

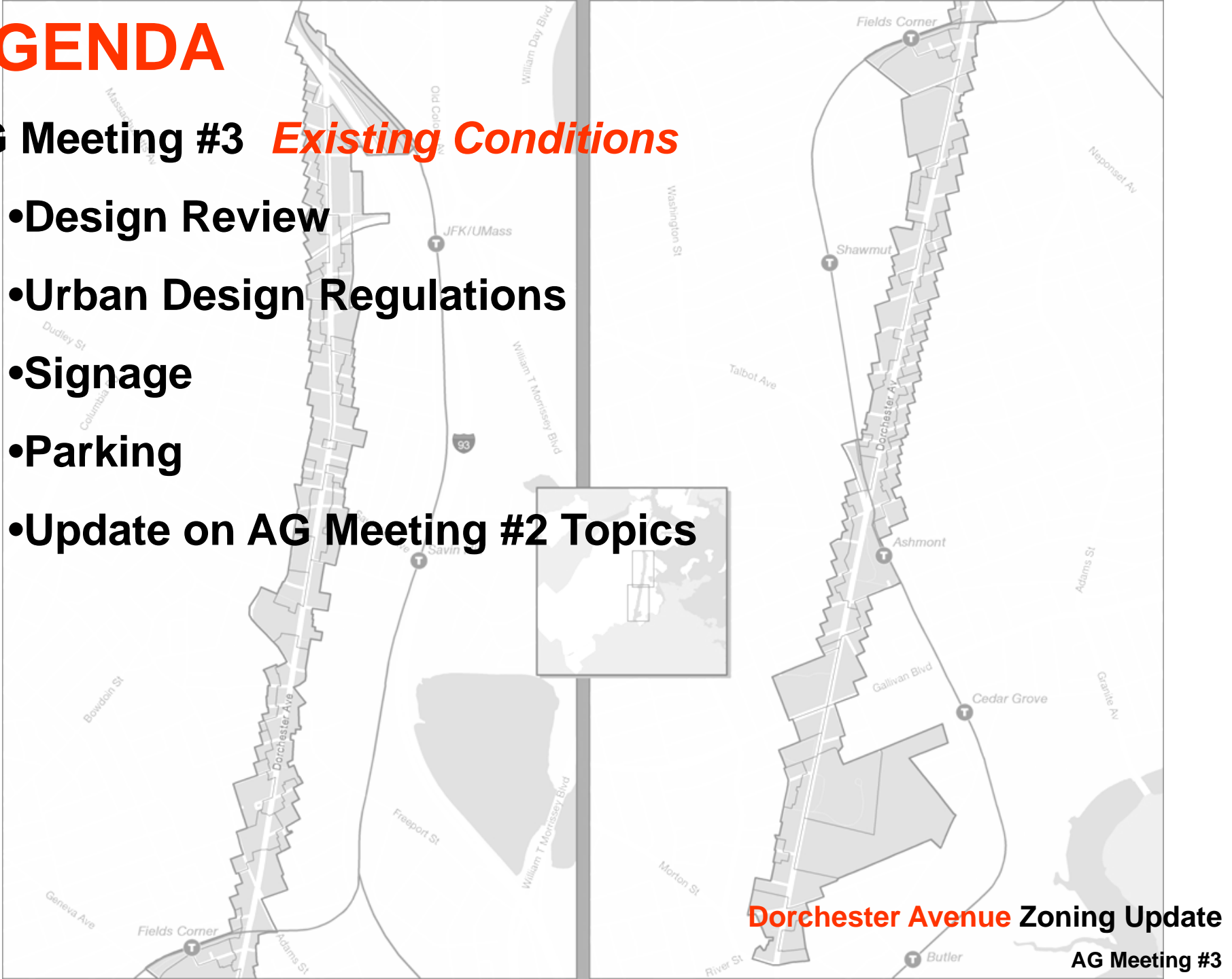
Dorchester Avenue Zoning Update

Advisory Group Meeting #3

AGENDA

AG Meeting #3 *Existing Conditions*

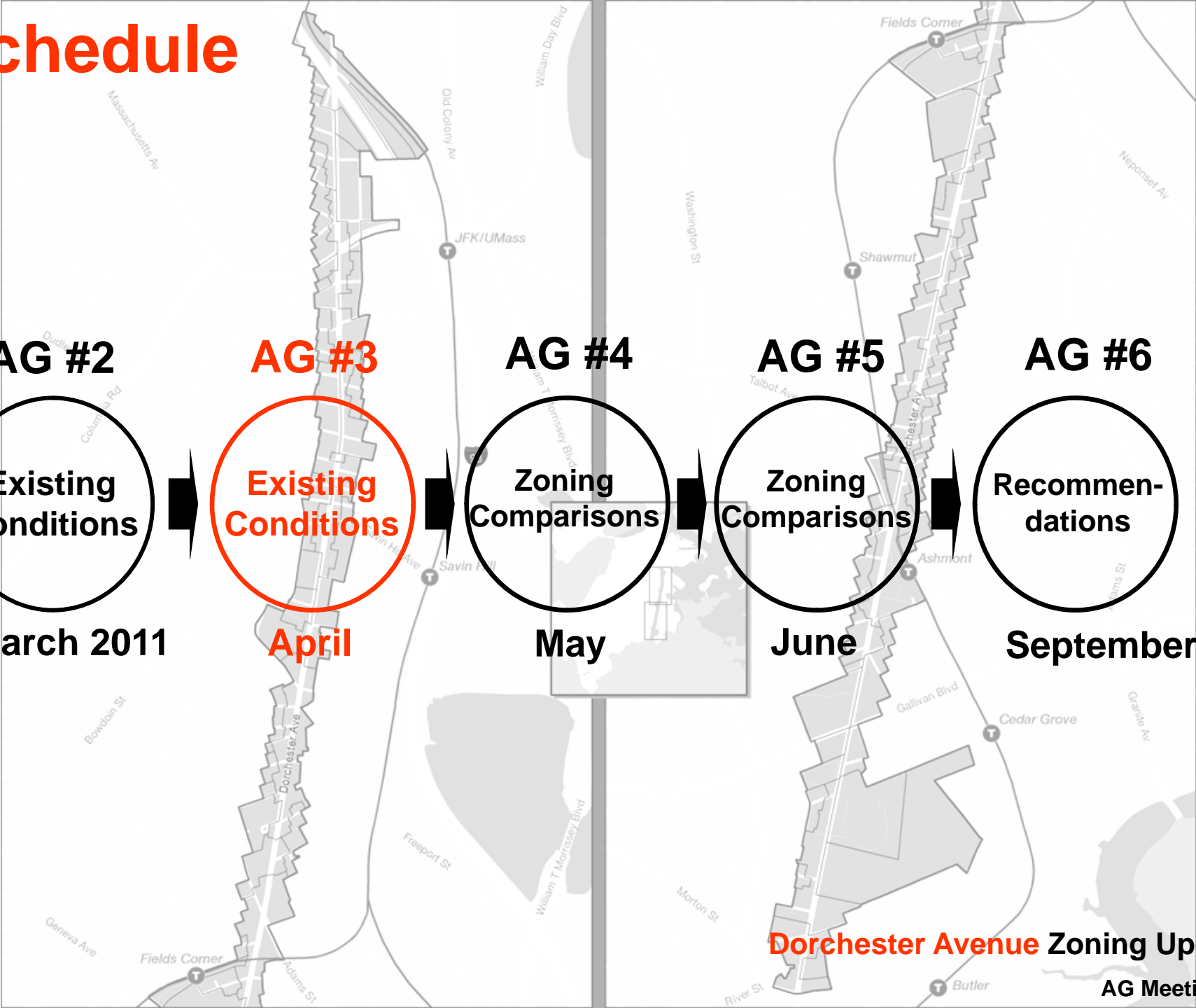
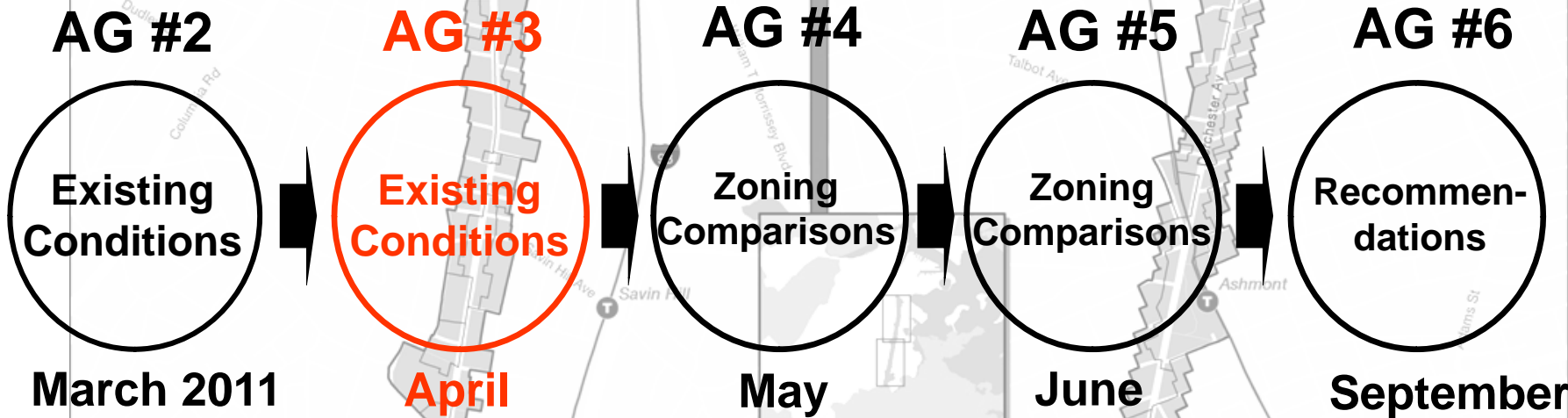
- Design Review
- Urban Design Regulations
- Signage
- Parking
- Update on AG Meeting #2 Topics



