

Area for Updated Zoning

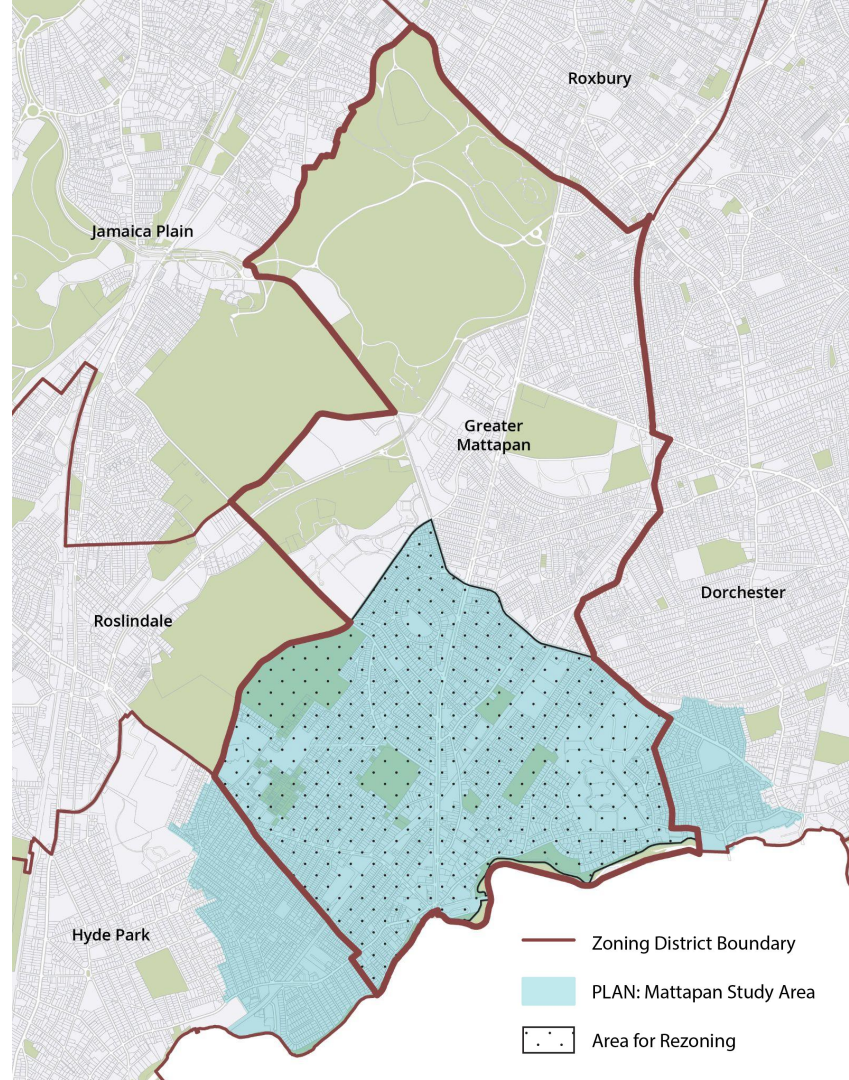
(Stylized map, not official zoning map)

This series of maps is a guide for walking through the Draft Squares + Streets Zoning Districts in Mattapan. The official Draft Zoning Maps can be found on the PLAN: Mattapan website, along with the draft zoning text amendment for Squares + Streets zoning districts.

The maps here compare the existing zoning in Mattapan with the newly proposed Squares + Streets zoning districts.

The Greater Mattapan Neighborhood is regulated by Article 60 in the Boston Zoning Code. The official zoning designation extends from the Neponset River to the south to Franklin Park to the north. However, the PLAN: Mattapan study area is only south of Morton Street. PLAN: Mattapan also included areas of the Dorchester and Hyde Park zoning districts.

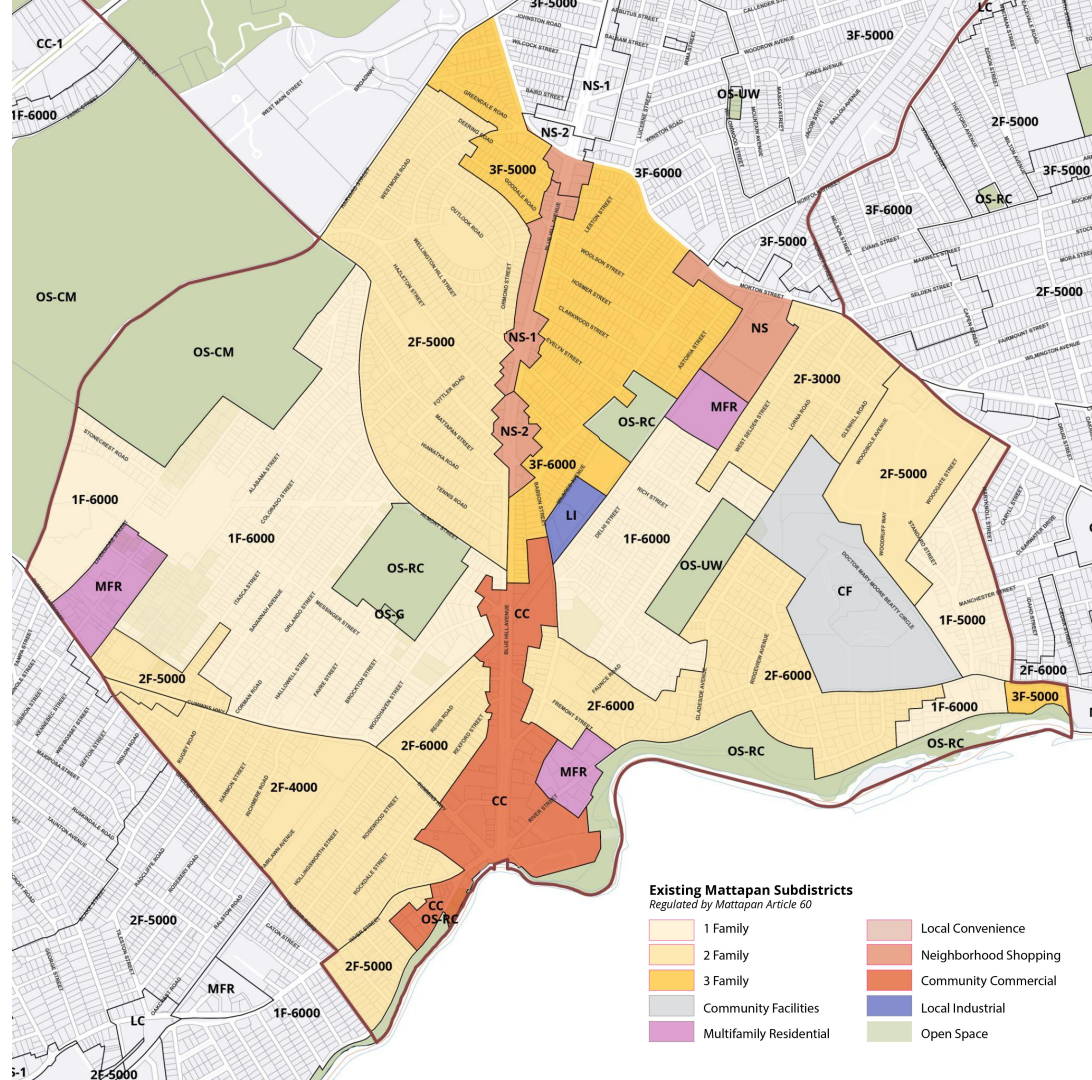
Updated zoning is only being proposed for the area within the Greater Mattapan Neighborhood *and* within the PLAN: Mattapan study area. This area is indicated on the map with a dotted pattern.



Existing Zoning in Mattapan

(Stylized map, not official zoning map)

The zoning **subdistricts in color** are within the boundary of **PLAN: Mattapan and will see updated zoning**. Some parcels immediately adjacent to the boundary line will have proposed zoning.



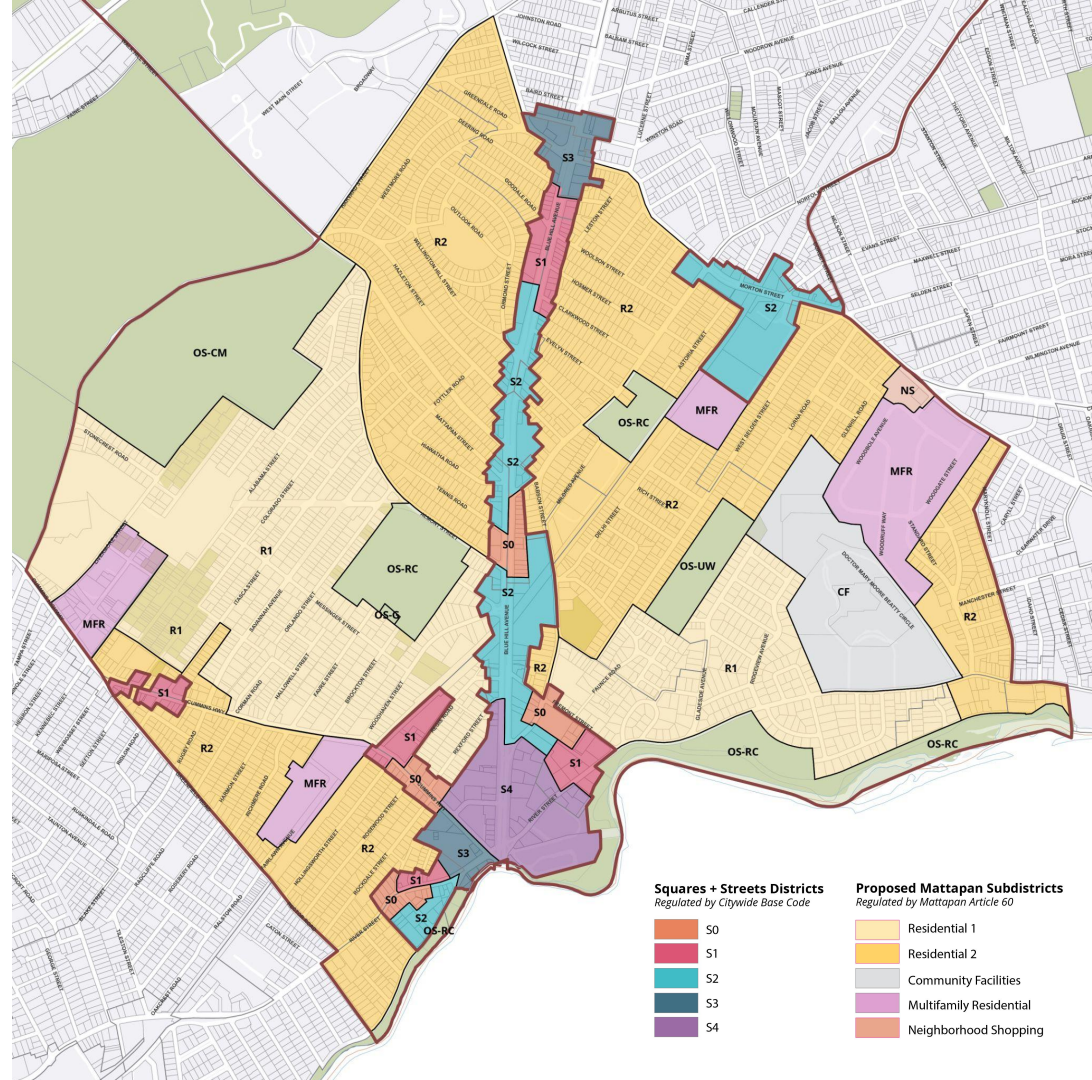
Proposed Zoning in Mattapan

(Stylized map, not official zoning map)

Here is the proposed new zoning for Mattapan. This map combines two individual, but related, rezoning efforts that advance the goals and recommendations of PLAN: Mattapan.

