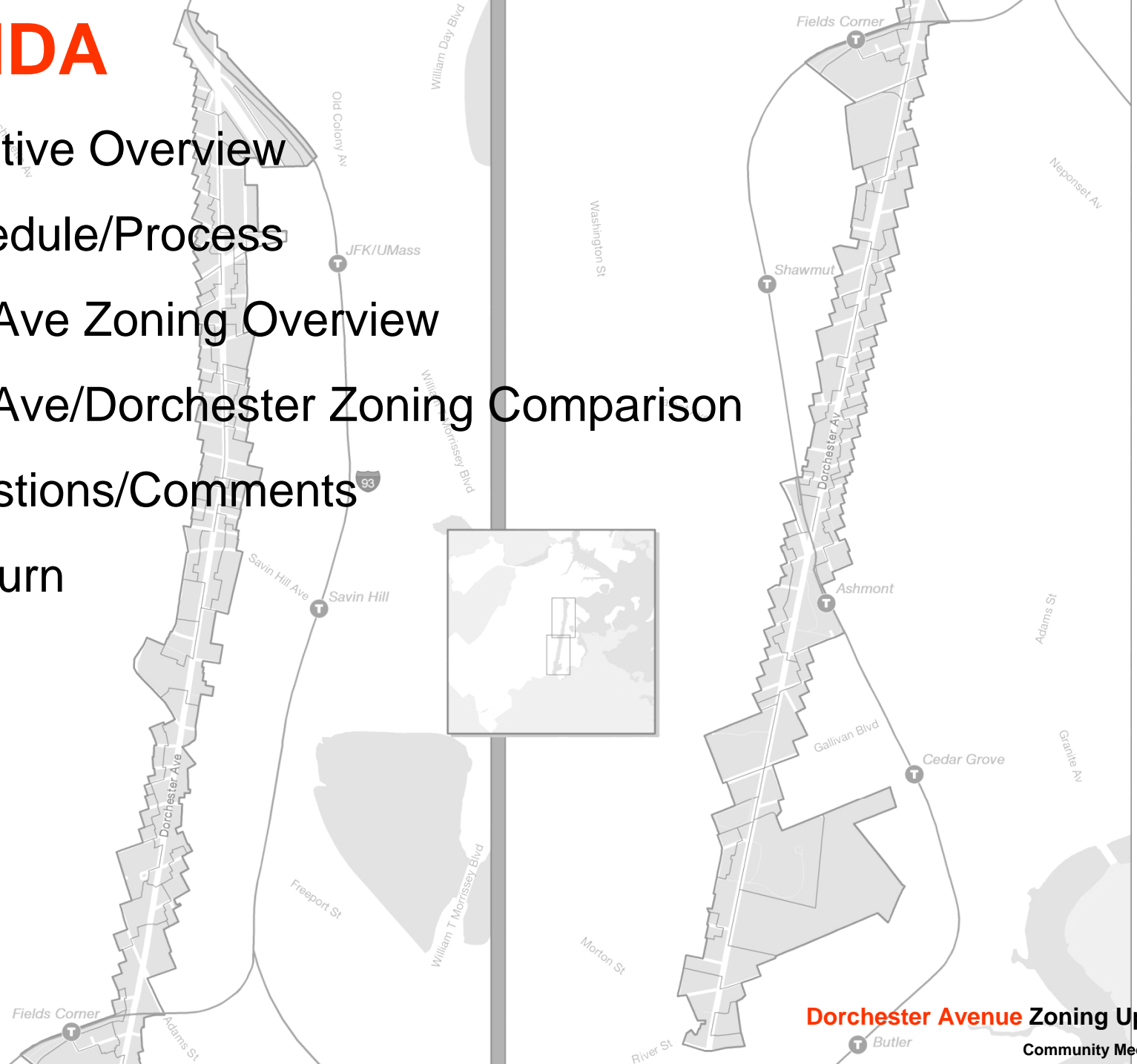


Dorchester Avenue Zoning Update

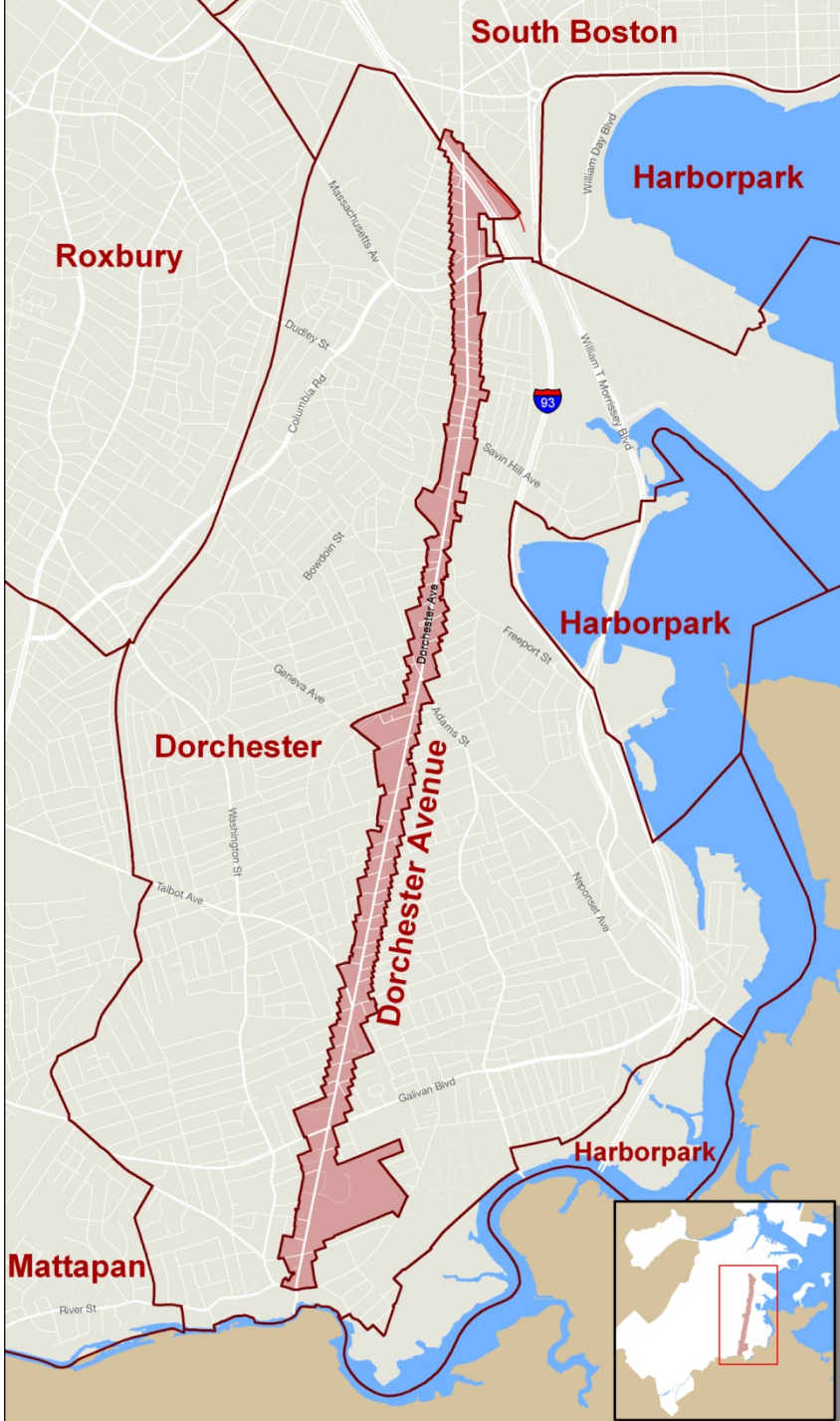
Community Meeting #2

AGENDA

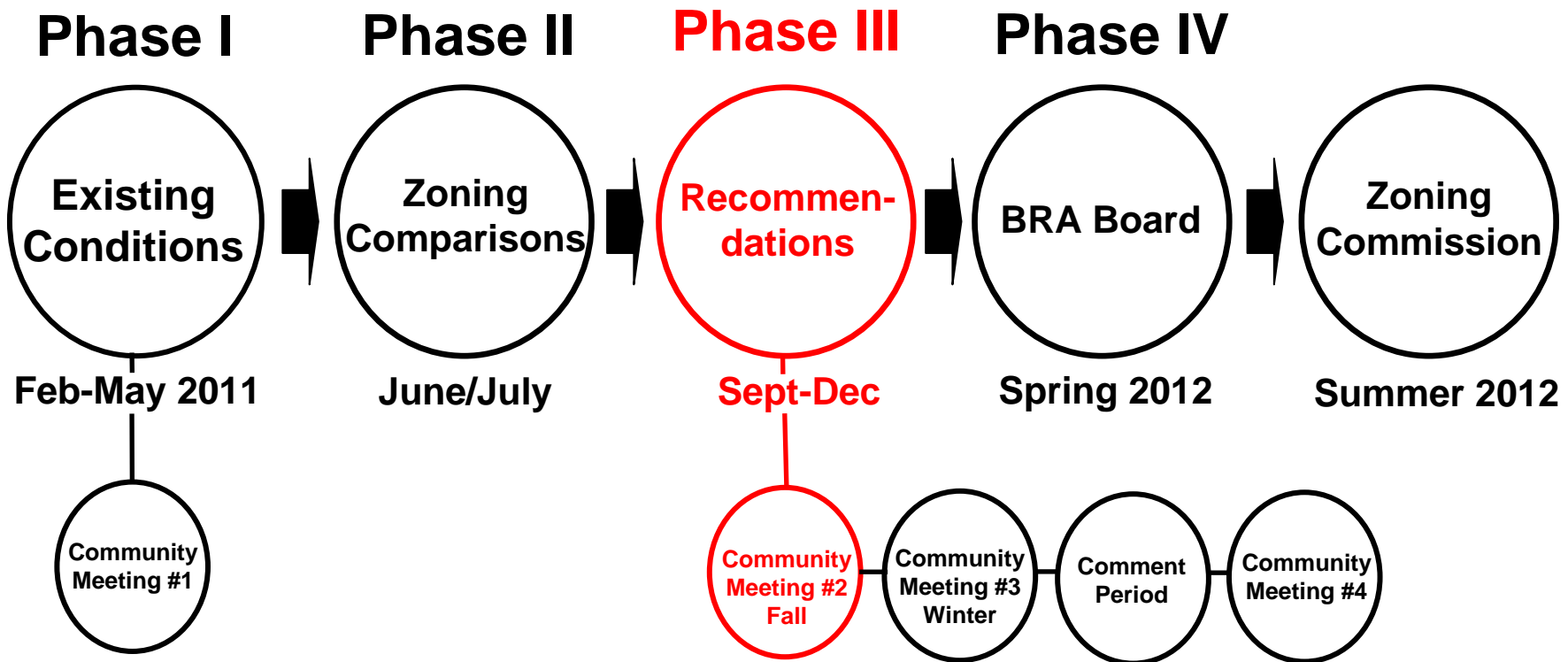
- Initiative Overview
- Schedule/Process
- Dot Ave Zoning Overview