Dorchester Avenue Zoning Update

AG Meeting #3

Schedule



Design Review

- **Article 80 Large or Small Project**

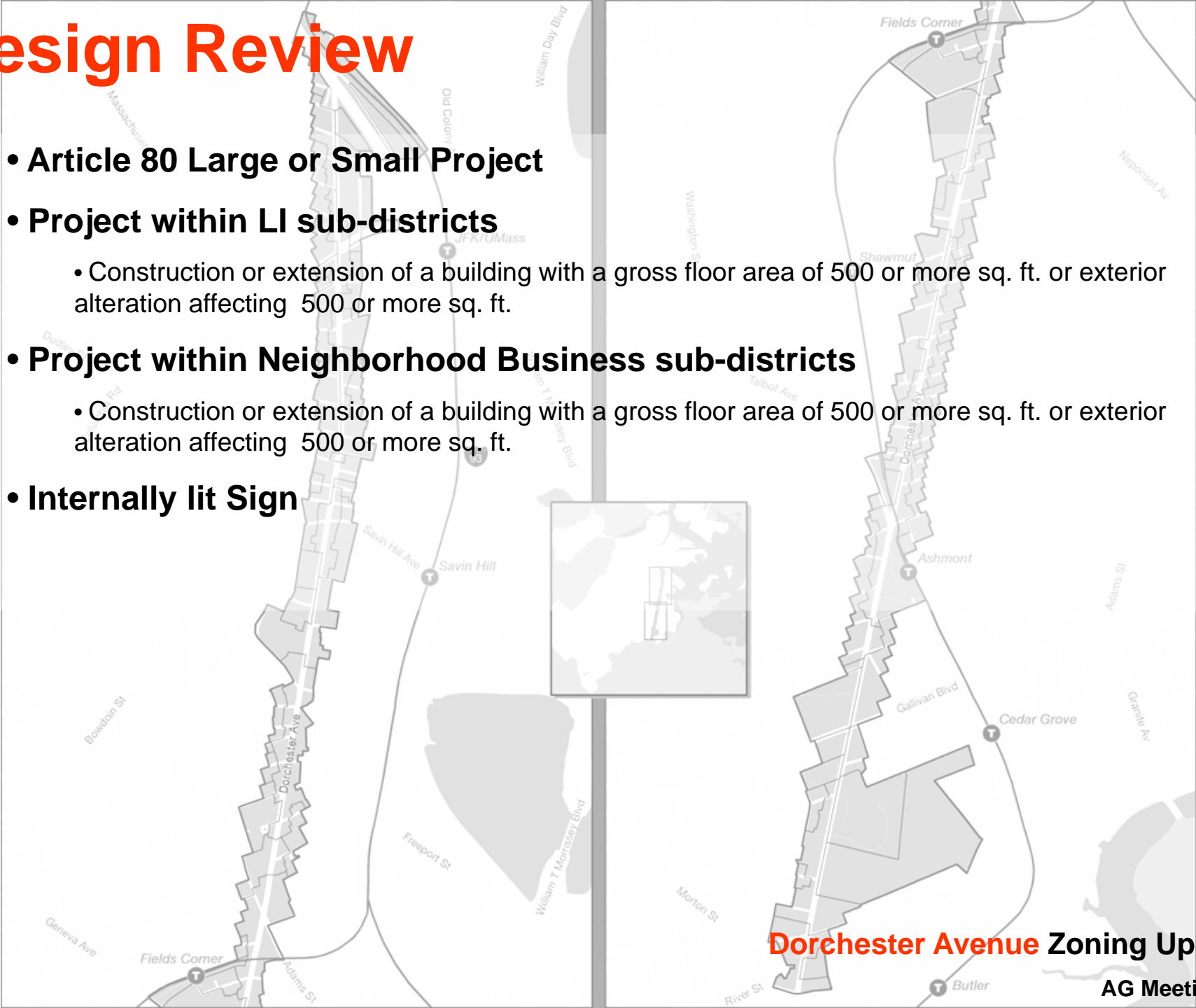
- **Project within LI sub-districts**

- Construction or extension of a building with a gross floor area of 500 or more sq. ft. or exterior alteration affecting 500 or more sq. ft.