Updated residential zoning is shown with the R1 and R2 subdistricts. New residential zoning aligns zoning regulations with Mattapan's existing built form, supports new housing opportunities through the allowance of 2- and 3-unit infill development, and allows homeowners to build Accessory Dwelling Units, including as new attached and detached structures.

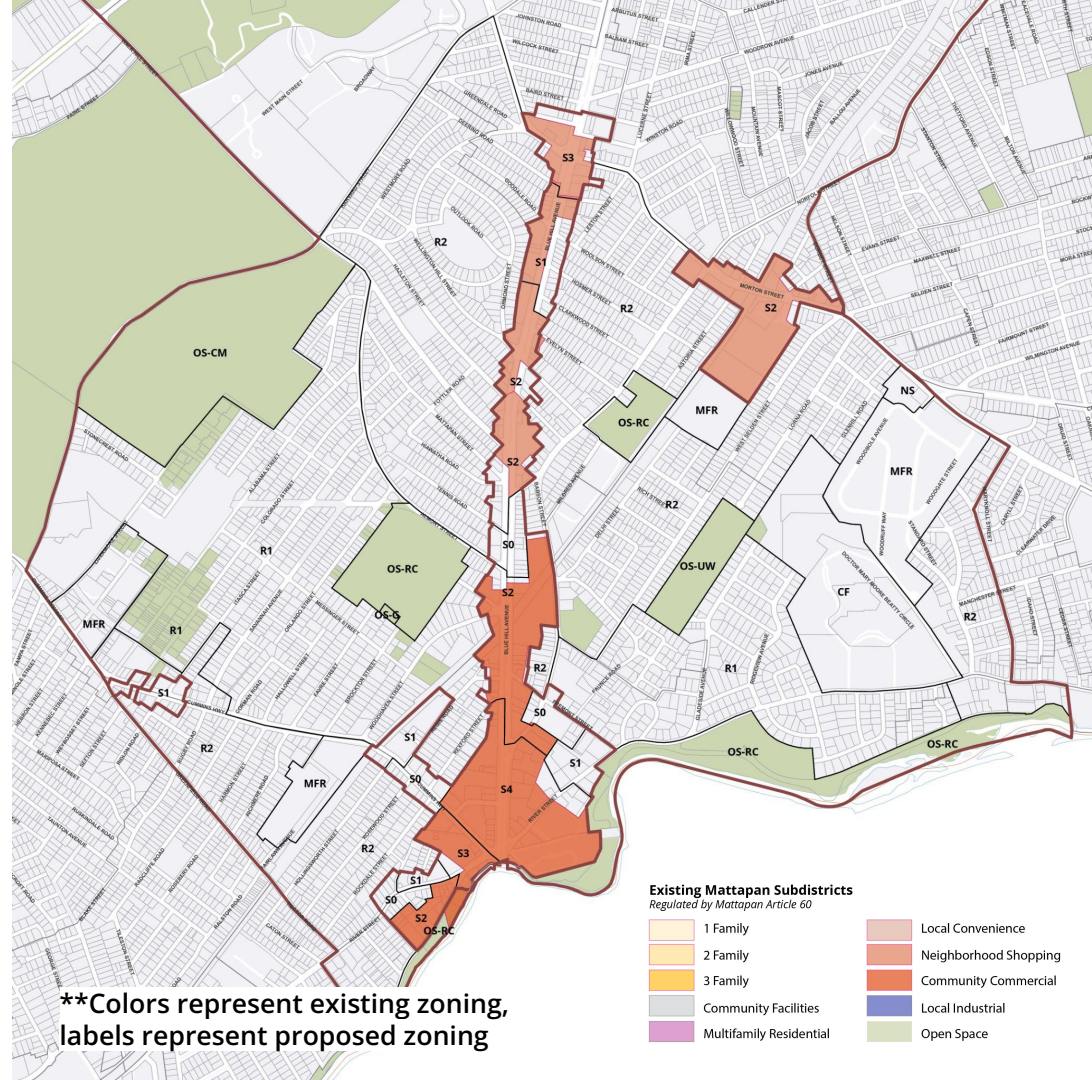
Updated Squares + Streets Zoning is shown with the S0, S1, S2, S3, and S4 Districts. These new zoning districts are **regulated Citywide, not in Mattapan's Article 60**. These Squares + Streets Districts include updated land use and dimensional regulations to fulfill the vision and goals identified in PLAN: Mattapan, which includes encouraging vibrant, thriving local businesses and cultural spaces through Mattapan Square and other neighborhood nodes. Squares + Streets Zoning Districts allow for a mix of buildings uses and heights, create housing growth opportunities, and encourage active streets and storefronts.



Updated Zoning for Existing Neighborhood Business Subdistricts

(Stylized map, not official zoning map)

All of the existing neighborhood business subdistricts within the PLAN: Mattapan boundary will see updated Squares + Streets zoning. These existing neighborhood business subdistricts are highlighted on the map to the right, with new Squares + Streets Zoning Districts overlaid on top.



****Colors represent existing zoning, labels represent proposed zoning**

Existing Mattapan Subdistricts *Regulated by Mattapan Article 60*

- | | |
|-------------------------|-----------------------|
| 1 Family | Local Convenience |
| 2 Family | Neighborhood Shopping |
| 3 Family | Community Commercial |
| Community Facilities | Local Industrial |
| Multifamily Residential | Open Space |

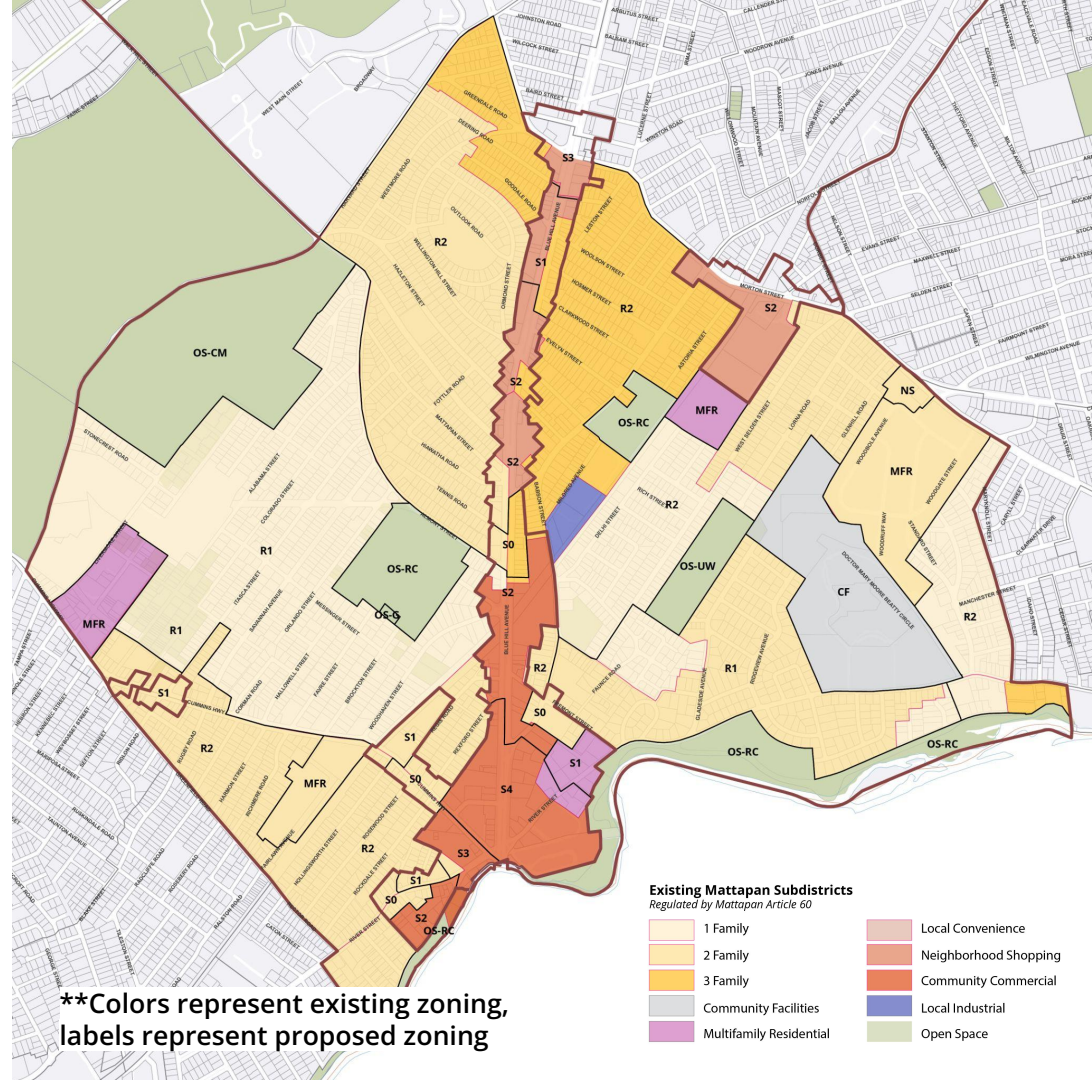
Squares + Streets Zoning Compared to Existing Zoning

(Stylized map, not official zoning map)

In addition to moving Neighborhood Business Subdistricts into Squares + Streets Zoning Districts, there are several areas of existing 1-, 2-, and 3-Family that will move into Squares + Streets Zoning Districts. The subdistricts in color are existing, with the new Squares + Streets Districts overlaid on top.

These boundaries reflect the recommended zoning in PLAN: Mattapan, which called for an expansion of the neighborhood business subdistricts along Blue Hill Ave and in smaller nodes throughout the neighborhood.

Subsequent pages will highlight individual areas and how the Squares + Streets Districts align recommendations from PLAN: Mattapan with the existing built form, parcel sizes, and land uses.