- Dot Ave/Dorchester Zoning Comparison
- Questions/Comments
- Adjourn



Overview

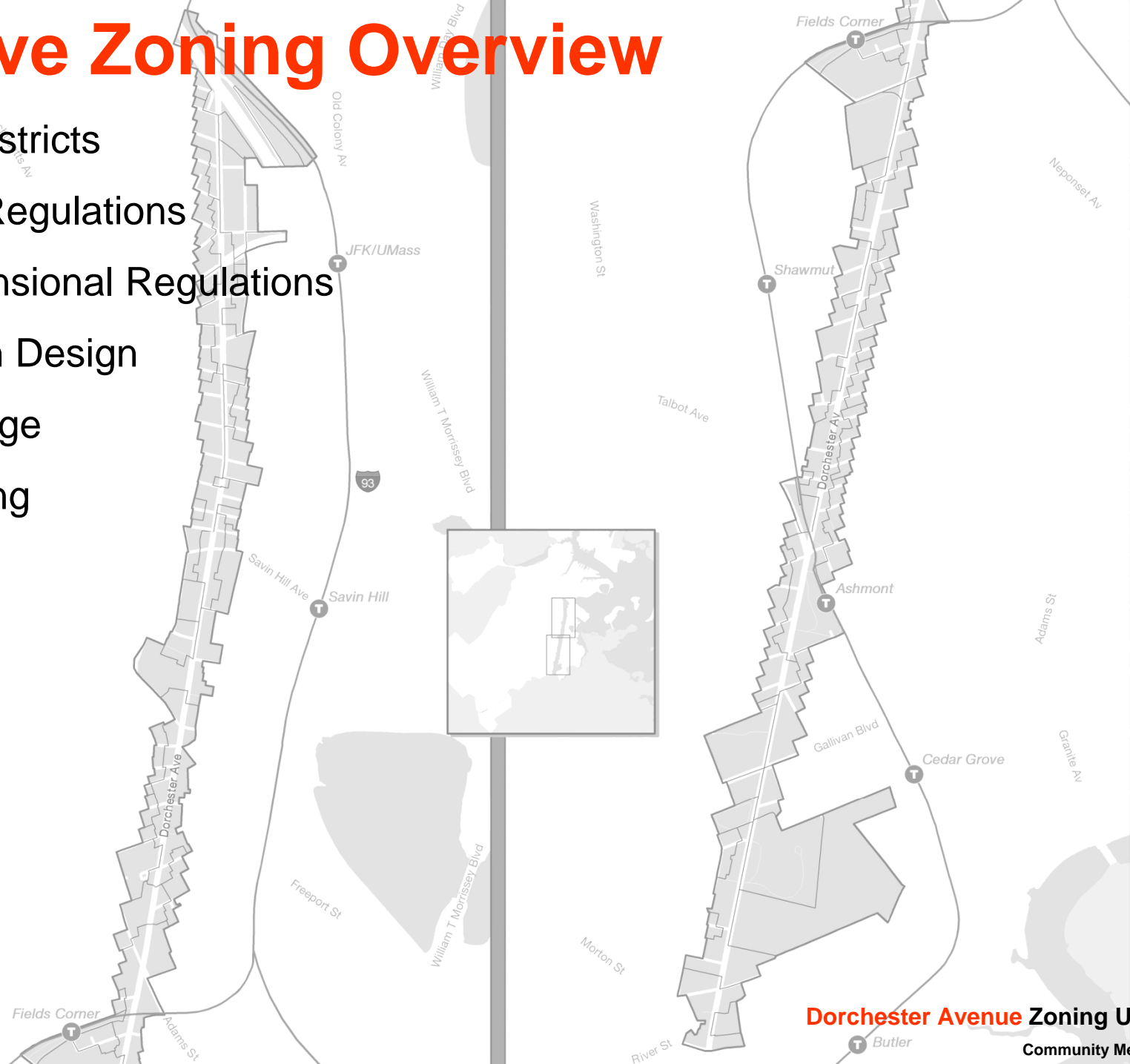


Proposed Process



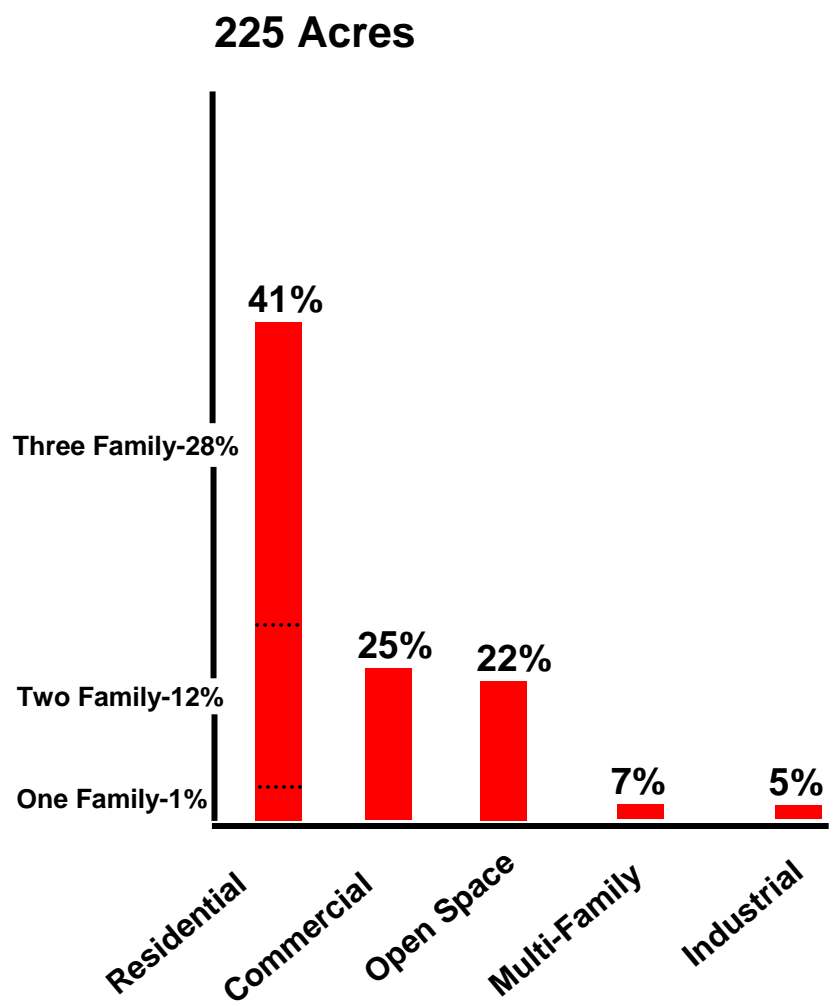
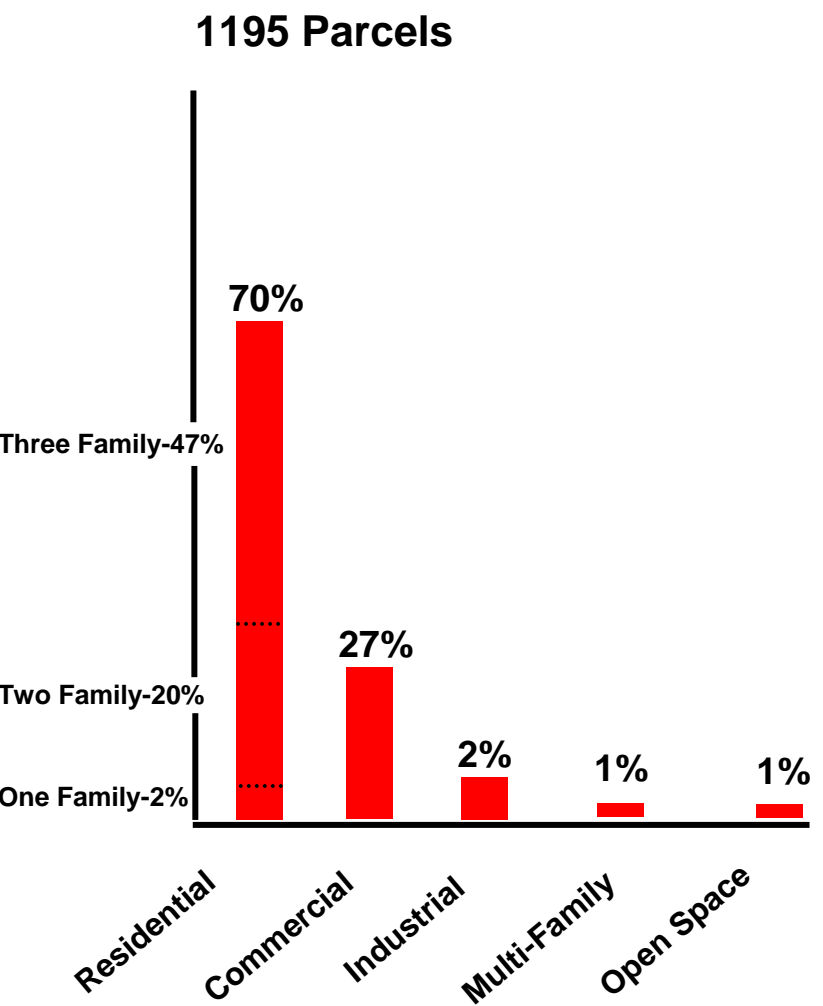
Dot Ave Zoning Overview

