

# Mattapan | Squares + Streets Zoning Close-Out



*Virtual Public Meeting*

# Zoom Controls to Listen to Interpreters



**(EN)** Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

**(Kreyòl Ayisyen)** Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

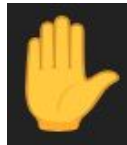
**(Español)** Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

# Zoom Meeting Info + Tips

- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial \*9 followed by \*6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



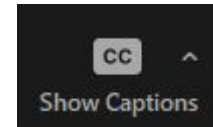
Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off



Enable closed captions

# Please Ask for Clarification!

**Ask questions in the chat along the way** – our staff are available to answer during the presentation!

**Ask for us to clarify any terms or concepts we discuss** – we want to make sure that what we cover is accessible to everyone so you can all share your informed feedback!



# BPDA Team

**Kenya Beaman**, Community Engagement Manager

**Jack Halverson**, Planner II

**Kathleen Onufer**, Deputy Director of Zoning



# What We'll Share Tonight

1

**Broad overview** of  
PLAN:  
Mattapan and  
Squares +  
Streets Zoning

2

**Recap** of  
previous  
**public  
engagement**  
opportunities

3

**Changes** to  
the Zoning  
Amendment  
**based on  
feedback**

4

**What's next?**  
Regulatory  
approvals and  
PLAN:  
Implementation

*Comments from Mattapan engagement  
will appear throughout the presentation  
in these callout boxes!*

# PLAN: Mattapan and Squares + Streets Zoning

# 01

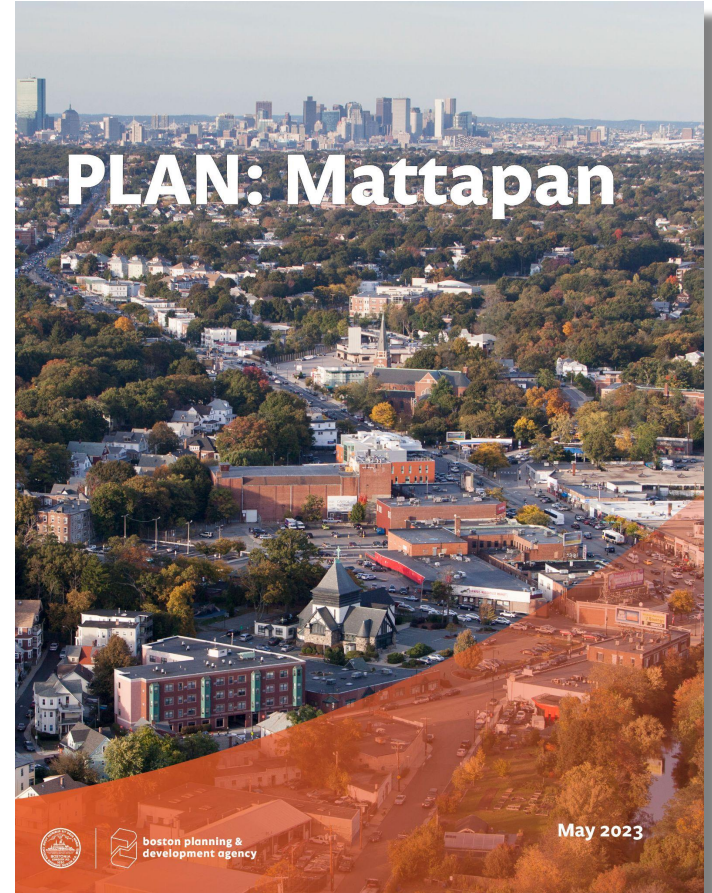


# What is PLAN: Mattapan?

Long-range neighborhood-wide planning initiative focused on crafting an **equitable, community-driven future for Mattapan**.

The initiative **kicked-off in 2018** and PLAN: Mattapan was adopted by the BPDA Board on May 11th, 2023.