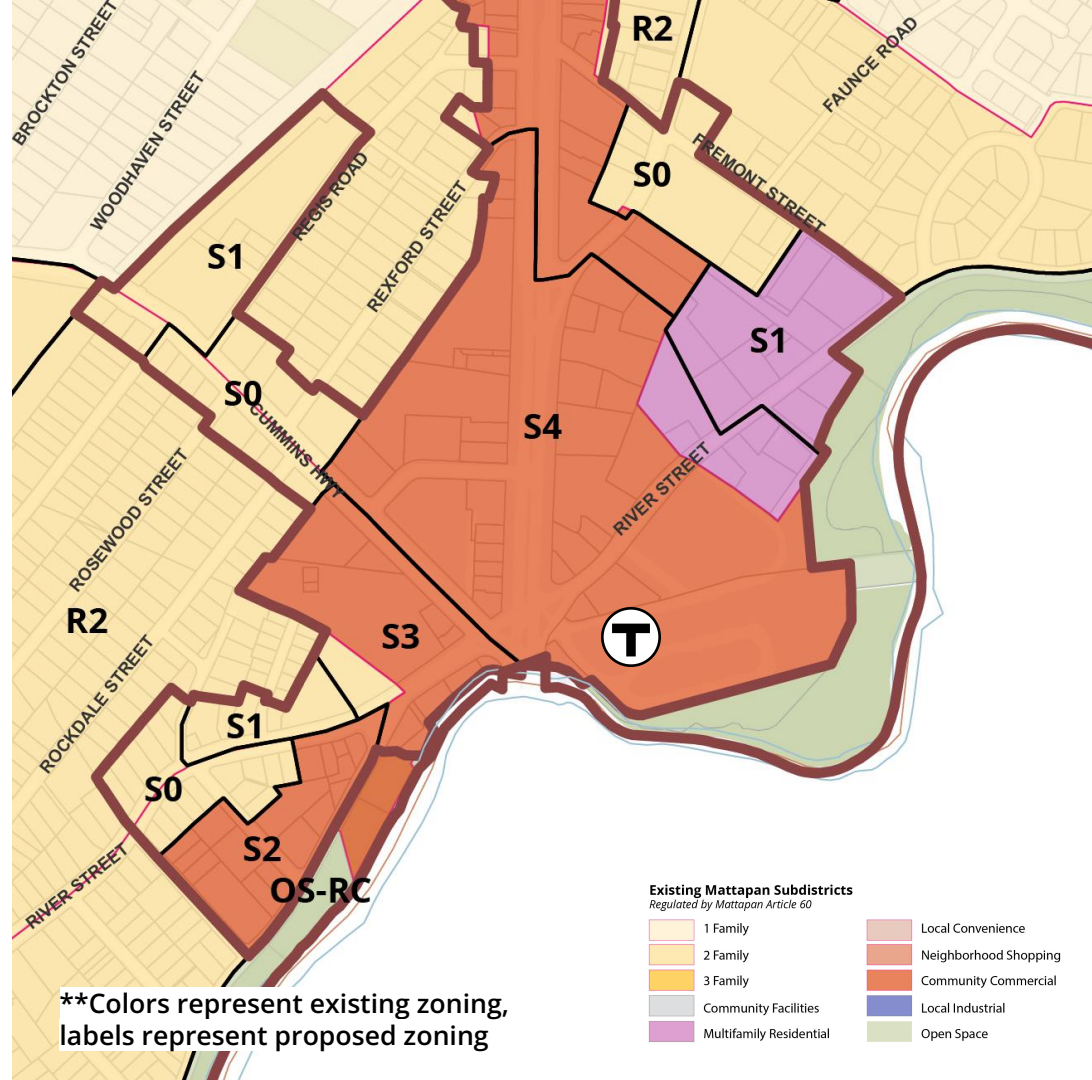


****Colors represent existing zoning, labels represent proposed zoning**

Squares + Streets Zoning Compared to Existing Zoning | Mattapan Square

(Stylized map, not official zoning map)

Draft recommendations reflect a concentration of mixed-use activity in the heart of the Square, with lower intensity, more residential districts further out.



Squares + Streets Zoning Compared to Existing Zoning | Mattapan Square S4

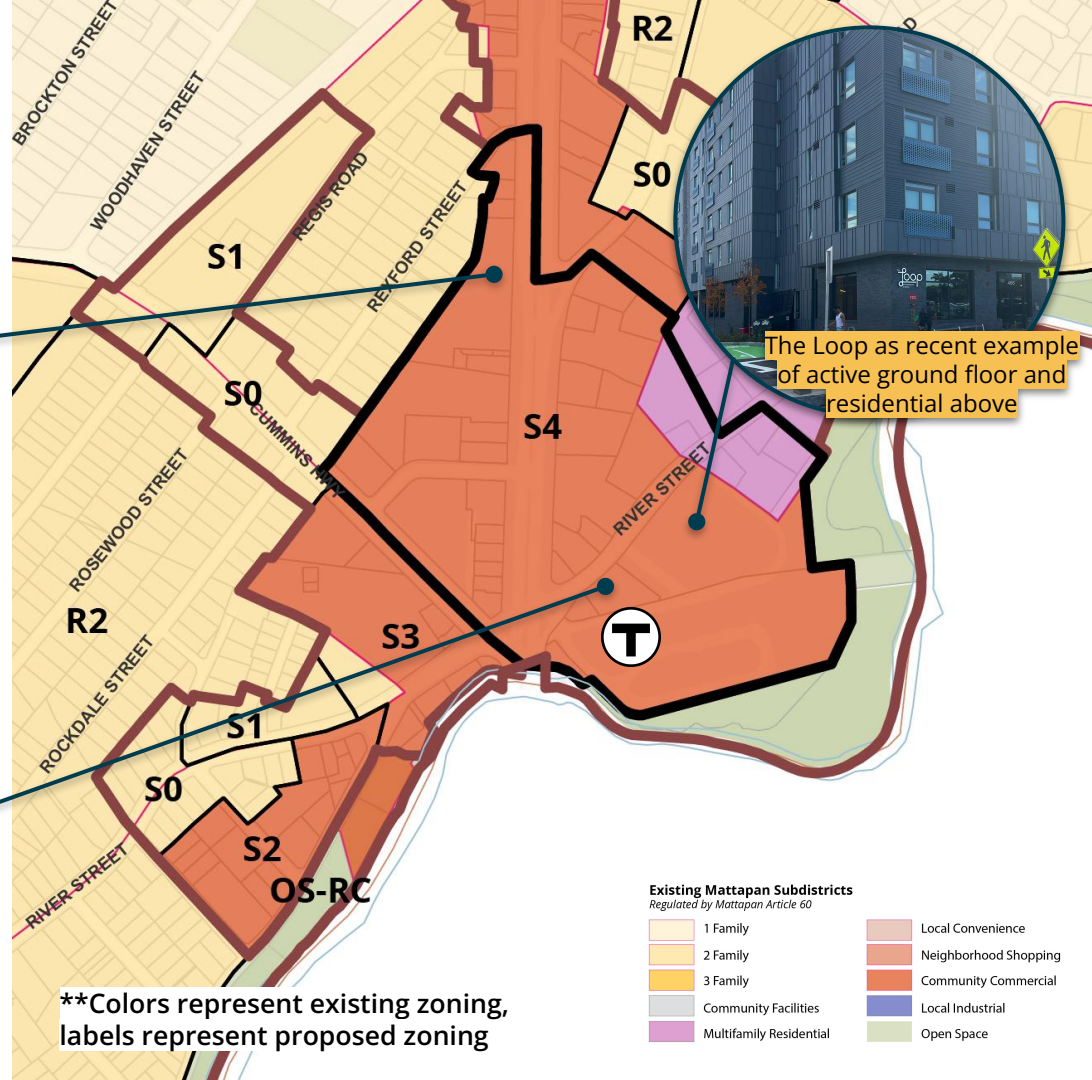
(Stylized map, not official zoning map)



Larger neighborhood-serving uses allowed in S4, like the Mattapan Community Health Center



Tightly-knit commercial activity along Blue Hill Ave and River Street



The Loop as recent example of active ground floor and residential above

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Squares + Streets Zoning Compared to Existing Zoning | Mattapan Square S3

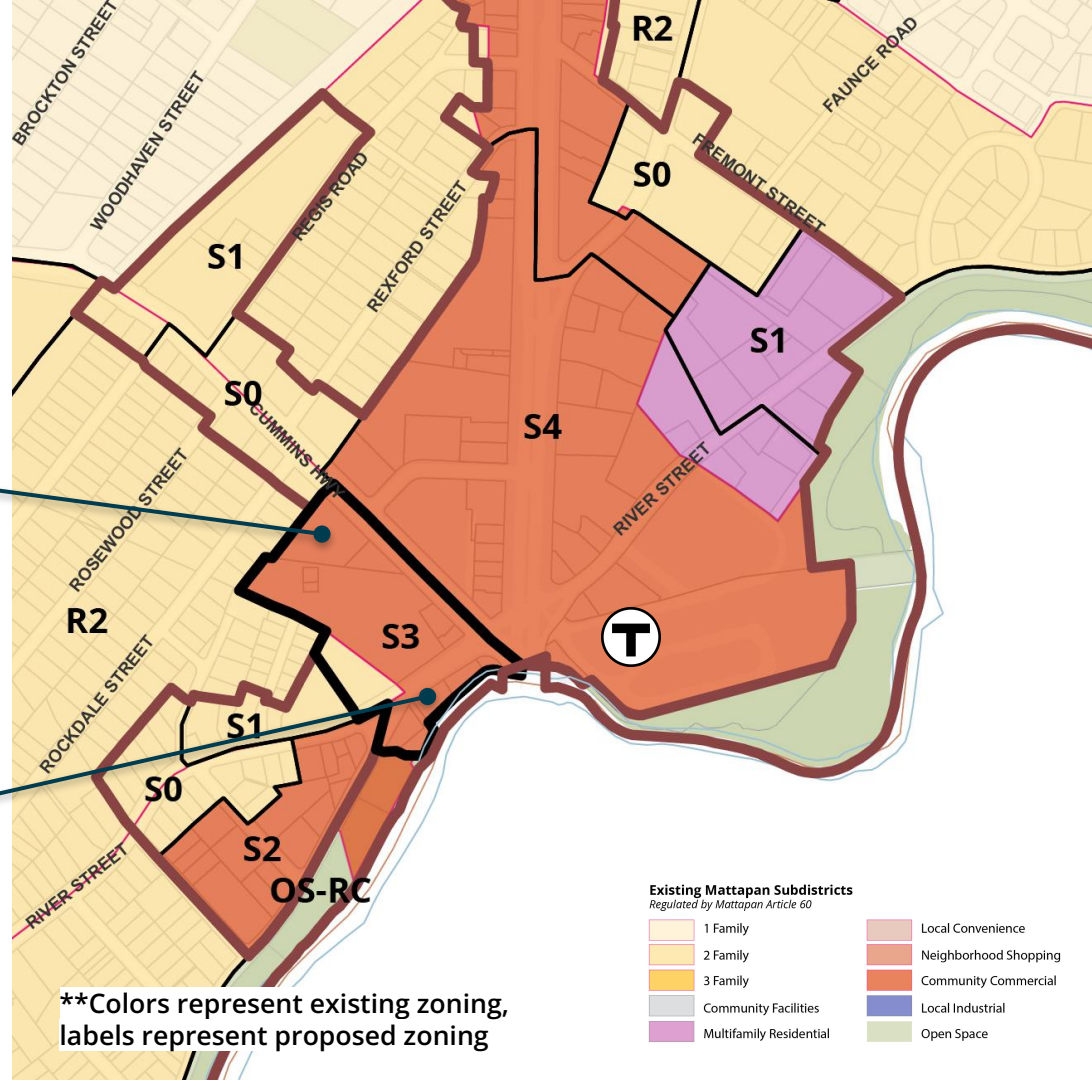
(Stylized map, not official zoning map)



Larger underutilized lots fronting Cummins Hwy; S3 District would limit wide curb cuts and encourage street-facing activity



Existing zero-lot line commercial space legalized under S3 District



Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

- | | | | |
|--|-------------------------|--|-----------------------|
| | 1 Family | | Local Convenience |
| | 2 Family | | Neighborhood Shopping |
| | 3 Family | | Community Commercial |
| | Community Facilities | | Local Industrial |
| | Multifamily Residential | | Open Space |

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Squares + Streets Zoning Compared to Existing Zoning | Mattapan Square S2