- Subdistricts
- Use Regulations
- Dimensional Regulations
- Urban Design
- Signage
- Parking

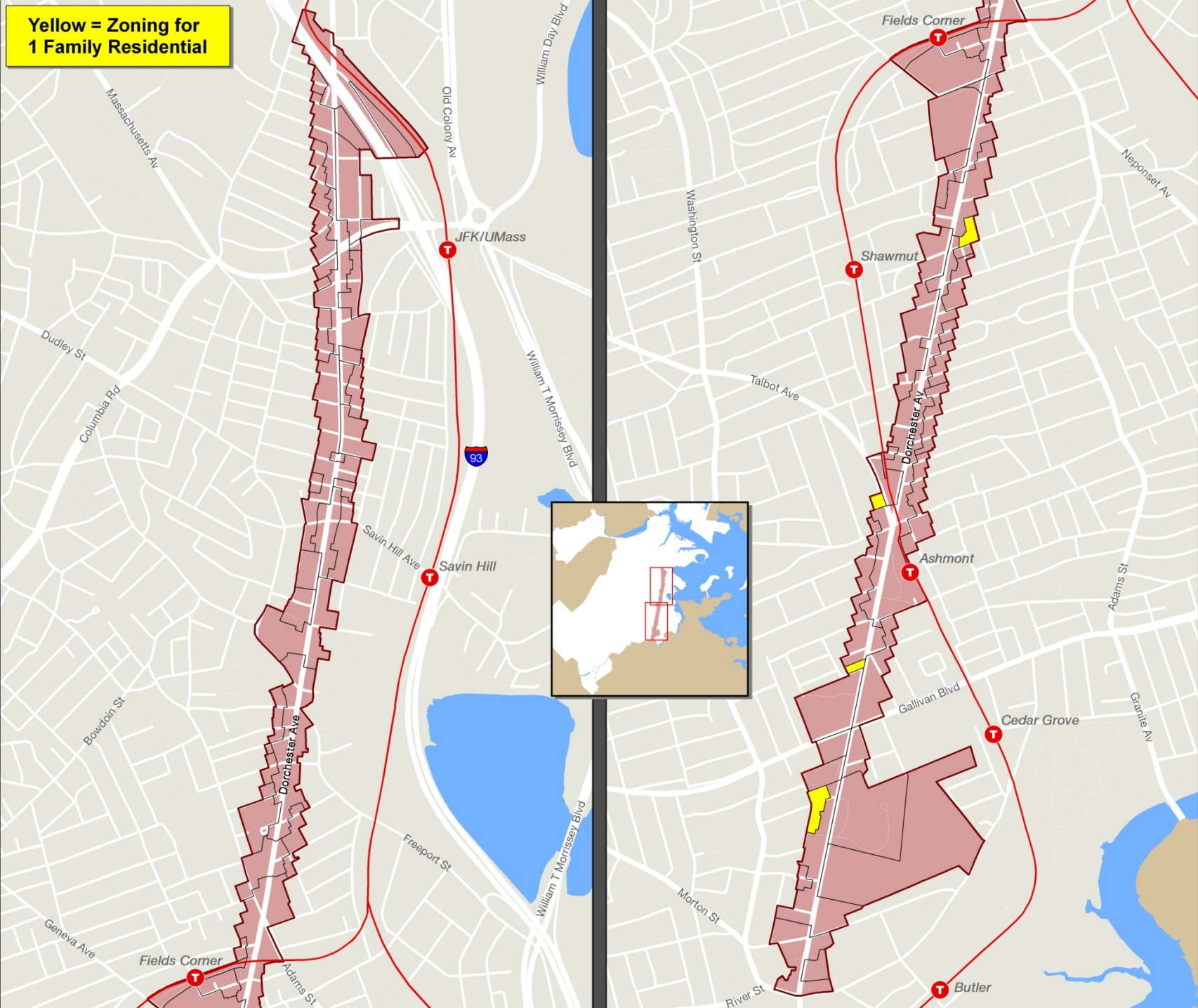


Existing Conditions

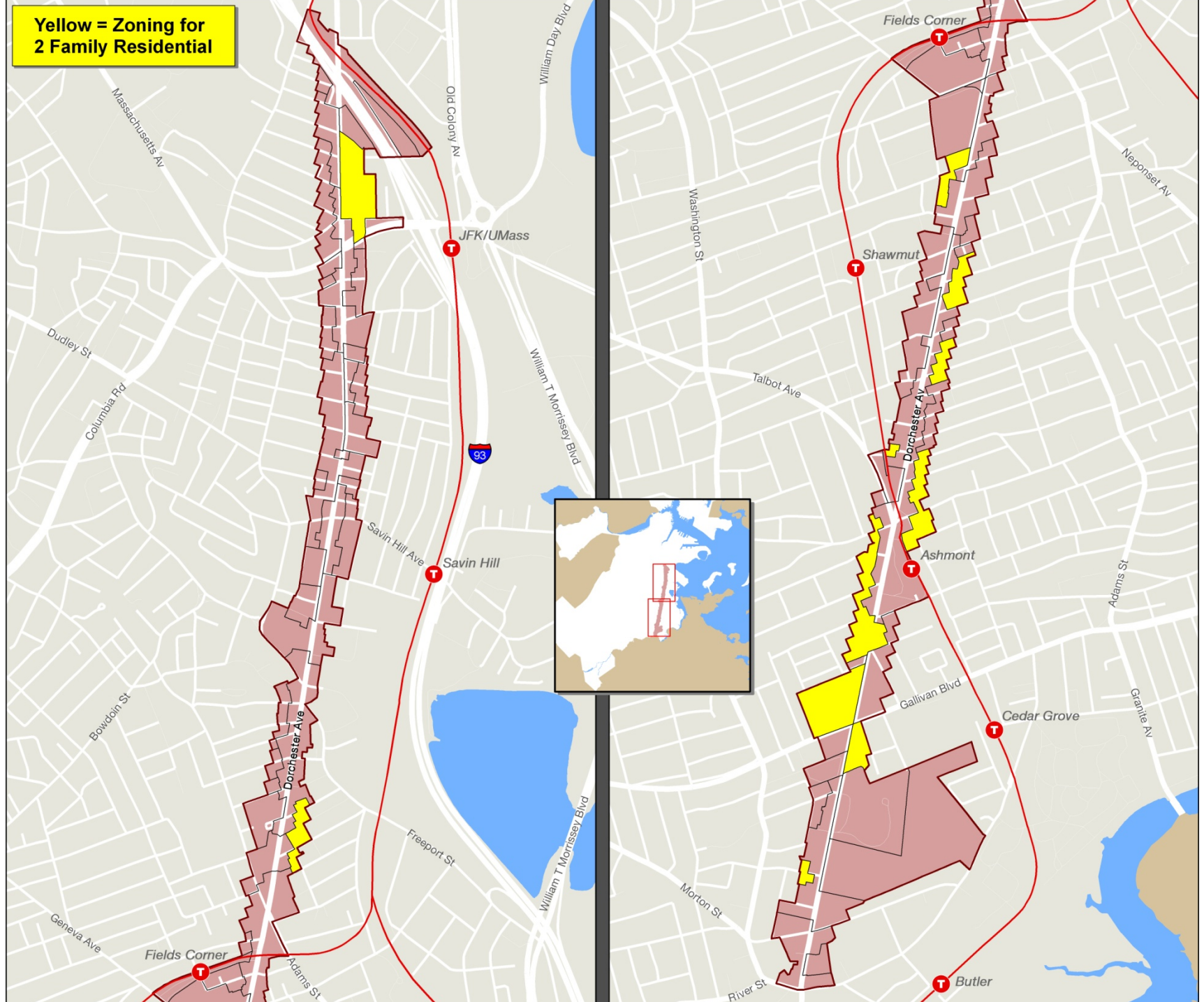