**Actionable recommendations** spanning zoning, housing, mobility, jobs, climate resiliency and more.





# “Nodes” and “Corridors” Recommendations

Transforming Mattapan into a community where residents can access essential goods, services, open spaces, and transit options was a central theme in PLAN: Mattapan.

New Squares + Streets mixed-use zoning for Mattapan can encourage development of local businesses and cultural destinations along with housing that brings people closer to jobs, transit, and other services.

*Mattapan residents expressed a desire for:*

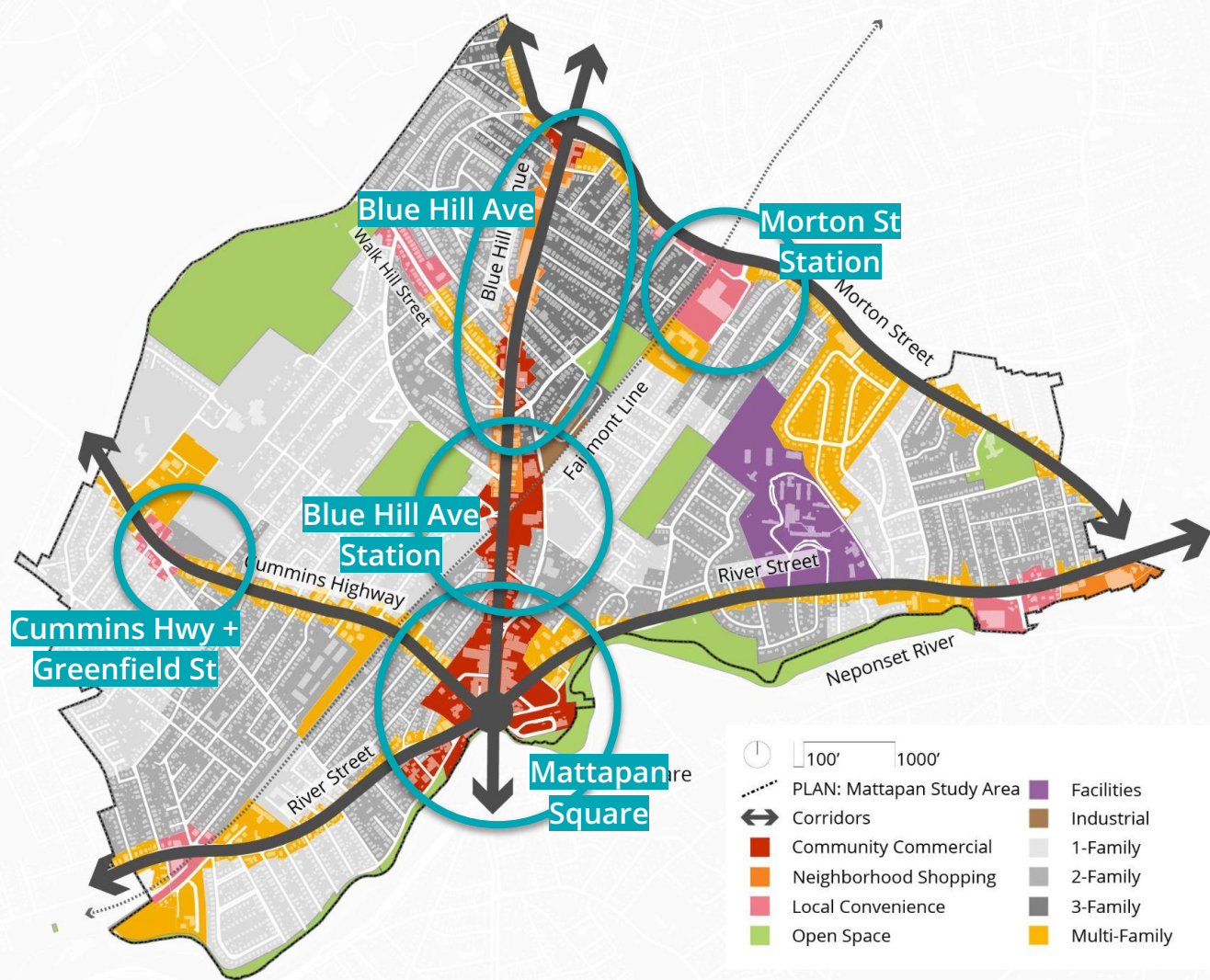
- Cultural destinations, activities, sit-down restaurants, markets, daycare, and gathering spaces
- Active ground floor uses in key commercial areas of Mattapan

