

TABLE D

Greater Mattapan Neighborhood District
Residential Subdistricts Dimensional Regulations

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ² Maximum Stories	Feet	Usable Open Space ³ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁴ Minimum Depth (Feet)	Side Yard ⁵ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy Minimum Buildings (Percent)
One-Family Residential Subdistrict												
<u>1F-5,000</u>												
1 Family Detached	5,000	N/A	50	50	0.6	2-1/2	35	1,250	20	10	40	25
Other Use	5,000	N/A	50	50	0.6	2-1/2	35	1,250	20	10	40	25
<u>1F-6,000</u>												
1 Family Detached	6,000	N/A	60	60	0.6	2-1/2	35	1,800	20	10	40	25
Other Use	6,000	N/A	60	60	0.6	2-1/2	35	1,800	20	10	40	25

TABLE D (Continued)

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ² Maximum Stories	Sq. Ft. Per Feet	Usable Open Space ³ Minimum Depth Dwelling Unit	Front Yard ⁴ Minimum Width (Feet)	Side Yard ⁵ Minimum Depth (Feet)	Rear Yard Minimum Buildings (Feet)	Rear Yard Maximum Occupancy by Accessory (Percent)
Two-Family Residential Subdistrict												
<u>2F-3000</u> ¹												
1 & 2 Family Detached	3,000 for 1 or 2 units	N/A	40	40	0.8	2-1/2	35	600	15	10	30	25
Other Use	3,000	N/A	50	50	0.8	2-1/2	35	600	15	10	30	25
<u>2F-4000</u> ¹												
1 or 2 Family Detached	4,000 for 1 or 2 units	N/A	40	40	0.8	2-1/2	35	600	15	10	30	25
Other Use	4,000	N/A	50	50	0.8	2-1/2	35	600	15	10	30	25
<u>2F-5000</u> ¹												
1 & 2 Family Detached	5,000 for 1 or 2 units	N/A	45	45	0.8	2-1/2	35	800	15	10	30	25
Other Use	5,000	N/A	45	45	0.8	2-1/2	35	800	15	10	30	25

TABLE D (Continued)

	Lot Area, Minimum for Dwell. Unit(s) <u>(Sq.Ft.)</u>	Additional Lot Area for Ea. Addit'l Dwell. Unit <u>(Sq.Ft.)</u>	Lot Width Minimum <u>(Feet)</u>	Lot Frontage Minimum <u>(Feet)</u>	Floor Area Ratio Maximum	Building Height ² Maximum <u>Stories</u>	Open Space ³ Sq. Ft. Per <u>Feet</u>	Usable Minimum Depth <u>Dwelling Unit</u>	Front Yard ⁴ Minimum Width <u>(Feet)</u>	Side Yard ⁵ Minimum Depth <u>(Feet)</u>	Rear Yard Minimum Buildings <u>(Feet)</u>	Rear Yard Maximum Occupancy by Accessory <u>(Percent)</u>
<u>2F-6000</u>												
;1 & 2 Family Detached	6,000	N/A	45	45	0.8	2-1/2	35	800	15	10	30	25
Other Use	6,000	N/A	45	45	0.8	2-1/2	35	800	15	10	30	25
Three-Family Residential <u>Subdistrict</u>												
<u>3F-5,000¹</u>												
;Semi-attached Dwelling, Row House Building, or Town House Building	2,500 for 1 unit	2,500	25	25	0.8	3	35	600	15	10	30	25
;Any other Dwelling or Use	5,000 for 1 or 2 units	2,500	35	35	0.8	3	35	400	15	10	30	25

(;As amended on December 6, 1997.)

TABLE D (Continued)

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ² Maximum Stories	Open Space ³ Sq. Ft. Per Feet	Usable Minimum Depth Dwelling Unit	Front Yard ⁴ Minimum Width (Feet)	Side Yard ⁵ Minimum Depth (Feet)	Rear Yard Minimum Buildings (Feet)	Rear Yard Maximum Occupancy by Accessory (Percent)
<u>3F-6,000</u> ¹												
;Semi-attached Dwelling, Row House Building, or Town House Building	3,000 for 1 unit	3,000	25	25	0.8	3	35	600	10	7	30	25
;Any other Dwelling or Use	6,000 for 1 or 2 units	3,000	45	45	0.8	3	35	600	10	7	30	25

(;As amended on December 6, 1997.)

Multi-Family
Residential
SubdistrictMFR

1, 2 or 3 Family Detached	2,000 for first unit	1,000	40	40	0.9	3	35	300	15	10	30	25
Semi-attached Dwelling Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	30	30	0.9	3	35	300	15	10	30	25
Any other Dwelling or Use	2,000 for first 2 units	1,000	30	30	0.8	3	35	300	15	10	30	25

(;As amended on December 6, 1997.)

TABLE D (Continued)

Footnotes

1. See Maps 8D, 8E, and 8F and Section 60-7. In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure shall be three (3).
2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
3. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory and Fraternity Uses.

For any lot that exceeds the minimum lot area specified in this Table D, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table D, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table D for the lot.

All ground level open space used to satisfy the minimum usable open space requirements specified in this Table D must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table D, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 60-38 (Application of Dimensional Requirements).

In the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.

4. See Section 60-38.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.