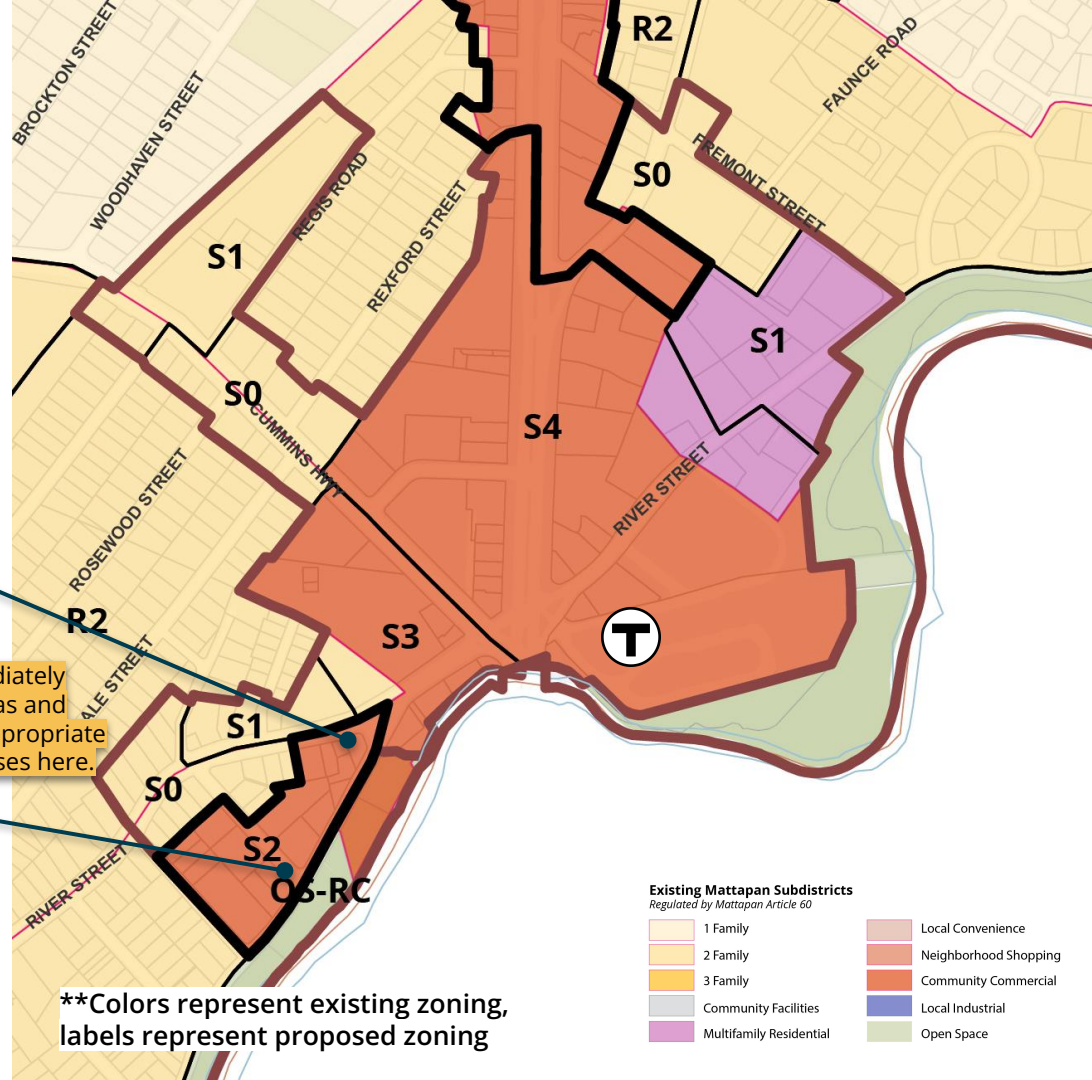
(Stylized map, not official zoning map)



Existing zero-lot line active commercial uses on River Street as entryway into Mattapan Square.



Commercial activity immediately adjacent to residential areas and riverfront park. S2 provides appropriate transition in scale and land uses here.



Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

- | | |
|-------------------------|-----------------------|
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Squares + Streets Zoning Compared to Existing Zoning | Mattapan Square S1

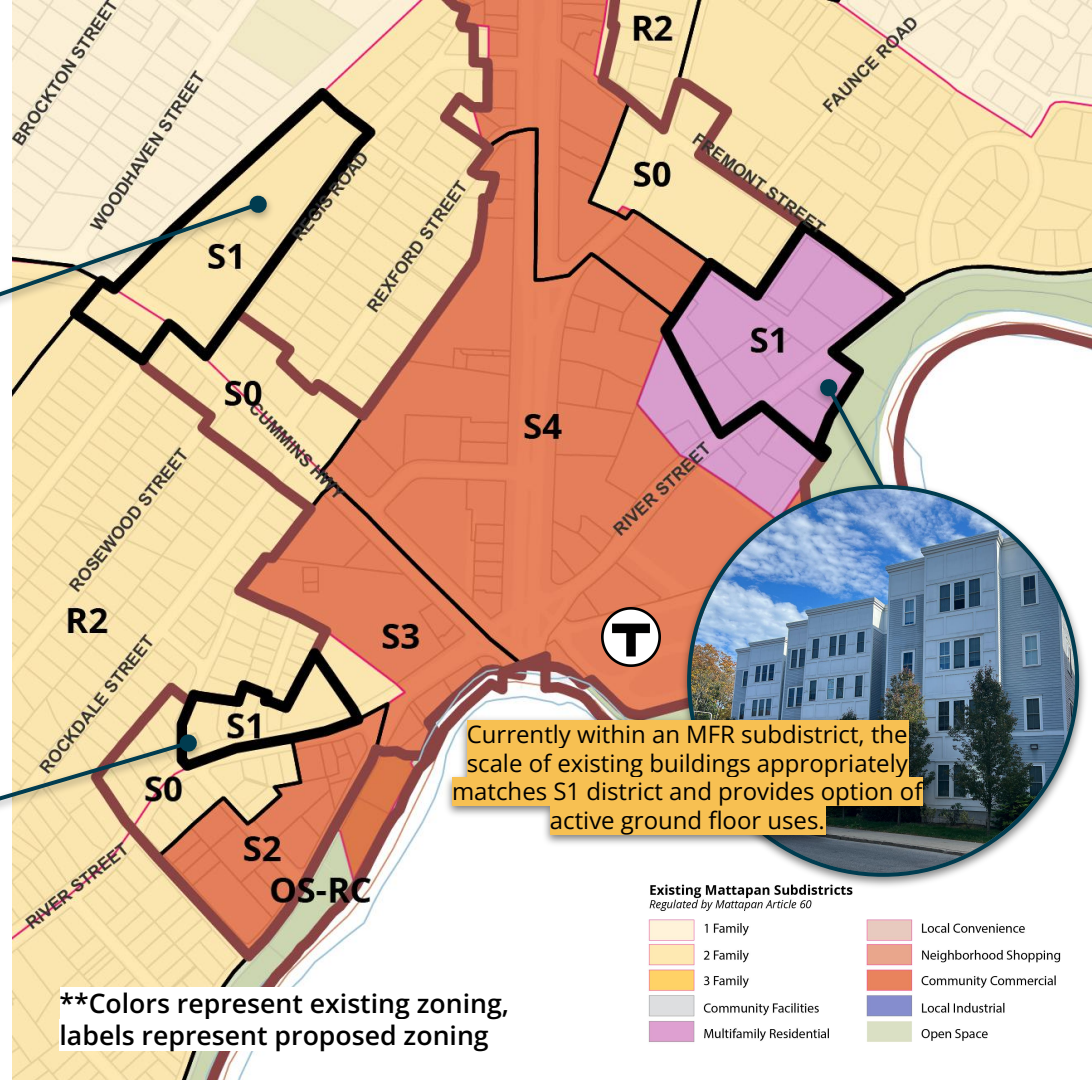
(Stylized map, not official zoning map)



4-story residential buildings next to train station affirmed with S1. Currently a nonconforming in a 2F district and S1 matches the scale of existing properties.



Existing desire for mix of residential and small retail. Redevelopment on this site at a scale matching surroundings allowed with S1 zoning District.



Currently within an MFR subdistrict, the scale of existing buildings appropriately matches S1 district and provides option of active ground floor uses.

Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

1 Family	Local Convenience
2 Family	Neighborhood Shopping
3 Family	Community Commercial
Community Facilities	Local Industrial
Multifamily Residential	Open Space

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Squares + Streets Zoning Compared to Existing Zoning | Mattapan Square S0

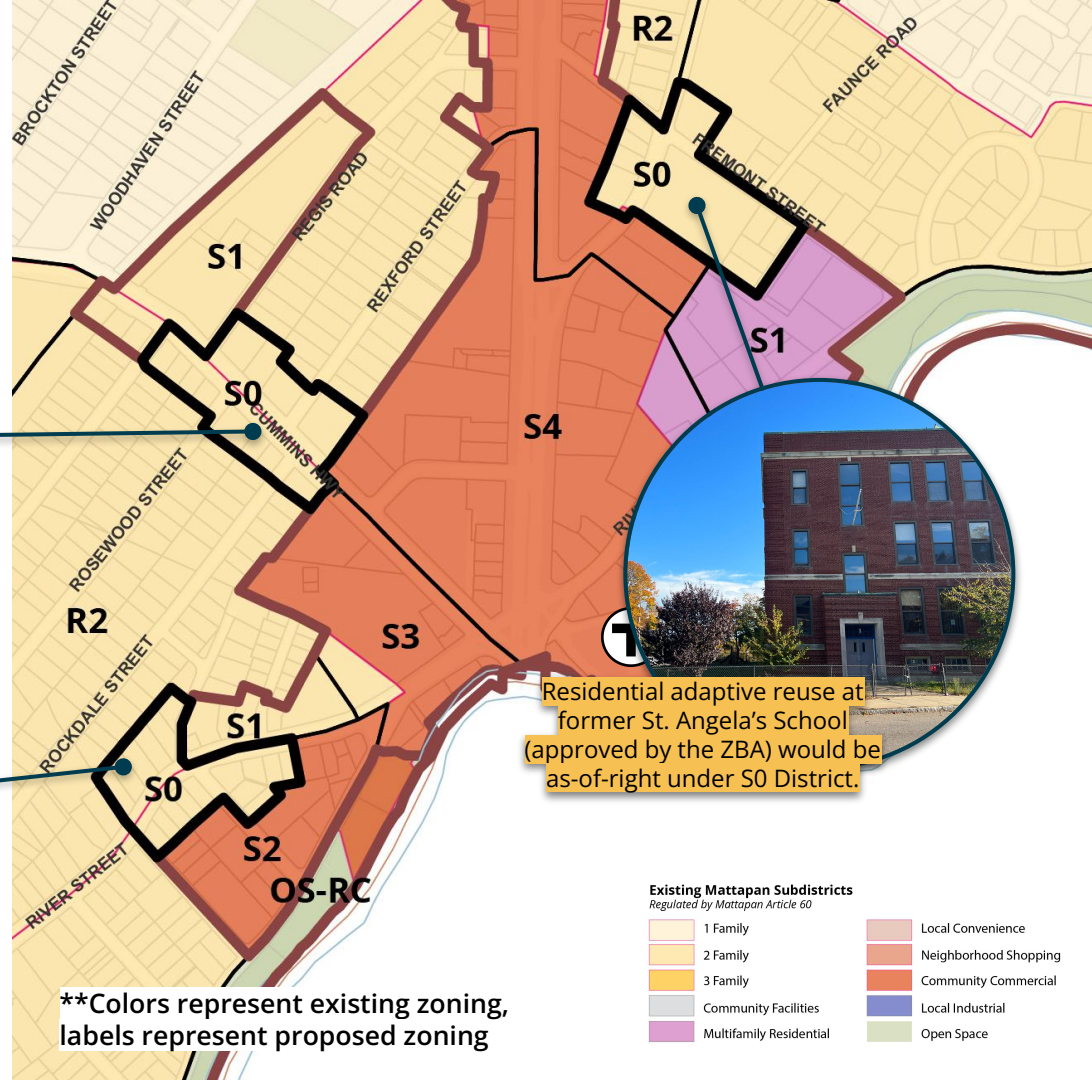
(Stylized map, not official zoning map)



Smaller scale apartment complexes currently nonconforming in their 2F district.



S0 Districts are purely residential and serve to affirm the existing context while protecting sprawl from the commercial heart of Mattapan Square.



Residential adaptive reuse at former St. Angela's School (approved by the ZBA) would be as-of-right under S0 District.

