

# PLAN: Mattapan Draft Residential Zoning

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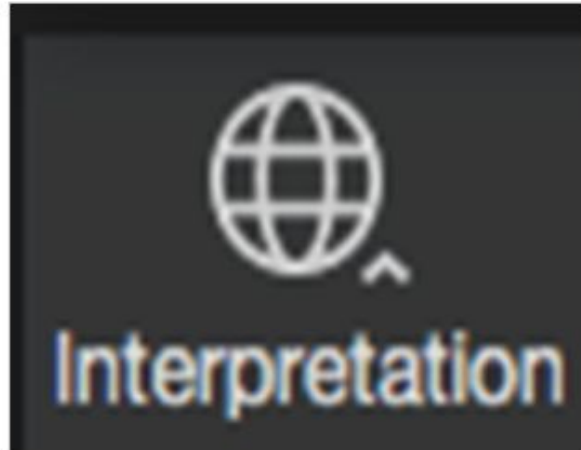
**Kenya Beaman** - Community Engagement Manager, BPDA

**Adriana Lasso-Harrier** - Planner, BPDA

**Marcy Ostberg** - Mayor's Office of Housing



Simultaneous Haitian Creole and Spanish interpretation services are being provided for this meeting. Please click on the following icon at the bottom and choose the appropriate language channel. An example of the icon is below.



# Virtual Meeting Guidelines

## Meeting recording

The BPDA will be recording this meeting and posting it on the BPDA's webpage for those who are unable to attend the Zoom meeting live. It is possible that participants may also be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

## Virtual meeting etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members/ stakeholders are comfortable sharing their comments, questions, and feedback.
- Please be respectful and mindful of each other's time when asking questions/providing comments, so that all attendees can participate in the meeting.

# Virtual Meeting Guidelines

## Meeting information

- The presentation for this evening is available to view on the webpage on the BPDA's website: [bit.ly/PLANMattapan](https://bit.ly/PLANMattapan)
- Meeting recording will be uploaded to the project webpage within 48 hours.

## Meeting format

- Attendee microphones will be muted during the presentation.
- Once the presentation is over, please raise your "virtual hand" and we will take your questions orally in the order which hands were raised.

# Zoom Tips

Welcome! Here are some tips for first-time Zoom users. **Your controls are at the bottom of the screen.**

Clicking on these symbols activates different features. **(Phone users press \*9 to raise hand and press \*6 to unmute.)**



**Mute/unmute** (you will remain muted until a host gives you access)



**Ask clarifying questions** (we will have discussion period at the end)



**Turn video on/off** (your video will remain off until a host gives you access)



**Raise hand** to ask for audio/visual permission at the end of the presentation

# PLAN: Mattapan Residential Recommendations

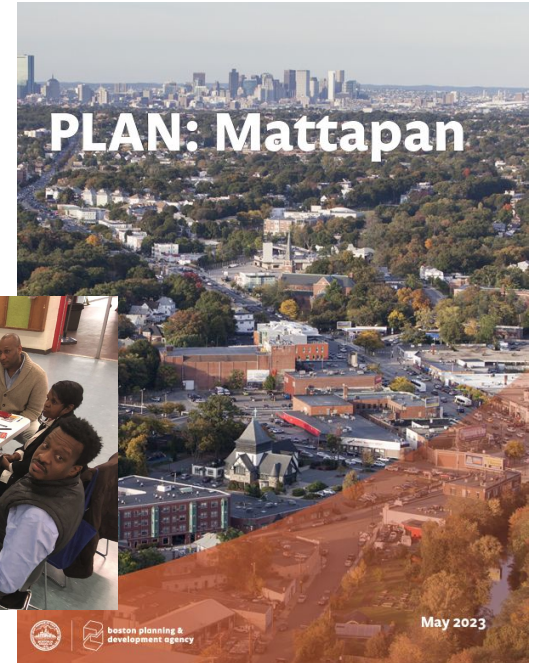
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# Residential Fabric: Development without Displacement

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).*

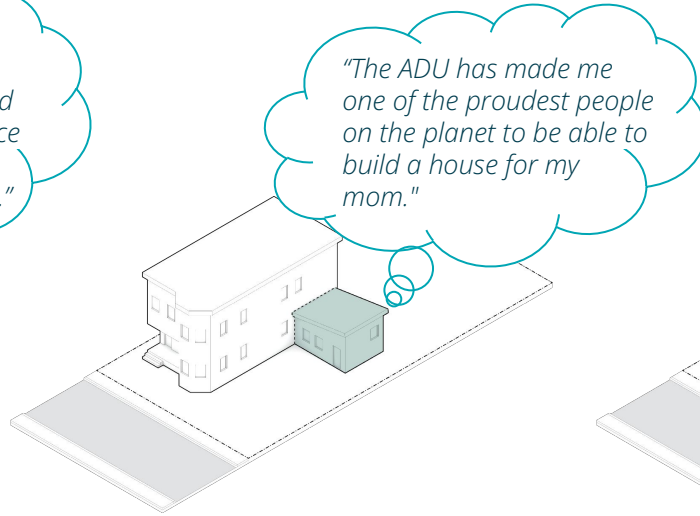


# Different ADU Types Can Fit Different Needs



## Internal ADU

- Multi-generational living
- Good option for limited space
- Rental unit



## Attached ADU

- Age in place
- Building conversion
- Rental unit



## Detached ADU

- High level of privacy
- Rental unit
- Building conversion

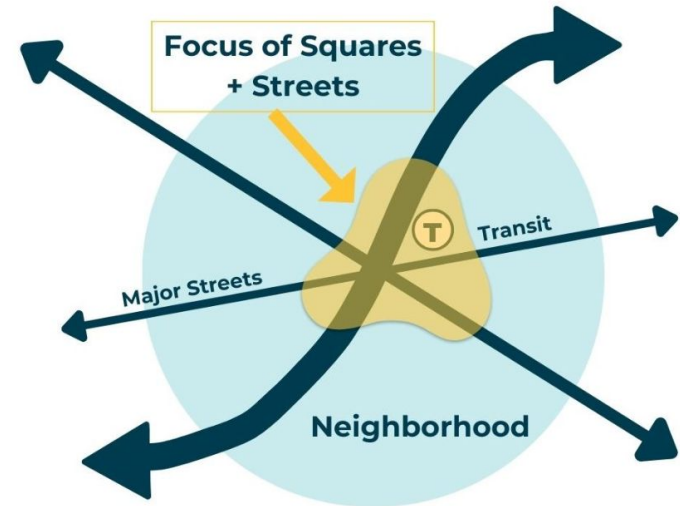
# Squares + Streets – Mixed Use Zoning in Mattapan

**Squares + Streets** zoning districts will be **new mixed-use zoning** districts applied to **Mattapan Square, Blue Hill Ave, and other key mixed-use areas** to support:

- **cultural spaces**
- **local business activity**
- **housing growth**

These Squares + Streets (SS) districts will align with areas identified in the **“Corridor Recommendations”** & **“Node Recommendations”** sections of PLAN: Mattapan.

