Subdistricts</u>	<u>Community Commercial Subdistricts</u>	<u>Local Industrial Subdistricts</u>
Maximum Floor Area Ratio	1.0	1.0	1.0	1.0
Maximum Building Height	40	40	40	40
Minimum Lot Size	none	none	none	none
Minimum Lot Area Per Dwelling Unit	none	none	none	none
Minimum Usable Open Space (1) per Dwelling Unit (square feet)	50	50	50	50
Minimum Lot Width	none	none	none	none
Minimum Lot Frontage	none	none	none	none
Minimum Front Yard (3)	none (2)	none (2)	none (2)	6 (2)
Minimum Side Yard (4)	none	none	none	none
Minimum Rear Yard (5)	20	20	20	20

ARTICLE 52- DORCHESTER AVENUE NEIGHBORHOOD DISTRICT - TABLE D



Next Meeting-April 20th

AG Meeting #3 *Existing Conditions Cont.*

- Signage
- Urban Design Elements
- Design Review
- Parking

WEBSITE: www.dotavzoning.org

BRA ALERTS: www.bostonredevelopmentauthority.org

BRA ZONING INFO:

www.bostonredevelopmentauthority.org/zoning/zoning.asp

Dorchester Avenue Zoning Update

AG Meeting #2



Dorchester Avenue Zoning Update

<http://www.dotavzoning.org>

RESIDENTIAL SUBDISTRICTS

3F-2000 = Up to three units [**3F**]; lot must be at least **2,000** Square Feet.

MFR = Multi-Family Residential. Multi-unit apartment or condo buildings.

RH = Row house. Attached row houses. Max. 3 units per building.

COMMERCIAL SUBDISTRICTS

LC = Local Convenience. Dry cleaners, corner store... e.g. Peabody Sq.

NS = Neighborhood Shopping. Larger stores, banks... e.g. Lower Mills

CC = Community Commercial. Supermarkets, shopping ctrs... e.g. South Bay

LI = Local Industrial

OVERLAY DISTRICTS

NDOD = Neighborhood Design Overlay District. To preserve architectural or historic character. Triggered by alteration of building height/roofline or new construction of 300 square feet or more. Abutter notification & BRA architectural review for all triggered projects.

ZONING RELIEF

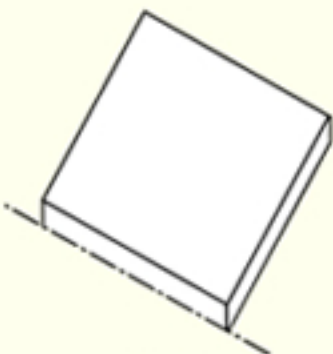
A project is **As of Right** if it conforms to all zoning requirements, and therefore does not need **Zoning Relief**. e.g. In a 3F-2000, a 3 family triple decker on a 2,000 SF lot. **Conditional Uses, Forbidden Uses & Dimensional Violations** must go before the **Zoning Board of Appeals** for **Zoning Relief**.

$$\text{FAR} = \frac{\text{Total floor area (a)}}{\text{Parcel lot area (b)}}$$

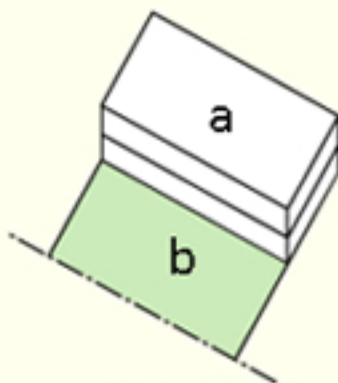
FAR is the relationship between the size of a parcel lot and the amount of building floor space it contains.

Floor Area Ratio (FAR)

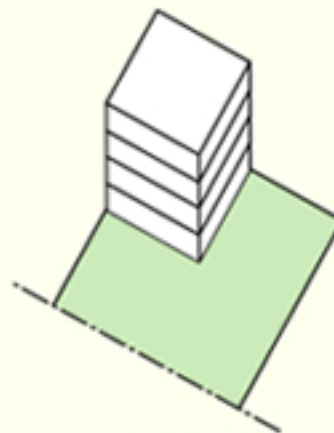
1:1 Ratio



1 story
(100% lot coverage)



2 stories
(50% lot coverage)



4 stories
(25% lot coverage)