- **Project within Neighborhood Business sub-districts**

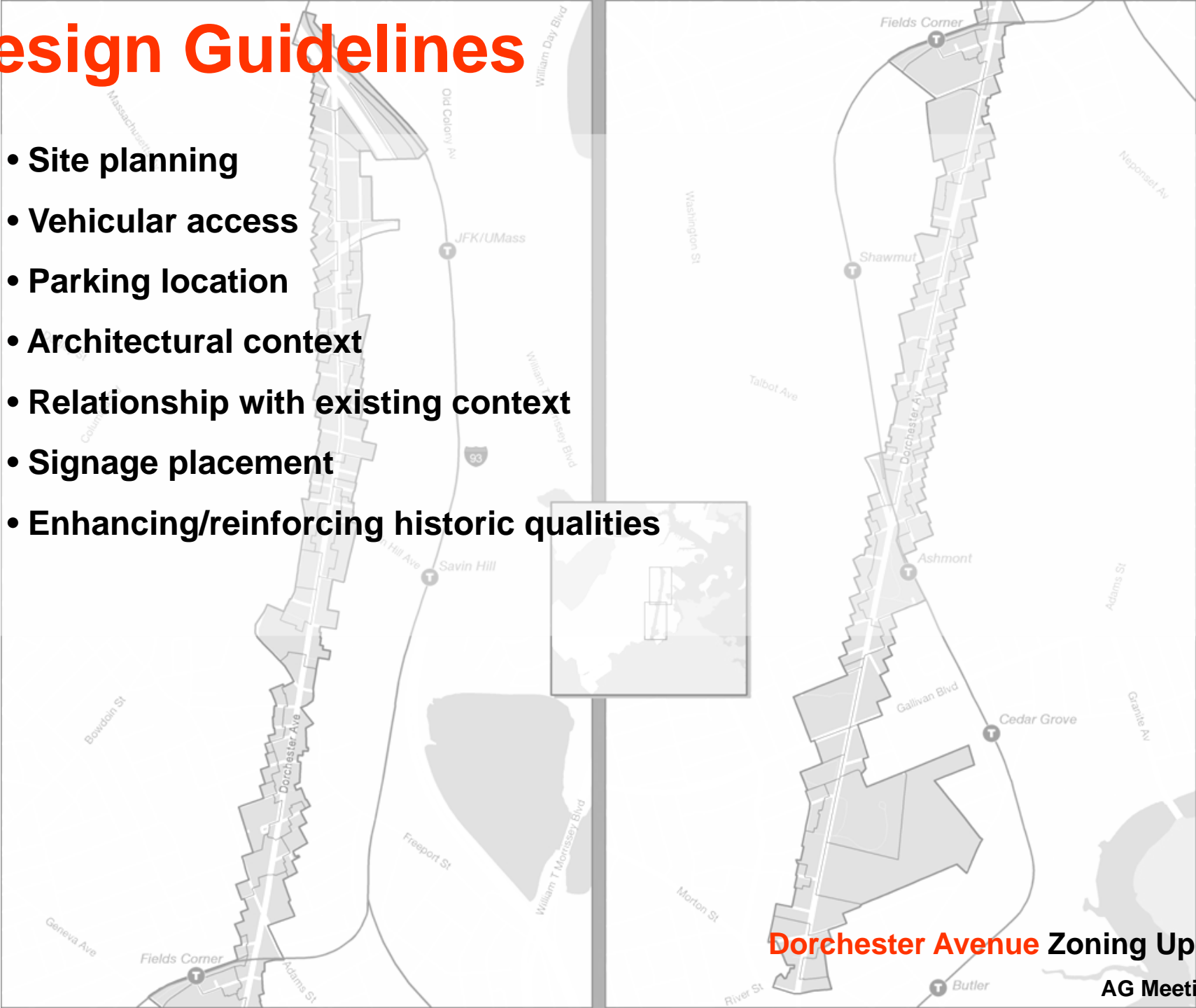
- Construction or extension of a building with a gross floor area of 500 or more sq. ft. or exterior alteration affecting 500 or more sq. ft.

