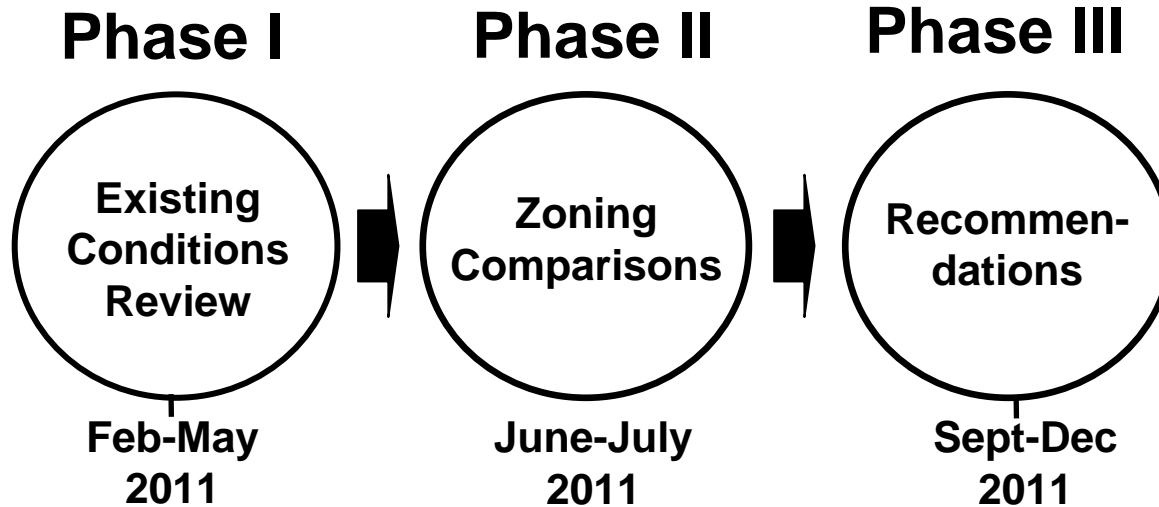
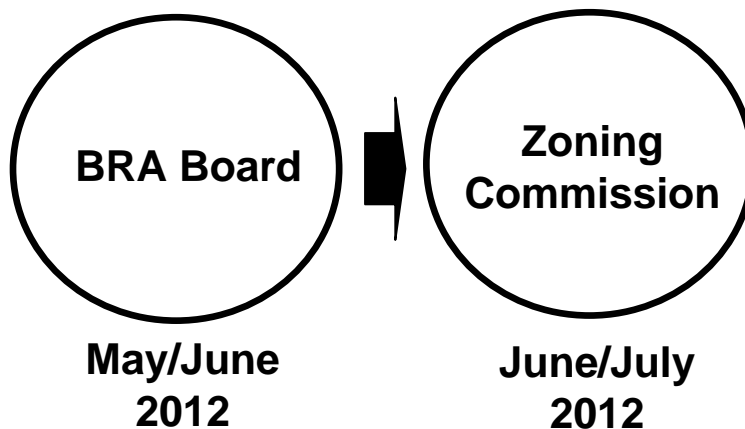


