



Zoning Updates

Residential Zoning Closeout, Squares + Streets Zoning Update

Public Meeting

Zoom Controls to Listen to Interpreters



(EN) Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Kreyòl Ayisyen) Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

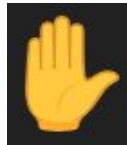
(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

Zoom Meeting Info + Tips

- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial *9 followed by *6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



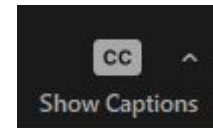
Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off



Enable closed captions

Please Ask for Clarification!

Ask questions in the chat along the way – our staff are available to answer during the presentation!

Ask for us to clarify any terms or concepts we discuss – we want to make sure that what we cover is accessible to everyone so you can all share your informed feedback!



PLAN: Mattapan Recommendations

PLAN: Mattapan

PLAN: Mattapan is a City planning initiative that crafts an equitable, community-driven future for Mattapan.

PLAN: Mattapan envisions a future where:

- Existing Mattapan residents are **stable in their homes** and new residents **have affordable housing options**
- Mattapan residents have **safe and reliable transit connections** to jobs, schools, and community spaces in Mattapan and throughout Boston
- **Mattapan Square** and other neighborhood nodes are home to **vibrant, thriving local businesses and cultural spaces** that reflect the needs of residents and uphold neighborhood identity

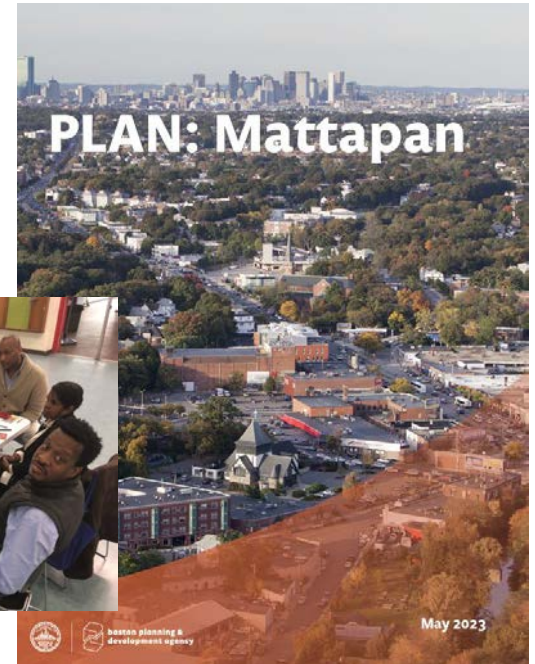


Residential Fabric: Development without Displacement

The development of contextual and abundant housing is a central recommendation of **PLAN: Mattapan**, answering community priorities that Mattapan remain a place where families can put down roots and live for years to come.

Mattapan residents expressed a need for:

- Multi-generational housing
- More homeownership opportunities
- Senior housing
- Extra income to help cover living costs
- Affordable housing that fits a diverse range of households
- A community that families can call home for years



Diversifying Housing Options with ADUs

ADUs are additional units that can be built either within an existing home or outside of it, such as in a smaller detached dwelling.

ADUs allow homeowners to utilize their property to its fullest potential and do what is right for their family's needs.

- Extra room for growing families, keeping multiple generations close
- Provide opportunities for extra income with an on-site rental unit
- Increase equity on a property



Examples of backyard ADUs, including a converted garage (middle).

“Nodes” and “Corridors”: Mixed-Use Zoning

Transforming Mattapan into a community where residents can access essential goods, services, open spaces, and transit options was a central theme in PLAN: Mattapan.

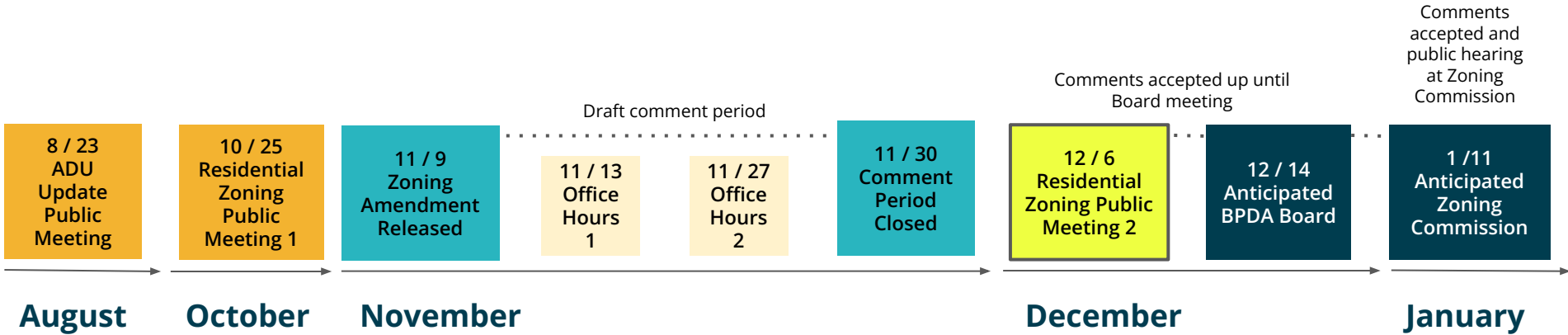
New Squares + Streets mixed-use zoning for Mattapan can encourage development of local businesses and cultural destinations along with housing that brings people closer to jobs, transit, and other services.

Mattapan residents expressed a desire for:

- Cultural destinations, activities, sit-down restaurants, markets, daycare, and gathering spaces
- Active ground floor uses in key commercial areas of Mattapan

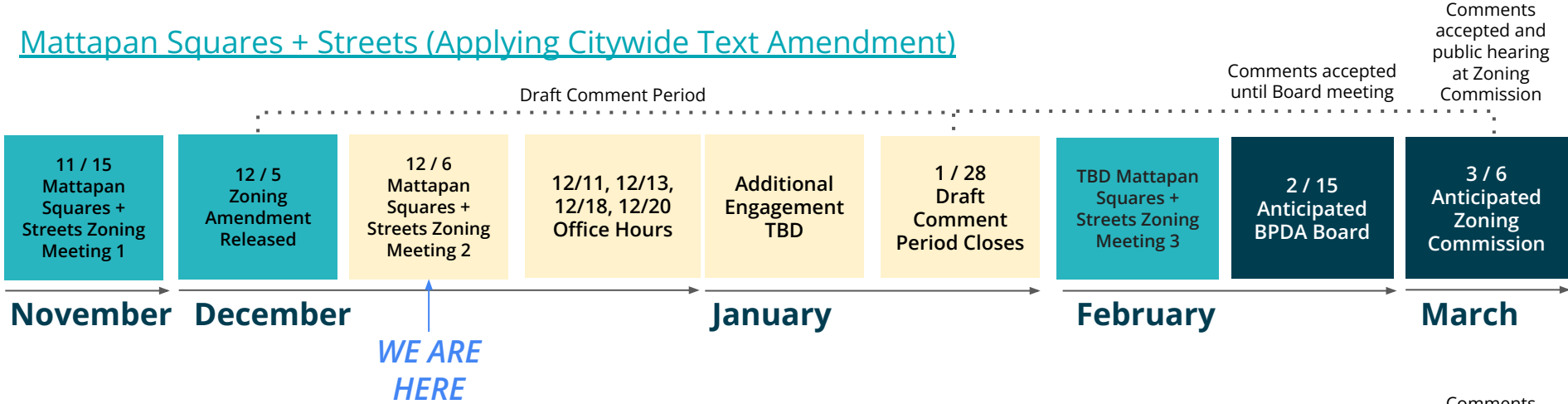


Residential Zoning Process & Timeline

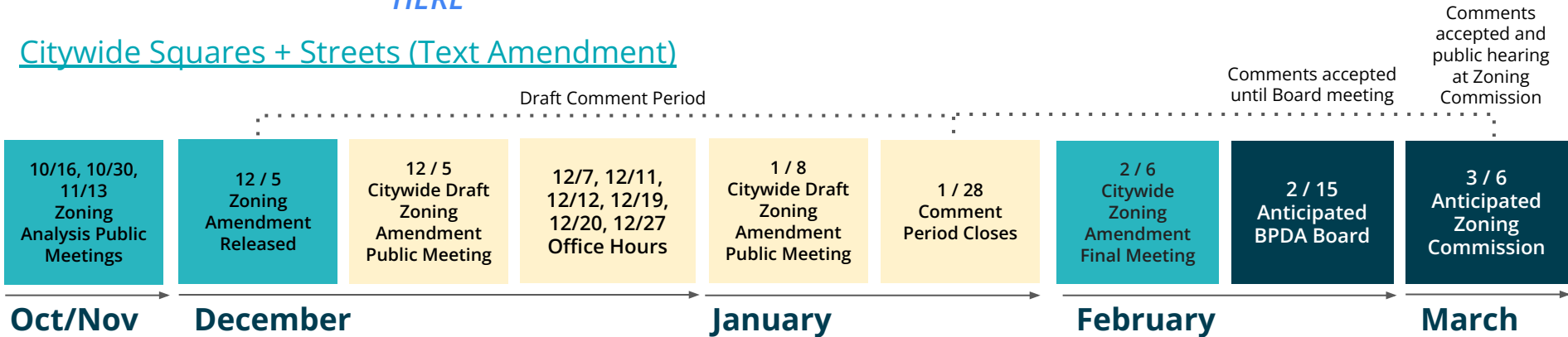


Squares + Streets Zoning Process & Timelines

Mattapan Squares + Streets (Applying Citywide Text Amendment)



Citywide Squares + Streets (Text Amendment)



Residential Zoning

Adriana Lasso-Harrier - Planner, BPDA





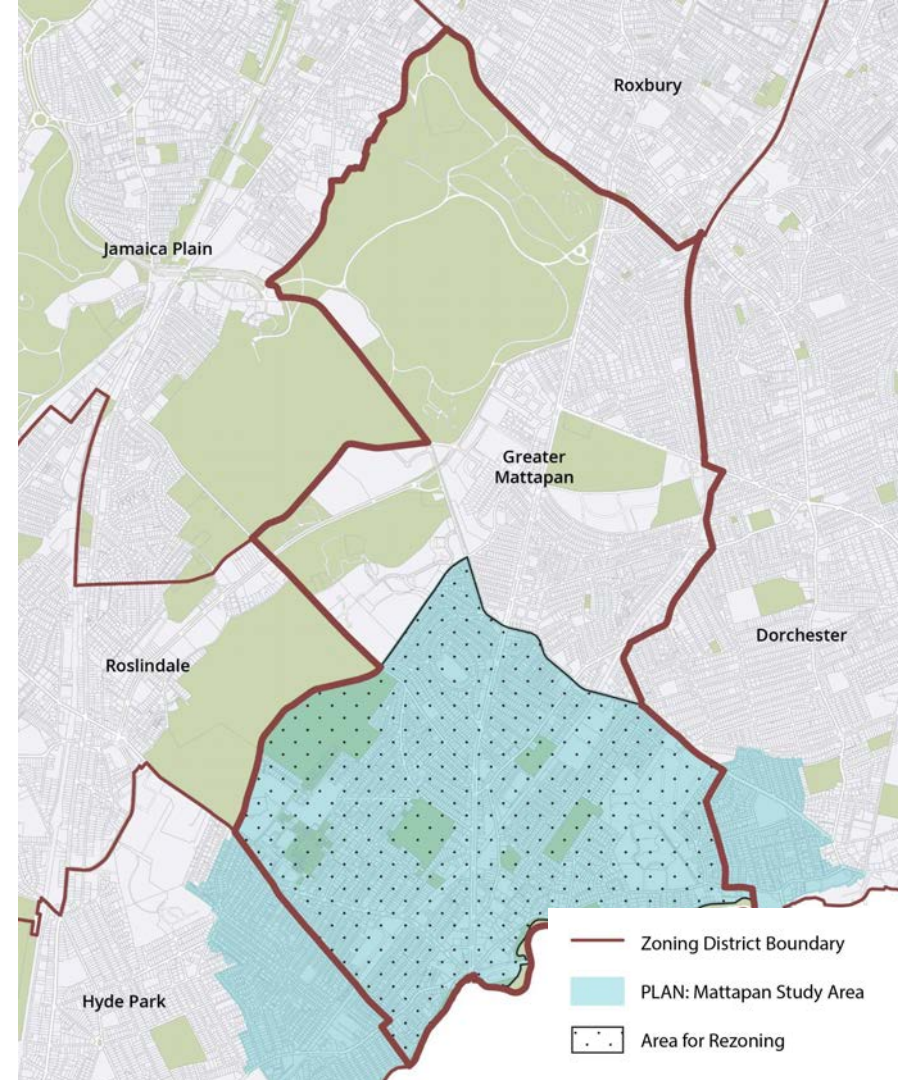
From Neighborhood Plan to New Residential Zoning

Zoning changes will only apply to the PLAN: Mattapan Study Area within the Greater Mattapan Zoning District

PLAN: Mattapan had a specific study area that its planning recommendations applied to.

The Greater Mattapan Zoning District (land area governed by Article 60) extends beyond this study area.

- New zoning subdistricts & dimensions will only be applied within the **study area boundaries**
- Assorted text changes that do not result in new zoning will update **Article 60**



The Goal: A Progressive & Simplified Zoning Code

Text amendments will modernize Mattapan's residential zoning, aligning regulations with what is already built.