Part of a larger citywide effort to **expand access to and services in Boston’s transit-rich main streets** across neighborhoods.



A virtual public meeting on Squares + Streets zoning in Mattapan will be held on **11/15 @ 6:00 PM!**

# Turning Recommendations into Zoning

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# The Goal: Plentiful & Responsive Housing in Mattapan

**Abundant and diverse housing types that fit a variety of household needs and income levels is critical to ensuring existing residents stay in their homes.**

## 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).

- Mattapan needs zoning that will support residents **now**:
  - ADUs
  - Repairs and renovations
- Mattapan needs zoning that will support current and future residents **in the future**:
  - New housing on vacant lots (Infill development)

*From PLAN: Mattapan Residential Fabric Recommendations  
(page 60)*

# Simplifying Residential Zoning

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.**

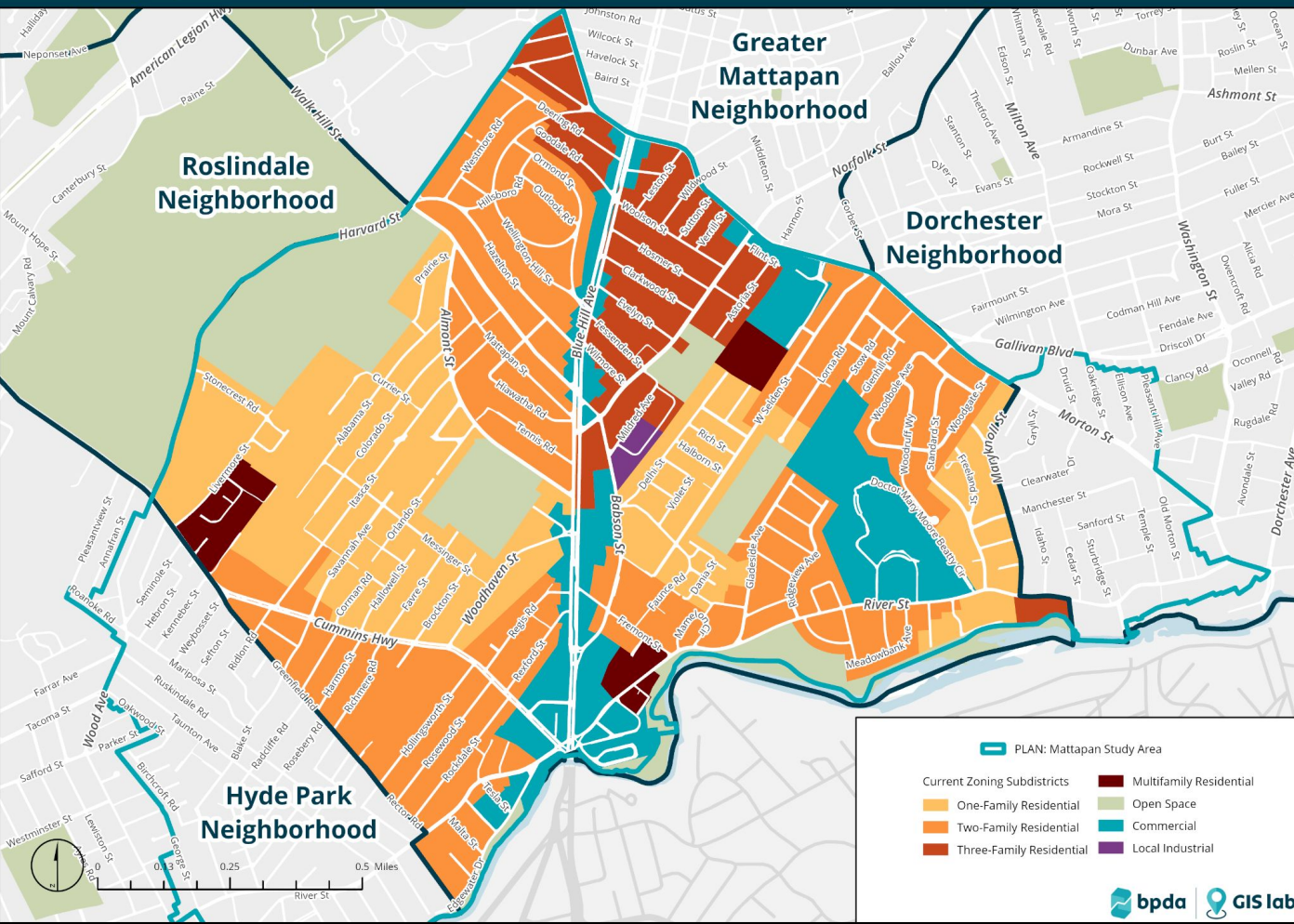
Draft residential zoning will be:

