

Draft Article 60 Residential Zoning Amendment Fact Sheet

Background

[PLAN: Mattapan](#) (approved and adopted by the BPDA Board in May 2023), Mattapan's neighborhood plan, advanced land use and policy recommendations meant to bolster affordable, contextual, and diverse housing production throughout Mattapan, as well as support opportunities for more multi-generational housing, senior housing, and options to generate extra income. In order to implement these planning recommendations for Mattapan's residential areas, the BPDA is proposing changes to Article 60, the zoning article for the Greater Mattapan Neighborhood, that will support housing development and align the residential zoning code with the values and community goals that Mattapan residents expressed during the planning process.

First, the proposed zoning changes will **modernize Mattapan's residential code**, better aligning dimensional regulations to the neighborhood's existing character and reducing the frequency with which routine home maintenance projects are flagged for noncompliance. Secondly, the proposed zoning changes will **support contextual, new housing development**, by allowing new 2 and 3 unit infill housing to be built on vacant lots. Lastly, the zoning changes will **allow as-of-right construction of Accessory Dwelling Units (ADUs)** on all lots in Mattapan. ADUs are additional units that can be built either as additions to 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, adding more room for growing families or providing opportunities for generating additional income if it is used as a rental unit.

This fact sheet comprises three sections: (1) text updates to Residential Subdistricts; (2) text updates that will support the development of Accessory Dwelling Units; and (3) assorted zoning updates to Article 60 to improve the function of the code.

Text Updates to Residential Subdistricts

Subdistrict Consolidation: Article 60 currently regulates nine distinct Residential subdistricts. This draft zoning amendment proposes to consolidate those existing areas into three subdistricts, two of which would be new subdistricts.

- 1) *Mattapan Residential-1(R1) Subdistrict (New).*
- 2) *Mattapan Residential-2 (R2) Subdistrict (New).*
- 3) *Multi-Family Residential (MFR) Subdistrict (Existing).*

The zoning text amendment only applies to the PLAN: Mattapan study area because that was the area that the plan’s policy and zoning recommendations applied to. However, the land area governed by Article 60 extends beyond this study area. For this reason, the zoning text amendment leaves three residential subdistricts unchanged, because they exist outside of the plan study area: 2F-3000, 3F-5000, and 3F-6000.

Maps that show the Greater Mattapan Neighborhood Zoning District, with both newly proposed and existing residential subdistricts are available on our website.

Use Table Updates: Proposed zoning introduces new occupancy limits for R1 and R2 subdistricts. It also proposes minimal updates to the residential use allowance table that are in line with planning recommendations that support more types of essential retail and services within walking distance of residential areas.

Table 1. Maximum Occupancy (Residential)

Residential-1 (R1)	Residential-2 (R2)
2 dwelling units, exclusive of Accessory Dwelling Units (ADUs) The maximum number of Dwelling Units allowed on a lot, including ADUs, is 3	3 dwelling units, exclusive of Accessory Dwelling Units (ADUs) The maximum number of Dwelling Units allowed on a lot, including ADUs, is 4

Table 2. Changes in Use Allowances (Residential)

(Including, but not limited to the following)

	Residential-1 (R1) & Residential-2 (R2)	Multi-Family Residential (MFR)
Newly Allowed	Day Care Center, Elderly	Day Care Center, Elderly

Newly Conditionally Allowed	Community Centers	N/A
------------------------------------	-------------------	-----

Dimensional Table Updates: Draft zoning for R1 and R2 subdistricts in Mattapan proposes new dimensional regulations that add a more straightforward way to control building form and density. *Maximum Building Lot Coverage* and *Minimum Permeable Area of Lot* replace measurements such as maximum floor area ratio, minimum usable open space, and minimum lot size. These updates offer greater flexibility for lots of different sizes and better standardize the way built form across the neighborhood is scaled and regulated. These changes, alongside updates to yard dimensions, are also better aligned with Mattapan’s existing conditions, therefore aligning zoning regulations with what is on the ground today

Table 3. Changes in Use Allowances (Residential)

	Residential-1 (R1)	Residential-2 (R2)
Maximum Building Lot Coverage for Lots < 5000 SF	40%	40%
Maximum Building Lot Coverage for Lots ≥ 5000 SF	30%	30%
Minimum Permeable Area of Lot	25%	25%
Front Yard Minimum Depth	10'	10'
Side Yard Minimum Depth	14' cumulative, 3' minimum on each side	14' cumulative, 3' minimum on each side
Rear Yard Minimum Depth	20'	20'
Maximum Building Height	35' ; 3 stories	35' ; 3 stories
Minimum Lot Frontage	20'	20'