The zoning changes can be organized into three categories:

1. New residential zoning that will **support the existing character of the neighborhood** via renovations to existing homes and development of new, contextual housing on vacant lots
2. New residential zoning that will **allow as-of-right construction of Accessory Dwelling Units** on all lots in Mattapan
3. Assorted text updates to Article 60 that **improve the function of the code**



Homes such as these are very common throughout Mattapan. But, due to outdated zoning, they often have one or more zoning noncompliance issues.

The Goal: A Progressive & Simplified Zoning Code

The proposed changes made to Mattapan's residential code will result in zoning that is **reliable, accessible, and helps build the type of housing that will support residents for years to come.**

Draft residential zoning will be:

- **Easier to read and use:** straightforward language of what can be built and where
- **Reflective of Mattapan's values:** provide opportunities for housing that fits a variety of household types and needs (ADUs, contextual infill)
- **Modern and reliable:** aligned with existing types of buildings and lots
- Inclusive of new dimensional regulations that center **climate resiliency** and **lot size**

Housing

Boston's housing shortage means that new housing must be built in all neighborhoods, thereby easing high demand and stabilizing housing prices. PLAN: Mattapan's recommendations for housing are twofold. First, ensure that all existing Mattapan residents have the resources and support they need in order to stay in their homes and neighborhood. Second, increase the neighborhood's housing supply (and therefore ease demand and competition for current housing stock in Mattapan).

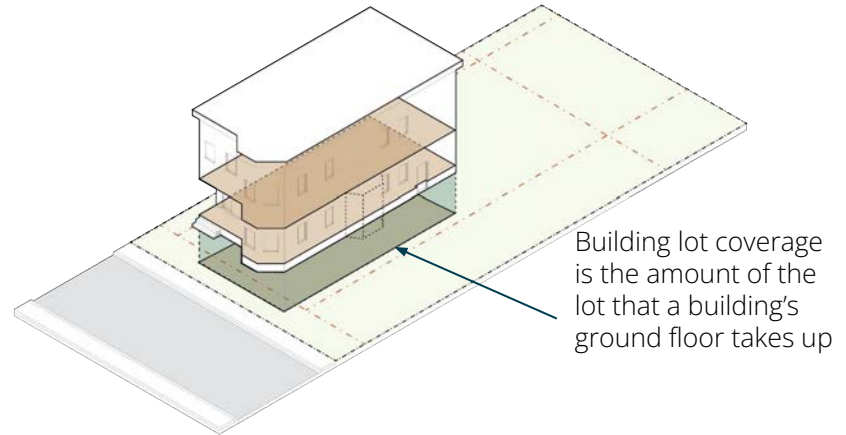
From PLAN: Mattapan Residential Fabric Recommendations (page 60)

Straightforward Controls on Building Form and Density

Proposed zoning will replace *Floor Area Ratio* with a *Building Lot Coverage Maximum*, offering a clearer way to regulate the shape and size of buildings.

Building Lot Coverage. *The Lot Area covered by the largest Building Floor Plate of each building on the lot. Excludes one story detached buildings which do not require building permits such as small tool or storage sheds, playhouses, and the like.*

- Provide a clear understanding of what is on the ground → **open space vs. building**
- Create better experience on the ground → **human-scale experience of buildings on a lot**
- More **straightforward tool** with more **predictable development** outcomes
- **Scales** to the size of lot and development scenario



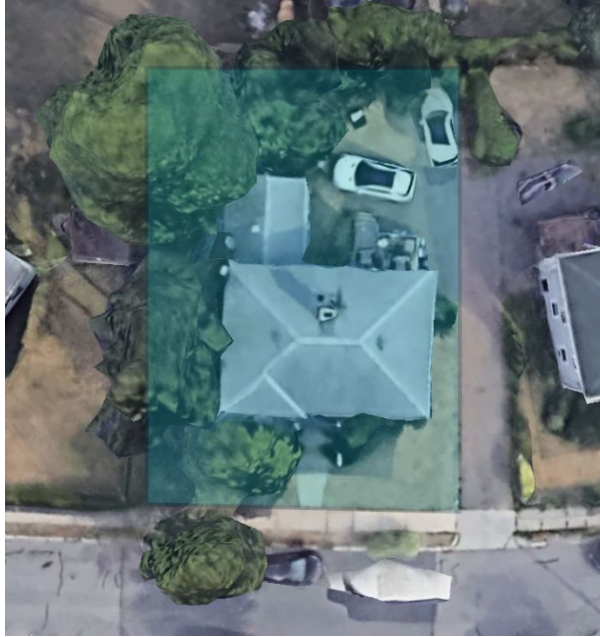
Recognizing Lot Size

Current zoning regulates the size and dimensions of residential parcels. It also has dimensional regulations (yard requirements, Floor Area Ratio requirements) that are often out of alignment with what's actually built.



Recognizing Lot Size

Proposed zoning will have different dimensions based on lot size and whether the project includes an ADU or not.



*Lot area: 5,723 sf
Building footprint: 1,200 sf, 2 family home
Building lot coverage: 22%*



*Lot area: 3,253 sf
Building footprint: 1,200 sf, 1 family home
Building lot coverage: 39%*

Climate Resilience in Zoning

Proposed zoning will replace *Open Space Minimums* with a *Minimum Permeable Area of Lot*, centering climate resiliency goals in zoning.

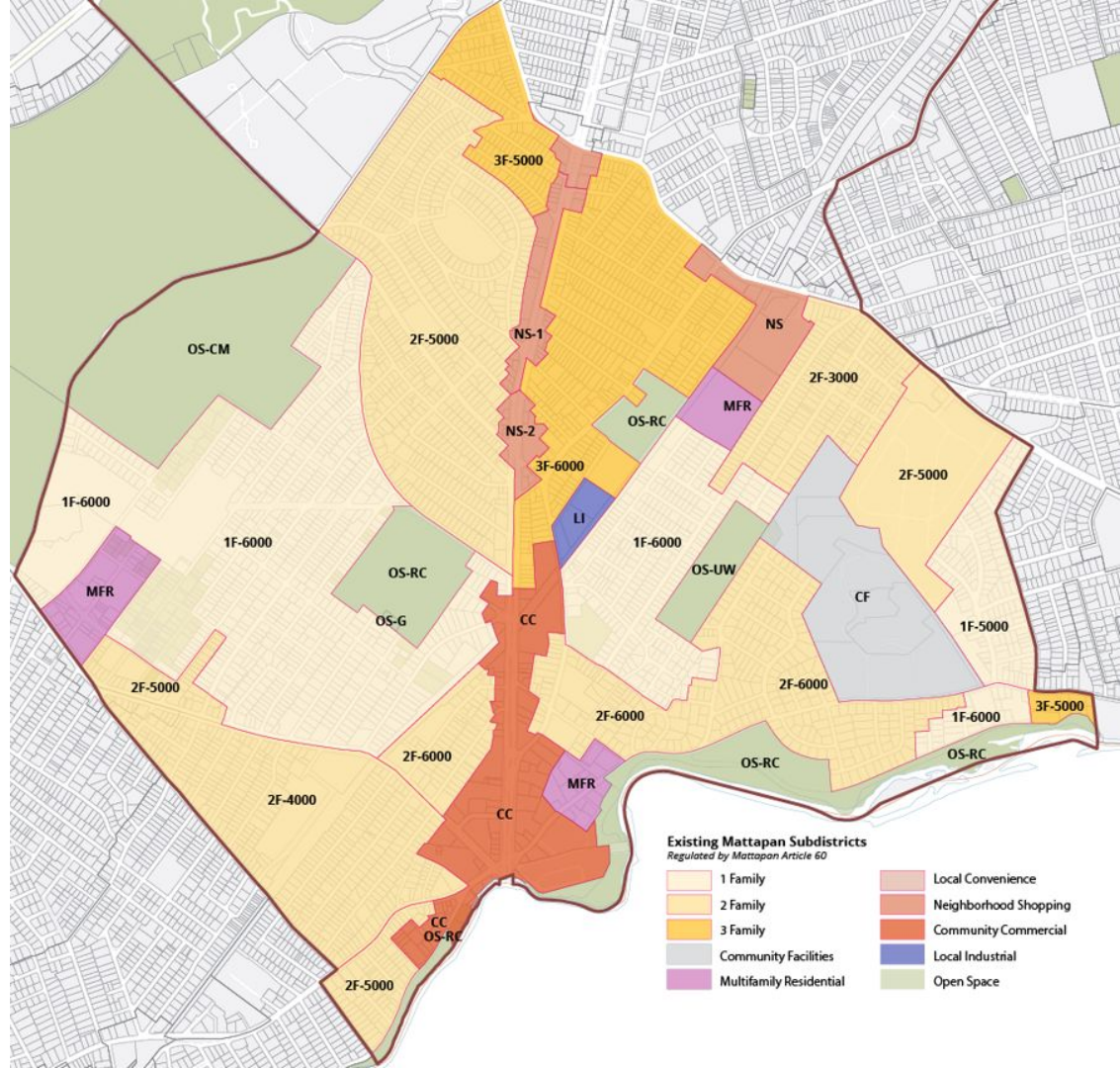
Permeable Area of Lot. *The Lot Area covered by natural ground cover or any material/surface on the ground that allows water to pass through at a rate and quantity equal to or greater than natural ground cover.*





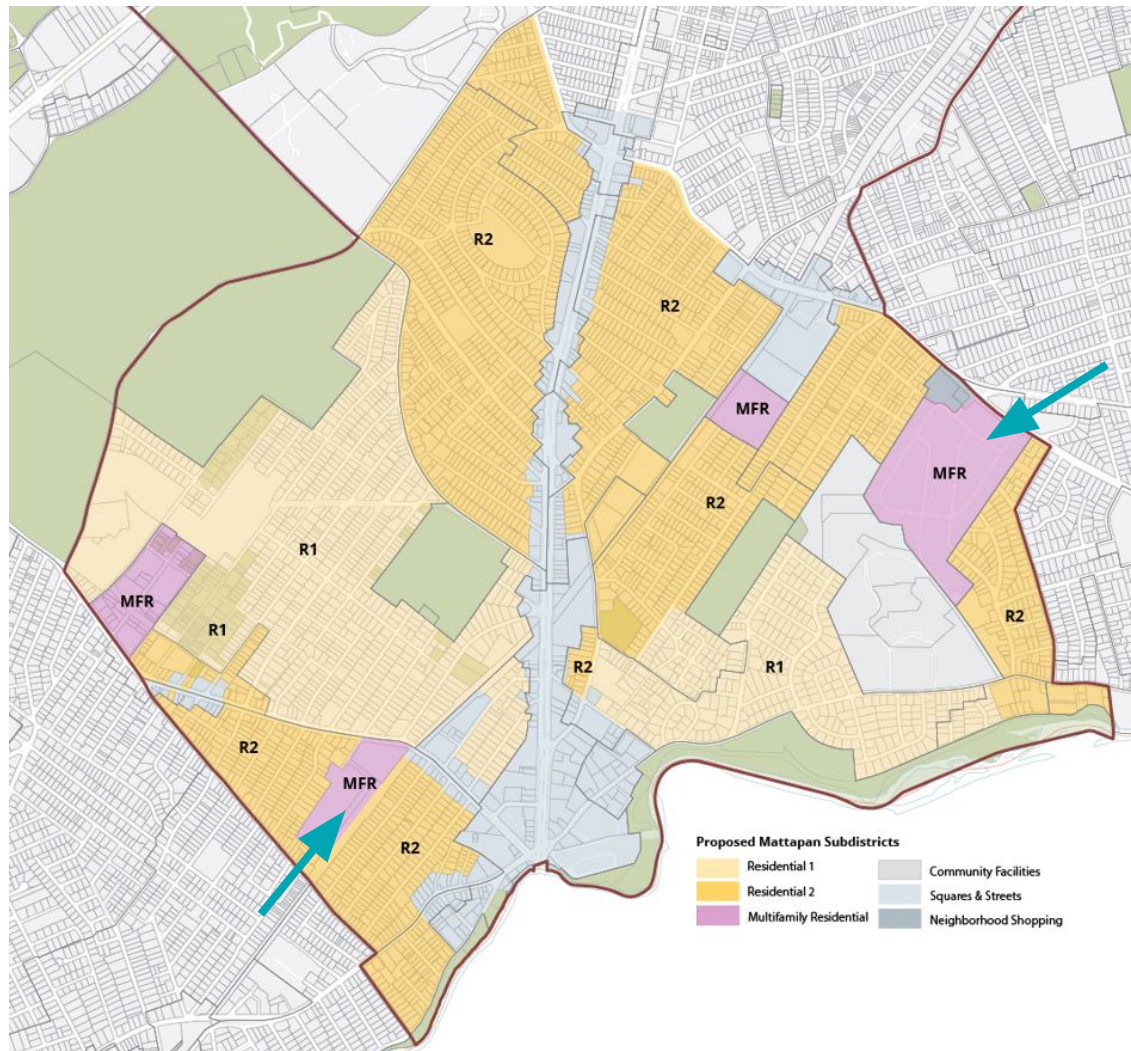
New Zoning to Support Renovations + New Infill

Existing Zoning



Proposed Residential Subdistricts

- **Residential Subdistrict-1 (R1)** and **Residential Subdistrict-2 (R2)** – new residential subdistricts for Mattapan
- **Existing MFR districts will stay**, with a few areas added to legalize existing multi-family developments.