- **Internally lit Sign**



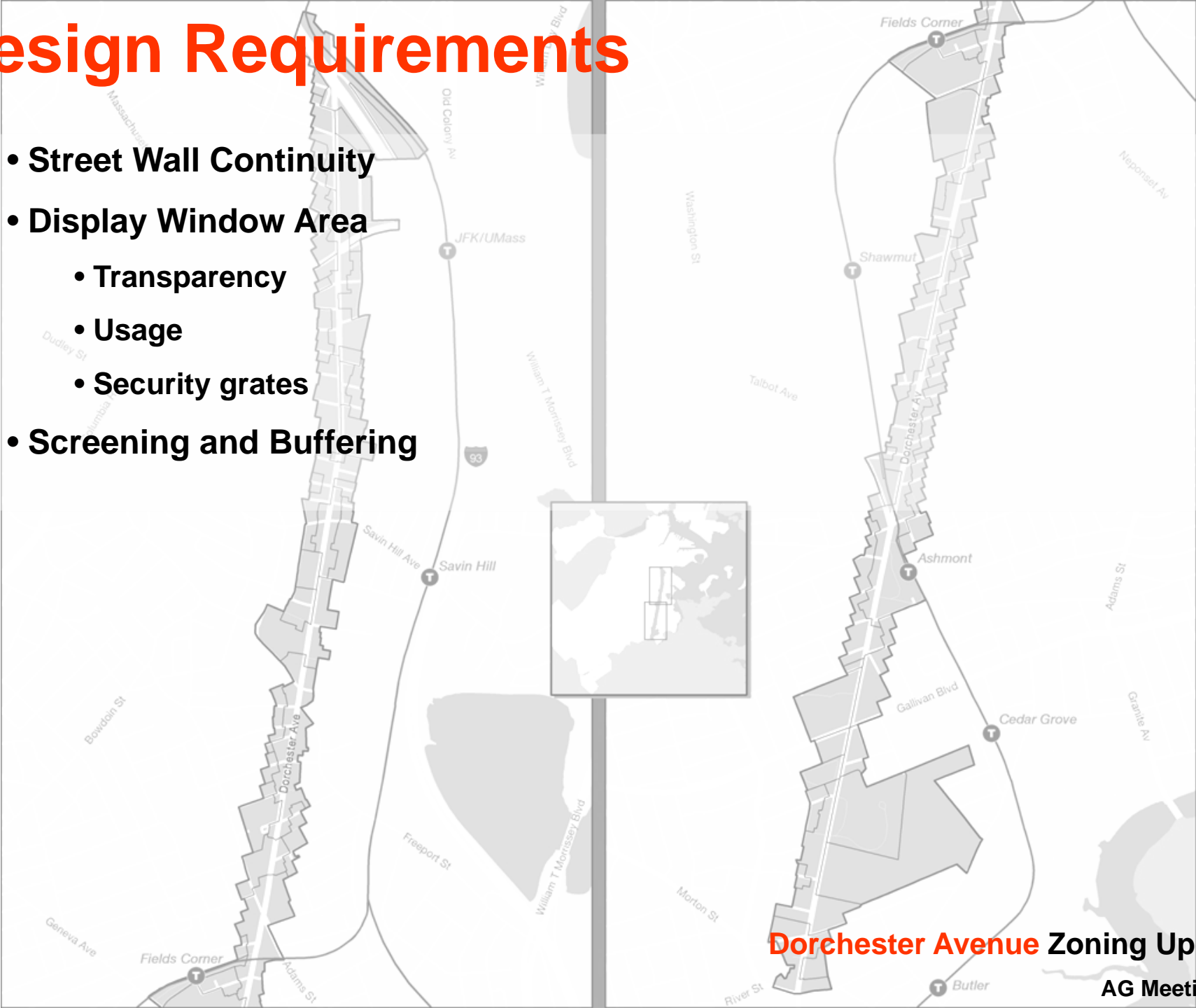
Design Guidelines

- Site planning
- Vehicular access
- Parking location
- Architectural context
- Relationship with existing context
- Signage placement
- Enhancing/reinforcing historic qualities



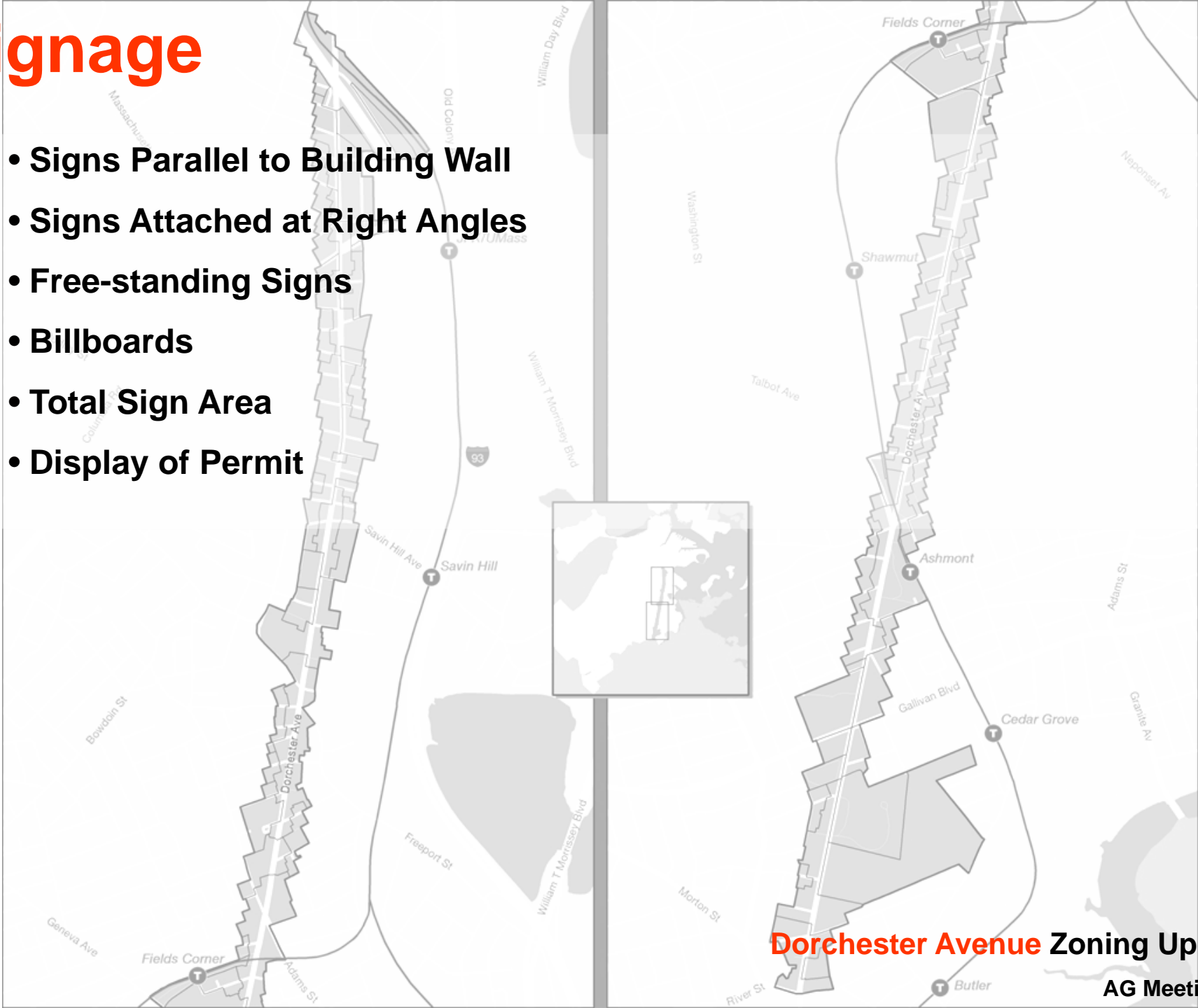
Design Requirements

- **Street Wall Continuity**
- **Display Window Area**
 - Transparency
 - Usage
 - Security grates
- **Screening and Buffering**



Signage

- Signs Parallel to Building Wall
- Signs Attached at Right Angles
- Free-standing Signs
- Billboards
- Total Sign Area
- Display of Permit