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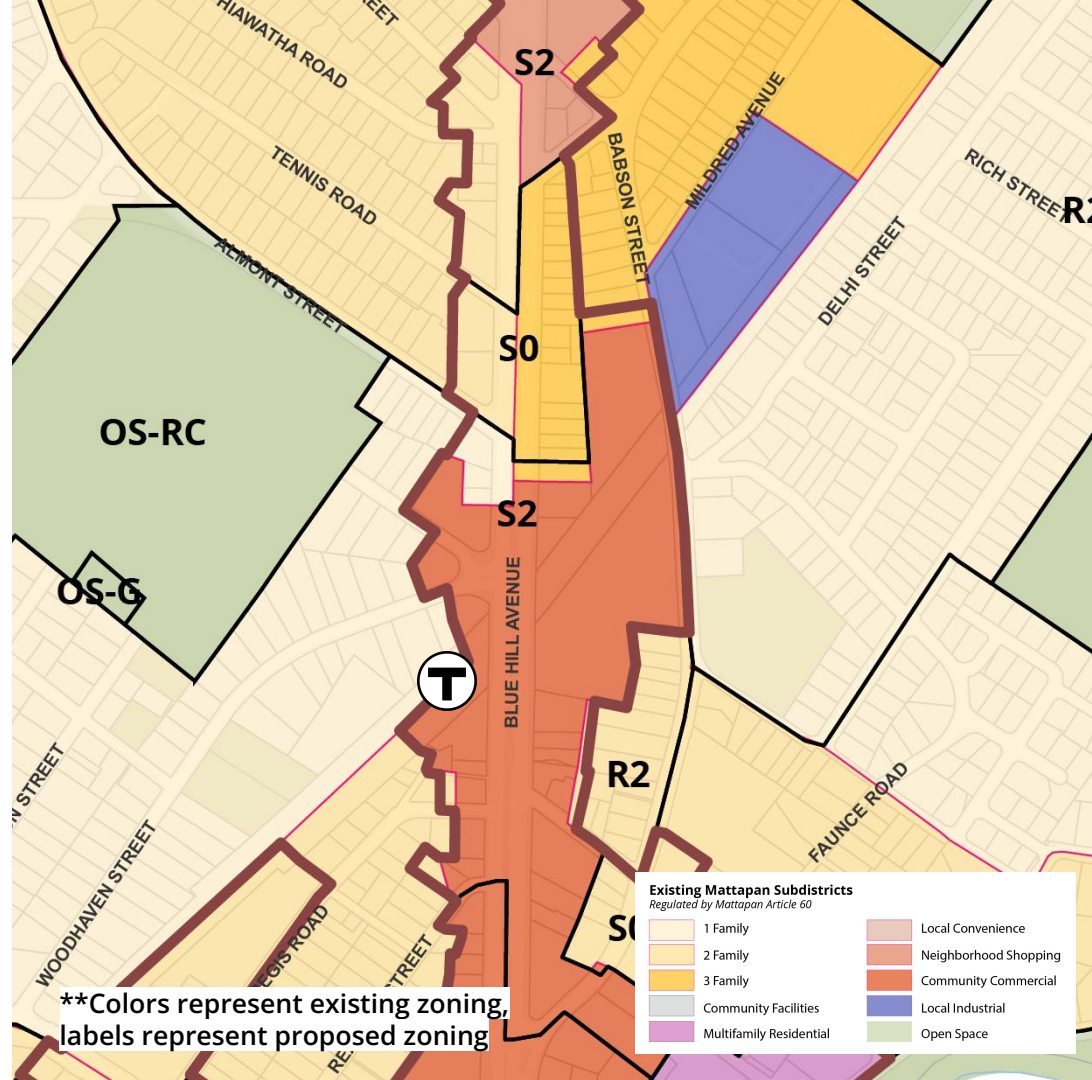
Existing Mattapan Subdistricts Regulated by Mattapan Article 60

- | | | | |
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Squares + Streets Zoning Compared to Existing Zoning | Blue Hill Ave Station

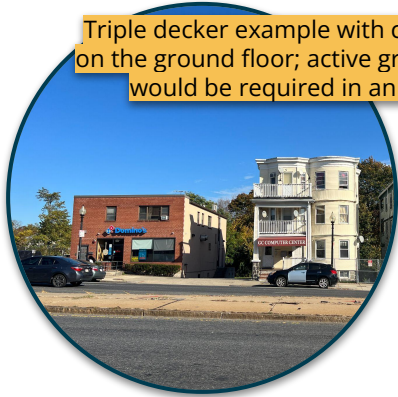
(Stylized map, not official zoning map)

Higher intensity district next to the commuter rail station and the Square, with a transitional residential district to the north.



Squares + Streets Zoning Compared to Existing Zoning | Blue Hill Ave Station S2

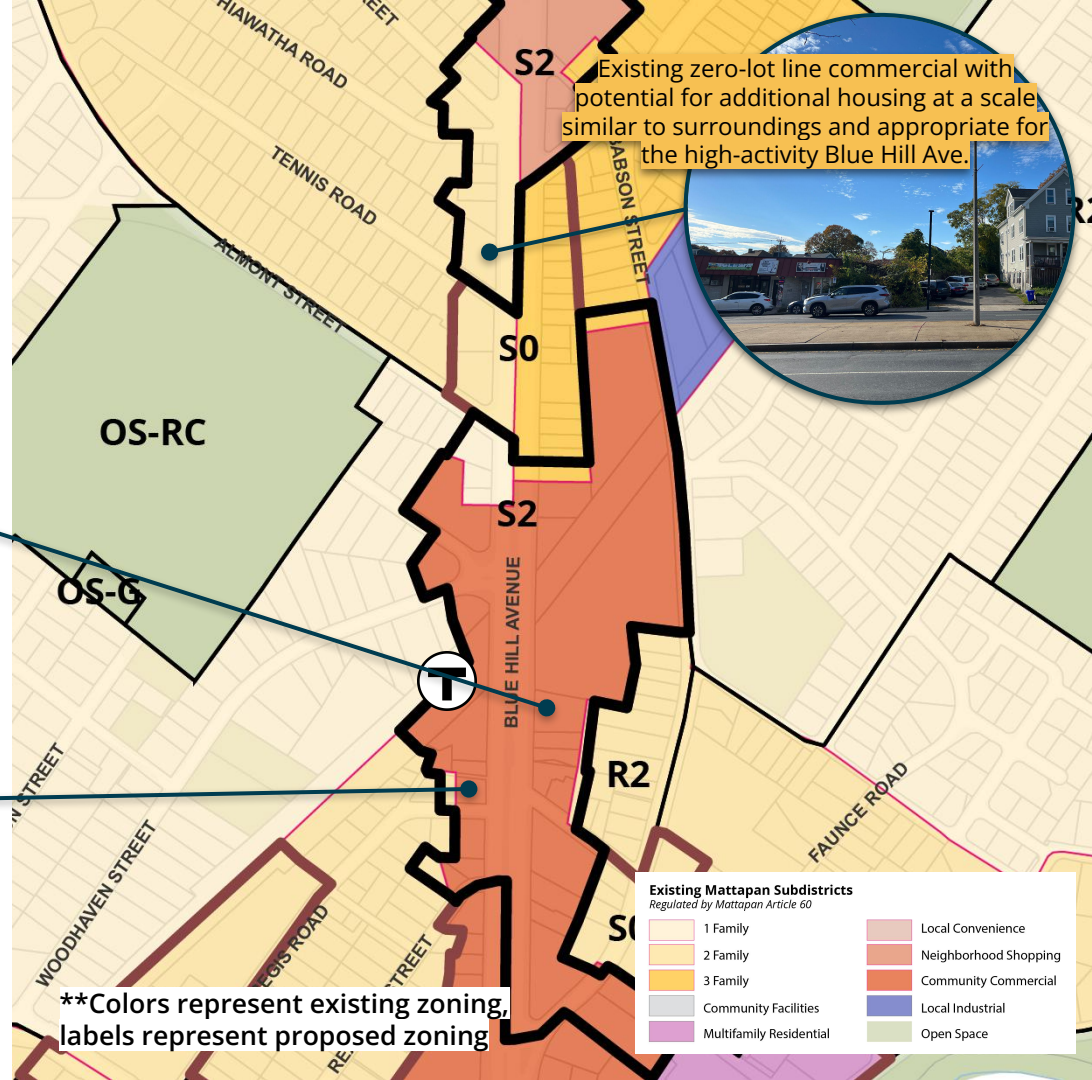
(Stylized map, not official zoning map)



Triple decker example with commercial use on the ground floor; active ground floor uses would be required in an S2 District.



5-story development with active ground floor recently approved; appropriate scale given proximity to the T Station.



Existing zero-lot line commercial with potential for additional housing at a scale similar to surroundings and appropriate for the high-activity Blue Hill Ave.



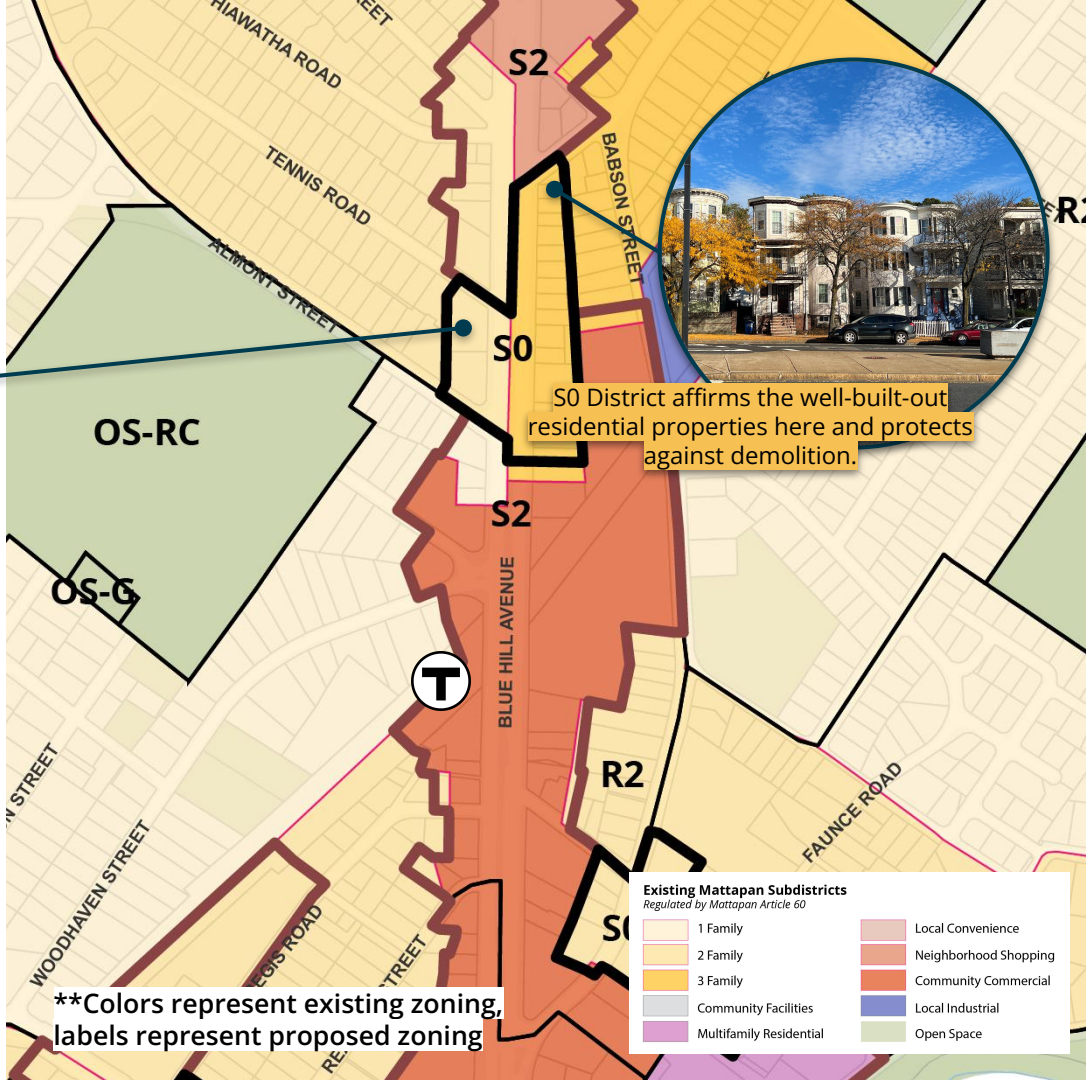
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Squares + Streets Zoning Compared to Existing Zoning | Blue Hill Ave Station S0

(Stylized map, not official zoning map)



Apartment building currently nonconforming under existing 2-Family zoning; made conforming with S0.