Supporting Contextual Housing Growth

Both subdistricts propose changes that will better align zoning with what is already built.

Residential-1 (R1)



- Up to 2 units, exclusive of ADUs
- New zoning legalizes what is already there
- New infill will match surroundings

Residential-2 (R2)



- Up to 3 units, exclusive of ADUs
- New zoning legalizes what is already there
- New infill will match surroundings

Proposed Base Zoning for Both R1 & R2

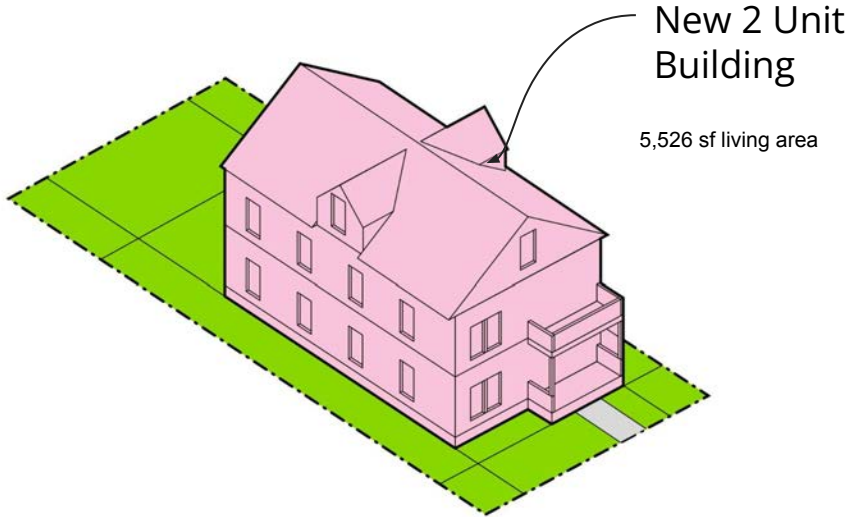
2 residential subdistricts are proposed:

- **Residential-1 (R1)** which would allow infill development of **up to 2 dwelling units** per lot.
- **Residential-2 (R2)** which would allow infill development of **up to 3 dwelling units** per lot.

Building Lot Coverage for lots <5000 sf	Building Lot Coverage for lots ≥5000 sf	Minimum Permeable Area of Lot	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height (Stories / Feet)	Minimum Building Frontage
40%	30%	25%	10'	14' cumulative, 3' minimum	20'	3 / 35'	20'

Residential-1 Subdistrict: Infill Development & Renovations

Proposed zoning will support the development of new buildings up to 3 stories in height, that can hold a maximum of 2 units. New ADUs could bring a lot to 3 units max.



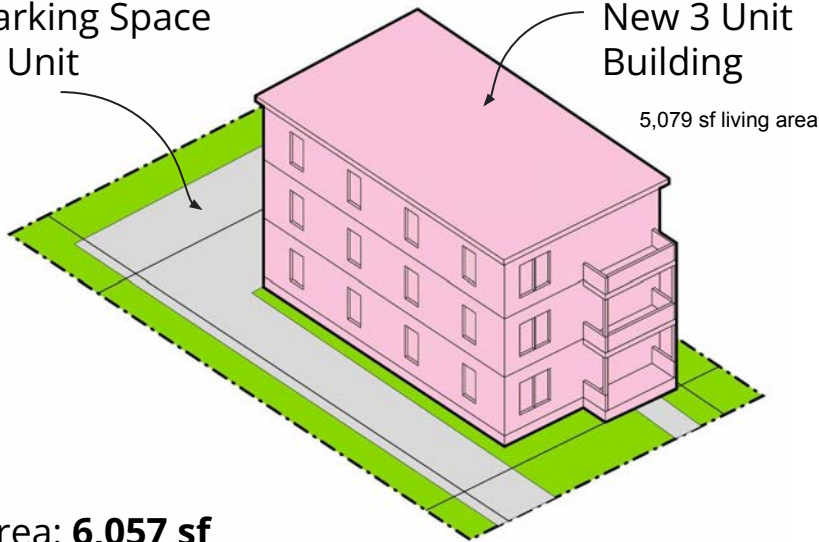
Lot area: **4,510 sf**
Building footprint: **1,804 sf**
Building Lot Coverage: **≤40%**
Permeable area: **≥25%**



Residential-2 Subdistrict: Infill Development

Proposed zoning will support the development of new buildings up to 3 stories in height, that can hold a maximum of 3 units. New ADUs could bring a lot to 4 units max.

1 Parking Space
per Unit



New 3 Unit
Building

5,079 sf living area

Lot area: **6,057 sf**
Building footprint: **1,695 sf**
Building Lot Coverage: **28%**
Permeable area: **≥25%**





New Zoning to Support Accessory Dwelling Units



Proposed Zoning Will Enable ADUs on Most Lots

With the proposed zoning, more ADU types will be allowed by-right in Mattapan.

- There have been **18** internal ADUs permitted/constructed in Mattapan since 2018 (and about **150** citywide).
- **Owner-occupancy requirement**
- There will be **no parking requirement** for ADUs.



mayorwu 🌟 Mark is a Roxbury homeowner who built an additional dwelling unit (ADU) to give his mother a safe and accessible place to live. Thanks to her new ADU, Mark's mother will be able to be close to her son and have her independence at home.

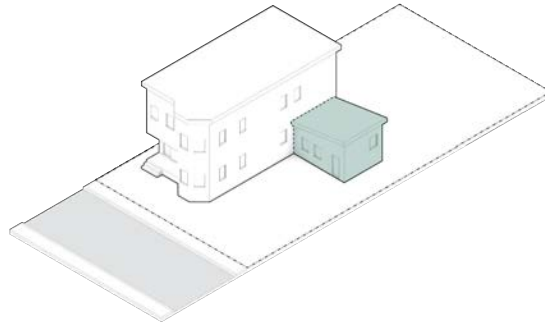
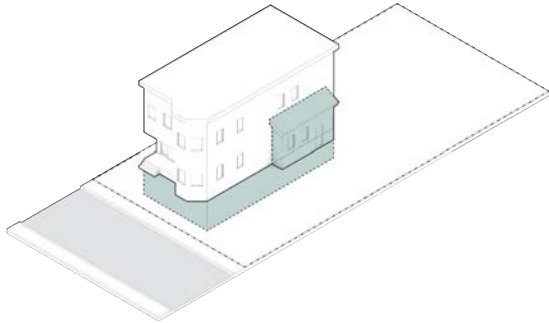
Response to Community Feedback:

- Exploring funding opportunities
- Expand outreach (i.e. through mailers)
- Year-end report on building permits
- Collaboration with ISD



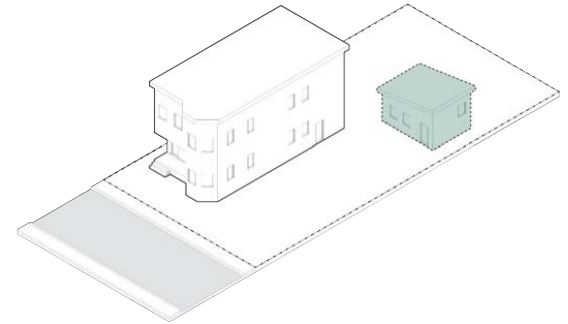
Supporting Homeowner-Led ADU Construction

Non-Detached Accessory Dwelling Unit



- Addition to existing home
- May use pre-existing space or create ADU with new construction, or both
- May build up to **one non-detached ADU**

Detached Accessory Dwelling Unit



- Fully separate, smaller structure
- New construction or renovated pre-existing
- May build up to **one detached ADU**

Proposed Zoning for ADUs

The following dimensional table will *only* apply in cases where homeowners are building an ADU.

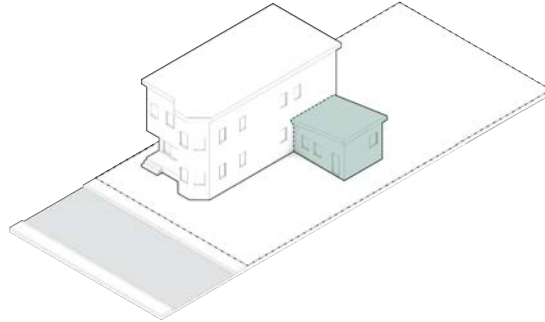
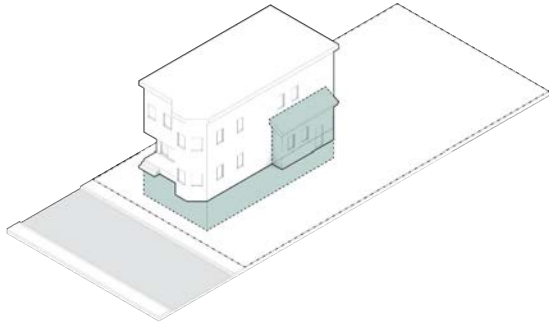
Building Lot Coverage for lots <5000 sf	Building Lot Coverage for lots ≥ 5000 sf	Minimum Permeable Area of Lot	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height (Stories / Feet)	Minimum Lot Frontage
60%	50%	15%	5'	3'	20'	Existing stories +1	20'

* Non-Detached and Detached Accessory Dwelling Units must also comply with the dimensional regulations set forth in Article 2

** Detached Accessory Dwelling Units maybe built within the rear yard

Non-Detached ADU

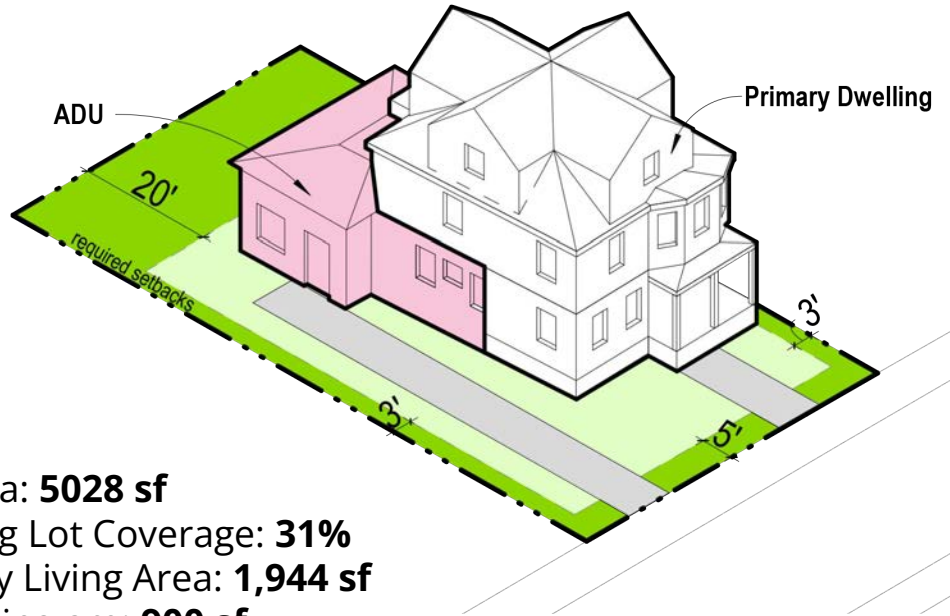
Non-Detached Accessory Dwelling Unit



- 75% of the square footage of the principal unit or 1250 sf, whichever is smaller
- New construction may be no taller than the height of the principal structure
- Must also fit within overall zoning envelope



Non-Detached ADU



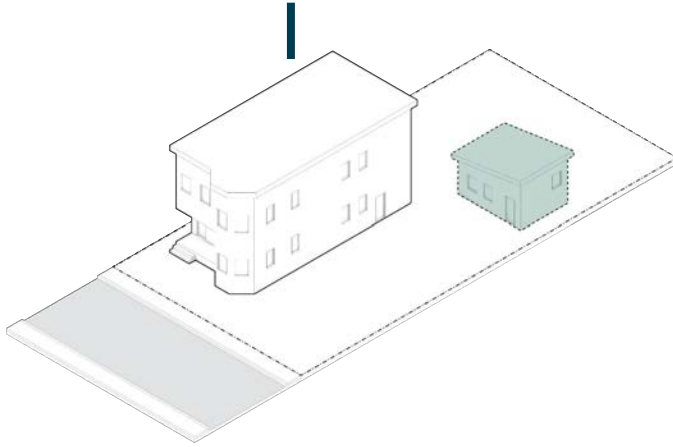
Lot area: **5028 sf**
Building Lot Coverage: **31%**
Primary Living Area: **1,944 sf**
ADU living area: **900 sf**
Permeable area: **>15%**



Photos from a Mattapan basement ADU constructed in 2019.