*As a potential future business owner in Mattapan Square would love to open an Eye clinic & optical shop (professional service).*



# Focus Areas

- Mattapan Square
- Blue Hill Ave Station
- Blue Hill Ave
- Morton St Station
- Cummins Hwy + Greenfield St



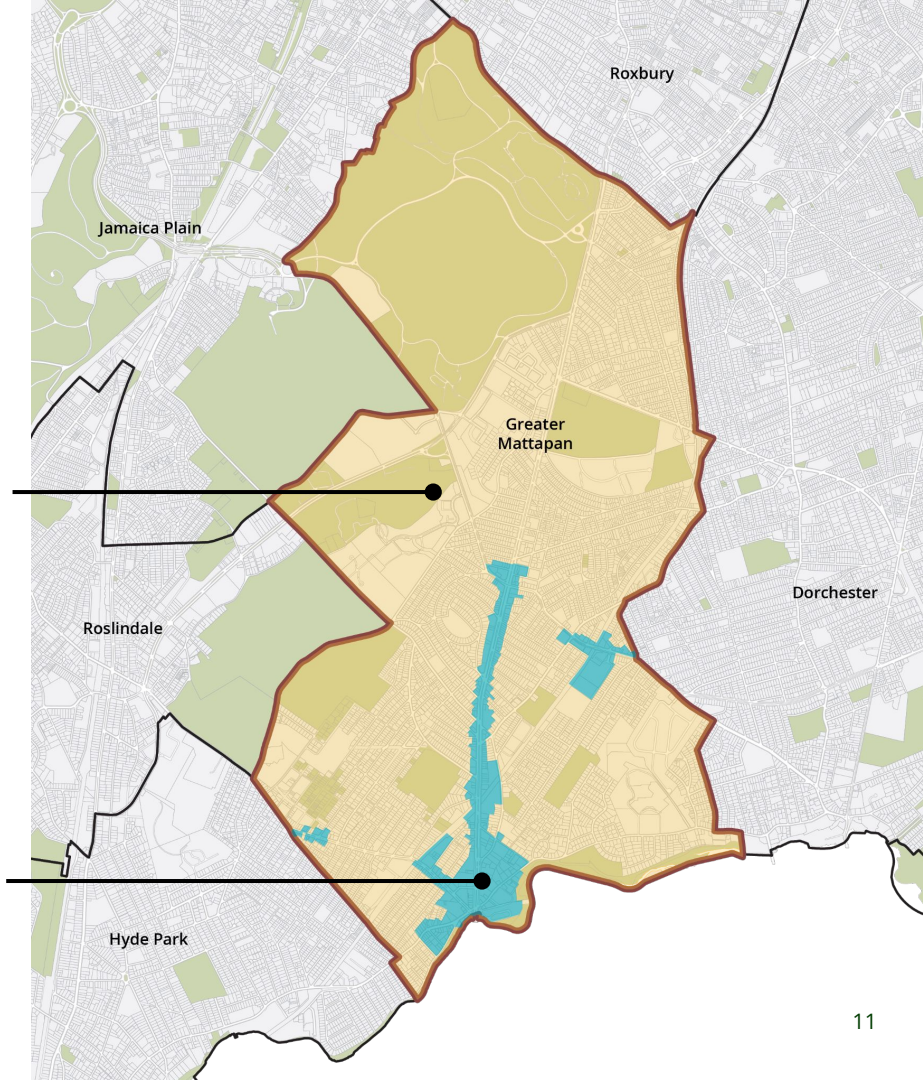
# Mapping Zoning Changes

→ Squares + Streets Zoning is replacing some Neighborhood Business Subdistricts currently regulated by Article 60