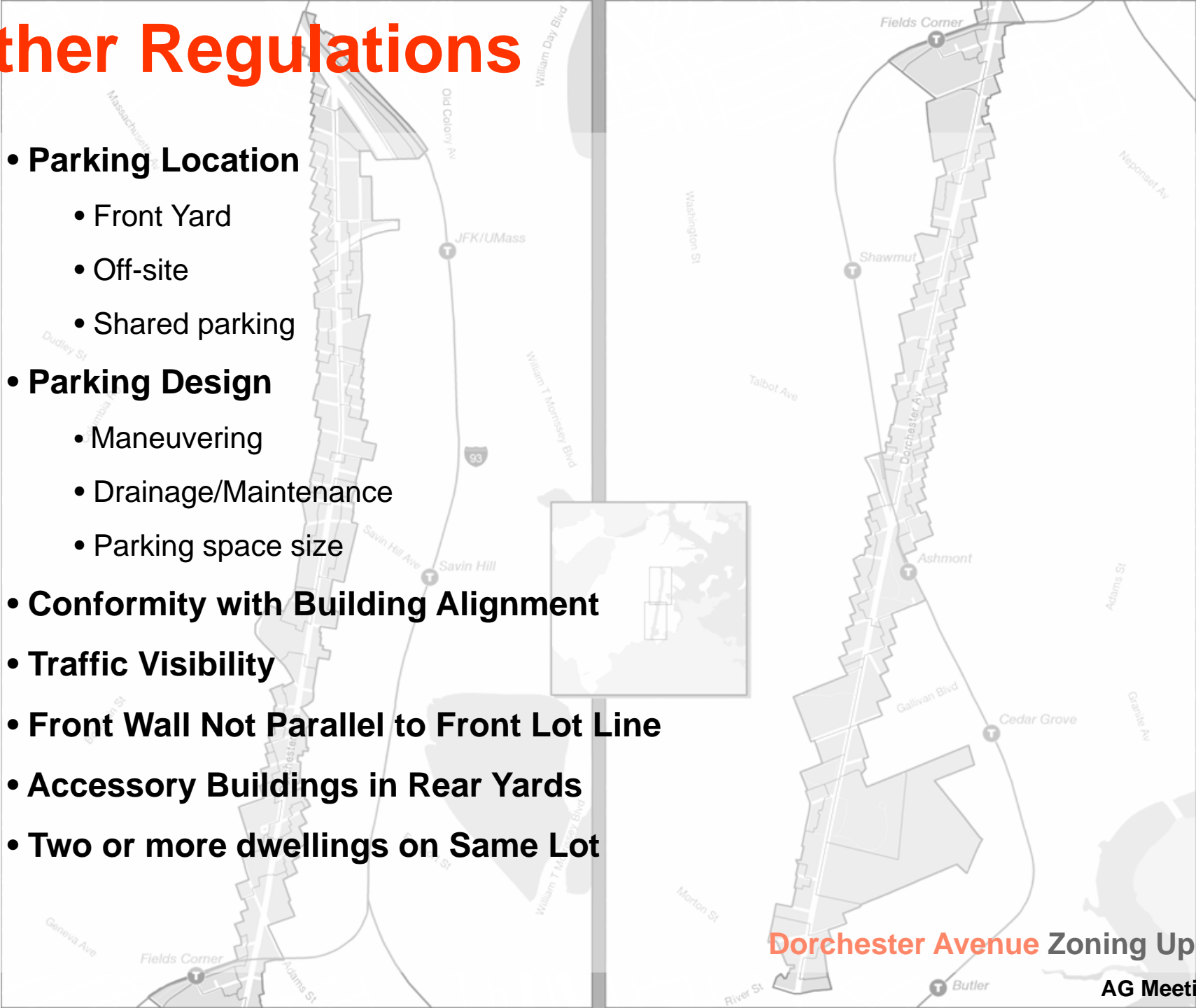


Dorchester Avenue Zoning Update

AG Meeting #3

Other Regulations

- **Parking Location**
 - Front Yard
 - Off-site
 - Shared parking
- **Parking Design**
 - Maneuvering
 - Drainage/Maintenance
 - Parking space size
- **Conformity with Building Alignment**
- **Traffic Visibility**
- **Front Wall Not Parallel to Front Lot Line**
- **Accessory Buildings in Rear Yards**
- **Two or more dwellings on Same Lot**



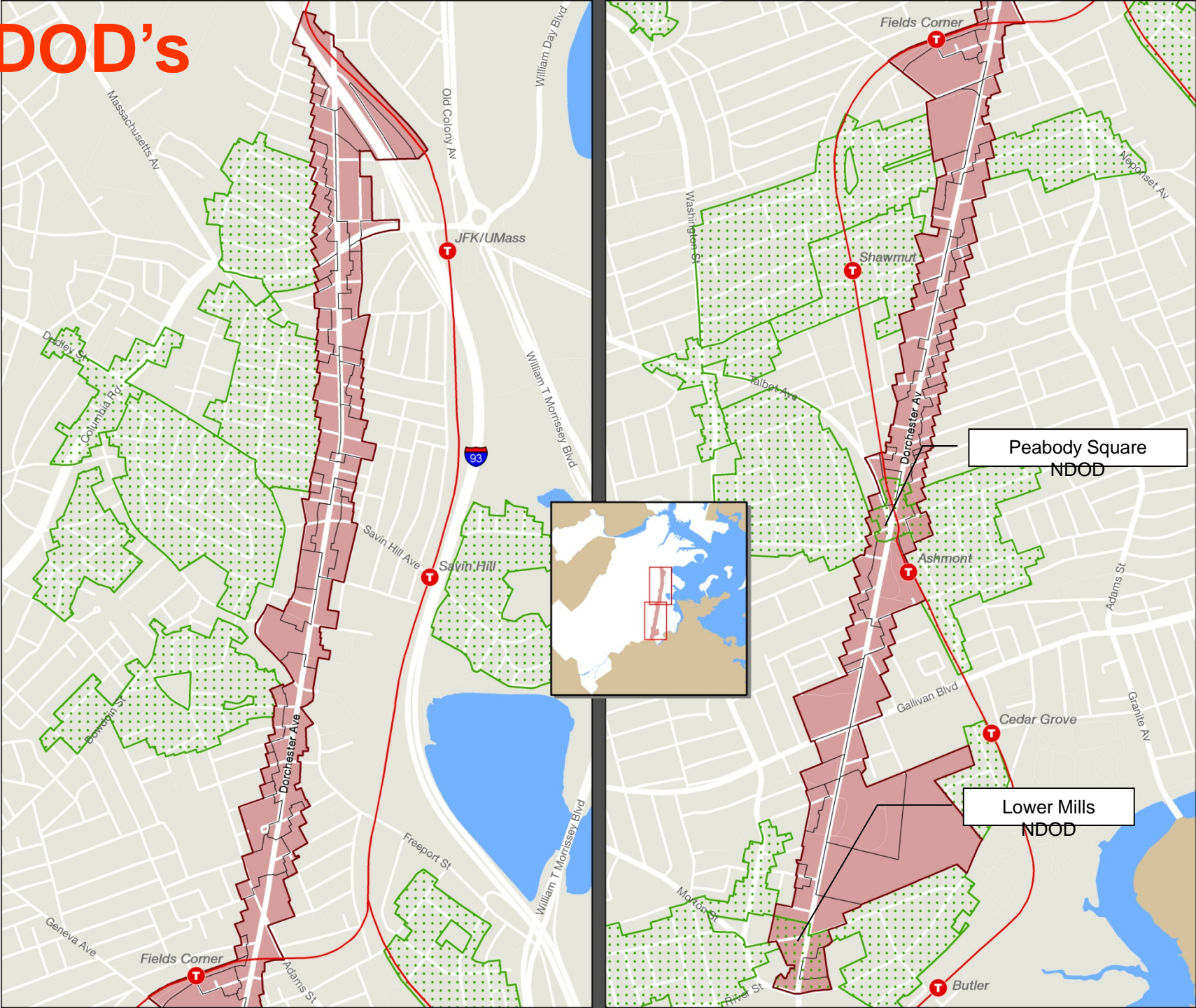
Parking

	Space(s) per 1,000 Square Feet of <u>Gross Floor Area</u>
<u>Banking and Postal Uses</u>	1.0
<u>Community Uses</u>	1.0
<u>Educational Uses</u>	
Day Care Center	0.7
Elementary School	0.7
Middle School (through 9th Grade)	0.7
Kindergarten	0.7
Other Educational Uses	1.0
<u>Health Care Uses</u>	1.0
<u>Industrial Uses</u>	0.5
<u>Office Uses</u>	2.0
<u>Public Service Uses</u>	
Courthouse	2.0
Police Station	1.5
Fire Station	1.0
All other Public Service Uses	0
<u>Research and Development Uses</u>	0.5
<u>Retail Uses</u>	2.0
<u>Service and Trade Uses</u>	2.0
<u>Storage Uses, Major</u>	0.5
<u>Transportation Uses</u>	0.25
<u>Vehicular Uses</u>	0.5
<u>Wholesale Uses</u>	0.25