Detached ADU

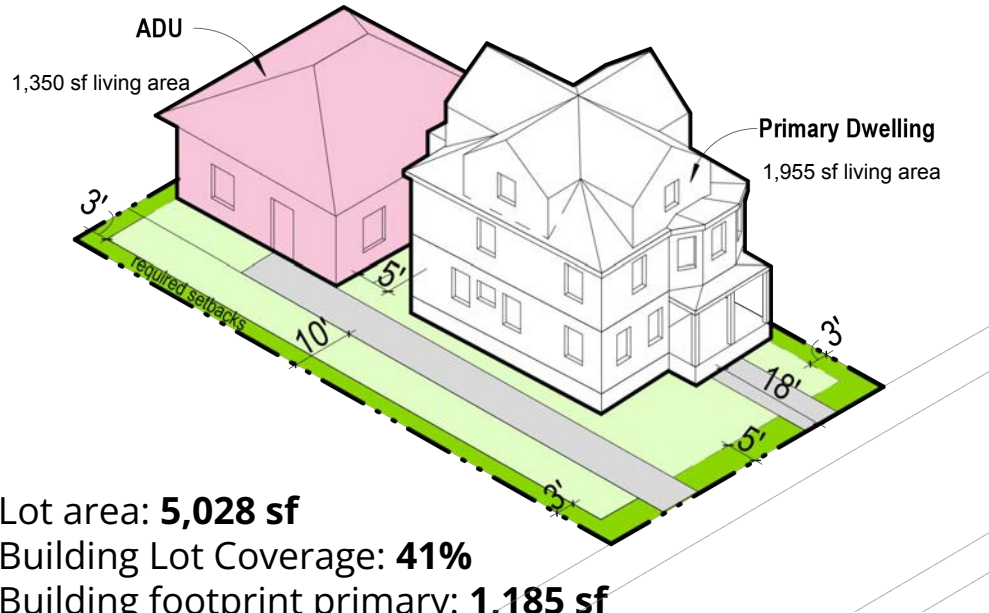
Detached Accessory Dwelling Unit



- Building floor plate \leq 900 sf or the size of the principal structure's floor plate, whichever is smaller
- Height may be 1 ½ stories or the height of the principal structure, whichever is smaller
- Must be at least 5 ft away from other buildings on the lot
- Must also fit within overall zoning envelope



Detached ADU



Lot area: **5,028 sf**
Building Lot Coverage: **41%**
Building footprint primary: **1,185 sf**
Building footprint ADU: **900 sf**
Permeable area: **>15%**



Detached 400 sf converted garage ADU in Roxbury

Example Scenarios

Residential-1 Subdistrict

Allows up to 3 units total, inclusive of ADUs

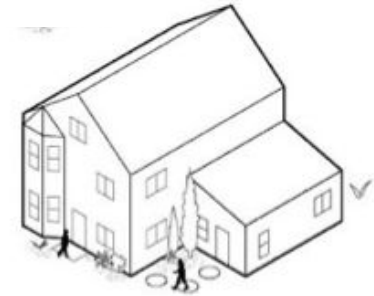


**Single Family Home with 2 ADUs
(3 units total on lot)**

The owners of this single-family home expanded the first floor for a non-detached ADU. They then converted their garage into a detached ADU.

Residential-2 Subdistrict

Allows up to 4 units total, inclusive of ADUs



**Three Family Home with 1 ADU
(4 units total on lot)**

The owner of a three-family home added a non-detached ADU to their residence.

Support for Homeowners

Marcy Ostberg, Mayor's Office of Housing

Expanding support for homeowners

The City is committed to supporting homeowners throughout the ADU development journey

CURRENT

GUIDANCE

- **Design workshop** monthly meeting for homeowners to get site specific feedback on their plans from city staff

FINANCING

- Boston Home Center **\$50,000 loan** for income qualifying homeowners

PROCESS

- **ADU Toolkit** is an online resource describing regulations, process, and financing www.boston.gov/adu-toolkit

2024

- **Code Guidance** on ADUs and fire safety (available here <https://www.bostonplans.org/getattachment/630740a5-123c-40dc-84f7-5f06a3ee31e8>)

- New ADU specific **financing product** designed with lender working group

- **ADU navigator** coordinating **technical assistance** for income eligible homeowners

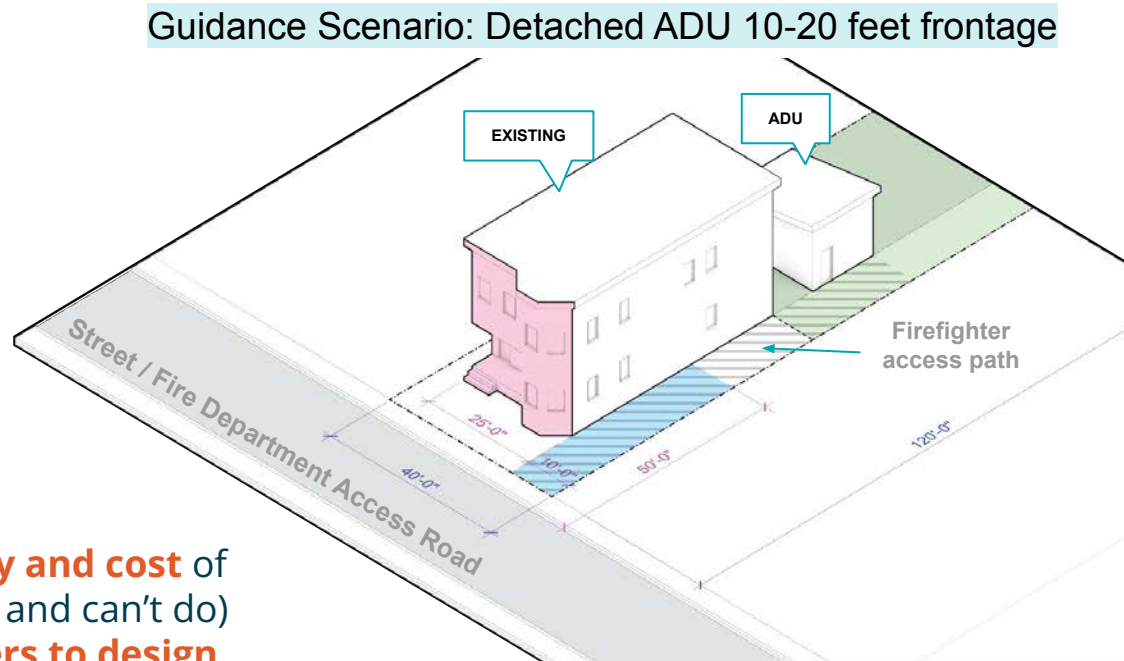
Guidance on ADUs and Fire Safety

Several departments collaborated to create the Fire Safety Guidelines for ADUs that address relevant building and fire code. Topics covered include:

- Fire Department Access Road,
- Sprinklers, and
- Fire rating
- *NOT COVERED: zoning*

Goals of the guidance document:

- **Homeowners can assess feasibility and cost** of adding an ADU (know what they can and can't do)
- **Professionals can help homeowners to design** and build an ADU that meets all requirements
- **City staff communicate uniform information** about the process and requirements for ADUs





Text Updates to Improve the Function of Article 60

Parking Minimums & Text Updates

To increase legibility, draft zoning proposes to consolidate redundant text throughout Article 60, including substantial updates to the Article's following sections:

- Section 60-1. Statement of Purpose, Physical Boundaries, and Applicability
- Section 60-5. Prohibition of Planned Development Areas
- Section 60-6. Community Participation
- Section 60-2. Establishment of Residential Subdistricts
- Section 60-4. Dimensional Regulations Applicable in Residential Subdistricts
- Section 60-11. Establishment of Open Space Subdistricts
- Section 60-31. Design Review and Design Guidelines
- Section 60-36. Application of Dimensional Requirements



Parking minimums were aligned with current Boston Transportation Department policy, which has determined maximum parking ratio guidelines for all areas of Boston.

Use Table Updates

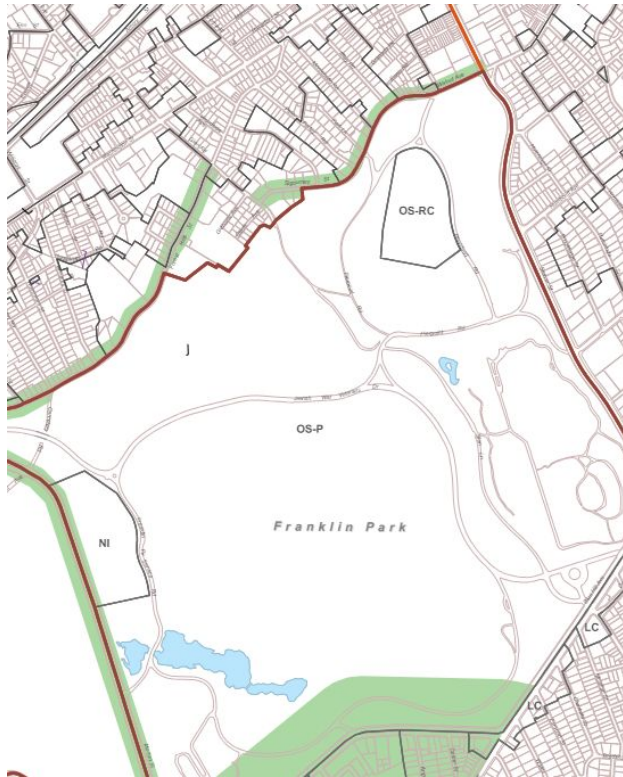
Use tables for residential subdistricts were amended to reflect planning recommendations.

	Residential-1 (R1) & Residential-2 (R2)	Multi-Family Residential
Newly Allowed	Day Care Center, Elderly Accessory Dwelling Unit(s), Detached Accessory Dwelling Unit(s), Non-Detached	Day Care Center, Elderly
Newly Conditionally Allowed	Community Centers	N/A

Use tables throughout Article 60 were updated and streamlined.

Removed	Consolidated
Billiard Parlor Telephone Exchange Outdoor Payphone Orphanage	Museum, Public Art/Display Space → Art Display Space; incl. Gallery, Museum

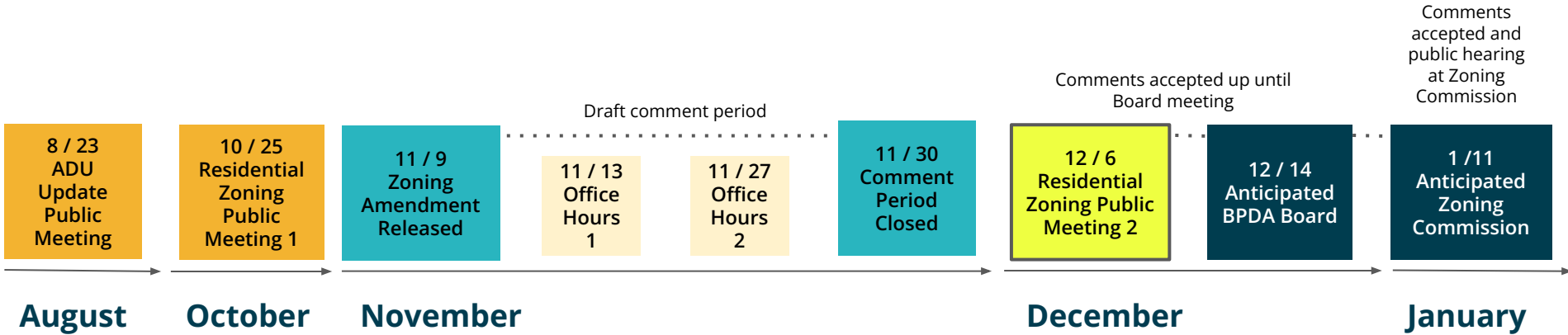
Updated Zoning for White Stadium



White Stadium in Franklin Park, previously zoned under the OS-Parkland (OS-P) subdistrict, was re-zoned as OS-Recreation (OS-RC). This change was made in order to reflect the existing and future use of the stadium as a sports and recreation facility.

There will be a virtual public meeting on Wed, Dec 19 to discuss Open Space zoning and White Stadium, but we wanted to highlight this since it's included in the Article 60 zoning map.

Residential Zoning Process & Timeline



Squares + Streets

Jack Halverson - Planner, BPDA



What We Shared Last Time (11/15 Meeting)

1

How zoning works and what zoning can do to advance PLAN: Mattapan

2

The **regulations and vision** for Squares + Streets districts

3

Where new zoning may be implemented in Mattapan's Squares + Streets

4

How you can **provide feedback**, stay updated, and help shape this zoning

What We Shared Last Time (11/15 Meeting)

Explained how **S+S Zoning advances PLAN: Mattapan Recommendations** in each smaller area.

Mattapan Square

PLAN: Mattapan Recommendations

- Robust mixed-use and commercial development
- FAR to 4.5, height to 70 feet, setbacks in upper stories
- Uphold cultural identities through businesses + spaces
- Lot coverage requirements to allow for street trees

***Conceptual drawing, not representative of a specific location

Morton Street Station

PLAN: Mattapan Recommendations

- Expansion of ground floor commercial uses
- FAR to 1.75, height to 55 feet, rear yards to transition
- Create an anchor within residential areas
- Include front yard setbacks to allow for street trees

***Conceptual drawing, not representative of a specific location

Explained **reasoning behind mapping each zoning district** in each smaller area.