Zoning District Makeup



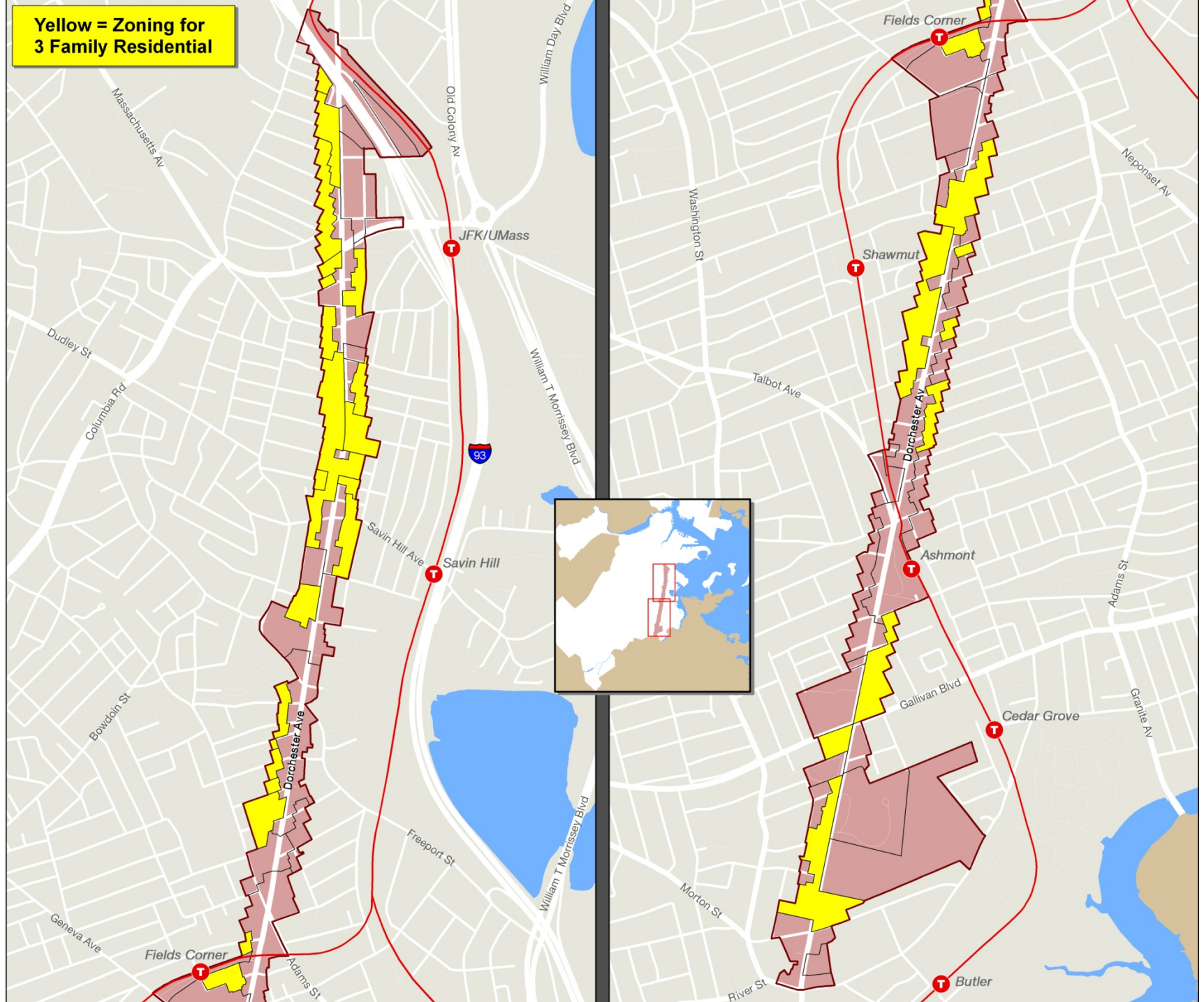
**Yellow = Zoning for
1 Family Residential**



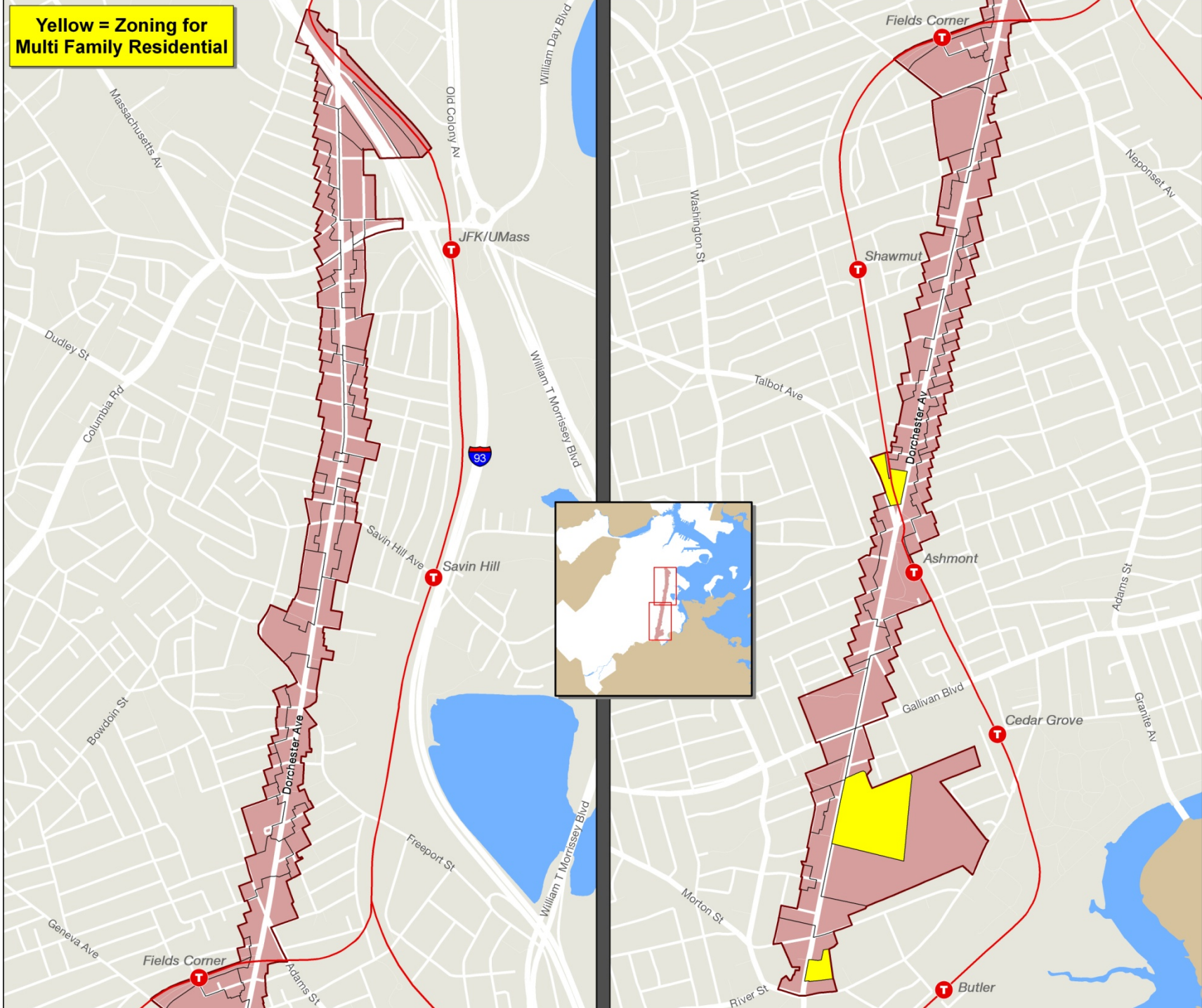
**Yellow = Zoning for
2 Family Residential**



