

SQUARES + STREETS IN MATTAPAN

Proposed Update to Squares + Streets Zoning 12/2/24

Minor text updates are proposed for Squares + Streets Zoning Districts, which are currently mapped in Mattapan, but will be mapped in other areas of the City. Geographic changes that result from these updates are described below and annotated on this map.

1. REFORMATTING AND CLARIFICATIONS

Changes to formatting and location of information in Article 8, Article 26, and Article 2 improve legibility of regulations. Active Uses are no longer a separate category in the Article 8 Use Table, but rather Active Uses are a defined term that list out the specific land uses.

2. GROUND FLOOR DWELLING UNITS

Ground floor dwelling units would now be conditional along primary lot frontages within the S2 district, rather than allowed only with a 4-foot front yard. By making these conditional rather than forbidden, S2 can still be used in places with a mix of existing residential and commercial properties, like in Mattapan.

3. USE REGULATION CHANGES

The proposed amendment updates regulations for some land uses.

LAND USE ALLOWANCES

A = Allowed

A-G | C = Allowed on basement/ground floor, conditional on upper stories

A-G | F = Allowed on basement/ground floor, forbidden on upper stories

C = Conditional

C-G | F = Conditional on basement/ground floor, forbidden on upper stories

F = Forbidden

Conditional means that the land use requires a case-by-case review to determine if it is appropriate for the area, given the surrounding context and other factors determined by the Zoning Board of Appeal.