**Area regulated by Article 60 (yellow)**

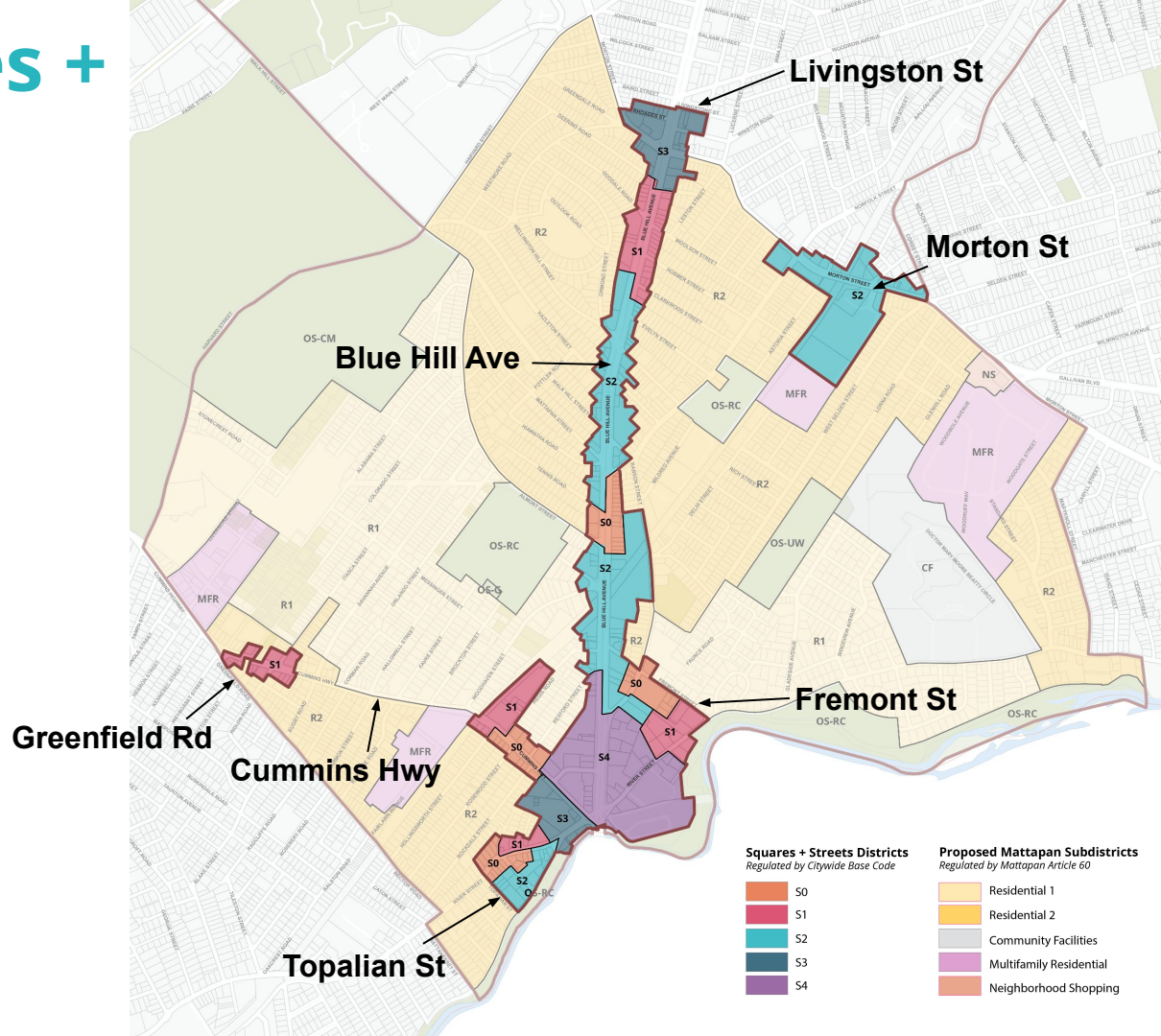
**Proposed area regulated by Squares + Streets in Base Code (blue)**