**Yellow = Zoning for
3 Family Residential**



Yellow = Zoning for Multi Family Residential



**Yellow = Zoning for
CC, LC, MFR/LS & NS**

Pearl Street LC

Melvinside
Terrace NS

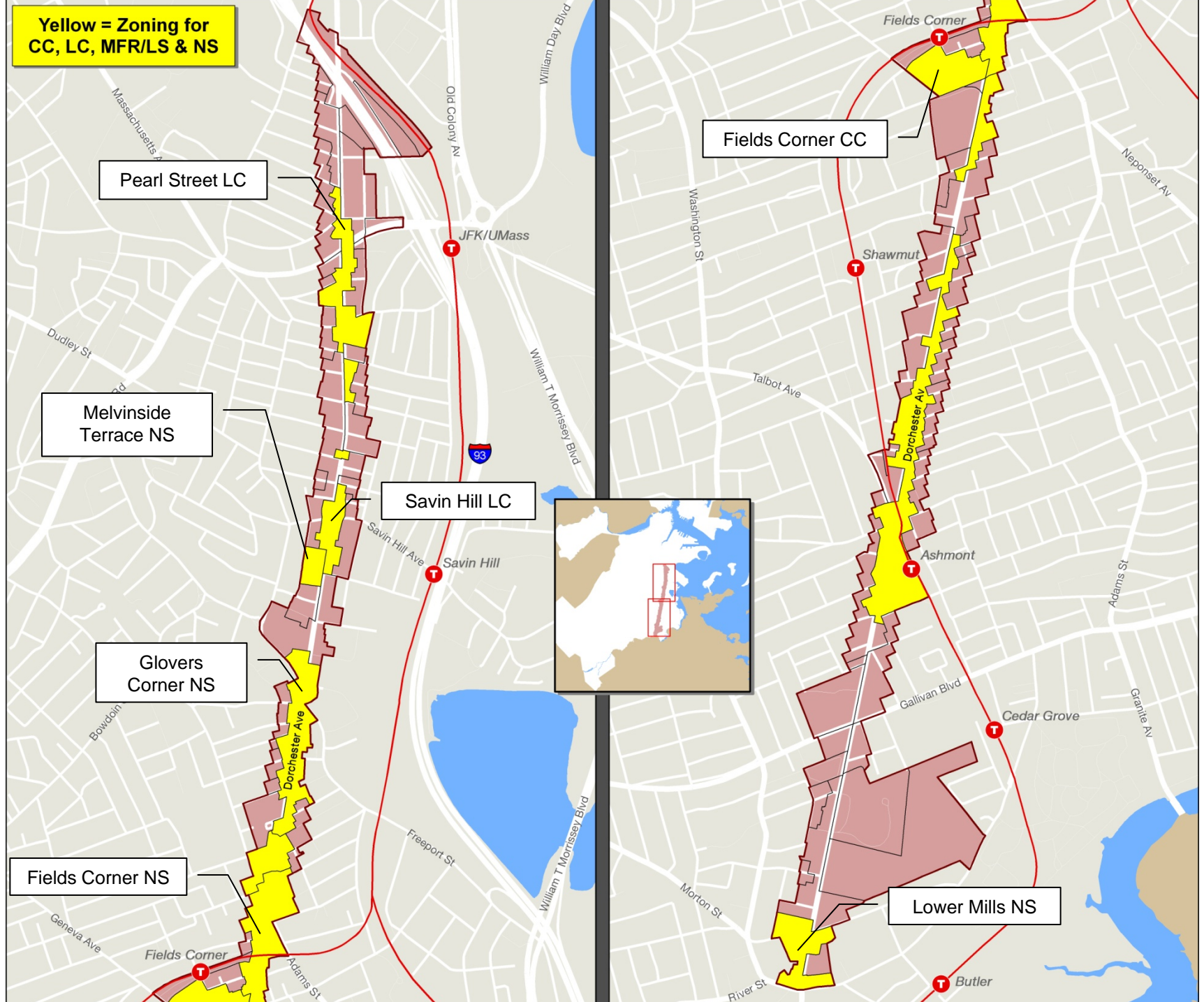
Savin Hill LC

Glovers
Corner NS

Fields Corner NS

Fields Corner CC

Lower Mills NS

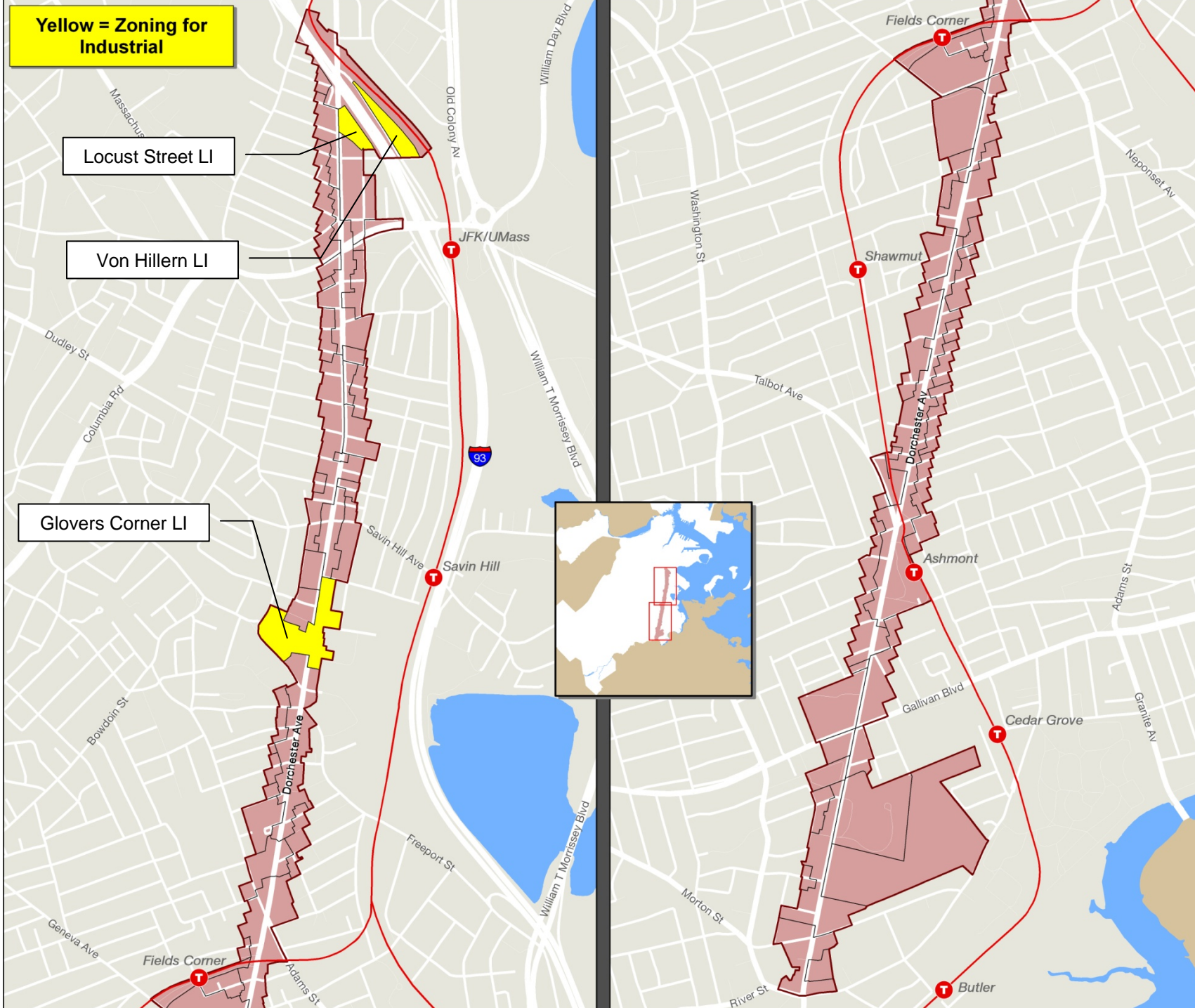


Yellow = Zoning for Industrial

Locust Street LI

Von Hillern LI

Glovers Corner LI



Yellow = Zoning for Open Space

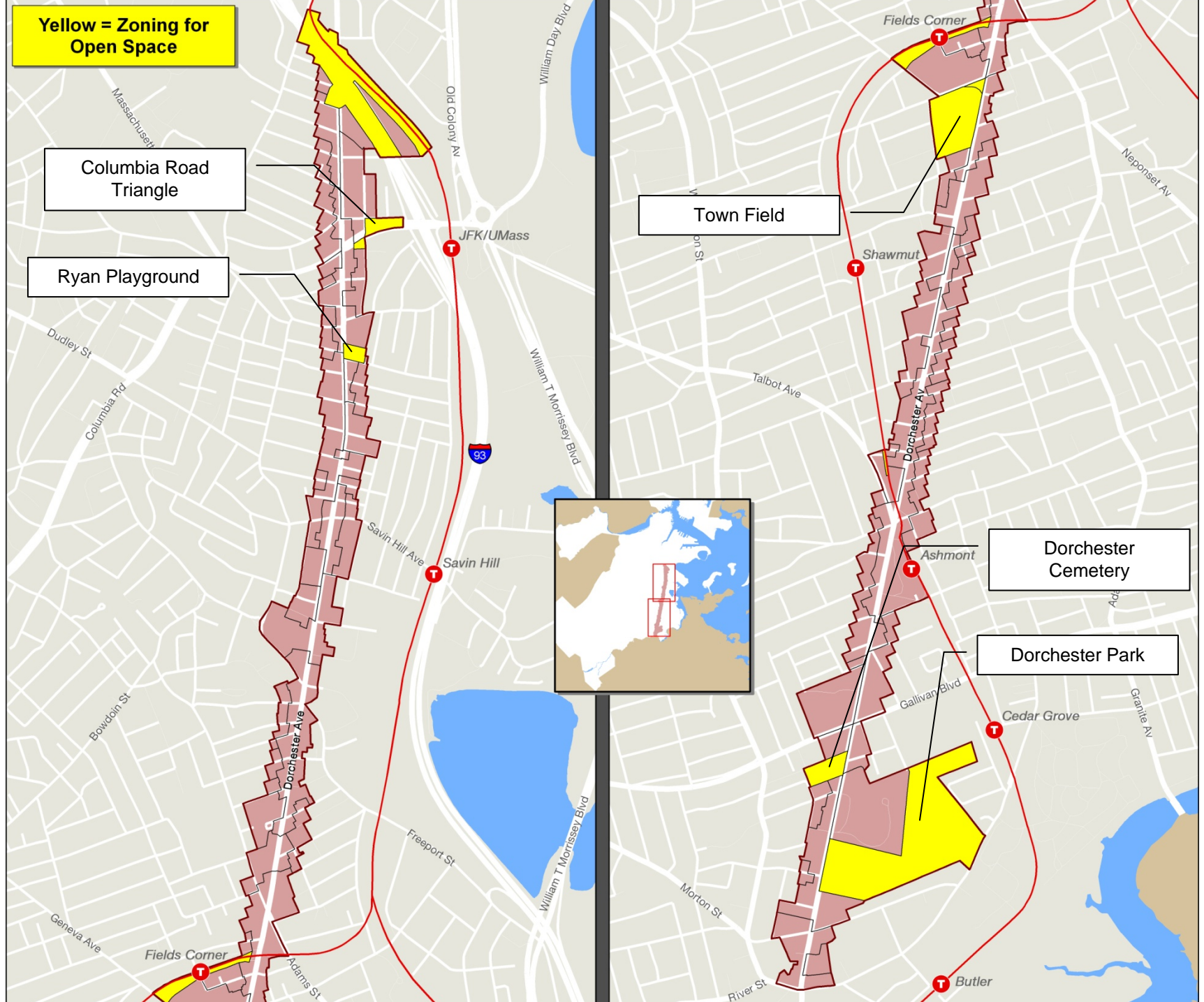
Columbia Road Triangle

Ryan Playground

Town Field

Dorchester Cemetery

Dorchester Park



Massachusetts