- **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**



# PLAN: Mattapan Study Area

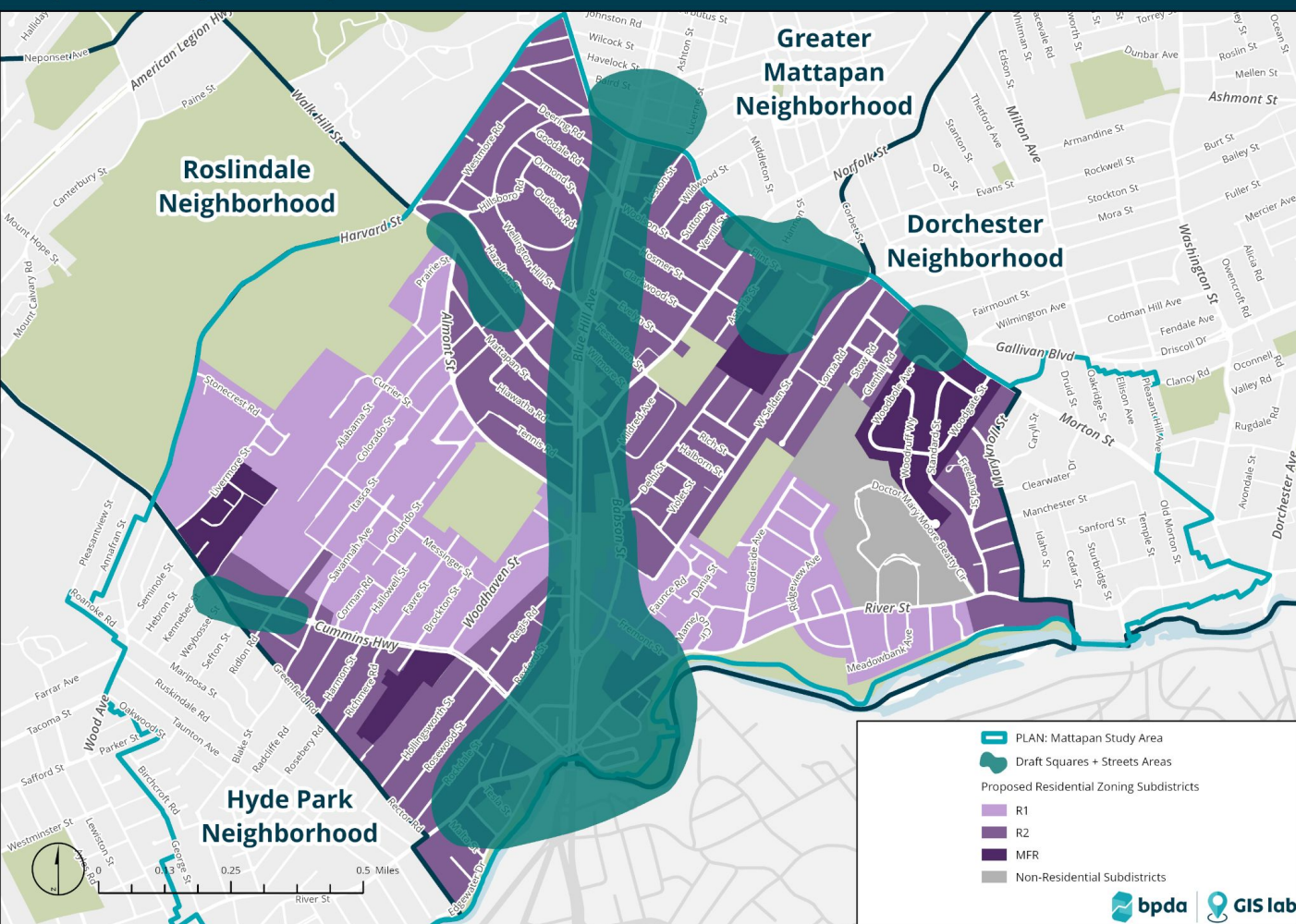
## Current Zoning



## Current Mattapan zoning map

# PLAN: Mattapan Study Area

## Proposed Zoning & Draft Squares + Streets Areas



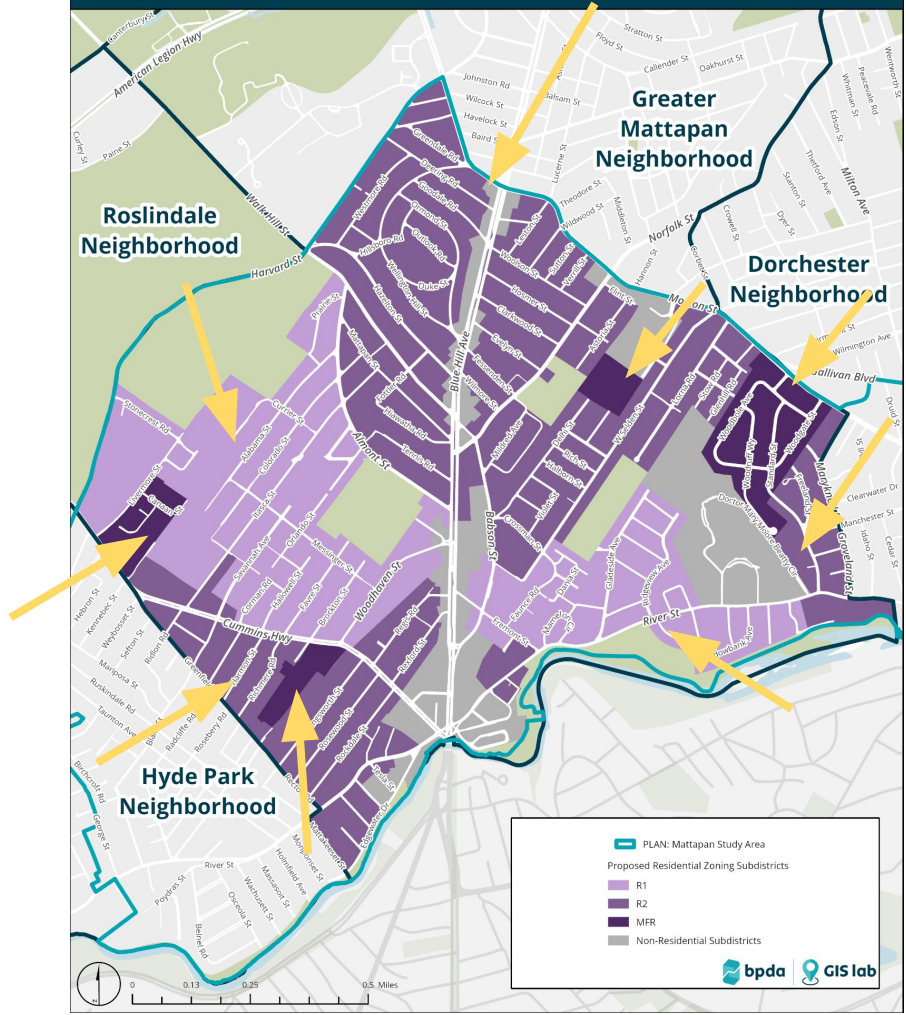
**Proposed residential zoning + draft mixed-use (Squares & Streets) areas**

- PLAN: Mattapan Study Area
- Draft Squares + Streets Areas
- Proposed Residential Zoning Subdistricts
  - R1
  - R2
  - MFR
  - Non-Residential Subdistricts

# Two Residential Subdistricts

- **Residential Subdistrict-1 (R1)** and **Residential Subdistrict-2 (R2)** propose updated dimensional requirements that **better match existing built form** - making repairs and small changes to existing properties easier.
- **Existing MFR districts will stay**, with a few areas added to legalize existing multi-family developments.