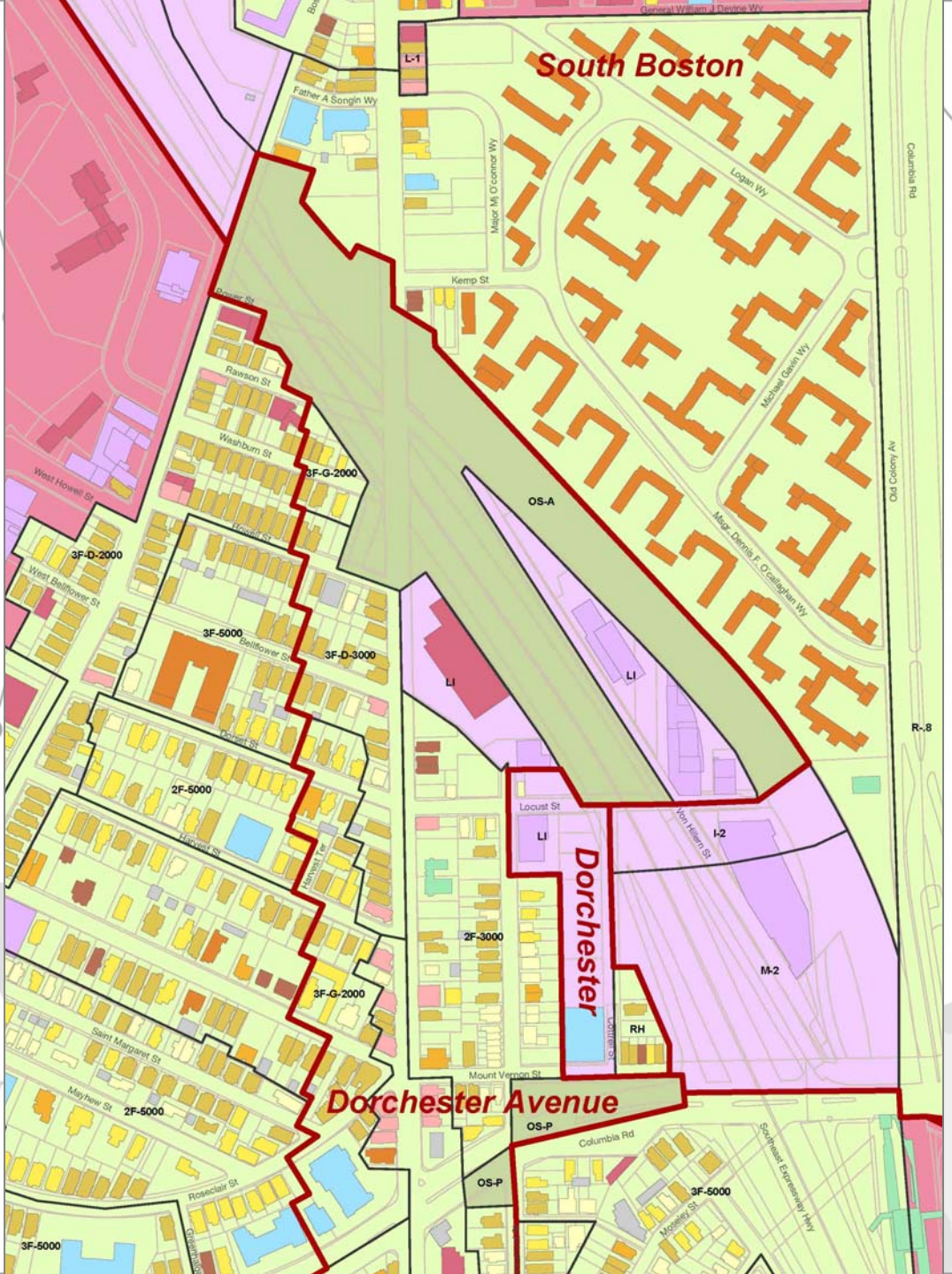
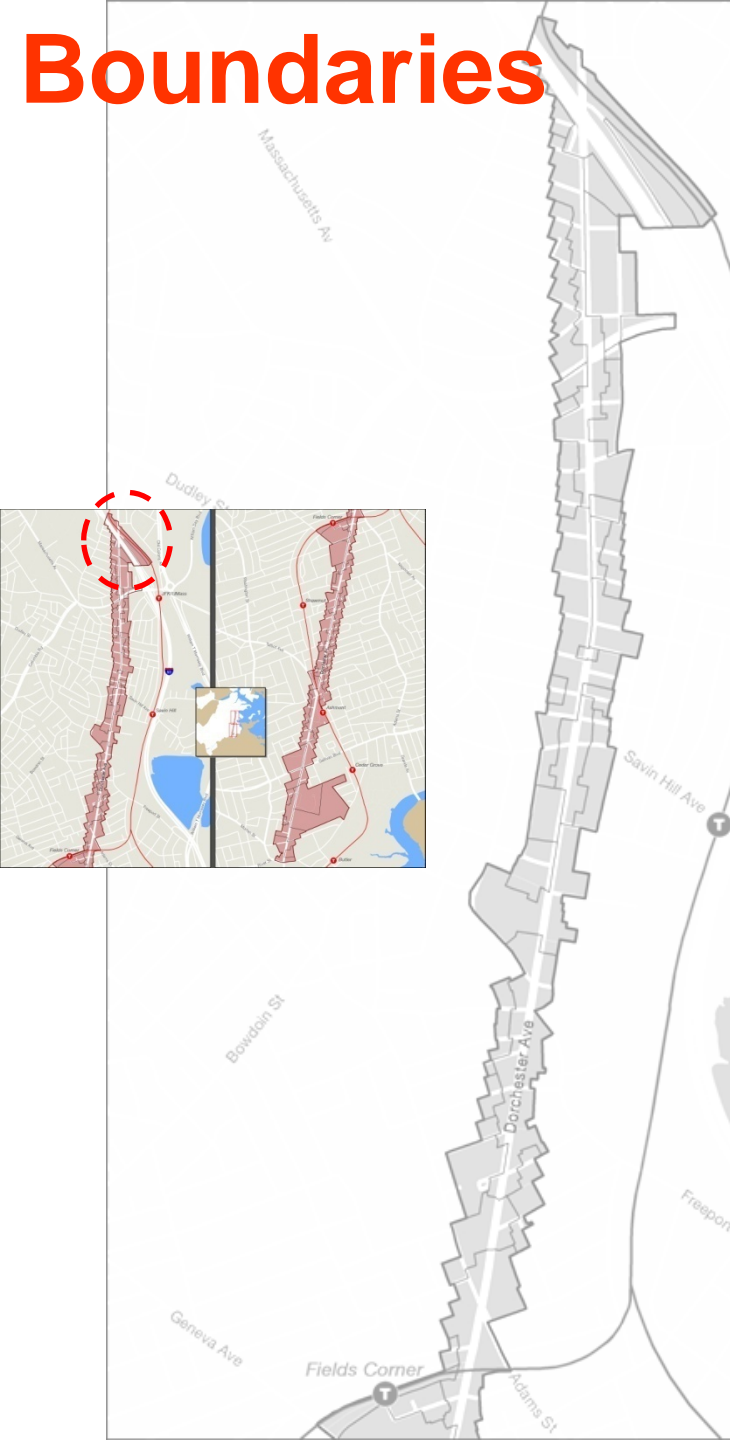
	Space(s) per <u>Dwelling Unit</u> ²
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
<u>Residential Uses</u>	
Affordable Housing	0.7
Elderly Housing	0.5
Group Residence Limited	0.5
Homeless Shelter	0.25
Lodging House	0.5
Transitional Housing	0.25
Other Residential Uses	1.00

