

Mattapan Squares + Streets Draft Article 60 Fact Sheet

Background

[PLAN: Mattapan](#) (approved and adopted by the BPDA Board in May 2023), Mattapan's neighborhood plan, recommended updated zoning for mixed-use and commercial "Nodes" and "Corridors" throughout the neighborhood. The recommendations seek to encourage vibrant, thriving local businesses and cultural spaces throughout Mattapan Square and other neighborhood centers.

The BPDA is proposing to implement Squares + Streets Zoning Districts in these recommended areas. Squares + Streets Zoning Districts are regulated by the Base Code of Boston's Zoning Code, meaning they won't be included in Mattapan's Article 60. As such, Article 60 must be updated to reflect the removal of some neighborhood businesses subdistricts that currently regulate future Squares + Streets areas.

This greenlined Article 60 update incorporates the proposed changes for Mattapan's Residential Zoning changes. The draft here retains strike-throughs and additional text from the Residential Zoning process as well as strike-throughs and additional text for the Squares + Streets process.

Key Highlights

Map Updates

Mattapan Maps 8B and 8C have been updated to include new Squares + Streets Districts that are regulated by the Base Code rather than Article 60. Several Neighborhood Shopping (NS) and Community Commercial (CC) subdistricts that were previously regulated by Article 60 would instead be mapped as Squares + Streets Districts.

Some Neighborhood Business Subdistricts Replaced by Squares + Streets

All of the Community Commercial subdistricts and the Blue Hill Center, Morton Village, and Morton/Blue Hill Avenue Neighborhood Shopping Subdistricts have been replaced by Squares + Streets Districts. Article 60 zoning text has been updated to reflect this change:

Removal of Gateway Development Overlay Districts: The Squares + Streets Districts exceed the additional FAR and height allowed by the Gateway Development Area Overlay Districts.

Removal of Residential Development Incentives: The Squares + Streets Districts exceed the additional FAR allowed by the Residential Development Incentives.

Removal of CC from Use Table B: Updated to reflect the removal of Community Commercial Subdistricts.

Removal of CC and NS-2 from Dimensional Table F: Updated to reflect the removal of CC and NS-2 Subdistricts, and renamed NS-1 to “NS”.

Updating Multifamily Residential (MFR) Dimensional Table

Dimensional Table D has been updated to include additional FAR and Height allowances for Multifamily Residential uses. These updates have been made to make many current MFR properties conforming to zoning, and represent the existing built form. For “Any other Dwelling or Use”, the FAR has been increased from 0.8 to 2.0, height in feet has been increased from 35 feet to 40 feet, and height in stories has been increased from 3 to 4.

Miscellaneous Provisions (*New as of February 2024*)

Language was added to renumbered Section 60-33 “Application of Dimensional Requirements” that excludes Accessory Dwelling Units from dimensional requirements for two or more dwellings or buildings on one lot in order to support development by-right.