Old Colony Av

William Day Blvd

JFK/UMass

93

William T Morrissey Blvd

Savin Hill Ave

Savin Hill

William T Morrissey Blvd

Freepoint St

Fields Corner

Adams St

Fields Corner

Shawmut

T

Talbot Ave

Dorchester Av

Ashmont

T

Gallivan Blvd

Cedar Grove

T

Morton St

River St

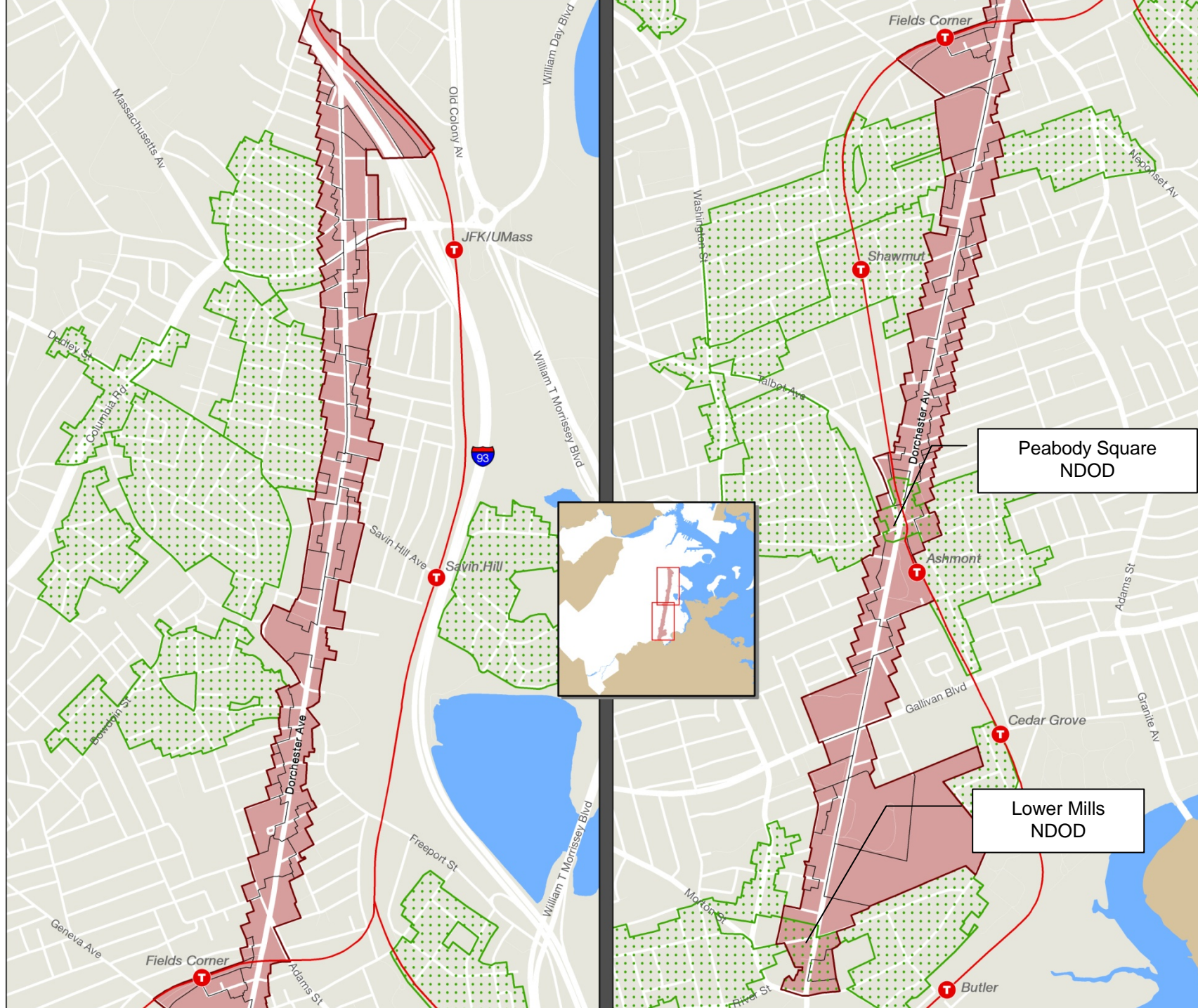
Butler

T

Neponset Av

Academy St

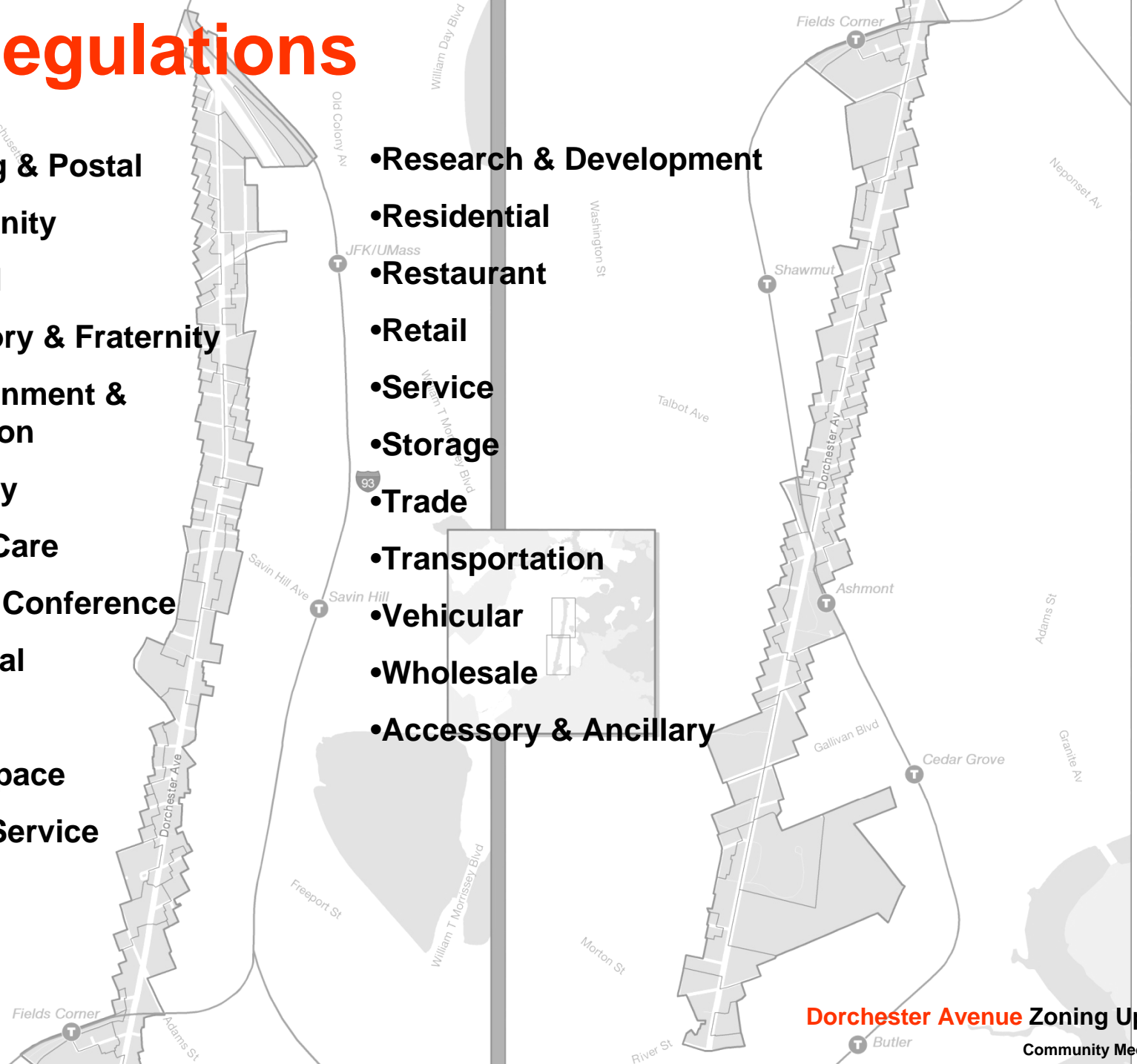
Granite Av



Use Regulations

- Banking & Postal
- Community
- Cultural
- Dormitory & Fraternity
- Entertainment & Recreation
- Funerary
- Health Care
- Hotel & Conference
- Industrial
- Office
- Open Space
- Public Service