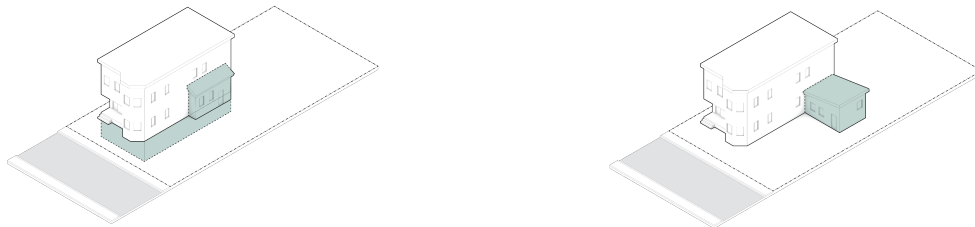
Text Updates to Support Development of Accessory Dwelling Units

New Definitions for Accessory Dwelling Units (ADUs):

Accessory Dwelling Unit (non-Detached). A self-contained, non-transient dwelling unit with its own separate entrance, incorporated within the footprint of the principal residential structure where the Owner is also a principal resident. ADUs may be constructed through the incorporation of exterior changes to the existing structure, such as a bump-out, extension, or similar addition to the existing envelope of the structure that result in an increase in overall building footprint. The following regulations apply to all non-detached ADUs:

1. The additional gross square footage created by the ADU shall add no more than 75% of the gross square footage of the principal unit or 1250 square feet, whichever is smaller.
2. The extension, addition, or bump-out of the primary structure to create an ADU shall be no taller than the height of the primary structure.
3. A lot shall only contain one (1) non-Detached ADU, however a lot may contain one (1) non-Detached ADU and one (1) Detached ADU.

An Accessory Dwelling Unit shall not be subject to the provisions of Article 10.

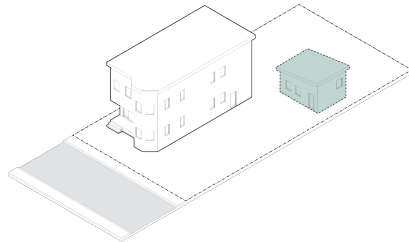


The above diagrams illustrate non-detached ADUs, which are constructed as additions or extensions to existing dwellings.

Accessory Dwelling Unit (Detached). A self-contained, non-transient dwelling unit contained within a separate structure with its own separate entrance, but on the same lot where the Owner is also a resident. The following regulations apply to all Detached ADUs:

1. The Detached ADU has a building floor plate less than or equal to 900 sf or the building floor plate of the primary residential structure, whichever is less.
2. The Detached ADU has a height no greater than 1 and ½ stories or no greater than the height of primary structure, whichever is smaller.

3. A lot may contain up to one (1) Detached ADU.
 4. The Detached ADU must be at least 5 feet from any other structure on the lot.
- A Detached Accessory Dwelling Unit shall not be subject to the provisions of Article 10.



The above diagram illustrates a detached ADU, which may take the form of a newly constructed building or a renovated pre-existing structure, such as a garage.

Extended Living Suite. A non-transient dwelling unit (with sleeping facilities and cooking facilities that meet the requirements of an efficiency kitchen) with common access and circulation with a principal dwelling unit in which the Owner is a resident. An ELS may share sanitary facilities with the principal dwelling unit.

The above definition is meant to give name to a common type of renovation that homeowners may choose to make to their home, in order to extend living space and allow more space for additional residents, but not add a new unit. Defining Extended Living Suites in the zoning code will make it easier for them to be permitted by-right, and will also help ensure that such additions are safely constructed and comply with building safety codes.

Dimensional Requirements for ADUs: Proposed dimensional regulations for ADUs are meant to strike an important balance: ensure that the ADU is smaller than the primary dwelling, but also offer comfortable living space. Dimensional regulations also establish a building envelope on the lot that the ADU must fit within.