S0 District affirms the well-built-out residential properties here and protects against demolition.

**Colors represent existing zoning, labels represent proposed zoning

Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

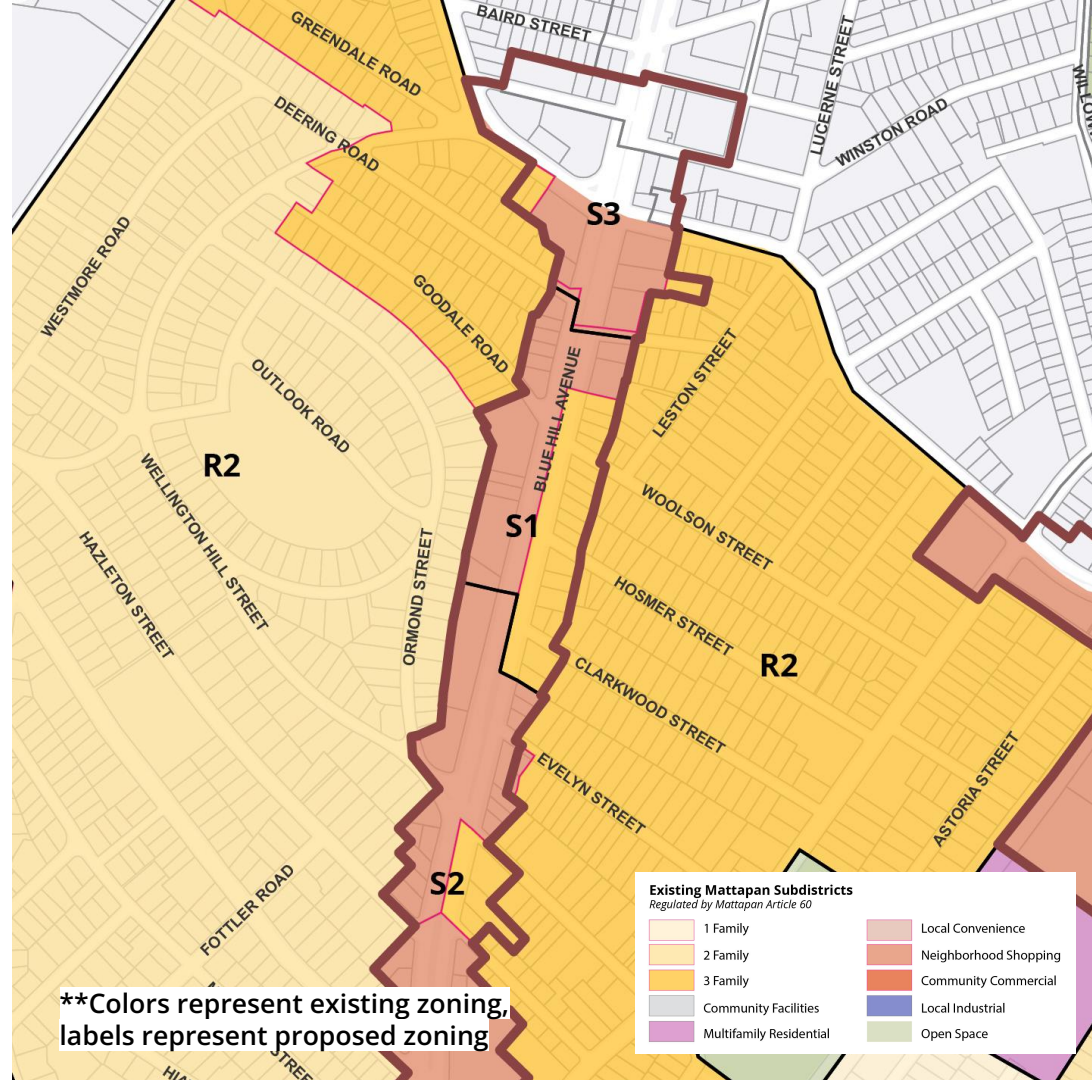
1 Family	Local Convenience
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Community Facilities	Local Industrial
Multifamily Residential	Open Space

Squares + Streets Zoning Compared to Existing Zoning | Blue Hill Ave

(Stylized map, not official zoning map)

A mix of S1, S2, and S3 districts responds to existing building context and commercial activity.

An S3 district that allows more ground floor uses and taller mid-rise buildings around Morton Street.



Squares + Streets Zoning Compared to Existing Zoning | Blue Hill Ave S3

(Stylized map, not official zoning map)

Large parcels near this major intersection for transit activity and commercial uses. S3 accommodates larger active ground floor uses like entertainment/events.



Precedent today with active ground floor uses and residential units above. Recommended to be a "Community Commercial" subdistrict by PLAN: Mattapan.



Zero-lot line "mainstreet" condition is existing, but potential for additional residential construction above.

Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

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Squares + Streets Zoning Compared to Existing Zoning | Blue Hill Ave S2

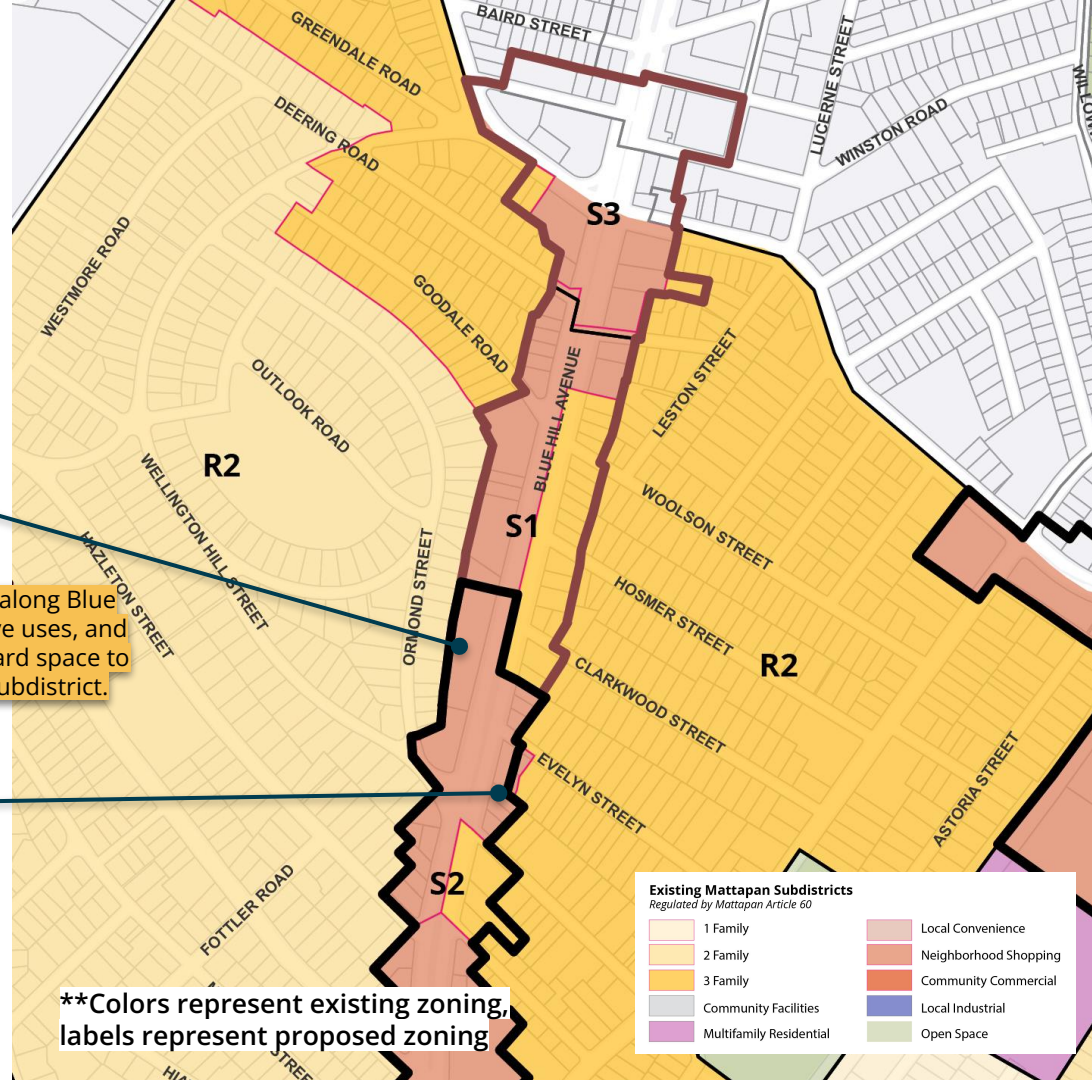
(Stylized map, not official zoning map)



Recent 5-story residential construction along Blue Hill Ave next to zero-lot line commercial properties.



Many active commercial uses along Blue Hill Ave; S2 requires these active uses, and would also ensure additional yard space to transition from adjacent R2 subdistrict.



Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

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Squares + Streets Zoning Compared to Existing Zoning | Blue Hill Ave S1

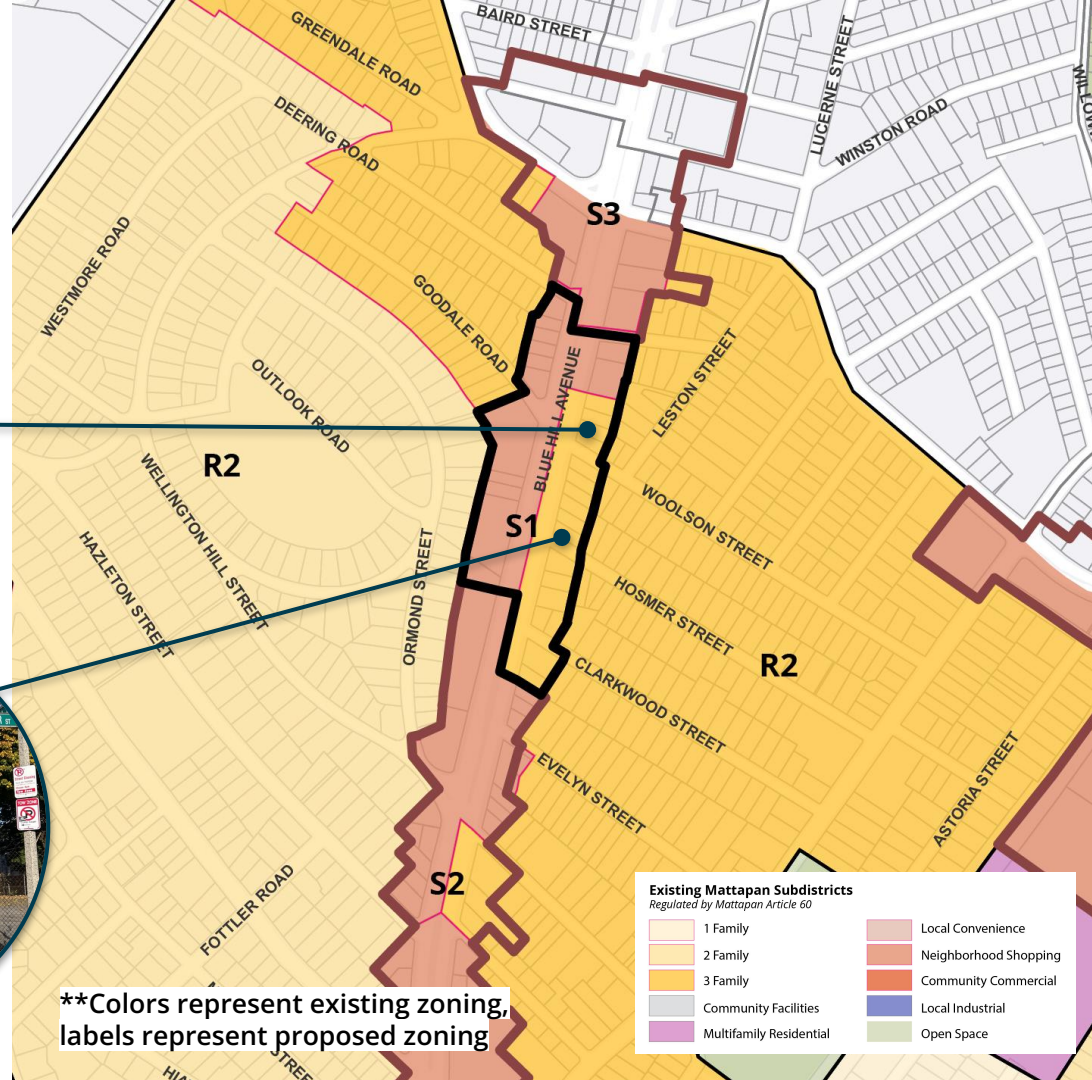
(Stylized map, not official zoning map)