- Research & Development
- Residential
- Restaurant
- Retail
- Service
- Storage
- Trade
- Transportation
- Vehicular
- Wholesale
- Accessory & Ancillary

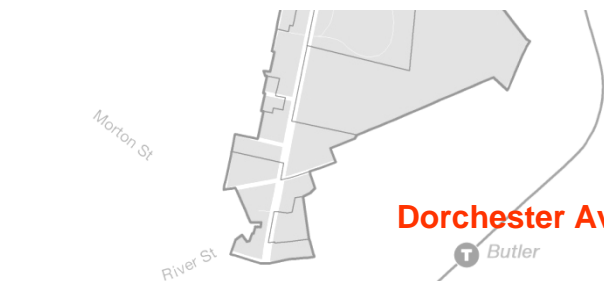
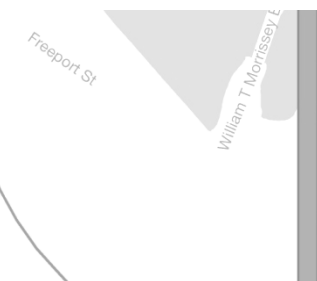
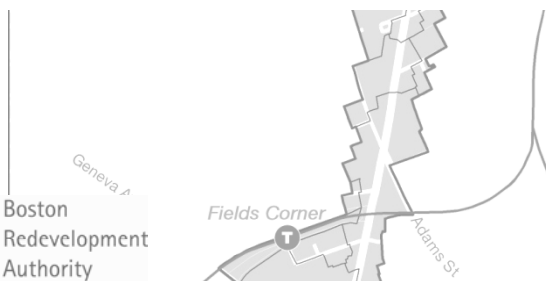


Use Regulations - Example



TABLE A - Continued

	<u>One-Family (1F)</u>	<u>Two-Family (2F)</u>	<u>Three-Family (3F-G)</u>	<u>Triple Decker (3F-D)</u>	<u>Multifamily Residential (MFR)</u>	<u>Multifamily Residential/Local Service (MFR/LS)</u>
<u>Health Care Uses</u>						
Clinic	F	F	F	F	F	C'
Clinical laboratory	F	F	F	F	F	F
Custodial care facility	C	C	C	C	C	C
Group residence, general	C	C	C	C	C	C
Hospital	F	F	F	F	C	F
Nursing or convalescent home	C	C	C	C	C	C
<u>Hotel and Conference Center Uses</u>						
Bed and breakfast	C	C	C	C	C	C
Conference center	F	F	F	F	F	F
Executive suites	F	F	F	F	F	F
Hotel	F	F	F	F	F	F
Motel	F	F	F	F	F	F
<u>Industrial Uses</u>						
Artists' mixed-use	F	F	F	F	C	C
Cleaning plant	F	F	F	F	F	F
General manufacturing use	F	F	F	F	F	F
Light manufacturing use	F	F	F	F	F	F
Printing Plant	F	F	F	F	F	F
Restricted industrial use	F	F	F	F	F	F



Dimensional Regulations - Example

TABLE D
Dorchester Avenue Neighborhood District
Neighborhood Business Subdistricts and Local Industrial Subdistricts
Dimensional Regulations

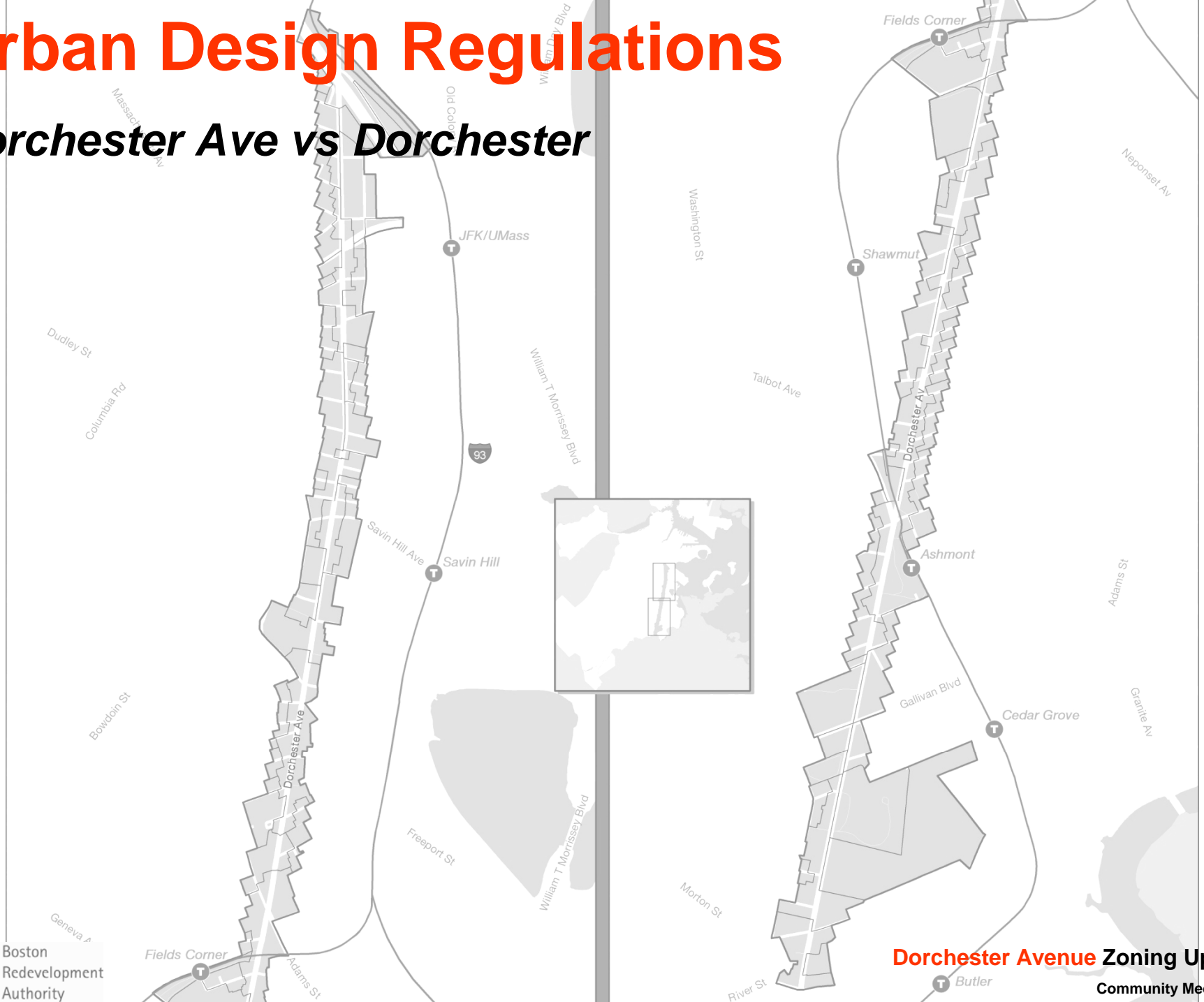
	<u>Local Convenience Subdistricts</u>	<u>Neighborhood Shopping Subdistricts</u>	<u>Community Commercial Subdistricts</u>	<u>Local Industrial Subdistricts</u>													
Maximum Floor Area Ratio	1.0	1.0	1.0	1.0													
Maximum Building Height	40	40	40	40													
Minimum Lot Size	none	none	none	none													
Minimum Lot Area Per Dwelling Unit	none	none	none	none													
Minimum Usable Open Space (1) per Dwelling Unit (square feet)	50	50	50	50													
Minimum Lot Width	none	none	none	none													
Minimum Lot Frontage	none	none </tr <tr> <td>Minimum Front Yard (3)</td> <td>none (2)</td> <td>none (2)</td> <td>none (2)</td> <td>6 (2)</td> </tr> <tr> <td>Minimum Side Yard (4)</td> <td>none</td> <td>none</td> <td>none</td> <td>none</td> </tr> <tr> <td>Minimum Rear Yard (5)</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> </tr>	Minimum Front Yard (3)	none (2)	none (2)	none (2)	6 (2)	Minimum Side Yard (4)	none	none	none	none	Minimum Rear Yard (5)	20	20	20	20
Minimum Front Yard (3)	none (2)	none (2)	none (2)	6 (2)													
Minimum Side Yard (4)	none	none	none	none													
Minimum Rear Yard (5)	20	20	20	20													

ARTICLE 52- DORCHESTER AVENUE NEIGHBORHOOD DISTRICT - TABLE D



Urban Design Regulations

Dorchester Ave vs Dorchester



Design Review

- **Article 80 Large or Small Project**
- **Project within Neighborhood Design Overlay District (NDOD)**
- **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 (Forbidden)**