Dorchester Avenue Zoning Update

Planning & Zoning Process

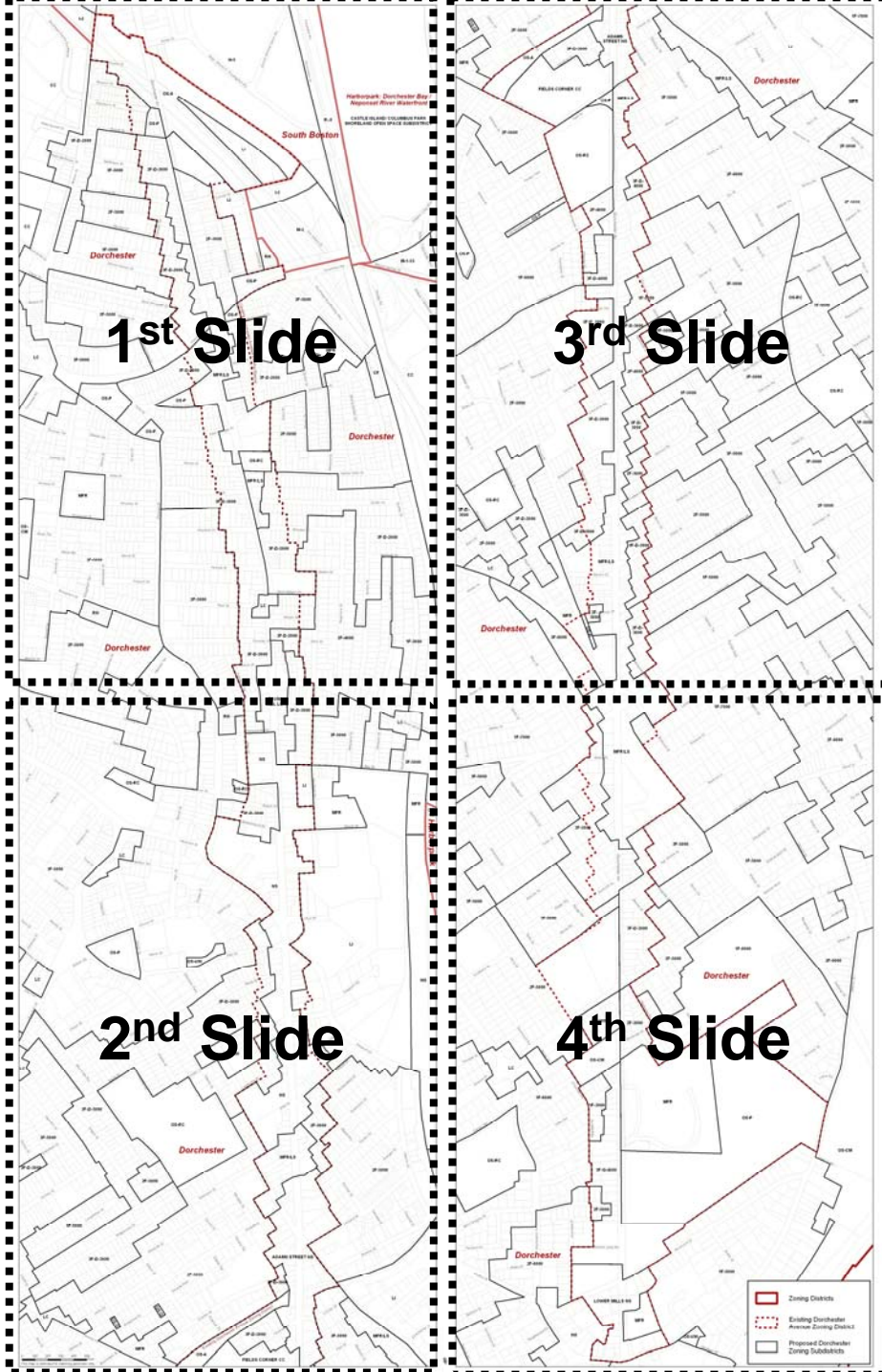


Approval Process



Sub-Districts

Zoning Map





**Harborpark: Dorchester Bay /
Neponset River Waterfront**

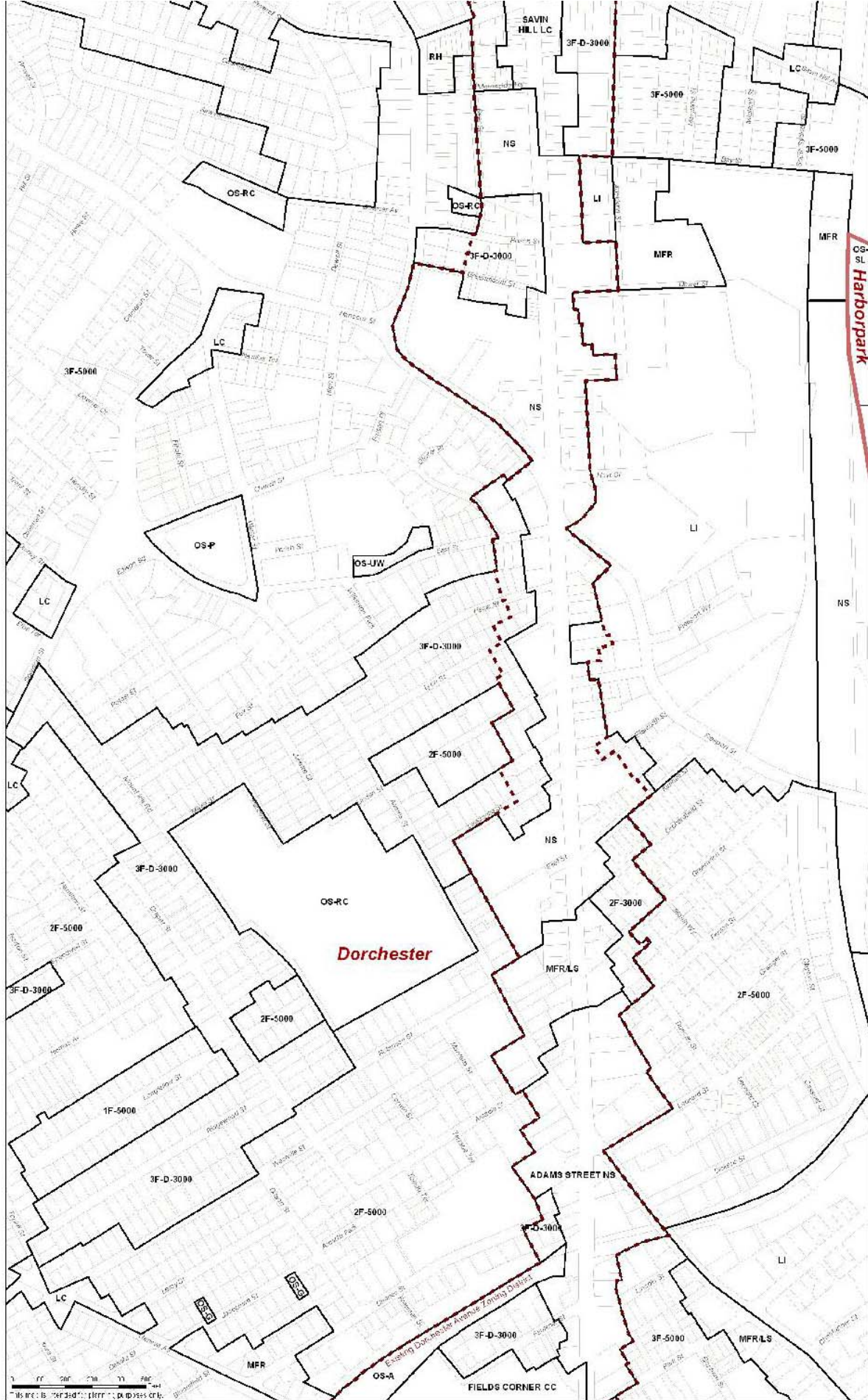
**CASTLE ISLAND / COLUMBUS PARK
SHORELAND OPEN SPACE SUBDISTRICT**