Mattapan Square S4 - Active Squares

1220 Blue Hill Ave
1000 Blue Hill Ave
1000 Blue Hill Ave
1000 Blue Hill Ave

Blue Hill Ave Station S2 - Main Street Mixed Use

1210 Blue Hill Ave
1000 Blue Hill Ave
1000 Blue Hill Ave
1000 Blue Hill Ave

Cummins & Greenfield S1 - Main Street Living

624 Cummins Way
637 463 Cummins Way

Morton Street Station S2 - Main Street Mixed Use

810 424 Morton St
810 Morton St
810 Morton St
810 Morton St

What We'll Share Tonight

1

Specific **dimensional regulations and land uses** for each Squares + Streets Zoning District

2

Methodology and analysis for developing Squares + Streets Zoning Districts

3

How to read the proposed zoning text amendments and maps






4

How you can **provide feedback**, stay updated, and help shape this zoning



Squares + Streets Draft Zoning Districts

Squares + Streets Districts

S0	S1	S2	S3	S4
				
<p>Transition Residential</p>	<p>Main Street Living</p>	<p>Main Street Mixed Use</p>	<p>Active Main Street</p>	<p>Active Squares</p>
<ul style="list-style-type: none"> • Transition between low and high activity streets and squares • Residential and accessory only • Context-scale yards 	<ul style="list-style-type: none"> • Small-scale storefronts allowed on the ground floor with limited uses • Predominantly residential • Small scale yards 	<ul style="list-style-type: none"> • Mainstreet zero-lot-line, but lower lot coverage to require courtyards, yards, or plazas • Small to medium active ground floor uses required among mix of uses 	<ul style="list-style-type: none"> • Mainstreet zero-lot-line • Residential or small scale hospitality • Active uses required • Lot coverage responds to parcel size 	<ul style="list-style-type: none"> • Wider range of mixed-use upper floors • Medium to extra large scale ground floor active uses • Lot coverage responds to parcel size

What's shared across each district?

- **Limit building footprint and building width** to better reflect existing urban design scale
- Include **maximum building lot coverage** and **minimum permeable area of lot** to shape future development
- **Set dimensions for yards where they are important**, such as larger rear yards adjacent to residential areas



What's shared across each district?

- Give **small projects** the same **parking flexibility** as **large projects** by removing parking minimums and **modernize loading requirements** (S0-S4)
- Create better places to live by requiring square footage for **open space amenities** like balconies, roofdecks, terraces, and ground floor courtyards, streetscapes, and plazas (S2-S4)
- Create vibrant streetscapes by requiring a certain amount of **active ground floor uses** and limiting the amount of windowless “**blank walls**” on the ground floor (S3-S4)

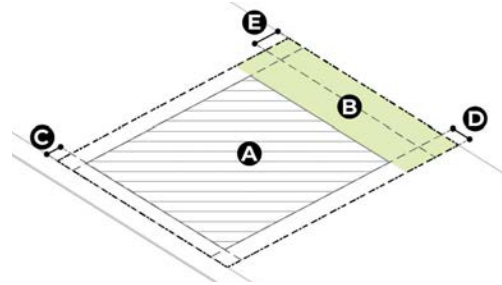


What differentiates each district?



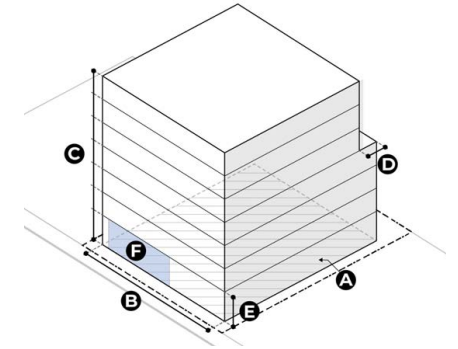
Uses

- Ground floor vs. upper floor uses (or max size overall)
- Whether active uses are required on the ground floor



Lot Standards

- Building lot coverage
- Size of front, rear, and side yards
- Permeable area of lot



Building Form

- Building floor plate
- Maximum building width
- Maximum building height and stories
- Rear setbacks

Updating Dimensional Regulations to Focus on Form

Today (<i>Mattapan Business District Zoning</i>)	Proposed (<i>Squares + Streets Zoning</i>)
Maximum Floor Area Ratio (FAR)	Building Lot Coverage
Minimum Usable Open Space per Dwelling Unit (sqft)	Maximum Building Floorplate
Minimum Front Yard	Minimum Front Yard
Maximum Building Height (feet)	Minimum Rear Yard
	Minimum Side Yard
	Permeable Area of Lot
	Maximum Building Width
	Maximum Building Height (feet and stories)
	Upper Story Stepback

S-0 District: Transition Residential

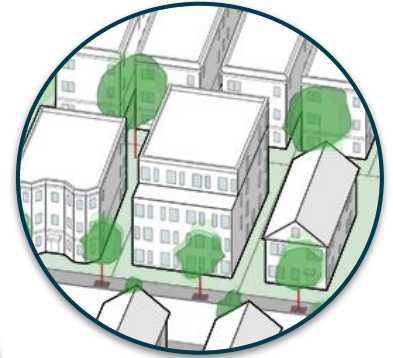
Smaller-scale residential district that provides a transition from mixed-use and high activity streets and squares to lower activity residential areas.

Uses

- Only residential uses allowed; limited to sub-Article 80 scale

Form

- Transition “round the corner” to the rest of the neighborhood; only mapped on smaller parcels
- Small maximum building floorplate
- Front and side yard requirements make space for trees, lowest lot coverage and highest permeable area requirements



Larger front yard space



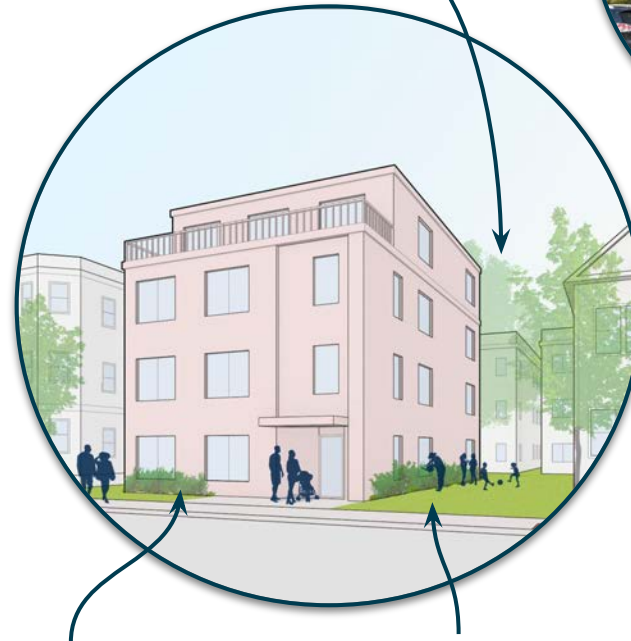
A percentage of the yard must be permeable, such as with lawn or plantings

S-0 District: Transition Residential

Lot Standards	
Building Lot Coverage	60%
Front Yard	8' minimum
Rear Yard	15' minimum
Side Yard	14' cumulative (3' minimum)
Permeable Area of Lot	20%

Building Form Standards	
Floorplate	4,000 square feet max
Height	50' / 4 stories maximum

Larger rear yard (leaving room for trees and open space)



Larger front yard space

Larger side yard



S-1 District: Main Street Living

Predominantly residential buildings that can also have small-scale storefronts or offices on the ground floor.

Uses

- Small-scale neighborhood retail like cafes, art galleries, or small sized grocery stores allowed on the ground floor, although ground floor residential is a common condition
- Residential required on the upper floors

Form

- Small-scale side and front yards to provide more permeable area and a buffer with lower and higher scale areas



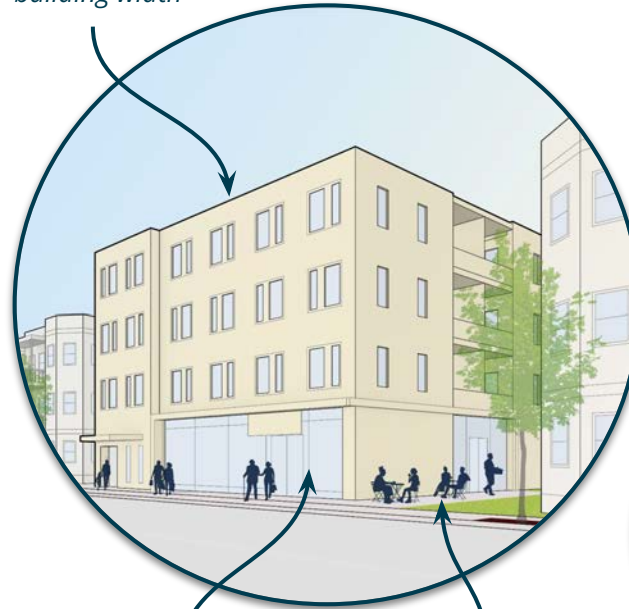
Small scale front yard

S-1 District: Main Street Living

Lot Standards	
Building Lot Coverage	70%
Front Yard	6' minimum
Rear Yard	10'-15' minimum
Side Yard	14' cumulative (3' minimum)
Permeable Area of Lot	15%

Building Form Standards	
Floorplate	8,000 square feet max
Building Width	120' maximum
Height	50' / 4 stories maximum

Maximum building width



Small neighborhood retail and commercial allowed on ground floor

Larger, flexible side yard requirement



S-2 District: Main Street Mixed Use

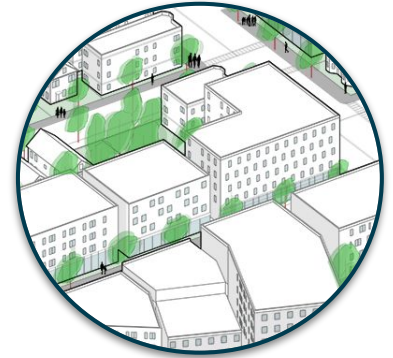
Mainstreet mixed-use buildings where ground-floor-retail and storefronts are the prevailing condition.

Uses

- Small to medium sized neighborhood uses allowed on the ground floor
- Residential and some small retail allowed on the upper floors

Form

- Mid-rise buildings that can fill the front of the lot (zero-lot-line) to help create a “main street” like streetscape
- Lower lot coverage than larger scale districts to ensure some yard space



S-2 District: Main Street Mixed Use

Lot Standards	
Building Lot Coverage	70%
Front Yard	2' minimum
Rear Yard	10'-15' minimum
Side Yard	5'-15' minimum (0' if abutting party wall)
Permeable Area of Lot	15%

Building Form Standards	
Floorplate	15,000 square feet max
Building Width	150' maximum
Height	65' / 5 stories maximum
Outdoor Amenity Space	20%



Mix of active and residential uses on ground floor

Permeable Area requirement and lower lot coverage ensure space for planting and buffering



S-3 District: Active Main Street

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

Uses

- Accommodates larger-scale ground floor uses that draw people to streets and squares like live entertainment or a large gym
- Active ground floor uses are required
- Residential required on the upper floors

Form

- Taller mid-rise buildings allowed, with mainstreet zero-lot-line conditions
- Higher lot coverage allowed



S-3 District: Active Main Street

Lot Standards	
Building Lot Coverage	90% (70% on large parcels)
Front Yard	2' minimum
Rear Yard	10'-15' minimum
Side Yard	5'-15' minimum (0' if abutting party wall)

Building Form Standards	
Floorplate	20,000 square feet max
Building Width	150' maximum
Height	85' / 7 stories maximum
Outdoor Amenity Space	20%



Mid-rise height allowed

Tighter setbacks and lot standards for main street continuity

Active uses required on ground floor and higher-intensity commercial uses allowed

S-4 District: Active Squares

Mid-rise mixed-use building in neighborhood mixed-use areas with a wide range of active ground floor uses.

Uses

- Mixed-use residential or commercial upper floors
- Wide range of uses allowed on the ground floor
- Active ground floor uses are required
- Residential uses limited to upper floors

Form

- Taller mid-rise buildings allowed, with mainstreet zero-lot-line conditions
- Larger rear setbacks next to residential districts



S-4 District: Active Squares

Lot Standards	
Building Lot Coverage	90% (70% on large parcels)
Front Yard	2' minimum
Rear Yard	3'-20' minimum
Side Yard	5' minimum (0' if abutting party wall)

Building Form Standards	
Floorplate	25,000 square feet max
Building Width	200' maximum
Height	85' / 7 stories maximum
Outdoor Amenity Space	25%

Increased outdoor amenity space requirement



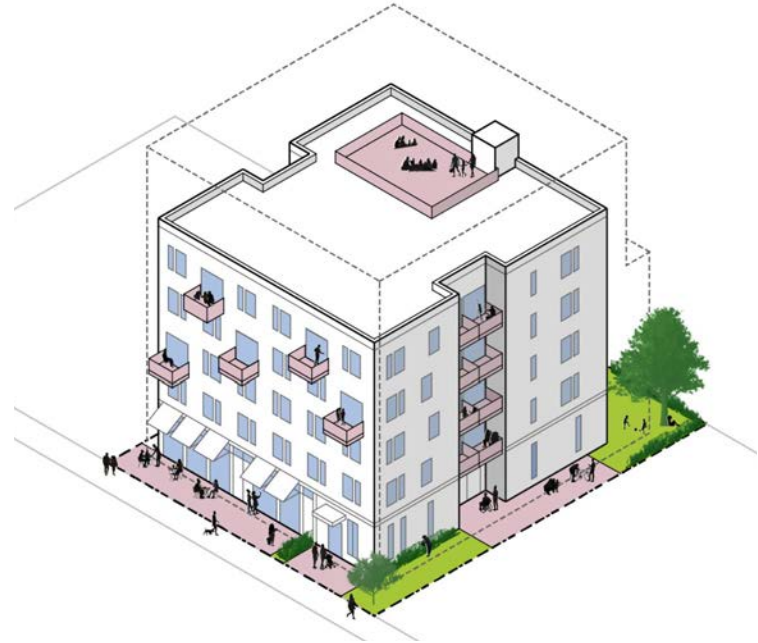
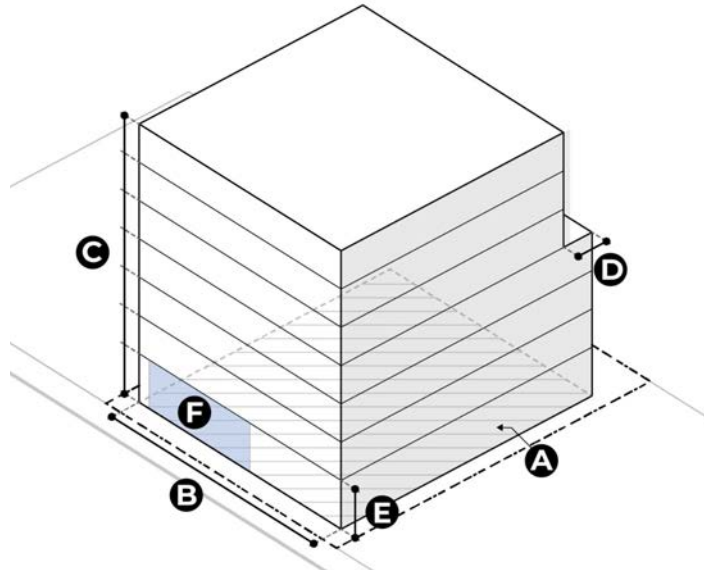
More active uses allowed above ground floor

Active uses required on the ground floor



Beyond Zoning

Once Squares + Streets zoning sets the maximum envelope, tools such as the Boston Design Vision, community process, and BPDA Design Review shape the project to reflect the character and needs of the local context.