	If there are seats (spaces per seat) ³	If there are no seats (spaces per 1,000 square feet of public floor area in structures) ³
<u>Cultural Uses</u>		
Auditorium, Cinema, Concert Hall, Theatre	0.2	1.0
All other cultural uses	0.1	1.0
<u>Entertainment and Recreational Uses</u>	0.15	4.0
<u>Funerary Uses</u>		
Funeral home	0.1	3.0
Mortuary chapel	0.1	3.0
All other funerary uses	none	none
<u>Open Spaces Uses</u>		
Stadium	-	20.0
All other	0.2	6.0
<u>Places of Worship</u>	0.1	3.0
<u>Restaurant Uses</u>	0.15	4.0

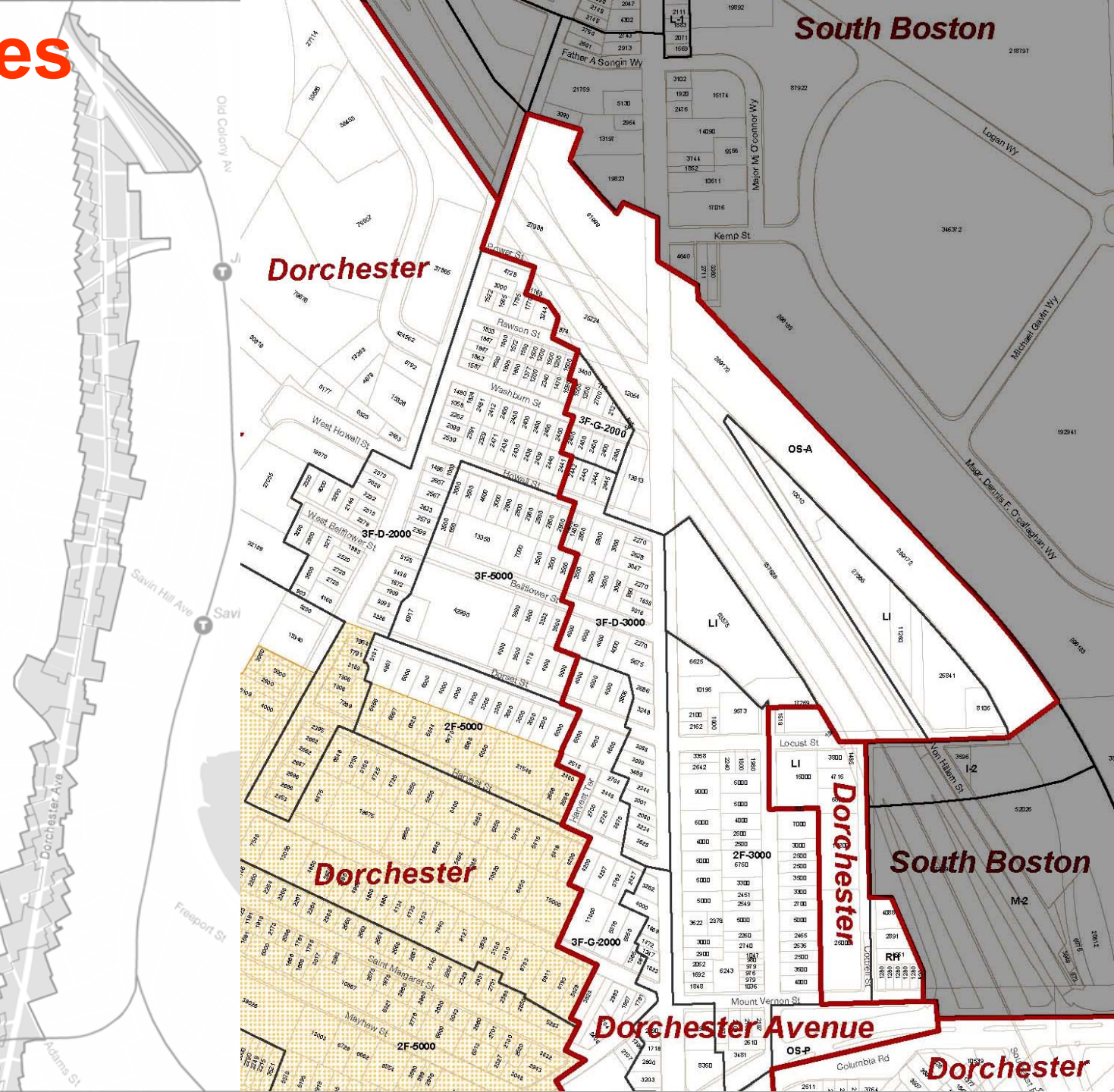