South Boston

Dorchester

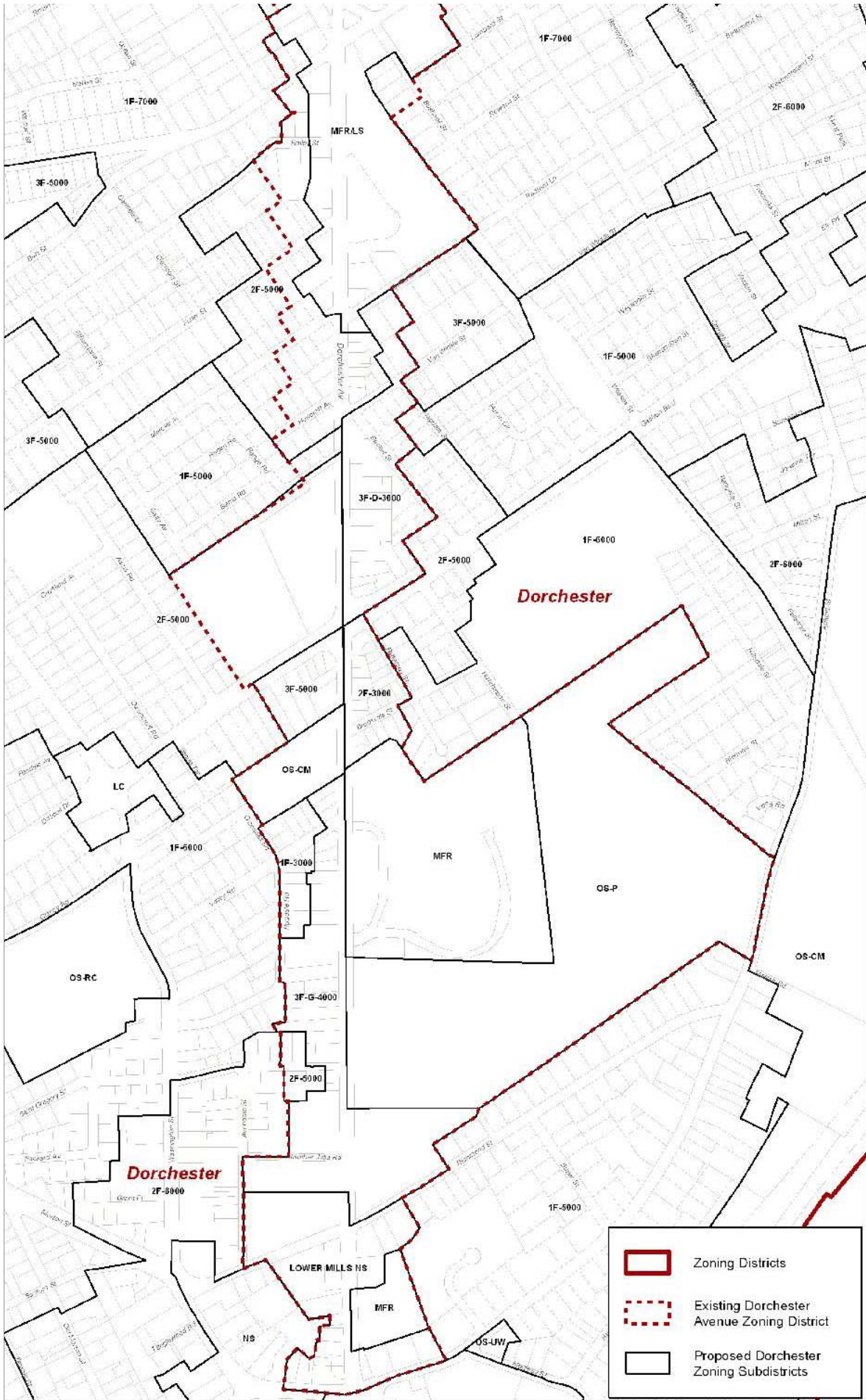
Dorchester

Dorchester



Dorchester

CS-SL Harborpark



- Zoning Districts
- Existing Dorchester Avenue Zoning District
- Proposed Dorchester Zoning Subdistricts

NDOD Updates

No 103 Dorchester Ave from L overpass looking North Fields Cor March 25 48 II 2
A.M.