Zoning Envelope

Resulting Built Project

Land Use Modernization

A woman wearing a light green jacket, black pants, and a white headband stands on a sidewalk next to a black bicycle with yellow handlebars. She is positioned in front of a purple-painted storefront. The storefront features a central wooden double door with glass panels, flanked by ornate black iron gates. The door has several stickers, including one with the number '264' and another with '369'. The building's facade is painted a vibrant purple, and the scene is set on a sunny day with shadows cast on the sidewalk.

Land Use Regulations

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

Each land *use* is delegated as **allowed, conditional, or forbidden** in each area of the City

- ***Conditional*** means it requires a conditional use permit, based on set criteria, from the Zoning Board of Appeal

Challenge

Current Use Regulations:

- exist in **many places throughout the code** (each neighborhood article as well as the base code)
- are **difficult to navigate** for both the public and the Inspectional Services Department staff who review building permits.
- are also **outdated** and don't always address current planning goals



Opportunity

New Use Regulations:

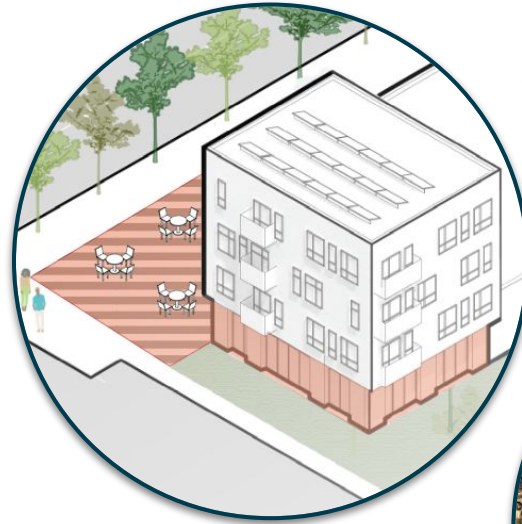
- include a **simpler table** with similar uses consolidated and obsolete uses removed
- include **improved definitions**
- include **use and performance standards** where appropriate
- Becomes the basis for **City-wide zoning reform** and singular place where future updates can be made



Defining “Active” Ground Floors

Active Ground Floor Uses

- Child Care/Adult Day Health Center
- Community Center
- Grocery Store
- Entertainment/Events
- Makerspace
- Museum or Art Gallery
- Restaurant
- Retail Cannabis Establishment
- Retail Store
- Indoor Recreation
- Service Establishment
- Social Club



Community Center

Creating new Community Center use to capture both traditional community centers, and other community gathering spaces like libraries.

Considered an active use.

	S0	S1	S2	S3	S4
Community Center	C	A	A	A	A



Boston Public Library, Mattapan



Roslindale Community Center



Family Nurturing Center, Dorchester



BCYF Curley Center, South Boston

Entertainment/Events

Capacity thresholds are used to allow Entertainment/Events in a **range of scales and districts**.

- Small - Up to 500 people
- Medium - 500-2,000 people
- Large - 2,000-10,000 people
- Extra Large - 10,000 or more people

	S0	S1	S2	S3	S4
Entertainment/Events - Small	F	A-G	A-G	A-G	A
Entertainment/Events - Medium	F	F	C-G	A-G	A
Entertainment/Events - Large	F	F	F	C	C
Entertainment/Events - Extra Large	F	F	F	F	F

Small



Brighton Music Hall - 476 people

Medium



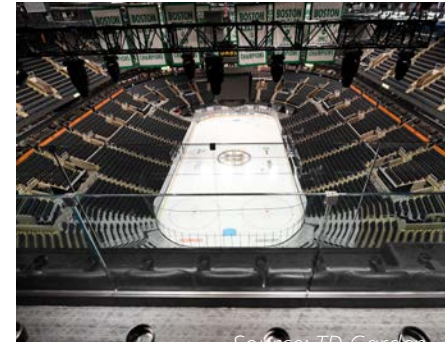
Strand Theatre - 1,400 people

Large



Symphony Hall - 2,371 people

Extra Large



TD Garden - 19,580 people

Restaurant

Current zoning separates Restaurant, Take-out restaurant, Drive-throughs, Restaurant with entertainment, Bar, and Bar with entertainment.

New zoning includes one use called "Restaurant" (which is separated by size), as well as "drive-throughs" and "entertainment/events" as accessory uses. Take-out is allowed in all restaurants.

Small - less than 2,500 square feet
Large - at least 2,500 square feet

"accessory entertainment/events" for restaurants/bars that may have an entertainment component (e.x. The Bebop) 



	S0	S1	S2	S3	S4
Restaurant - Small	C-G	A-G	A-G	A	A
Restaurant - Large	F	C-G	A-G	A	A
Accessory Drive-Through	F	F	F	F	F
Accessory Ent./Events	C	A	A	A	A

Small



Cafe JuiceUp, Mattapan - 700 sf

Large



Bell in Hand Tavern - 6,000 sf

Retail Store

Current zoning separates “local retail,” “general retail,” “liquor stores” and “pawnshops.”

New zoning includes all of these in one “Retail Store” use, but separates by size.

Small - less than 2,500 square feet

Medium - 2,501-10,000 square feet

Large - 10,001 - 50,000 square feet

Extra-Large - at least 50,000 square feet

	S0	S1	S2	S3	S4
Retail Store - Small	F	A-G	A-G	A-G	A
Retail Store - Medium	F	C-G	A-G	A-G	A
Retail Store - Large	F	F	C-G	A-G	A
Retail Store - Extra Large	F	F	F	F	C

Small



Birch Florist, Roslindale - 750 sf

Medium



Source: Eliana Sanchez

Walgreens, East Boston - 9,000 sf

Large



Source: Google Maps

T.J. Maxx, Back Bay - 45,000 sf

Extra Large



Source: Suffolk Construction

Target, Fenway - 150,000 sf



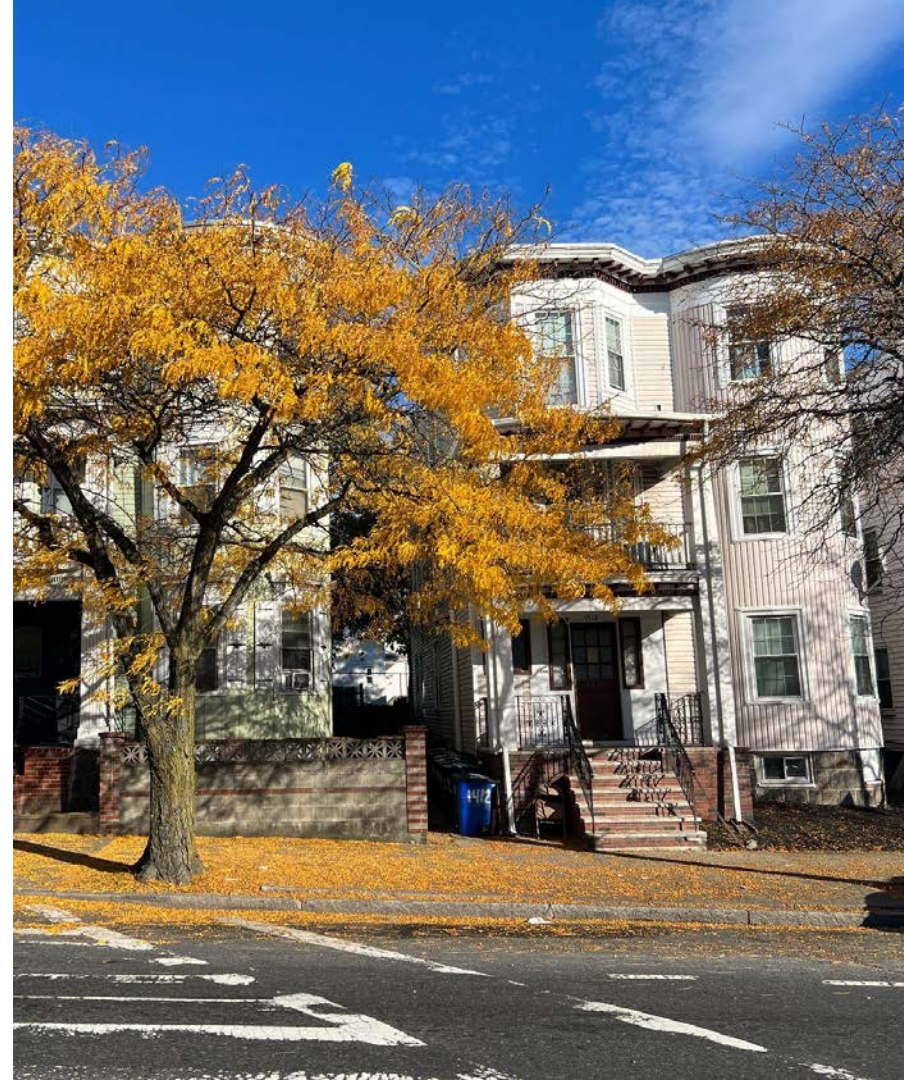
From Neighborhood Plan to New Squares + Streets Zoning

PLAN: Mattapan envisions a future where...

Existing Mattapan residents are **stable in their homes** and new residents have **affordable housing options**.



Zoning can... allow more housing growth in and around major squares and streets.



PLAN: Mattapan envisions a future where...

Mattapan residents have safe and reliable transit connections to jobs, schools, and community spaces in Mattapan and throughout Boston



Zoning can...

facilitate job growth and housing development in areas served well by transit.



PLAN: Mattapan envisions a future where...