## PLAN: Mattapan Study Area Proposed Zoning





# Supporting More Housing

**Both of the proposed subdistricts will provide space for more types of housing in Mattapan that fit a variety of household types and income levels.**

- The R1 subdistrict will allow **up to 2** units on all lots. New ADUs could bring a lot to **3 units max.**
- The R2 subdistrict will allow **up to 3** units on all lots. New ADUS could bring a lot to **4 units max.**
- Zoning changes in each subdistrict will make it possible for a homeowner to build an external (attached and detached) ADUs **on most lots.**



*Existing 1, 2, and 3-family homes will be able to add one external ADU to their property. If they would like to add an internal ADU, they may do so as long as it fits with the unit max for the subdistrict they are in.*

*New development will be allowed up to 2 or 3 units, with parameters that help it fit in with its surroundings.*

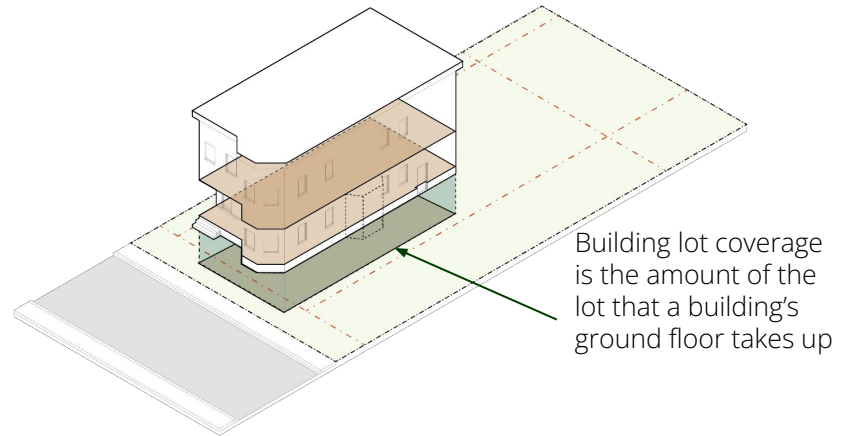


# Straightforward Controls on Building Form and Density

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



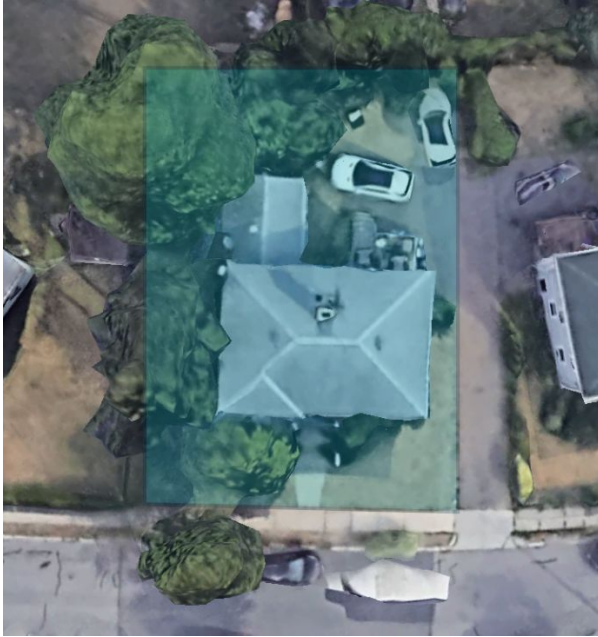
# Recognizing Lot Size

**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.*



# Zoning for Renovations & Contextual Infill

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# Proposed Zoning Will Support Renovations

**Changes to the zoning code will align existing built form with zoning regulations, reducing the likelihood that routine projects get flagged for zoning violations.**

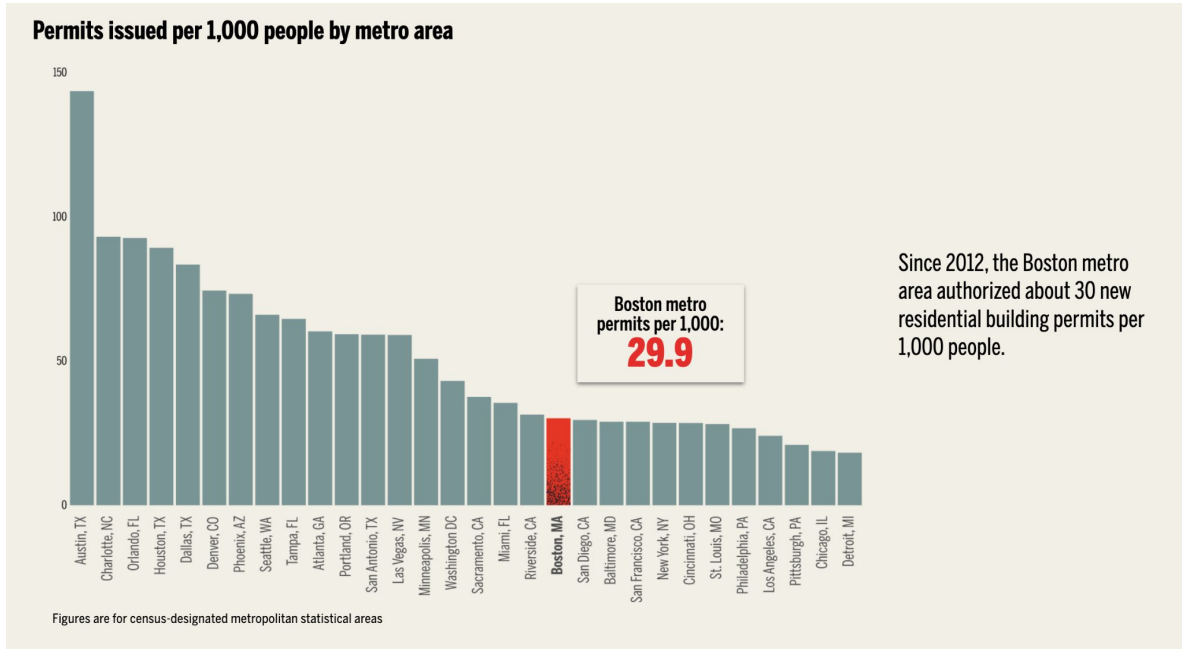
In Mattapan, from 2016-2022:

- 79% of Zoning Board of Appeal (ZBA) cases were for projects in residential subdistricts
- For ZBA cases in residential subdistricts, some of the most common violations were:
  - Yard dimensions (29%)
  - Lot area (15%)
  - Floor area ratio (11%)
  - Use (10%)

# Proposed Zoning Will Support Contextual Infill

Boston's housing shortage means that new housing must be built in all neighborhoods, thereby easing demand and stabilizing prices.

- Inadequate housing supply causes the unsustainably high rents and housing costs we see today.
- **The housing shortage affects us all.** But it disproportionately impacts people living on limited or low incomes, Black and Latino households, seniors, and young Bostonians.