St. Margaret's/Boston Street NDOD

King Square NDOD

Melville/Wellesley Park NDOD

Pleasant Street North NDOD

Ashmont Hill NDOD

Jones Hill NDOD

St. Marks/Mather Street NDOD

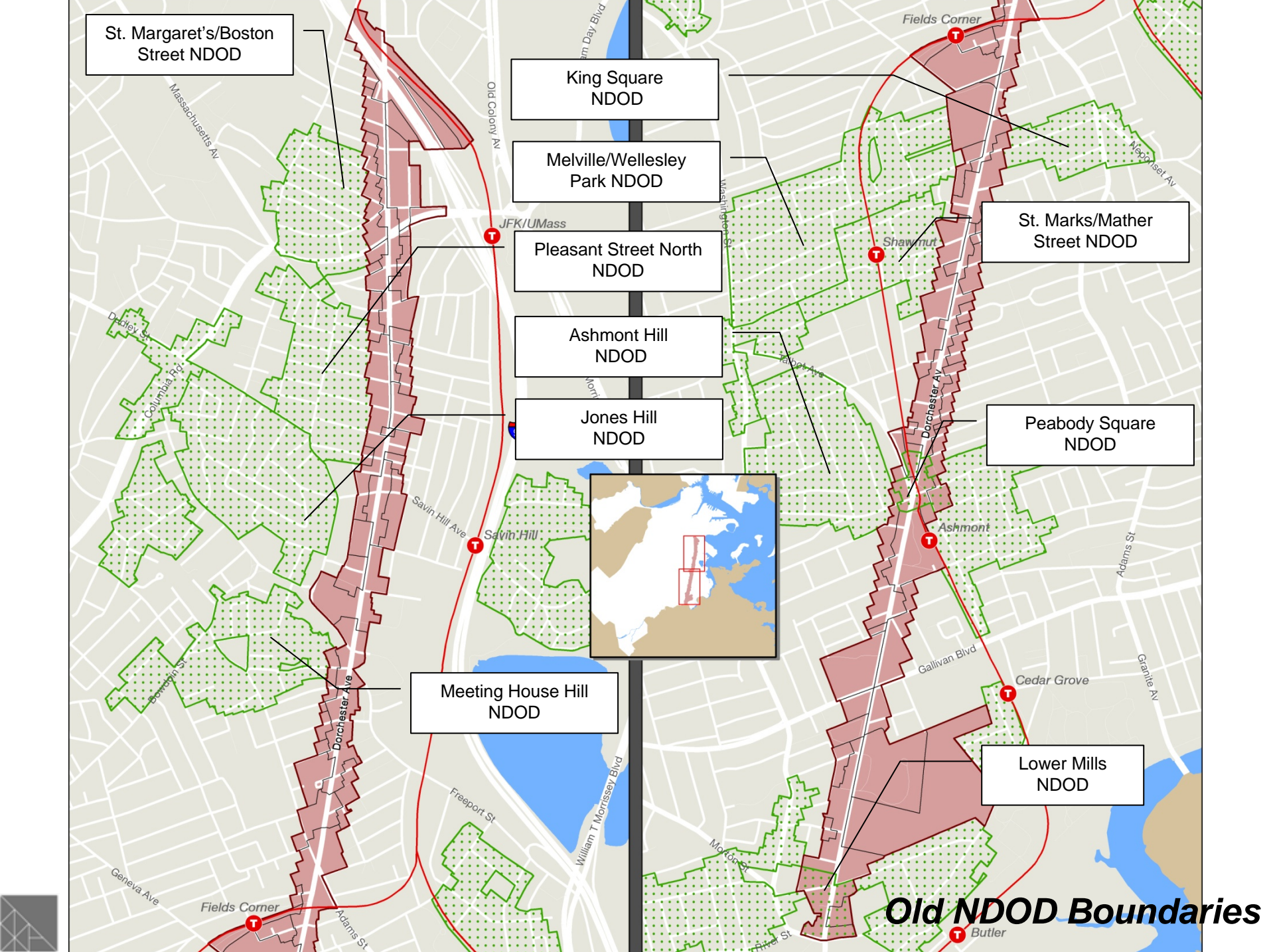
Peabody Square NDOD

Meeting House Hill NDOD

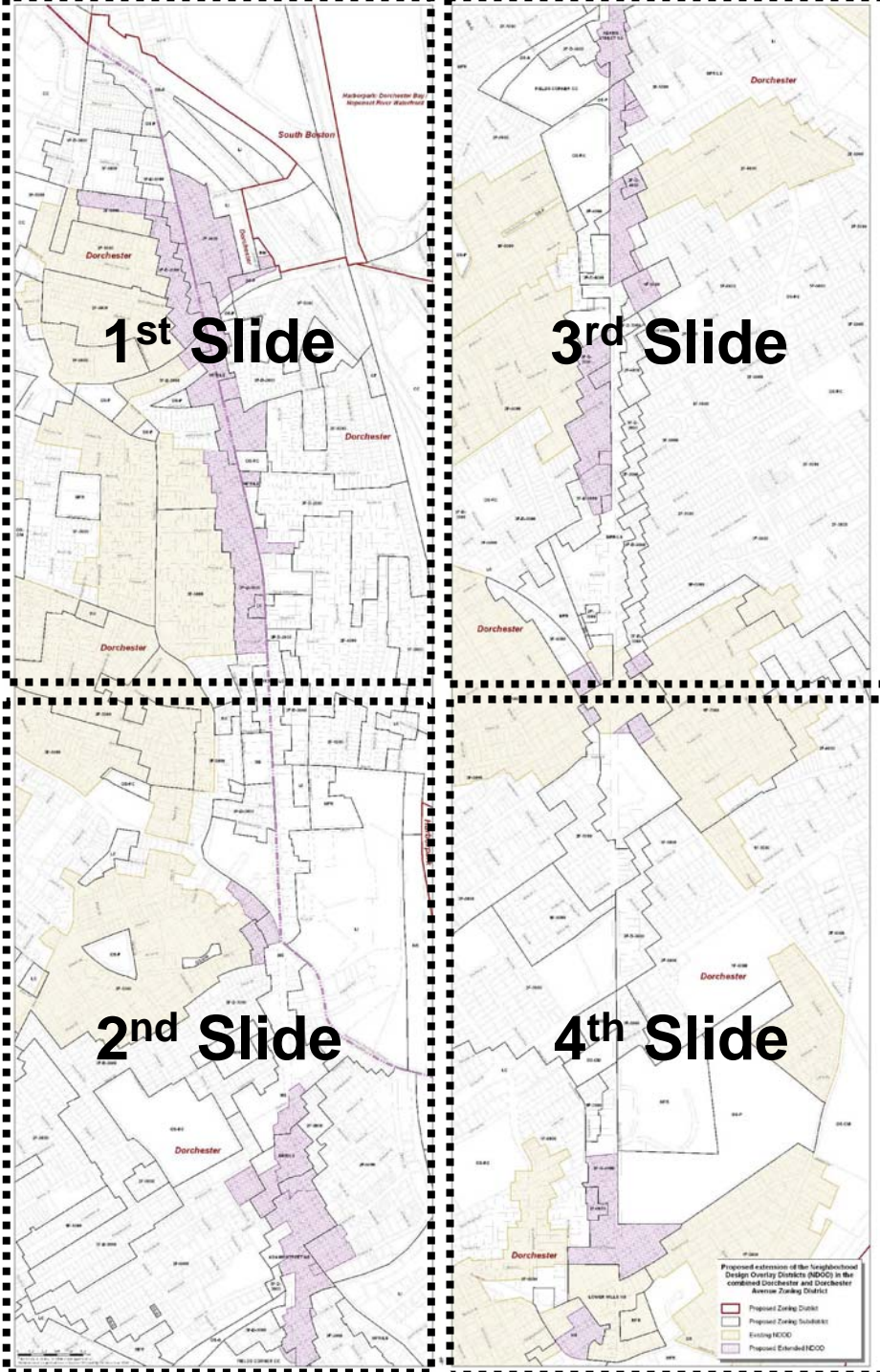
Lower Mills NDOD



Old NDOD Boundaries



NDODs



1st Slide

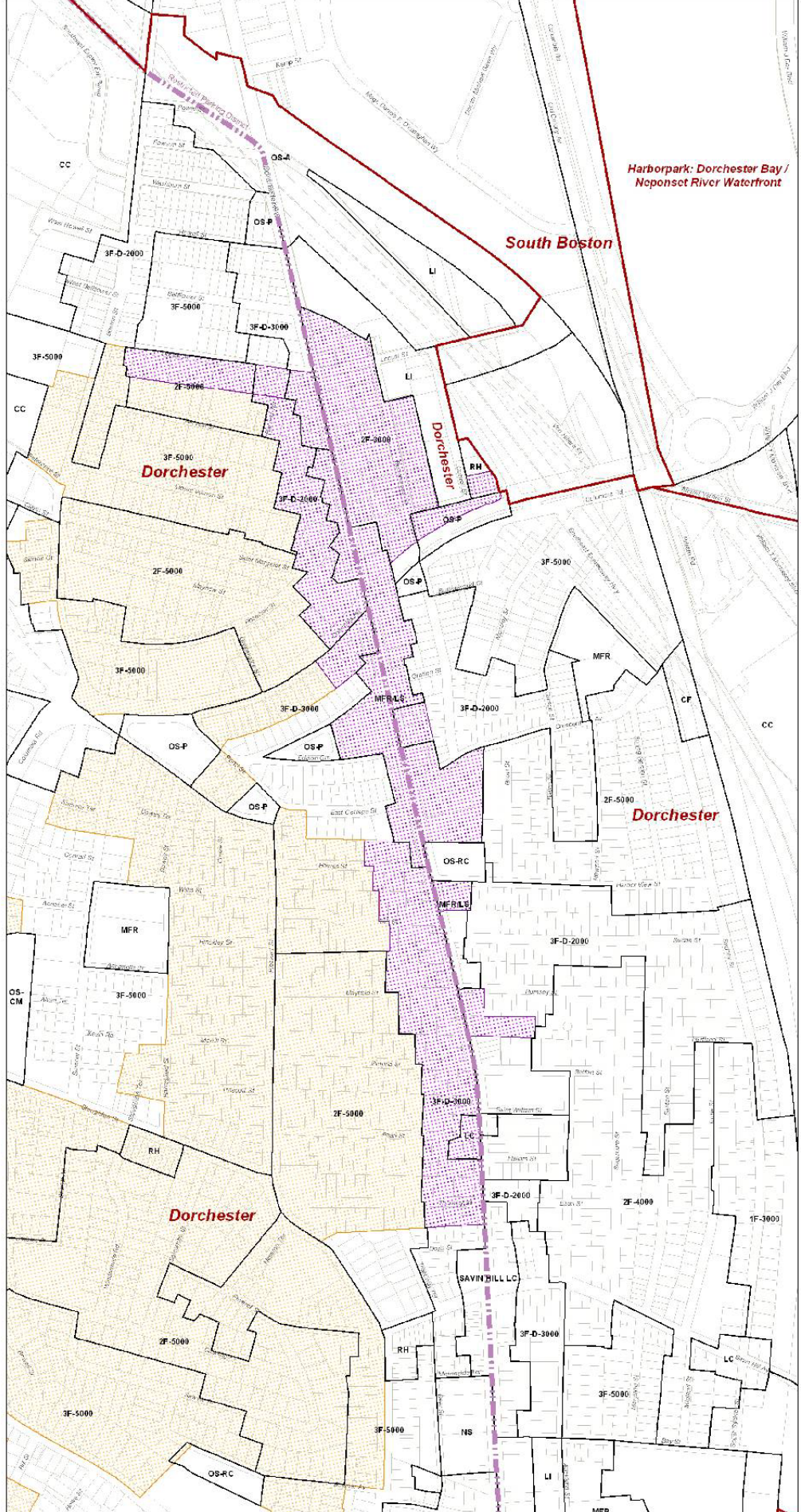
3rd Slide

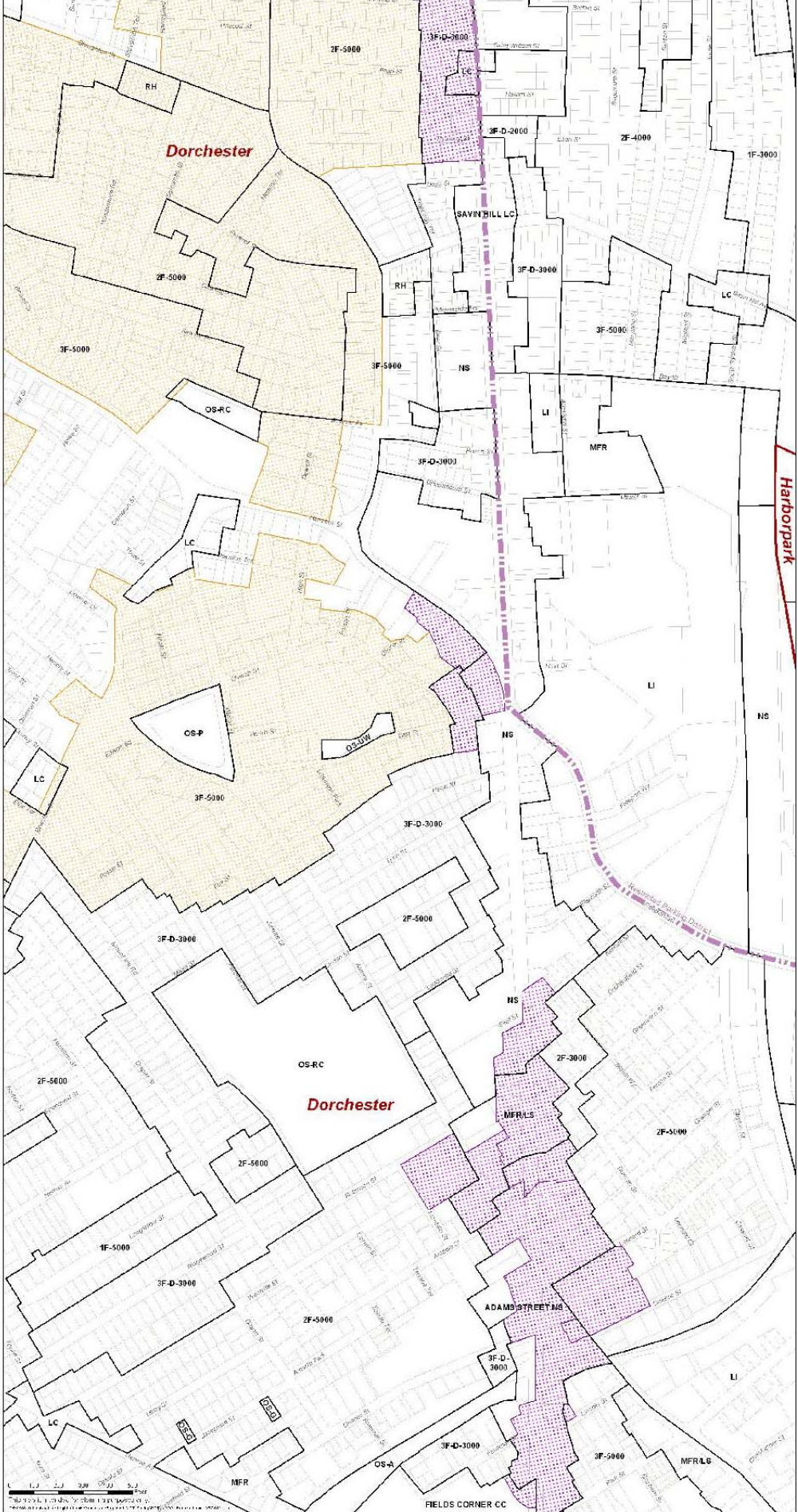