Mattapan Square and other neighborhood nodes are home to **vibrant, thriving local businesses and cultural spaces** that reflect the needs of residents and uphold neighborhood identity

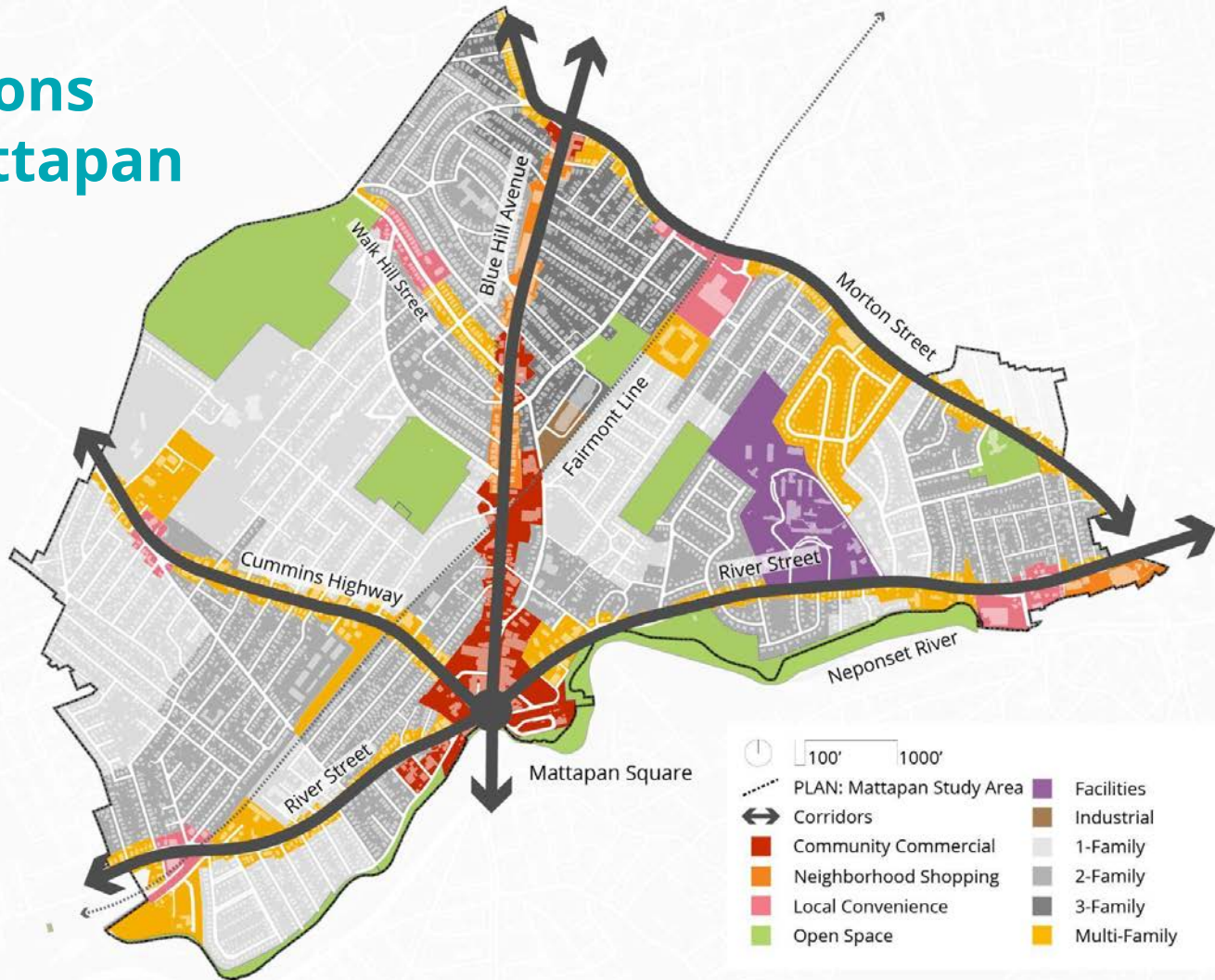


Zoning can... allow more small business and cultural uses to be built and require active uses on the ground floor.



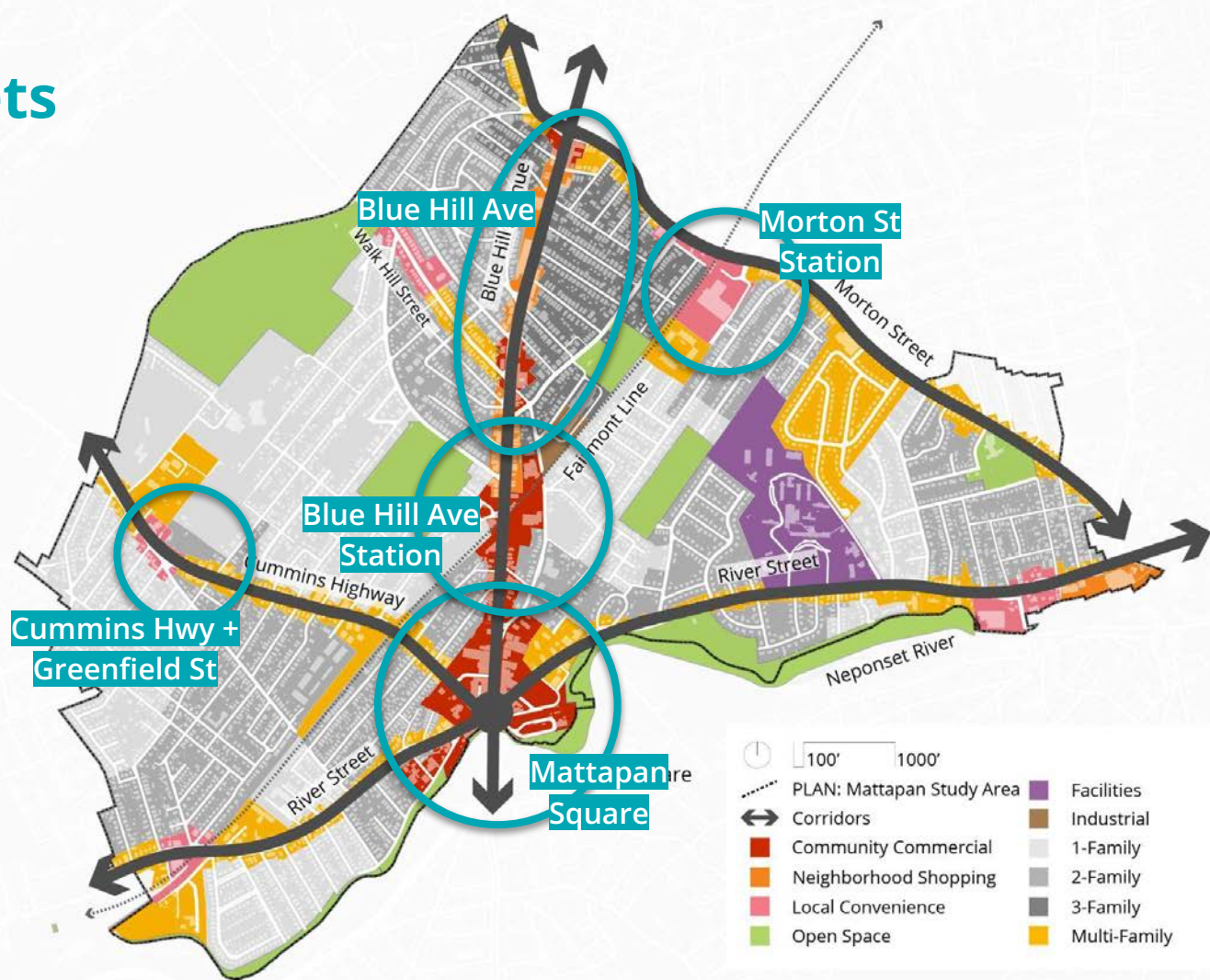
Recommendations from PLAN: Mattapan

Zoning recommendations were made for the entire study area and assumed using the same Zoning Subdistricts that exist in Mattapan today.



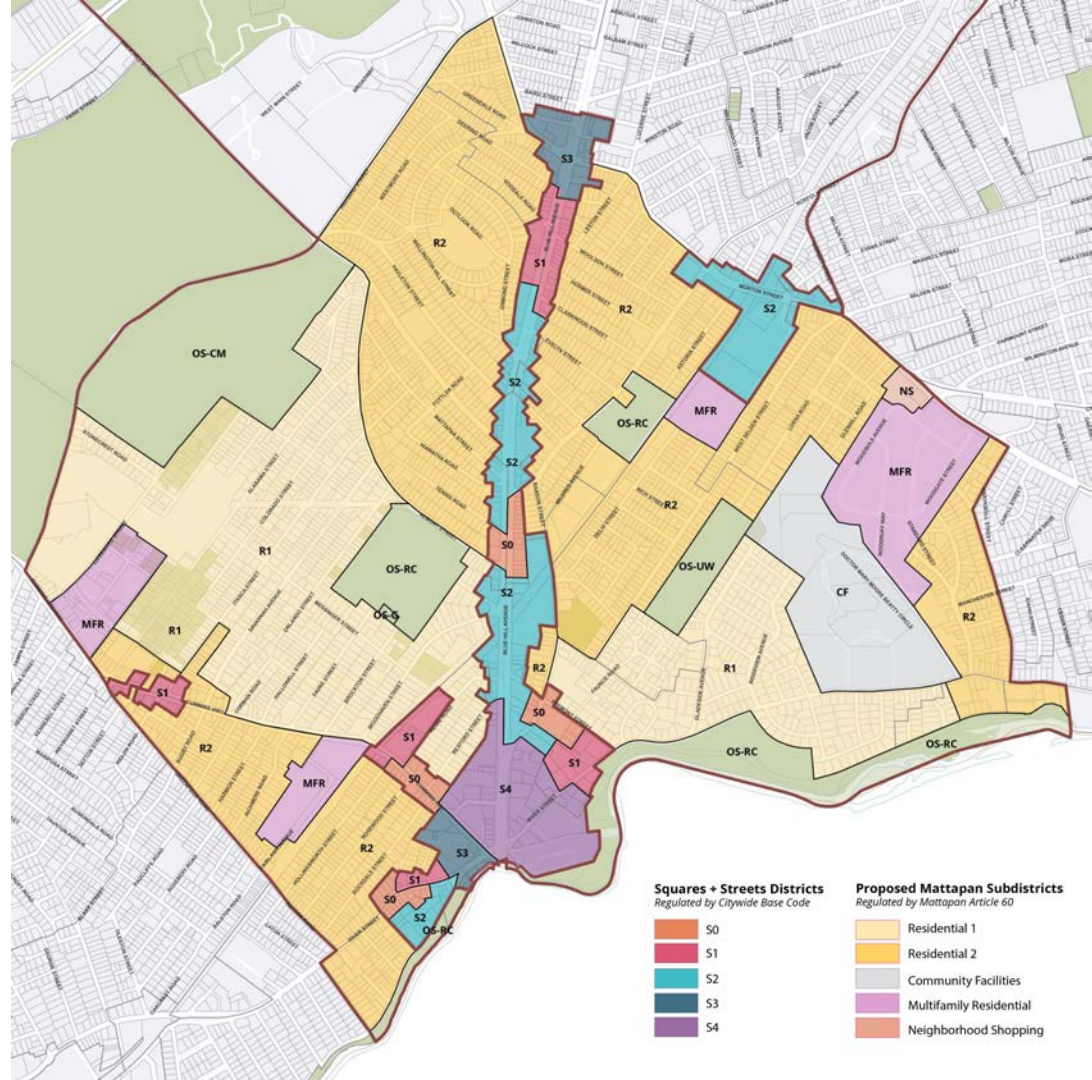
Squares + Streets Focus

Squares + Streets Zoning is focused in areas identified as “Nodes” and “Corridors” through PLAN: Mattapan.



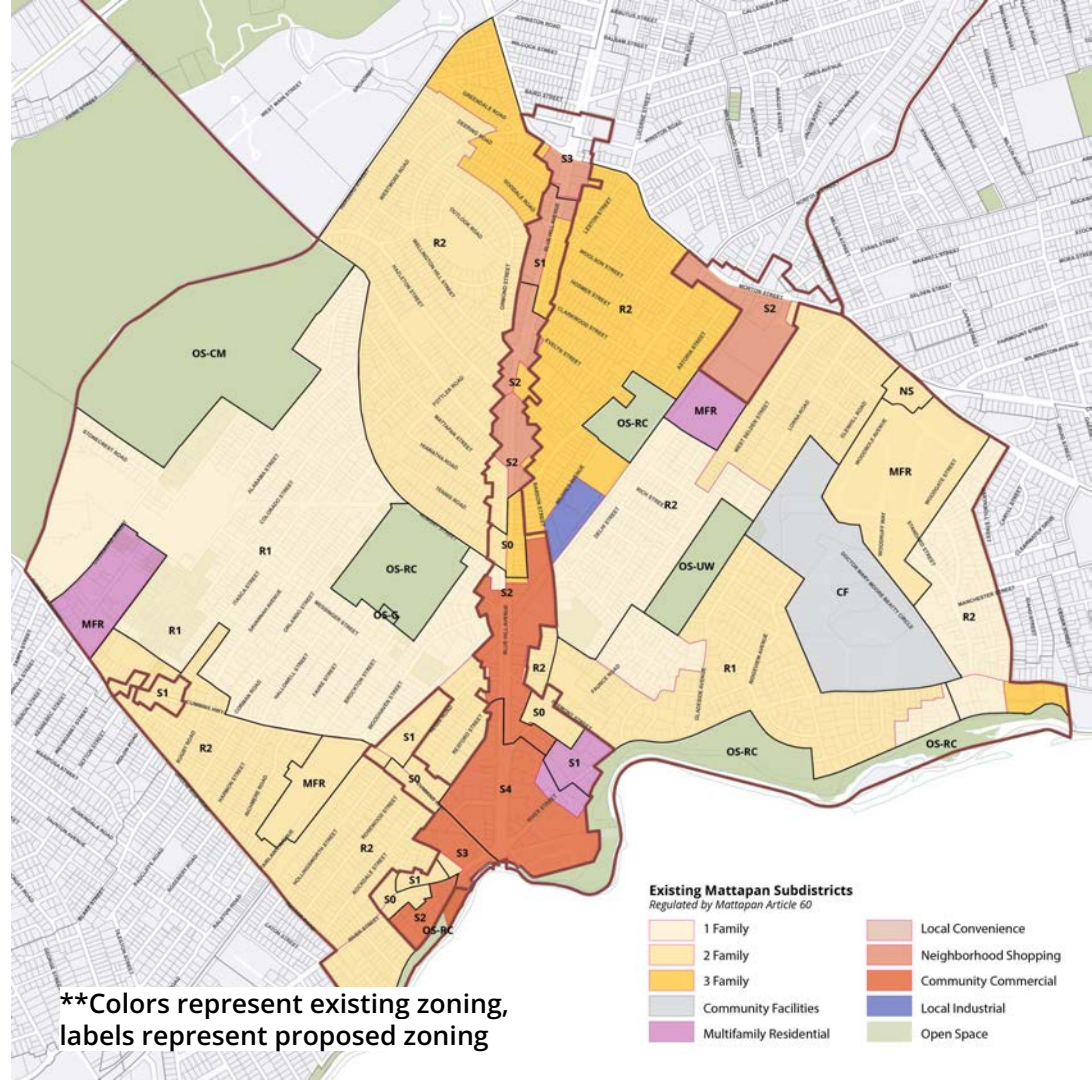
New Draft Squares + Streets Zoning

An entire Square or Street does not need to be mapped with the same Squares + Streets District; they can be **tailored to fit better into the existing and planned context.**



Comparison with Existing Zoning

Squares + Streets Districts replace the **Neighborhood Shopping and Community Commercial** Subdistricts, and encompass some areas currently with residential zoning.