# Proposed Base Zoning for Both R1 & R2

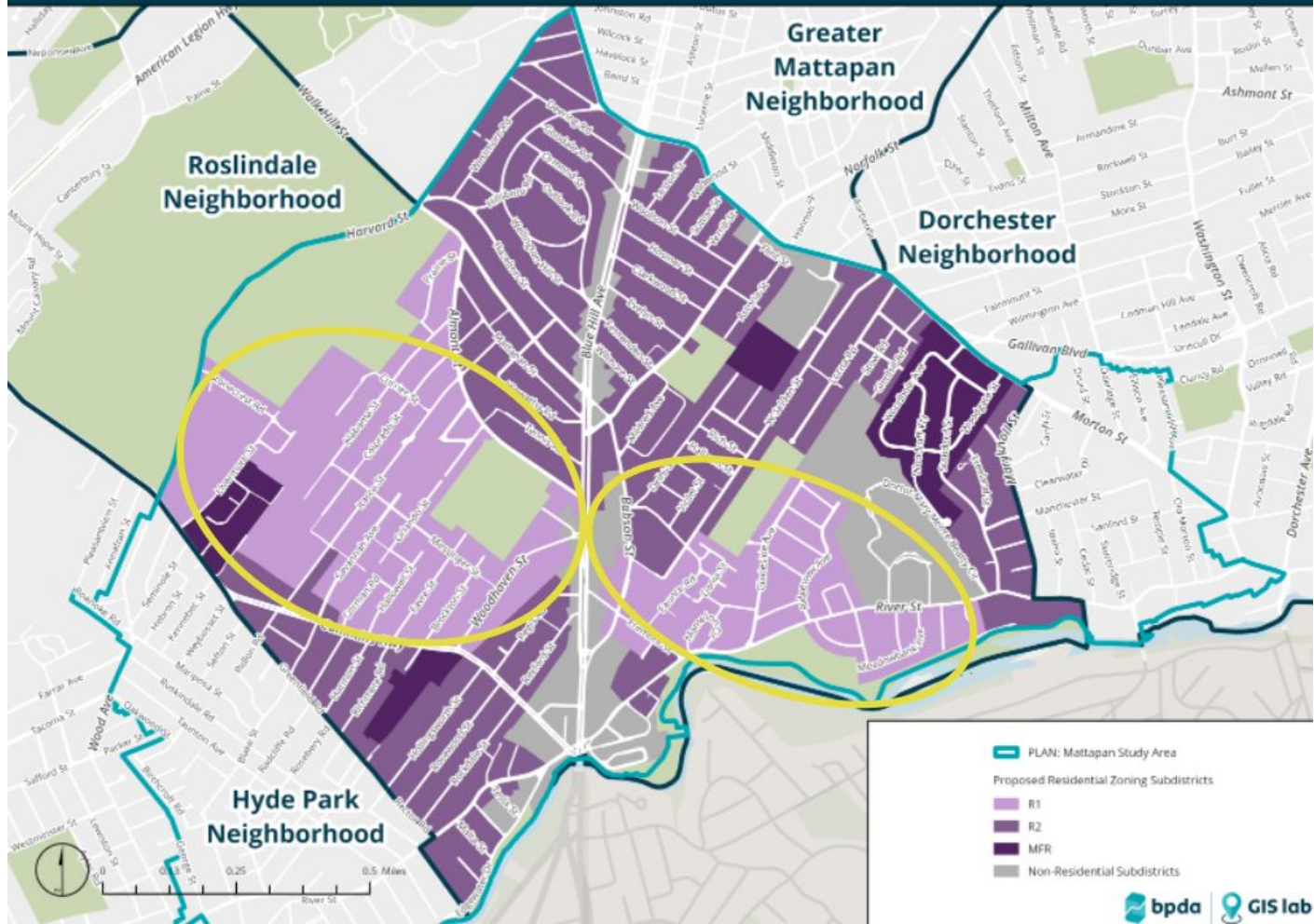
2 residential subdistricts are proposed:

- **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 Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height (Stories / Feet)	Minimum Building Frontage	Maximum Lot Width	Minimum Permeable Area of Lot
40%	30%	10'	7.5'	20'	3 / 35'	20'	70'	25%