Table 5. Dimensional Regulations for ADUs

	Extensions/Additions to the Principal Structure	Detached ADUs
Maximum Size	75% of the square footage of the principal structure or 1250 SF, whichever is smaller	900 SF building floor plate or the size of the building floor floor plate of the principal structure, whichever is smaller
Maximum Height	No taller than the primary structure	1 ½ stories or no greater than the height of the principal structure, whichever is smaller
Minimum Distance Between ADU and Other Buildings on the Lot	N/A	5'

Table 6. Dimensional Regulations for Lots Adding ADUs

	Residential-1 (R1)	Residential-2 (R2)
Maximum Building Lot Coverage for Lots < 5000 SF	60%	60%
Maximum Building Lot Coverage for Lots ≥ 5000 SF	50%	50%
Minimum Permeable Area of Lot	15%	15%
Front Yard Minimum Depth	5'	5'
Side Yard Minimum Depth	3'	3'
Rear Yard Minimum Depth	20'	20'
Maximum Building Height	40' ; 3 ½ stories	40' ; 3 ½ stories
Minimum Lot Frontage	20'	20'

Proposed zoning will allow for homeowners to add a maximum of 1 non-detached and 1 detached ADU to their lot. The number of overall dwelling units on a lot (counting those within the principal residential structure and any additional created by ADUs) must also comply with the overall use allowances of the residential subdistrict.

Table 7. Maximum Number of Dwelling Units Allowed Per Lot (Inclusive of ADUs)

Residential-1 (R1)	Residential-2 (R2)
<p>The maximum number of Dwelling Units allowed on a lot, including ADUs, is 3</p> <p><i>Examples:</i> <i>The owners of a single-family home turn their basement into an ADU, and then add a detached ADU in their backyard. They now have 3 dwelling units on their lot, the maximum allowed by the R1 subdistrict if adding ADUs.</i></p> <p><i>A owner of a two-family home turns their attic into an ADU. They now have three dwelling units on their lot, and may not add anymore because they have met the maximum allowed by the R1 subdistrict if adding ADUs..</i></p>	<p>The maximum number of Dwelling Units allowed on a lot, including ADUs, is 4</p> <p><i>Examples:</i> <i>The owners of a triple decker build an ADU in their basement. They now have four dwelling units on their lot, the maximum allowed by the R2 subdistrict if adding ADUs.</i></p> <p><i>The owners of a single-family home convert an unused carriage house on their lot into an ADU. They then build another ADU as an addition to their home. Although they have a total of three dwelling units on their lot, which is below the maximum allowed by the R2 subdistrict if adding ADUs, they may not build additional ADUs, as the maximum allowed per lot is two.</i></p>

Assorted Zoning Updates to Article 60

Text Consolidation: To increase legibility, draft zoning proposes to consolidate unnecessary and/or redundant text throughout Article 60, including substantial updates to the Article's following sections:

- Section 60-1. Statement of Purpose, Physical Boundaries, and Applicability
- Section 60-5. Prohibition of Planned Development Areas
- Section 60-6. Community Participation
- Section 60-2. Establishment of Residential Subdistricts
- Section 60-4. Dimensional Regulations Applicable in Residential Subdistricts.
- Section 60-11. Establishment of Open Space Subdistricts

- Section 60-31. Design Review and Design Guidelines
- Section 60-36. Application of Dimensional Requirements

Screening & Buffering Requirements: Specifications for fences and plantings were streamlined and broadened to reflect current design review practices.

New Parking Minimums: Parking minimums were aligned with current Boston Transportation Department policy across all uses.

Updates to the Use Table: Outdated uses were removed from the use tables. These uses include, but are not limited to: *Billiard Parlors; Telephone Exchange; Outdoor Payphone; Orphanage*. Repetitive uses were consolidated under one use description. These uses include *Museum* and *Public Art/Display Space*, which were consolidated under the category *Art Display Space; incl. Gallery, museum*.

Design Guidelines: This section was updated and streamlined in order to recognize design guidelines set forth in PLAN: Mattapan.

Updated Subdistrict for White Stadium: White Stadium in Franklin Park, previously zoned under the OS-Parkland subdistrict, was re-zoned as OS-Recreation. This change was made in order to reflect the existing and future use of the stadium as a sports and recreation facility.

Draft Zoning Maps: Mattapan's zoning maps were amended to reflect the proposed residential subdistricts (Residential-1 and Residential-2) as well as the updates to the zoning subdistrict for White Stadium. These draft maps may be viewed here: [8A](#), [8B](#), [8C](#).