NDOD's



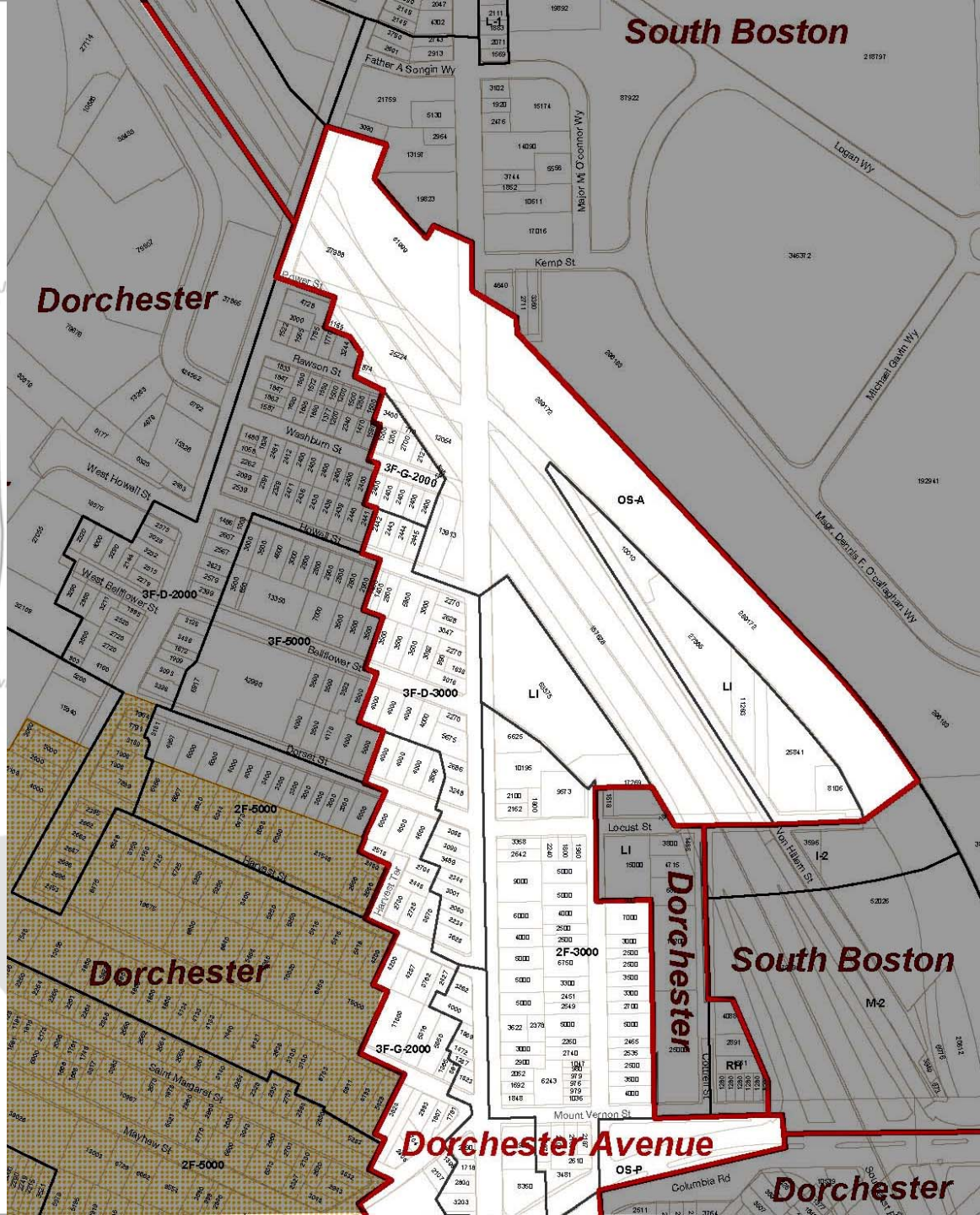
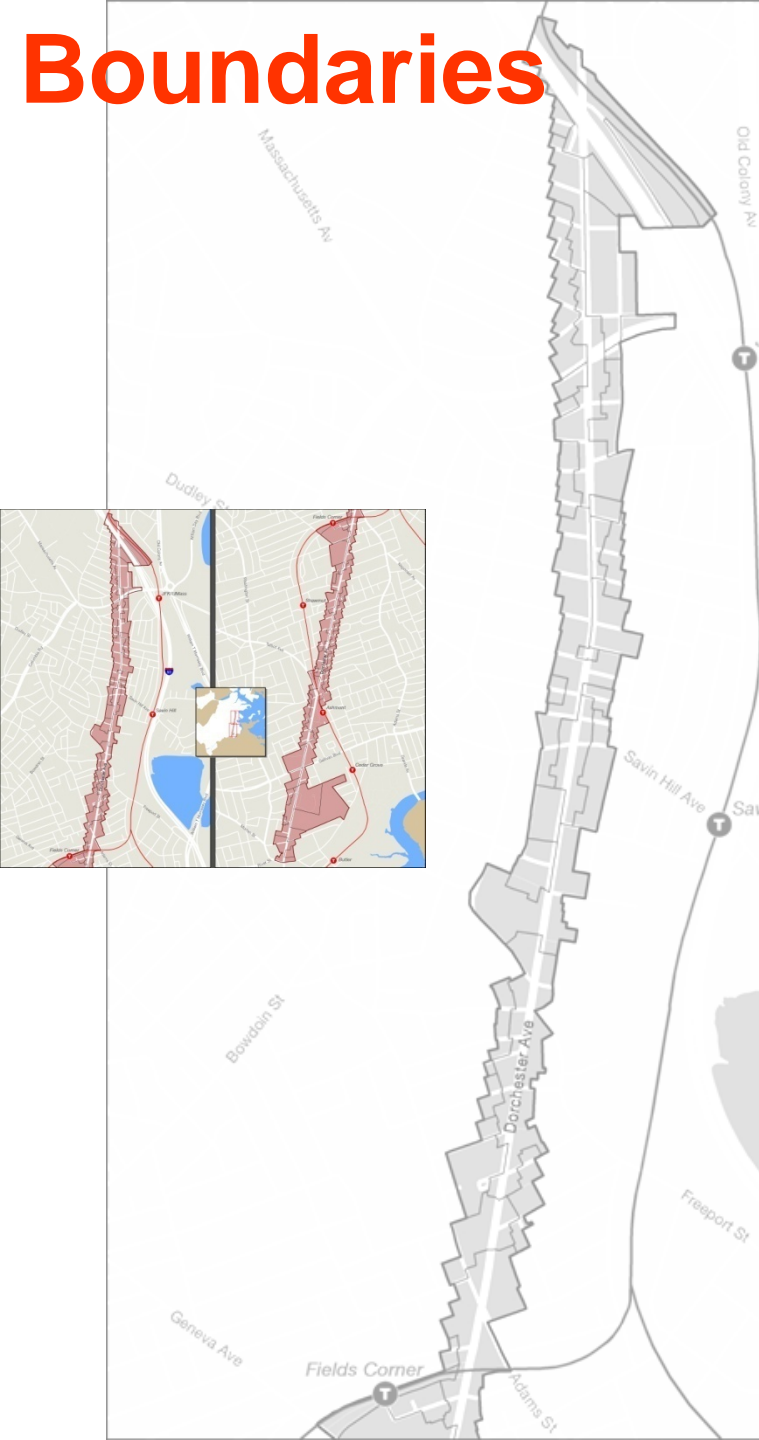
Boundaries



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Next Meeting - May 18th

AG Meeting #4 *Zoning Comparision (Dot Ave vs. Dorchester)*

- Use Regulations
- Dimensional Regulations
- Parking

WEBSITE: www.dotavzoning.org

BRA ALERTS: www.bostonredevelopmentauthority.org

BRA ZONING INFO:

www.bostonredevelopmentauthority.org/zoning/zoning.asp

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AG Meeting #3