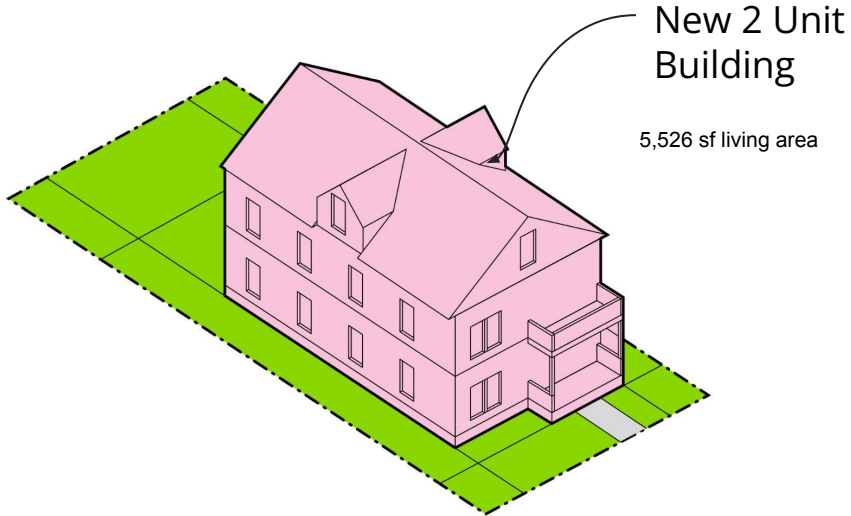
# PLAN: Mattapan Study Area

Proposed Zoning



# 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.

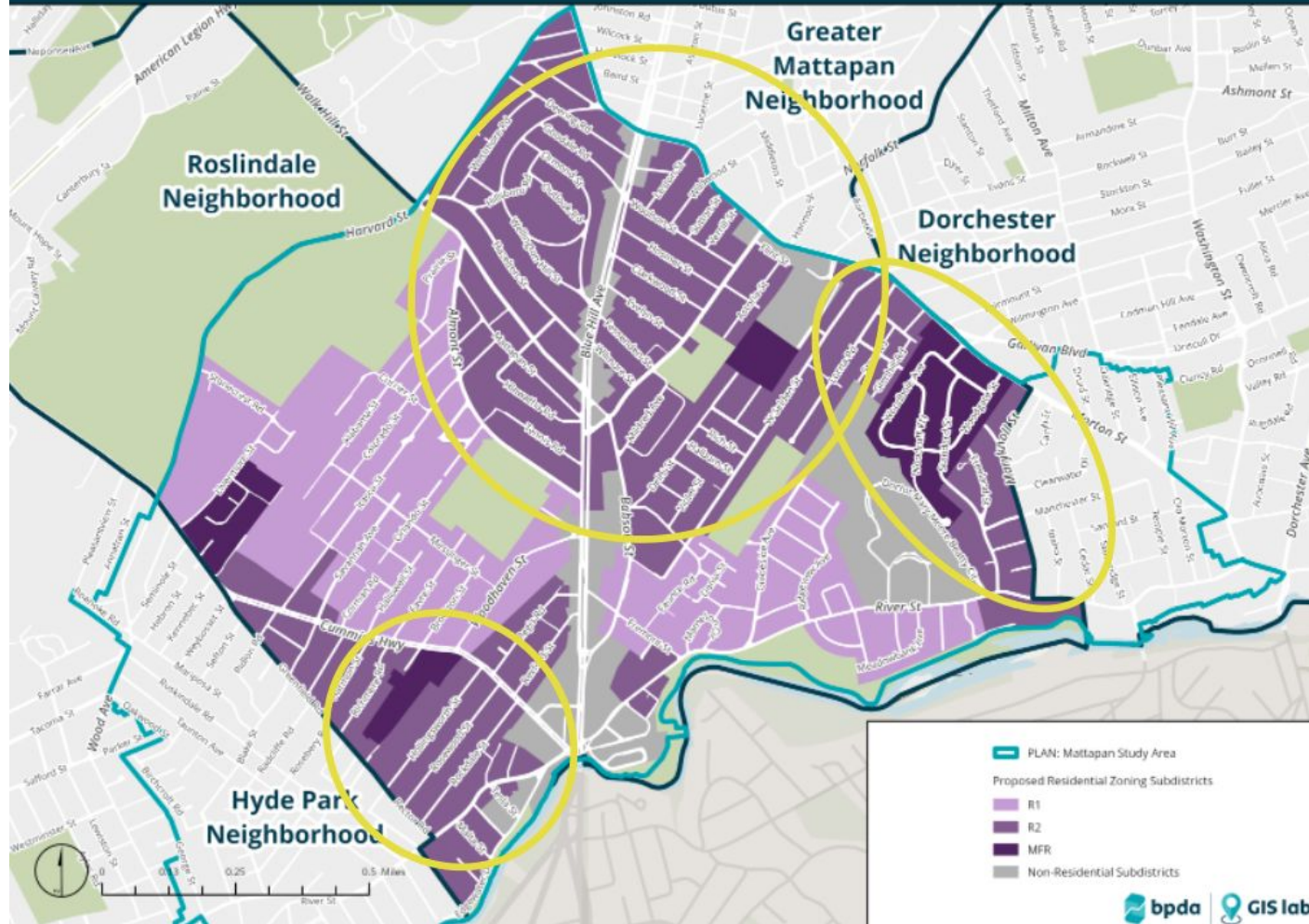


Lot area: **4,510 sf**  
Building footprint: **1,804 sf**  
Building Lot Coverage: **≤40%**  
Permeable area: **≥25%**



# PLAN: Mattapan Study Area

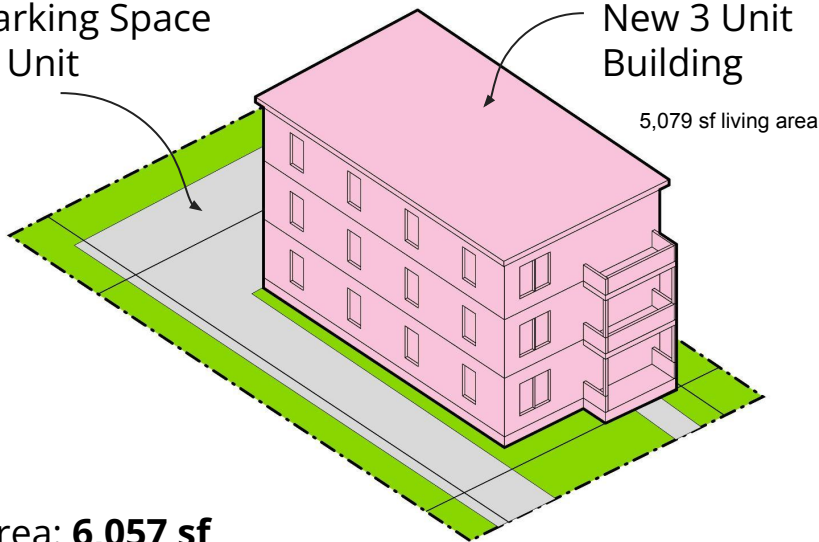
## Proposed Zoning



# 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



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



# Zoning for ADUs

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# Proposed Zoning Will Enable ADUs on Most Lots

With the proposed zoning, 50% of small lots (<4000 sf) and 75% of larger lots (>4000 sf+) can fit an external ADU that is at least studio sized.

- There have been **18** internal ADUs built in Mattapan since 2018.
- The **owner-occupancy requirement** will be kept for all ADU types
- There will be **no parking requirement** for ADUs.
- Homeowners may build a **maximum of 1 external ADU** on their property; multiple **internal ADUs** up to the unit allowance

*The residents of this single-family home expanded the first floor and made space for an internal ADU. They then converted their garage into a detached ADU.*



# Proposed Zoning for ADUs

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

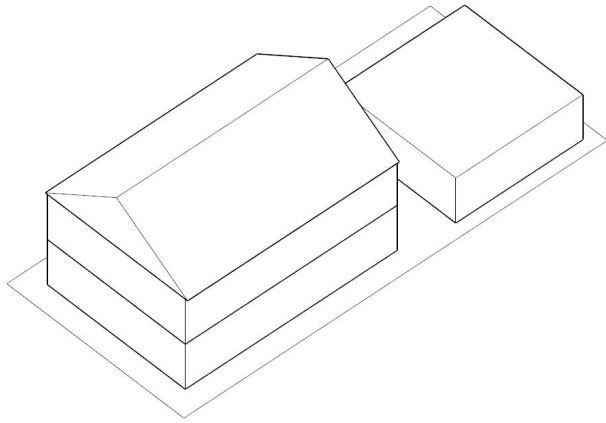
Dimensional Regulations External ADUs	Maximum SF (ground floor area)	Minimum space between buildings on the same lot	Maximum Building Height
	900 sf OR size of main dwelling (whichever is smaller)	5'	1.5 stories OR size of main dwelling (whichever is smaller)



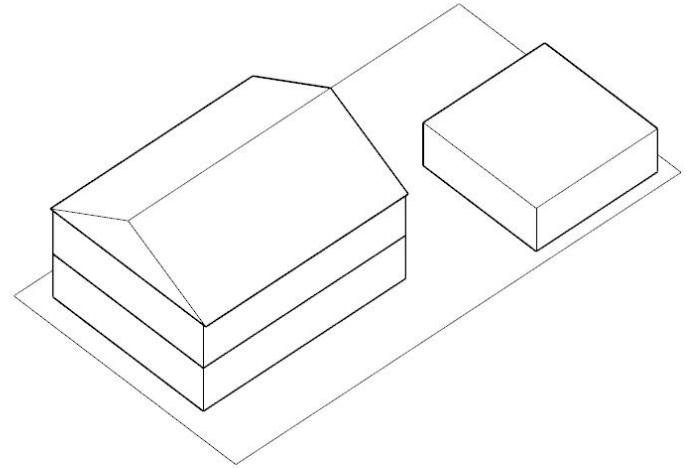
# Why 900 SF?