2nd Slide

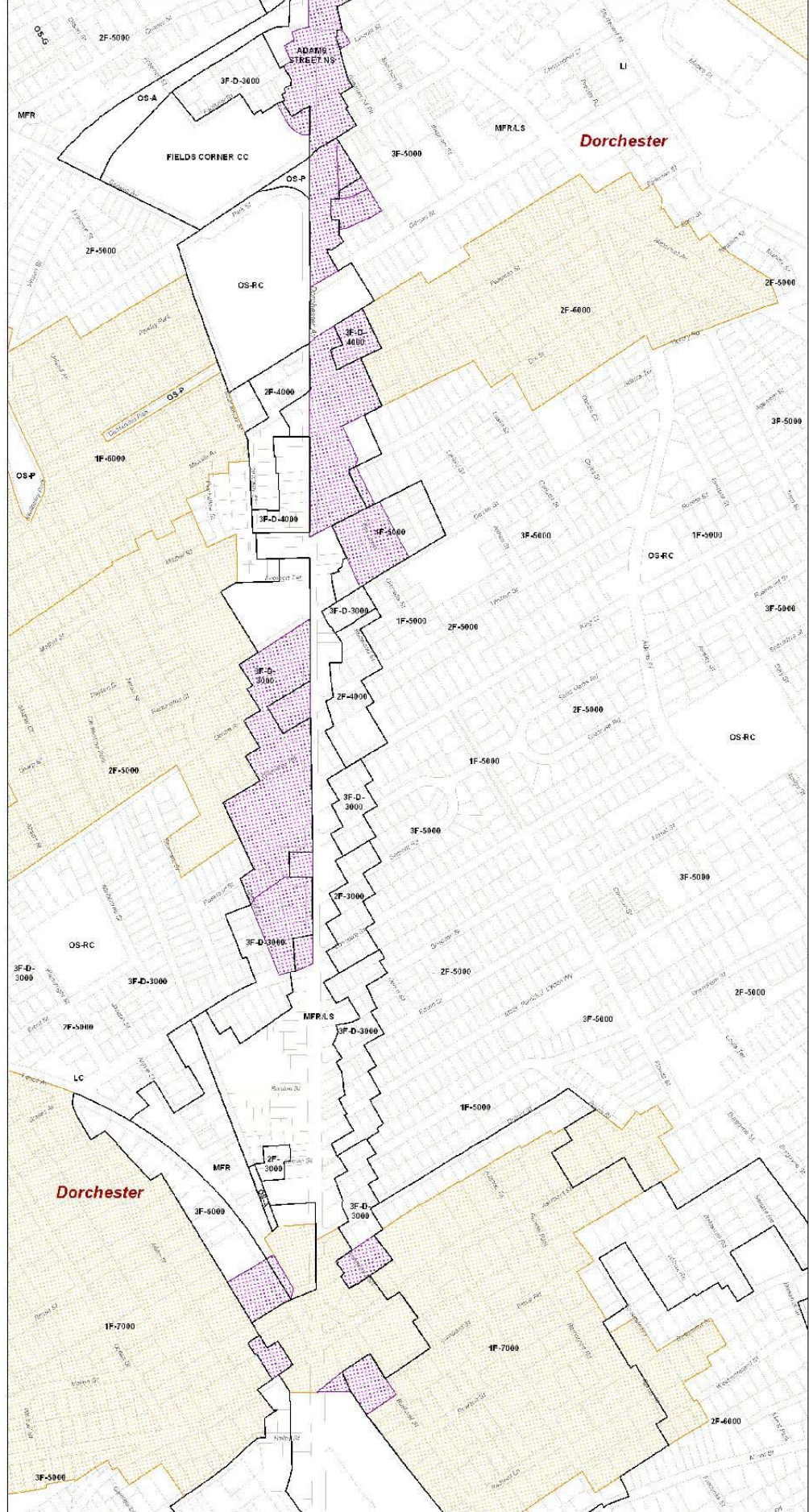
4th Slide

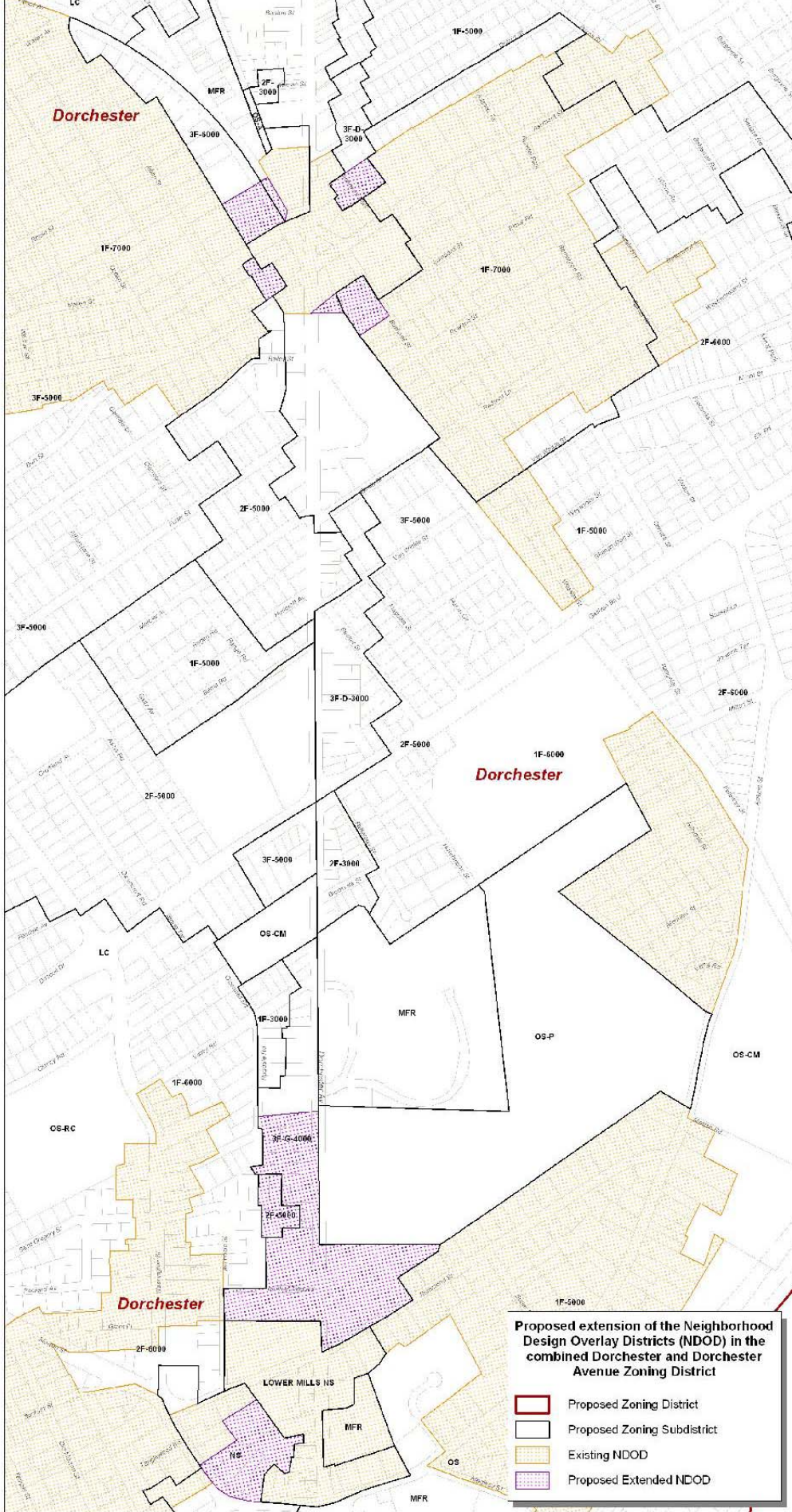
Proposed redactions of the neighborhood Design Overlay Districts (NDOD) in the combined Dorchester and Dorchester Avenue Zoning District

- Proposed Zoning District
- Proposed Zoning Subdistrict
- Existing MCOO
- Proposed Extended MCOO









Off-Street Parking

Overview

The off-street parking recommendations are the following:

- Residential sub-districts will utilize the Dorchester Neighborhood off-street parking regulations (one parking space required per unit)
- Commercial sub-districts will institute a minimum off-street parking requirement per 1,000 sq. ft of floor area of zero and a maximum off-street parking requirement of two (per 1,000 sq. ft of floor area).

Use Regulations Recommendations

Overview

Current use regulations for Dorchester Avenue are out-dated. Many uses are allowed in residential and commercial districts today that may not be in the best interest of Dorchester Avenue. Over the twenty years since the adoption of the Dorchester Avenue Zoning District, we have learned what uses are best for residential areas and commercial areas, which the Dorchester Neighborhood Zoning use regulations support. Therefore, the use regulation recommendations are the following:

- Residential sub-districts will utilize the Dorchester Neighborhood Zoning use regulations.
- Commercial and Industrial sub-districts will utilize the Dorchester Neighborhood Zoning use regulations with a few exceptions (listed in Recommendations Packet)

Next Steps

- **BRA Board Meeting—June/July 2012**
- **Boston Zoning Commission—July/August 2012**

WEBSITE: www.dotavzoning.org

BRA ALERTS: www.bostonredevelopmentauthority.org

BRA ZONING INFO:

www.bostonredevelopmentauthority.org/zoning/zoning.asp