Lower Mills NDOD



Peabody Sq NDOD



Internally lit sign

Design Guidelines

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



Poor relationship with existing context



Example of good design principles



Poor site planning example

Design Requirements

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



Bad example of streetwall continuity



Bad example of window transparency



Good example of screening & buffering

Signage

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



Sign parallel to building wall



Right angle sign



Billboard example



Example of bad signage

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**

Off-Street Parking

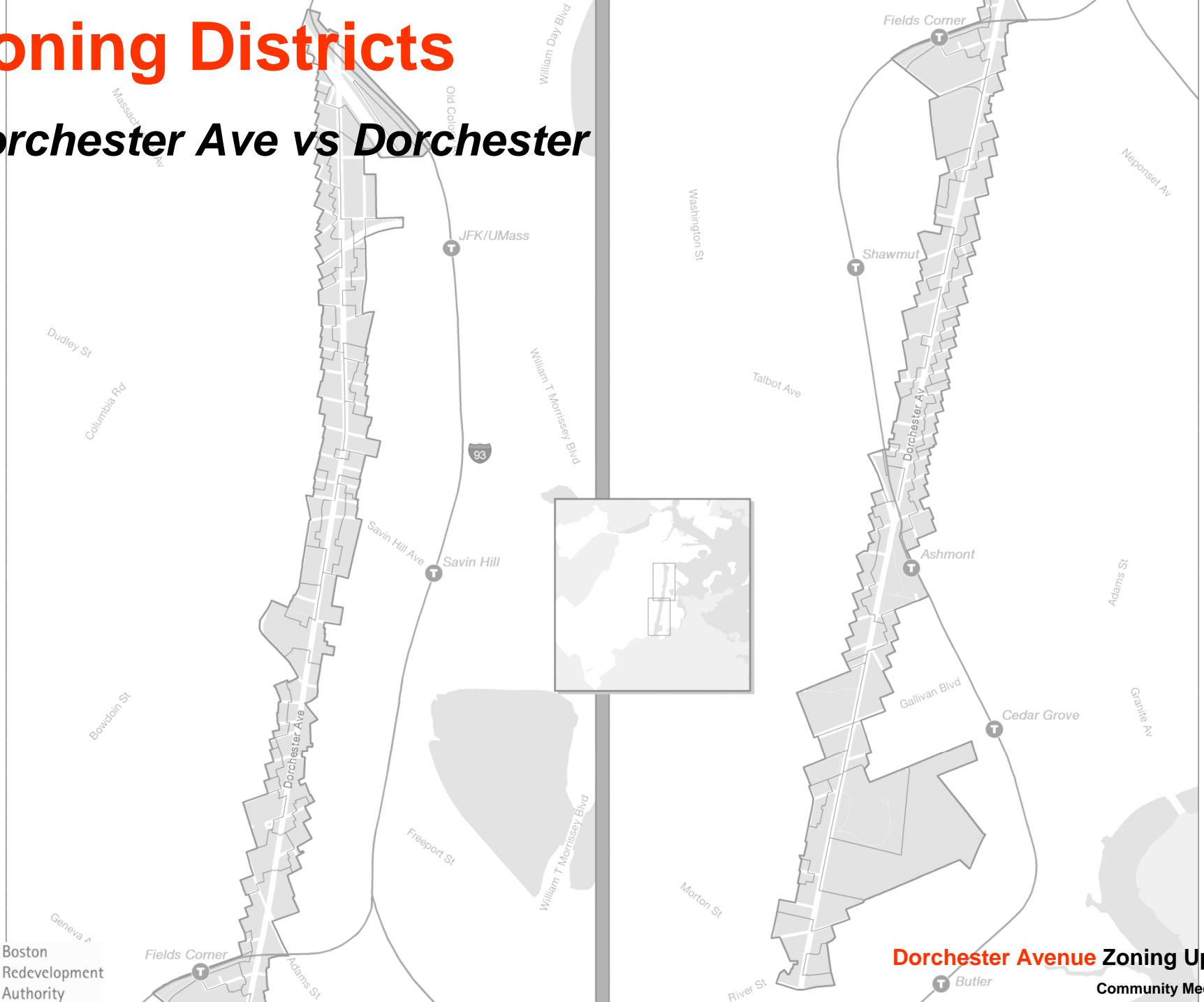
	Space(s) per 1,000 Square Feet of Gross Floor Area
<u>Banking and Postal Uses</u>	1.0
<u>Community Uses</u>	1.0
<u>Educational Uses</u>	
Day Care Center	0.7
Elementary School	0.7
Middle School (through 9th Grade)	0.7
Kindergarten	0.7
Other Educational Uses	1.0
<u>Health Care Uses</u>	1.0
<u>Industrial 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 Dwelling Unit 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

Zoning Districts

Dorchester Ave vs Dorchester



Use Regulations—*Dot Ave vs Dorchester*

- **Dorchester Ave is *less* restrictive in residential areas**

- Day Care Centers, Funerary Uses, Group Residences, Nursing Homes, Bed & Breakfast, Public Service Uses (Fire & Police Stations), Elderly Housing, Lodging Houses, Orphanages, Homeless Shelters, and Accessory Home Day Care

- **Dorchester Ave is *less* restrictive in business & industrial areas**

- Adult Education/Community Centers, Art Uses, Auditoriums, Production Studios, Trade Schools, Bars with Live Entertainment, Restaurants with Live Entertainment, Funeral Homes, Health Care Uses, Research and Development Uses, Group Residences, Homeless Shelters, Take-Out Restaurants, Outdoor Sale of Garden Supplies, Barber or Beauty Shop, Catering, Check Cashing, Trade Uses,

- **Dorchester Ave is *more* restrictive in residential areas**

- None

- **Dorchester Ave is *more* restrictive in business & industrial areas**

- Uses in Local Industrial Subdistricts and Artists' Mixed-Use

Sub-Districts Overview

	<u>Dorchester Ave</u>	<u>Dorchester</u>
One Family	1F-4000	1F-3000
	1F-5000	1F-5000
<hr/>		
Two Family	2F-4000	2F-4000
	2F-5000	2F-5000
<hr/>		
Three Family	3F-G-2000	3F-5000
	3F-G-3000	3F-6000
	3F-G-4000	3F-D-2000
	3F-G-5000	3F-D-3000
	3F-G-6000	
	3F-D-3000	
	3F-D-4000	
<hr/>		
Multi-Family	SAME	
Business & Industrial	SAME	

Key: RED = Dot Ave Zoning Sub-district not found in Dorchester Zoning

Off-Street Parking Regulations

	Space(s) per 1,000 Square Feet of Gross Floor Area		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>Banking and Postal Uses</u>	1.0	<u>Cultural Uses</u>		
<u>Community Uses</u>	1.0	Auditorium, Cinema, Concert Hall, Theatre	0.2	1.0
<u>Educational Uses</u>		All other cultural uses	0.1	1.0
Day Care Center	0.7	<u>Entertainment and Recreational Uses</u>	0.15	4.0
Elementary School or Secondary School	0.7		.3	
Middle School (through 9th Grade)	0.7	<u>Funerary Uses</u>		
Kindergarten	0.7	Funeral home	0.1	3.0
Other Educational Uses	1.0	Mortuary chapel	0.1	3.0
		All other funerary uses	none	none
<u>Health Care Uses</u>	1.0	<u>Open Spaces Uses</u>		
<u>Industrial Uses</u>	0.5	Stadium	-	20.0 N/A
		All other	0.2	6.0 2.0
<u>Office Uses</u>	2.0	<u>Places of Worship</u>	0.1	3.0
<u>Public Service Uses</u>		<u>Restaurant Uses</u>	0.15	4.0
Courthouse	2.0	Other	.3	.5
Police Station	1.5		.15	
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			

Black: Dorchester Avenue

Red: Dorchester Neighborhood

Off-Street Parking Regulations

	<u>Space(s) per Dwelling Unit</u>
<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 .2
Group Residence Limited	0.5
Homeless Shelter	0.25
Lodging House	0.5
Transitional Housing	0.25
Other Residential Uses	1.00
1-3 Units	1.0
4-9 Units	1.25
10+ Units	1.5

Black: Dorchester Avenue

Red: Dorchester Neighborhood

BTD Off-Street Parking Rec.'s*

PARKING REQUIREMENTS IN EXISTING ZONING	PROPOSED PARKING RATIO GOALS	PUBLIC TRANSPORTATION ACCESS
DORCHESTER		
<ul style="list-style-type: none"> • Restricted Parking District in the Savin Hill area • Ongoing rezoning • Office/Retail: 1.0-2.0 spaces/1,000 square feet • Residential: 0.5-1.0 spaces/unit based on housing type and Floor Area Ratio • Restaurant: 4.0 spaces/1,000 square feet 	<p style="text-align: center;"><u>Distant from MBTA Station</u></p> <ul style="list-style-type: none"> • Non-residential: 1.0-1.5 spaces/1,000 square feet • Residential: 1.0-1.5 spaces/unit based on housing type <p style="text-align: center;"><u>Near MBTA Station</u></p> <ul style="list-style-type: none"> • Cost of parking for employees should be equal to or greater than transit cost • Non-residential: 0.75-1.25 spaces/1,000 square feet • Residential: 0.75-1.25 spaces/unit based on housing type 	<ul style="list-style-type: none"> • Red Line • Commuter Rail at JFK/UMass • Local MBTA bus routes • Proposed Urban Ring • Proposed improved Fairmount Line

* From Access Boston 2000-2010 Transportation Plan

Next Steps

- **Advisory Group Meeting #7—October 19th**
- **Advisory Group Meeting #8—November 16th**
- **Advisory Group Meeting #9—December 21st**

- **Community Meeting #3 — January/February 2012**

WEBSITE: www.dotavzoning.org

BRA ALERTS: www.bostonredevelopmentauthority.org