Setting a **numerical maximum** (i.e. 900 sf) limits ADU sizes on parcels with very large structures, while also prioritizing comfort and livable space. **900 sf was chosen as a stand-in for a typical one-bedroom unit size.**

- Over **90%** of all existing homes in Mattapan have a building footprint larger than 900 sf
- The median building footprint is 1400 sf.



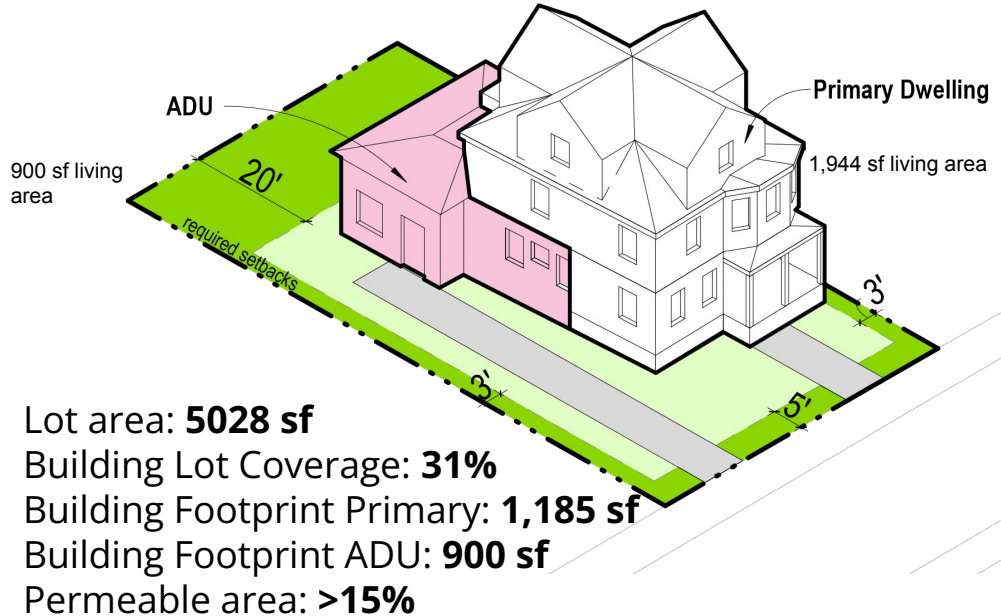
Median existing structure on median lot with 900 sf ADU



Large structure on large lot with 900 sf ADU

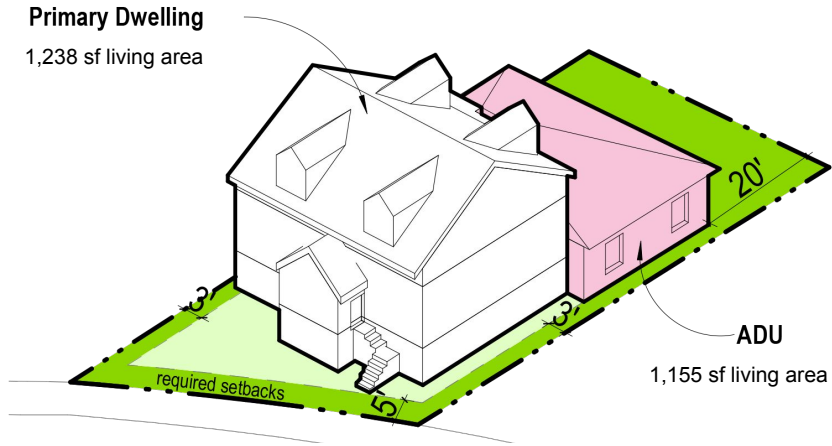
# Internal ADU

Proposed zoning will make it easier to convert existing areas of a home into a new, independent unit and allow exterior changes to facilitate the renovation.



# Attached ADU

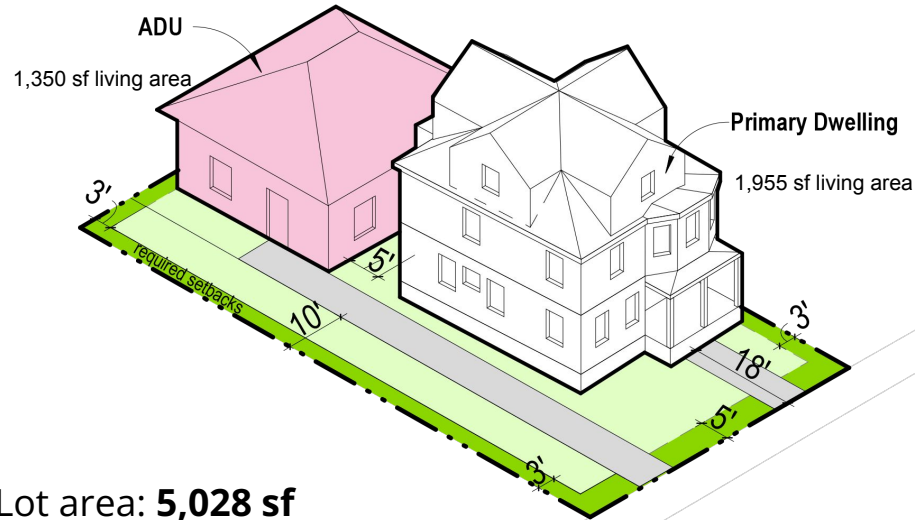
Proposed zoning will support the development of new, external units that are attached to the primary dwelling through a hallway or door.



Lot area: **3,725 sf**  
Building footprint primary: **1,041 sf**  
Building footprint ADU: **770 sf**  
Building Lot Coverage: **49%**  
Permeable area: **>15%**

# Detached ADU

Proposed zoning will support the development of new, external units that are detached from the primary dwelling. It will also allow the conversion of existing structures (garages, sheds) to ADUs.