S1 District affirms what exists along these blocks: smaller-scale residential buildings with some active ground floor uses.



Smaller parcel sizes here; S1 District would allow buildings at a similar scale to surroundings while still enabling ground floor activity.



Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

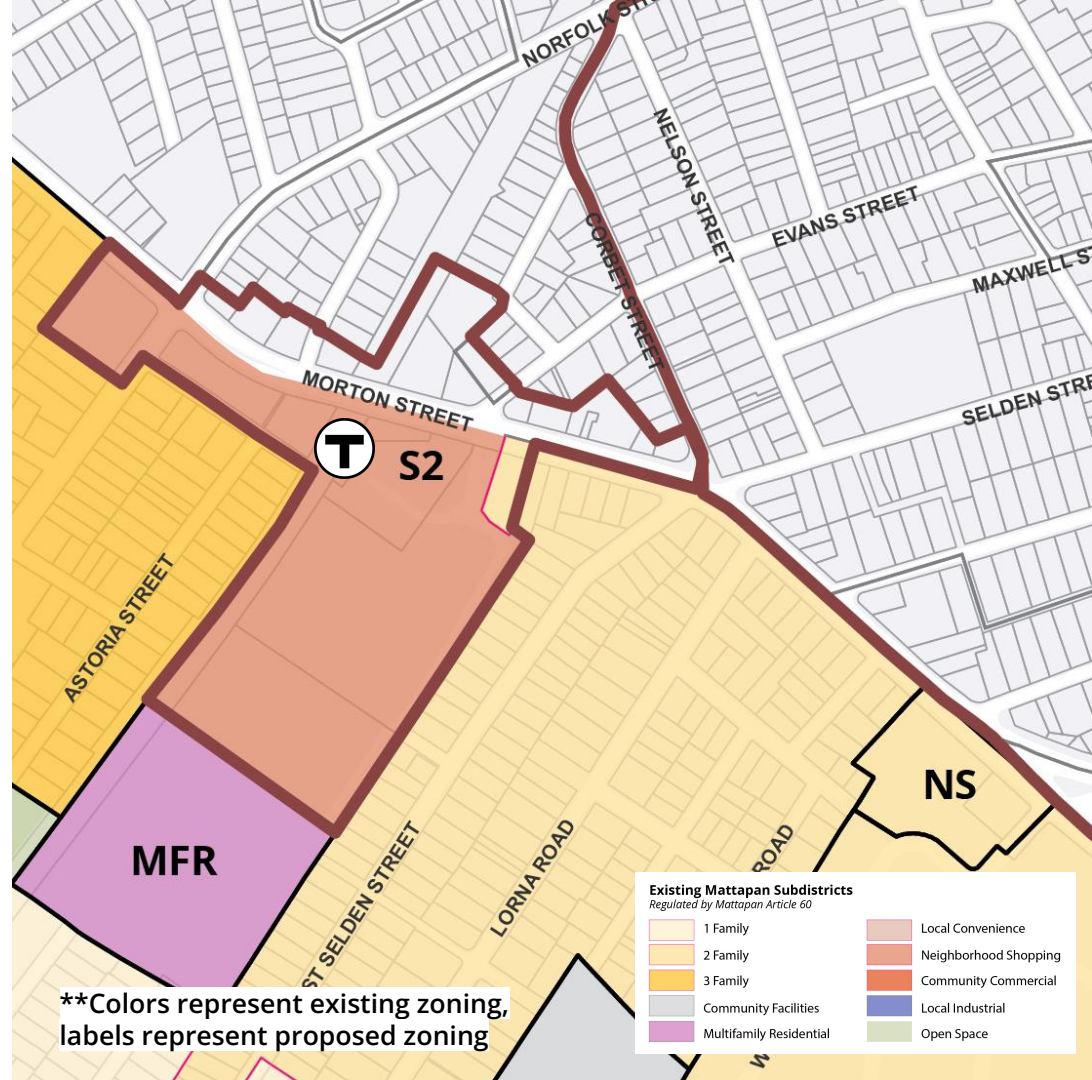
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Squares + Streets Zoning Compared to Existing Zoning | Morton Street Station

(Stylized map, not official zoning map)

PLAN: Mattapan recommended an expansion of ground floor uses and the creation of a commercial anchor adjacent to the Morton Street Commuter Rail Station. An S2 District requires active ground floor uses and a zero-lot-line condition (an existing condition here today).



Squares + Streets Zoning Compared to Existing Zoning | Morton Street Station S2

(Stylized map, not official zoning map)

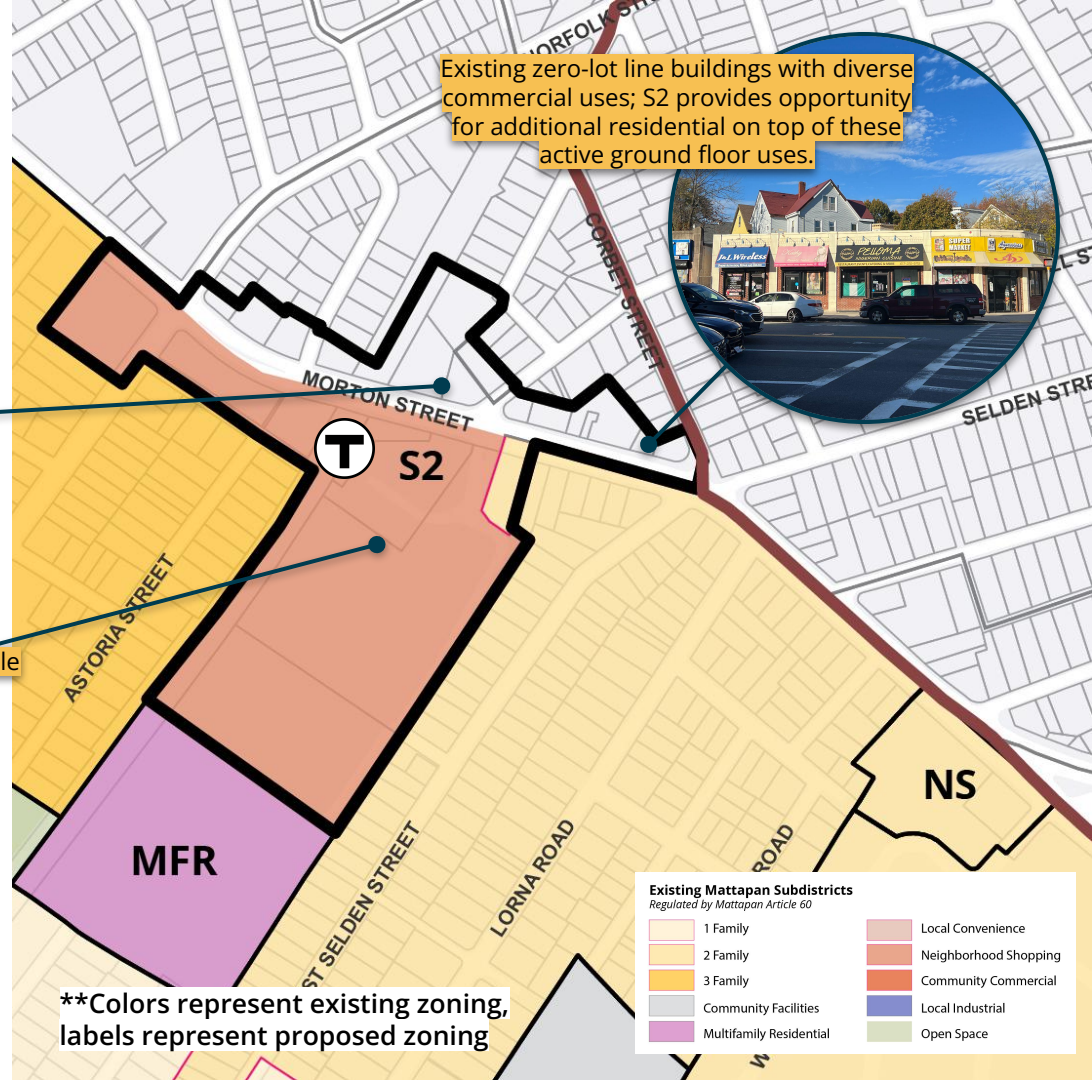
Residential development near the commuter rail and active commercial spaces as an existing and recently-developed condition.



Opportunity for transit-oriented development with an appropriate scale near residential neighborhoods.



Existing zero-lot line buildings with diverse commercial uses; S2 provides opportunity for additional residential on top of these active ground floor uses.