How to read the proposed zoning and provide feedback



How to Read the Proposed Zoning (Citywide)

DRAFT Squares + Streets Zoning Text Amendment

Compiled Draft Text Amendment for Squares + Streets

Last revised: December 5, 2023

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Amendment Summary and Reference Guide

Squares + Streets Amendment Summary

Squares + Streets is a planning and zoning initiative to modernize regulations for how development can happen in Boston's commercial centers. This draft text amendment will adjust the zoning code to enable these changes. By itself, none of these changes have any immediate effect on any existing zoning districts anywhere in the city. Zoning districts must be mapped, through a zoning map amendment, to take effect. The BPDA plans to conduct a full process for zoning map amendments in Squares + Streets as part of Small Area Plans, beginning in early 2024.

The new Squares + Streets districts involve three additions to the zoning code—Article 26 (Squares + Streets District Regulations), Article 8 (Use Table), and Article 23 (Parking)—that enable the bulk of the streamlining. Other minor changes make these consistent with the rest of the zoning code.

New Zoning: Article 26 (Squares + Streets), Article 8 (Use Table), and Article 23 (Parking)

Article 26: A new article for the Boston Zoning Code, creating the Squares + Streets districts. Sections 26-1 and 26-2 describe the purpose of the five Squares + Streets districts, and give a summary of each of them (S-0 through S-4). Following that, the article includes a diagram explaining the district dimensional standards and a table with more detailed dimensional regulations, described in more detail in the following reference guide. It also provides "additional use and performance standards," which provide some additional information that cannot fit inside the other edits to Article 8.

Article 8: A modernized use table for Squares + Streets and other future citywide zoning districts. The new use table will be named Table A and the existing base code use table will be renamed Table B. The Squares + Streets districts will, at the moment, be the only districts operating under the new Table A. Table A is a comprehensive modernization of Boston's definitions of what is allowed or not allowed in the city's different zoning districts and subdistricts.

In addition to the Draft Article 8 text, a **companion Land Uses Visual Guide is available** on the Squares + Streets Zoning Districts webpage that provides photo examples of each land use.

Land Use Modernization Visual Guide

Land Use Modernization Visual Guide

Entertainment/Events

A facility which regularly hosts 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.

Small - An entertainment facility with a capacity of up to 500 persons.

Medium - An entertainment facility with a capacity of 501-2,000 persons.

Large - An entertainment facility with a capacity of 2,001-10,000 persons.

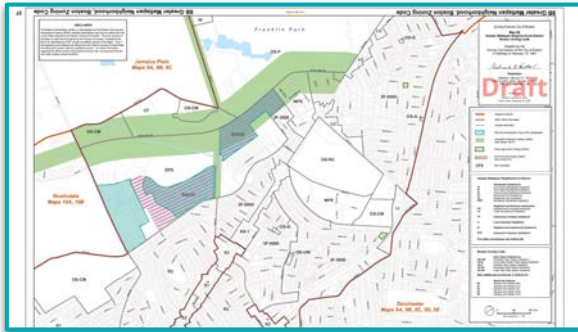
Extra Large - An entertainment facility with a capacity of greater than 10,000 persons.



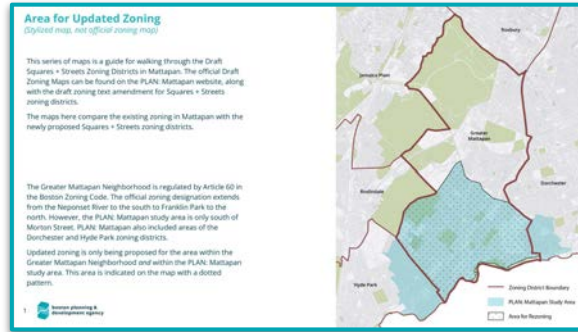
****Essential to understand the Citywide text amendment to apply in Mattapan**

How to Read the Proposed Zoning (Mattapan)

Proposed Maps



Annotated Map Guide



Article 60 Updates + Fact Sheet

Mattapan Squares + Streets Draft Article 60 Fact Sheet

Background

PLAN. Mattapan (approved and adopted by the BPDA Board in May 2023), Mattapan's neighborhood plan, recommended updated zoning for mixed-use and commercial "in-fill" and "condens" throughout the neighborhood. The recommendations seek to encourage vibrant, thriving local businesses and cultural spaces throughout Mattapan Square and other neighborhood centers.

The BPDA is proposing recommended areas, Squares + Streets, in Boston's Zoning Code. Article 60 must be updated to reflect the changes and subdistricts that currently exist in the area.

This greenlined Article 60 Residential Zoning that the Residential Zoning Code Squares + Streets process.

Text Removed through Residential Rezoning

- Text Added through Residential Rezoning
- Text Removed through Squares + Streets Rezoning
- Text Added through Squares + Streets Rezoning

**ARTICLE 60
GREATER MATTAPAN NEIGHBORHOOD DISTRICT
IN GENERAL**

Section 60-1. Statement of Purpose, Goals and Objectives: Physical Boundaries, and Applicability

The purpose of this Article is to establish the zoning regulations for the Greater Mattapan Neighborhood District in accordance with the Greater Mattapan Neighborhood Plan and PLAN. Mattapan, as adopted by the Boston Redevelopment Authority on May 11, 2023.

The provisions of this Article are applicable only to the Greater Mattapan Neighborhood District. The boundaries of the Greater Mattapan Neighborhood District and its subdistricts are as shown on the maps numbered Maps 8A, 8B, and 8C, entitled "Greater Mattapan Neighborhood District, Boston Zoning Code," and all of the series of maps entitled "Zoning Districts of Boston," as amended.

This Article, together with the rest of this Code, constitutes the zoning regulations for the Greater Mattapan Neighborhood District and applies as specified in Section 8.1, regarding the applicability of buildings and land to this Code. Zoning relief in the form of exemptions from the provisions of this Article pursuant to Article 8A is not available except to the extent expressly provided in this Article or in Article 8A. Where conflicts exist between the provisions of this Article and the provisions of any other Article, the provisions of this Article shall govern. Except where specifically indicated to the contrary in this Article, the provisions of this Article supersede Sections 7 and Article 13 through 24 of this Code for the Greater Mattapan Neighborhood District.

—a neighborhood plan for the Greater Mattapan Neighborhood District. The goals and objectives of this Article and the Greater Mattapan Neighborhood Plan were to provide adequate density controls that protect established residential areas and drive growth to areas where it can be accommodated; to promote mixed-income residential development to provide for affordable and market-rate housing for individuals and families; to promote a viable neighborhood economy and provide for new businesses and expansion of job opportunities; to provide the best planned development of residential use and enhance their public services and economic development role in the neighborhood; to preserve, enhance and create open spaces for parks and support new and existing art and cultural uses that celebrate Mattapan's identity and create a welcoming public realm; to protect the environment and

Share your thoughts with Us!

Come to Our Virtual Office Hours!

Mattapan-Specific: 4 sessions in Dec (afternoon + evening)

Dec 11, 13, 18, 20

Citywide: 6 sessions in Dec (afternoon + evening):

Dec 7, 11, 12, 19, 20, and 27

Attend an Upcoming Public Meeting!

Mattapan-Specific:

Draft Zoning Amendment Meeting (Early January TBA)

Zoning Amendment Final Meeting (Early February TBA)

Citywide:

Zoning Text Amendment Update Meeting (1/8)

Zoning Text Amendment Final Meeting (2/6)

Additional January Engagement

We're working to schedule more in-person engagement opportunities for **January 2024** before the close of the comment period.

Give Us Your Feedback!

Share your thoughts on the draft zoning amendments now through the **public comment period form from now UNTIL JANUARY 28, 2024.**

Feedback (so far) + How to Address

Comments:

Clarification on **how Licensing and code enforcement works**

Comparison of current zoning and proposed zoning

Concern around **parking availability** in Mattapan Square

Land uses may promote more **traffic congestion**

Response:

Adding a public meeting in January with **colleagues at the Licensing Board**

Created an annotated set of maps showing a comparison

Created a **“Shared Parking” land use** for businesses to collaborate

Size thresholds to allow smaller uses
Mixed-use zoning creates **more walkable areas**

How Can Your Feedback Shape This?

Feedback:

"I can't figure out where _____ land use would fit in the table"

"I think this area should be included in _____ Zoning District"

"I don't understand the language in _____ part of the zoning code"

Any other comments, questions, and concerns

Response:

Refine definitions and/or create new uses

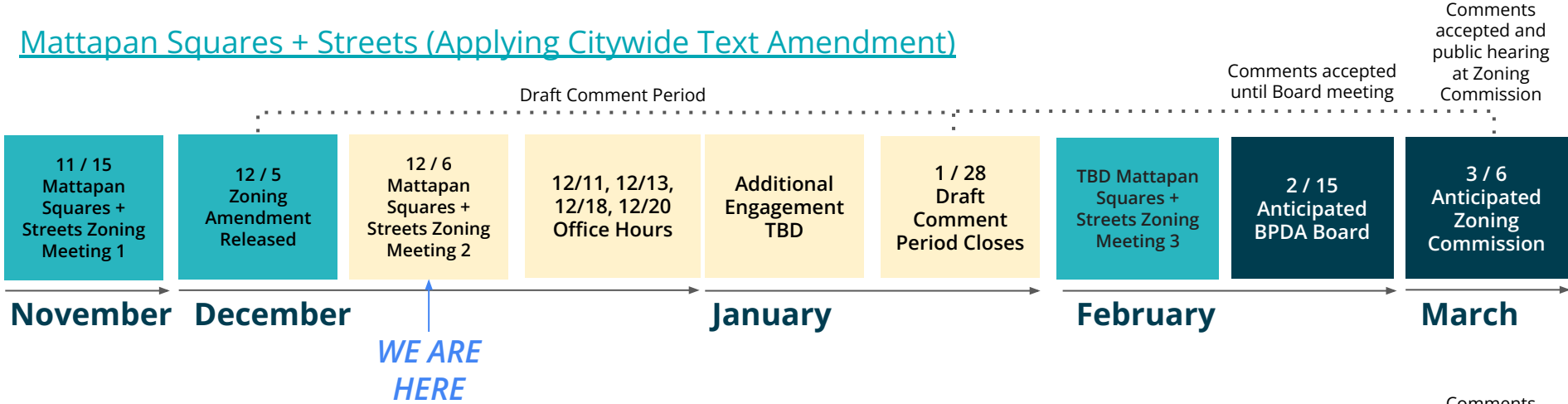
Potentially redraw district boundaries to better reflect planning goals and existing conditions

Revisit and clarify text in the zoning code for legibility

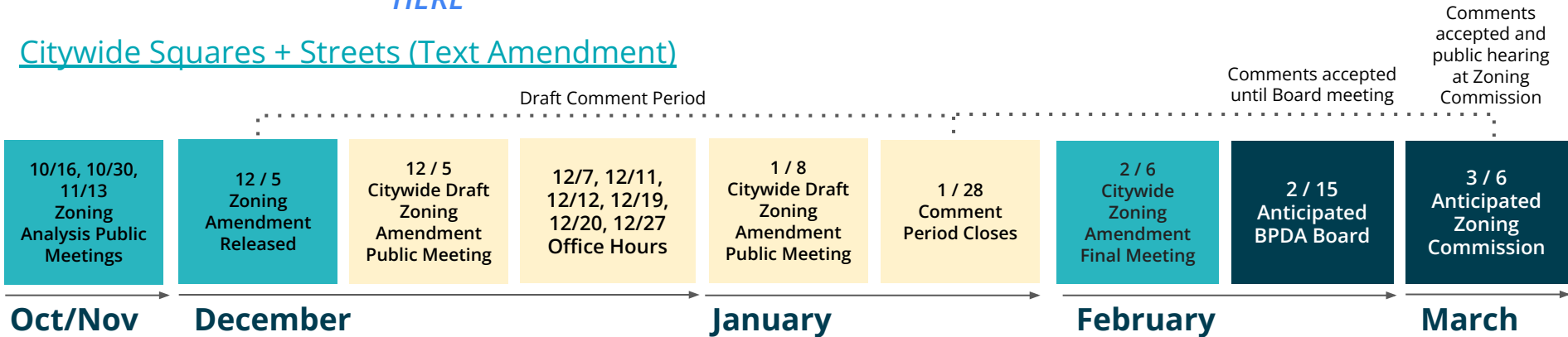
Addressed case-by-case and follow up where necessary

Squares + Streets Zoning Process

Mattapan Squares + Streets (Applying Citywide Text Amendment)



Citywide Squares + Streets (Text Amendment)



Thank you!

for more information about these rezoning efforts visit:

<https://www.bostonplans.org/planning/planning-initiatives/plan-mattapan>