Lot area: **5,028 sf**

Building Lot Coverage: **41%**

Building footprint primary: **1,185 sf**

Building footprint ADU: **900 sf**

Permeable area: **>15%**



# Support for Homeowners

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*Marcy Ostberg, Mayor's Office of Housing*

# Draft ADU Code Guidelines

**What it is:** This document is meant to explain visually and in plain language common building code and fire code requirements that impact design and construction of attached and detached ADUs.

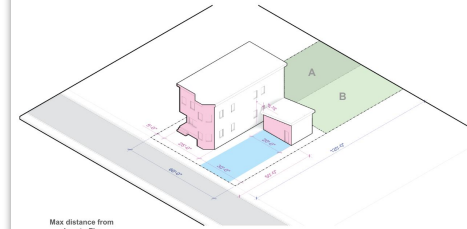
**What it isn't:** This is not a comprehensive list of all fire and building codes.

## GOALS of ADU code guidance:

- Homeowners can effectively assess feasibility and cost of adding an ADU (know what they can and can't do)
- Professionals can help homeowners design and build an ADU that meets all requirements
- City staff communicate uniform messaging about the process and requirements for ADUs
- Zoning changes are compatible with building/fire code

Send feedback by Nov 25th to [Marcy.Ostberg@boston.gov](mailto:Marcy.Ostberg@boston.gov) or by anonymous google form [here](#)

### DETACHED ADU: SIDE



Max distance from door to Fire Access Road

50/150 Door/Wall

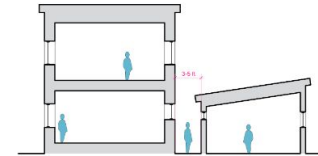
### Detached ADU within 50 feet of access lane doesn't require a sprinkler

This scenario shows a detached ADU with a door within 50 feet of the fire access lane and less than 150 from any portion of the first floor exterior wall.

Therefore, a sprinkler will not be required to meet the fire access lane distances.

**APPLICABLE CODE** (527 CMR Chapter 18)  
18.2.3.2.1 Distance to door <50 ft  
18.2.3.2.1.1 Distance to door <150ft w/sprinkler  
18.2.3.2.1.1 Door <25ft if behind and no frontage  
18.2.3.2.2 Distance to wall <150ft  
18.2.3.2.2.1 Distance to wall <250ft w/sprinkler  
18.2.3.2.2.2 No increased to wall if behind + no frontage

### DETACHED ADU: 3-5 FEET BETWEEN



### Limited window openings when distance between buildings is 3-5 feet

When there is 3-5 feet between the ADU and a building, the wall in any story of the ADU facing the building can have 15% openings if the ADU has a sprinkler.

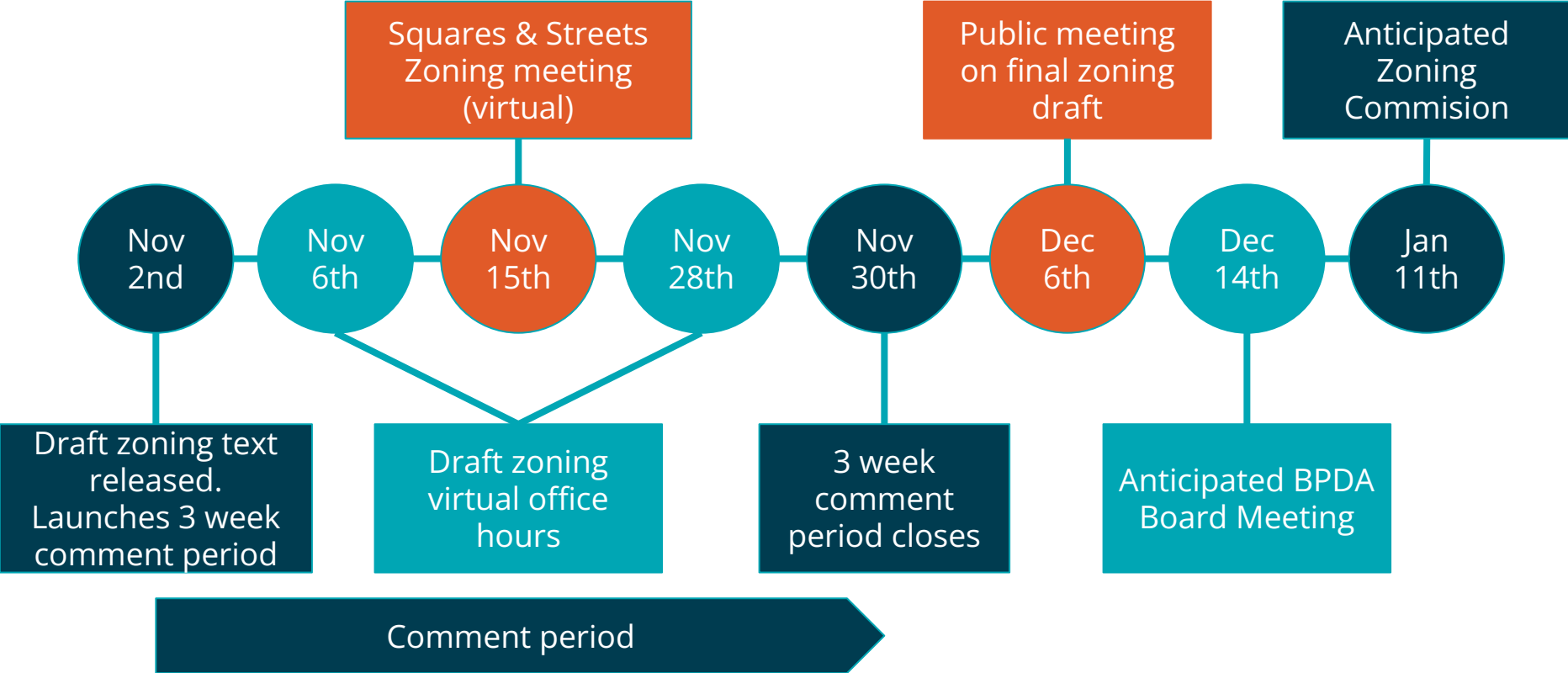
Exterior walls must be fire resistance rated to be at least 1 hour.

**APPLICABLE CODE**  
IBC Chapter 705.5 Fire separation ratings.  
IBC 705.6 Openings.  
IBC 705.8.1 Allowable area of openings.  
IBC Table 705.8

# What's Next?

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# Timeline





# Contacts

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

# Conversation & Questions

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