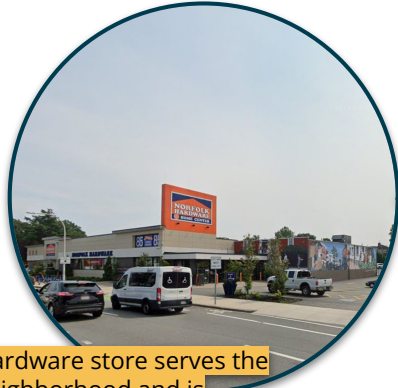
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Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

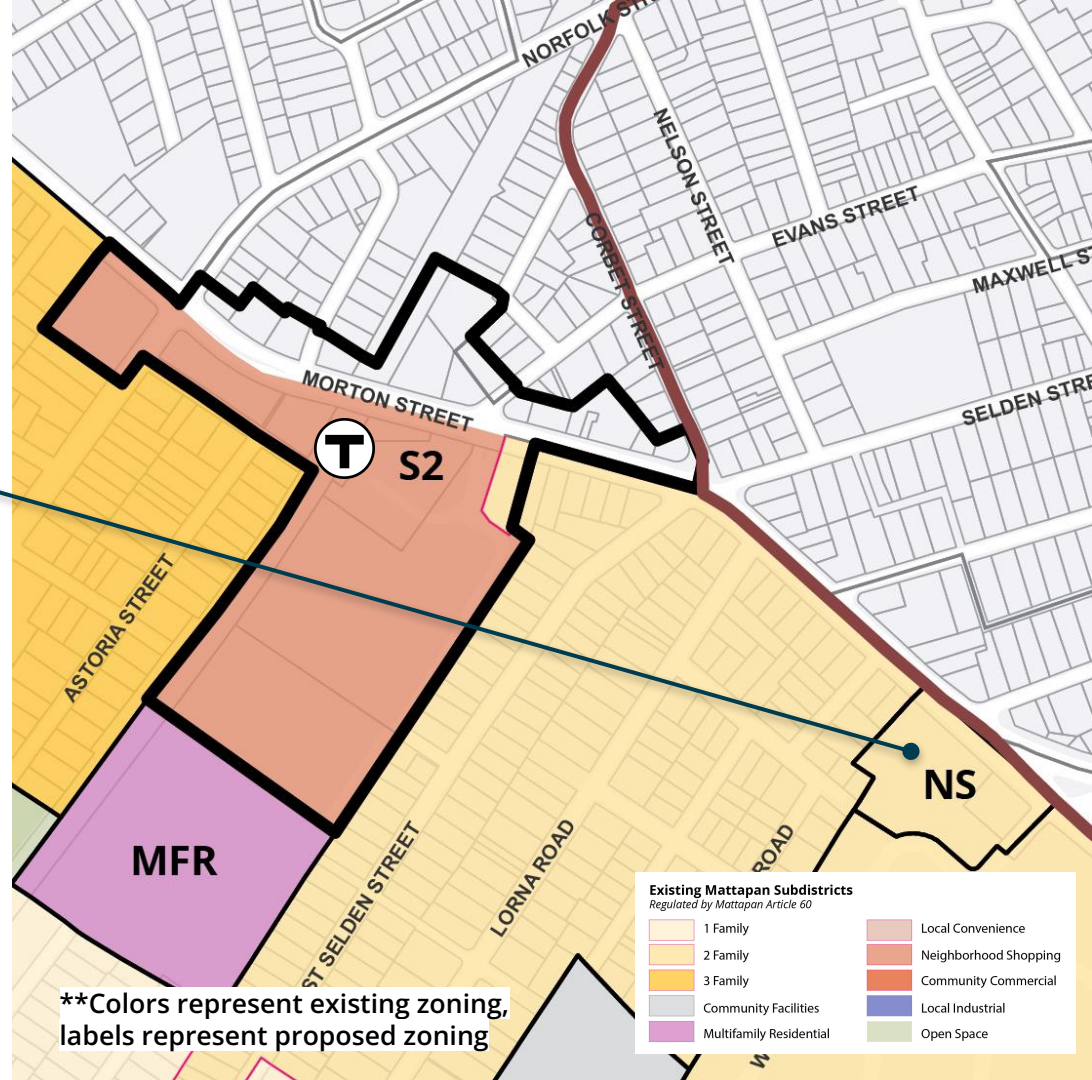
- | | |
|-------------------------|-----------------------|
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| Multifamily Residential | Open Space |

Squares + Streets Zoning Compared to Existing Zoning | Morton Street Station NS

(Stylized map, not official zoning map)



Long-standing hardware store serves the broader neighborhood and is nonconforming under existing 2 Family subdistrict. Establishing as an NS district makes this general retail use as-of-right. This property was not discussed as part of PLAN: Mattapan, so a Squares + Streets district would not be appropriate.



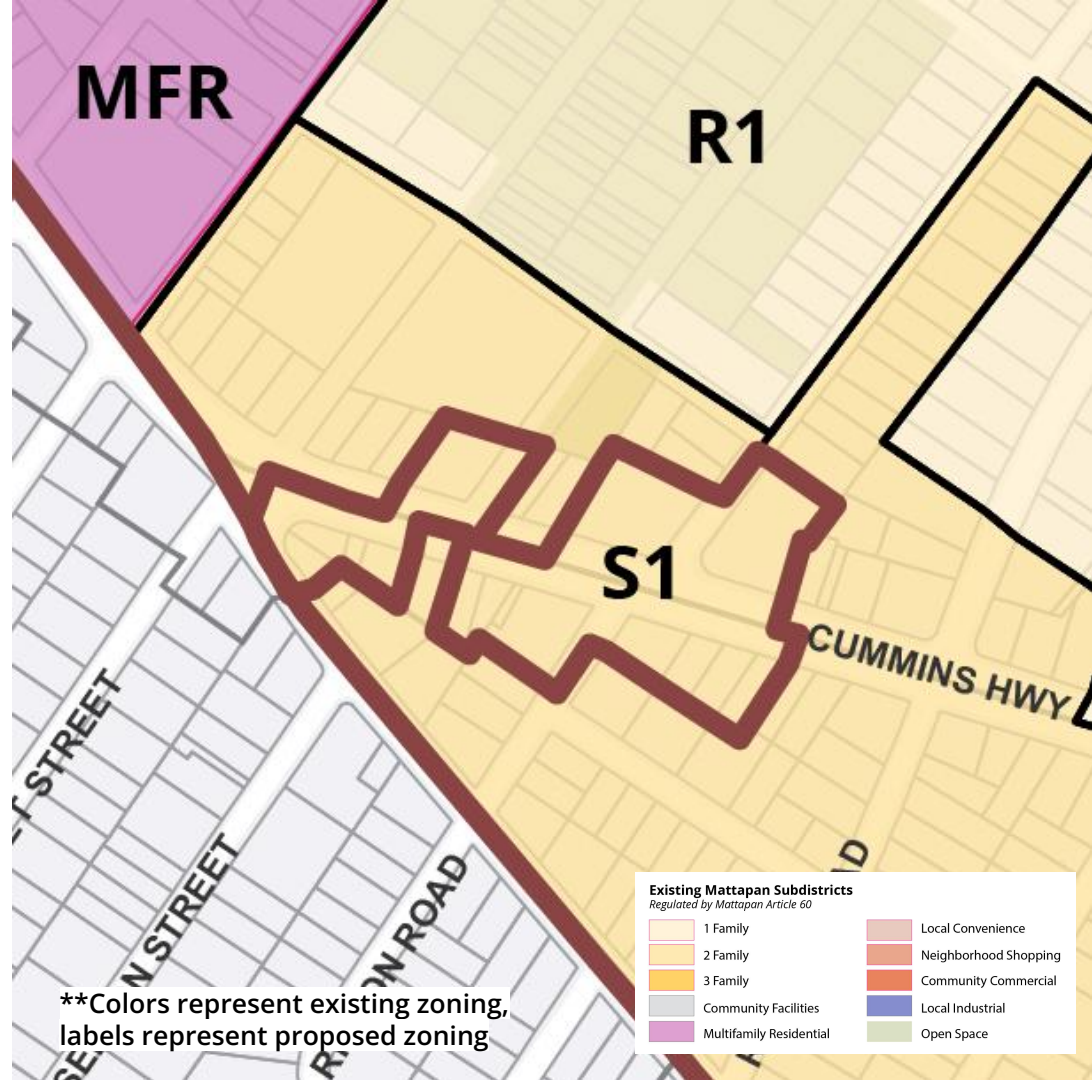
**Colors represent existing zoning, labels represent proposed zoning

Squares + Streets Zoning Compared to Existing Zoning | Cummins + Greenfield

(Stylized map, not official zoning map)

PLAN: Mattapan recommended an expansion of ground floor uses and the creation of a commercial anchor within the residential neighborhood here.

An S1 District allows active ground floor uses (an existing condition today).



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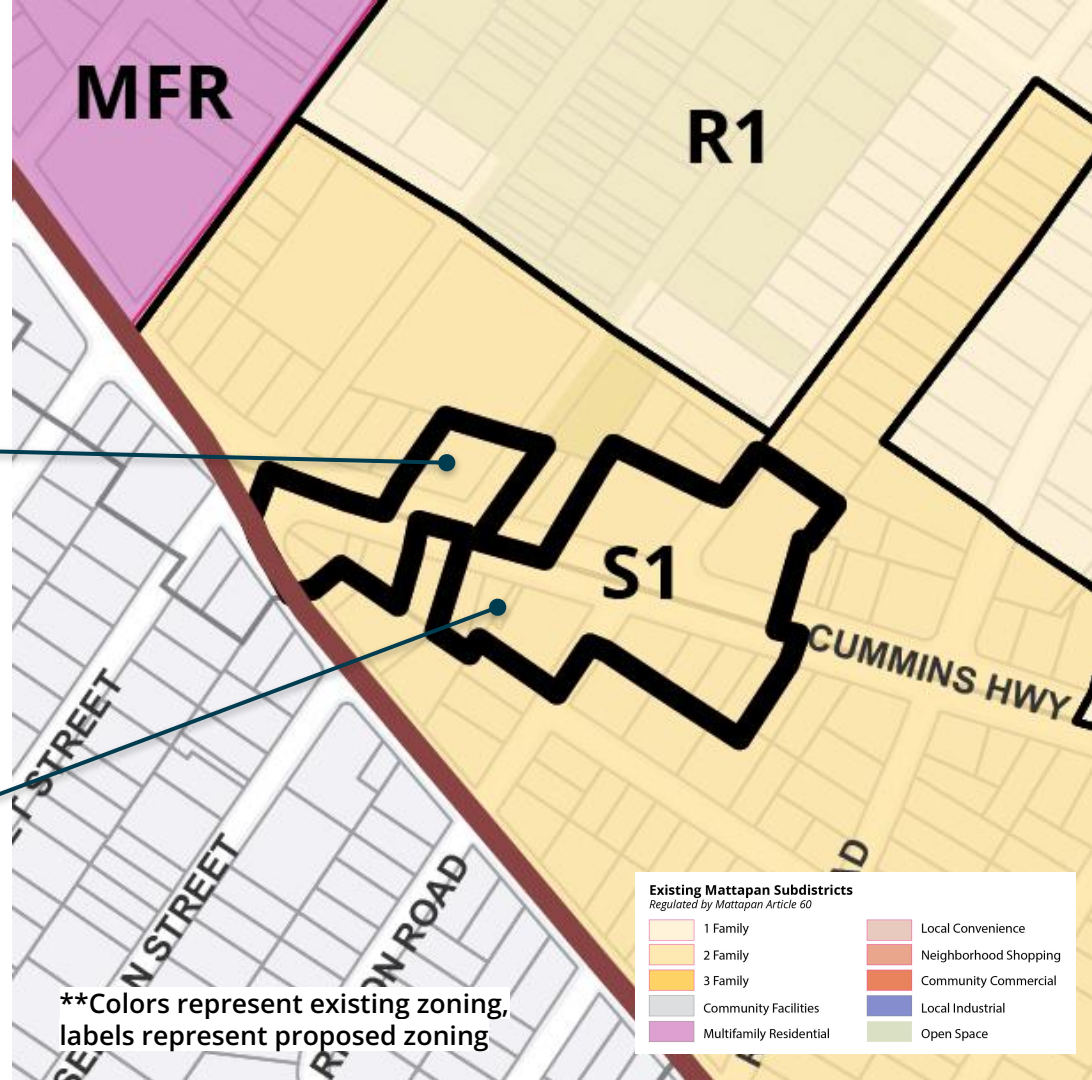
Squares + Streets Zoning Compared to Existing Zoning | Cummins + Greenfield S1

(Stylized map, not official zoning map)

Smaller lots with smaller existing yards and setbacks allowed in an S1 District.



Area used today as an existing goods and services "node." Only properties with existing commercial uses proposed to be moved into S1.



Existing Mattapan Subdistricts
Regulated by Mattapan Article 60

1 Family	Local Convenience
2 Family	Neighborhood Shopping
3 Family	Community Commercial
Community Facilities	Local Industrial
Multifamily Residential	Open Space

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