*Why have the Neighborhood Business Subdistricts been removed for most of what is coming under PLAN: Mattapan zoning? And the removal of listing all open spaces? Did it go to another location?*



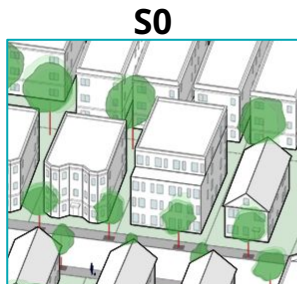
# Proposed Squares + Streets Zoning

An entire Square or Street does not need to be mapped with the same Squares + Streets District; they are **tailored to fit better into the existing and planned context.**



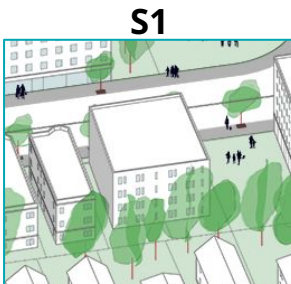
# Squares + Streets Districts

**New Update to Text Amendment! (NOT MAPPED IN MATTAPAN)**



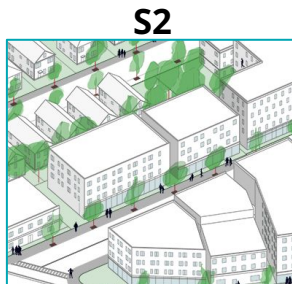
**Transition Residential**

- Transition between low and high activity streets and squares
- Residential and accessory only
- Large, context-scale yards



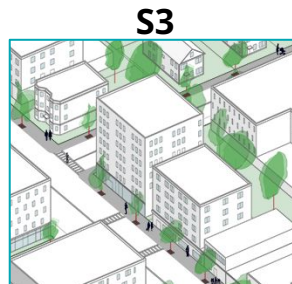
**Main Street Living**

- Small-scale storefronts allowed on the ground floor with limited uses
- Predominantly residential
- Small scale yards



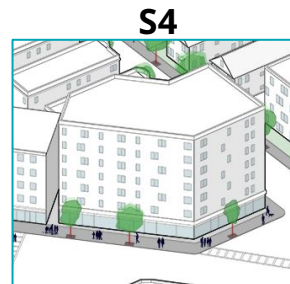
**Main Street Mixed Use**

- Mixed-use main street
- Mainstreet zero-lot-line
- Outdoor amenity space required
- Lower lot coverage to require yards or plazas



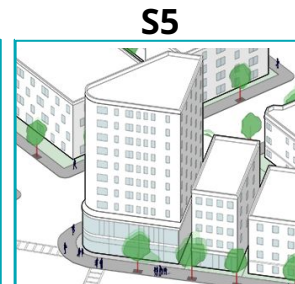
**Active Main Street**

- Residential or small scale hospitality
- Mainstreet zero-lot-line
- Outdoor amenity space required
- Active ground floor uses required
- Lot coverage responds to parcel size



**Active Squares**

- Wider range of upper floors uses
- Large buffer with residential areas
- Outdoor amenity space required
- Medium to extra large scale ground floor active uses
- Lot coverage responds to parcel size



**Placemaker**

- Widest range of mixed-use uses
- Large buffer with residential areas
- Outdoor amenity space required
- Wide range of ground floor active uses (no residential)
- Lot coverage responds to parcel size

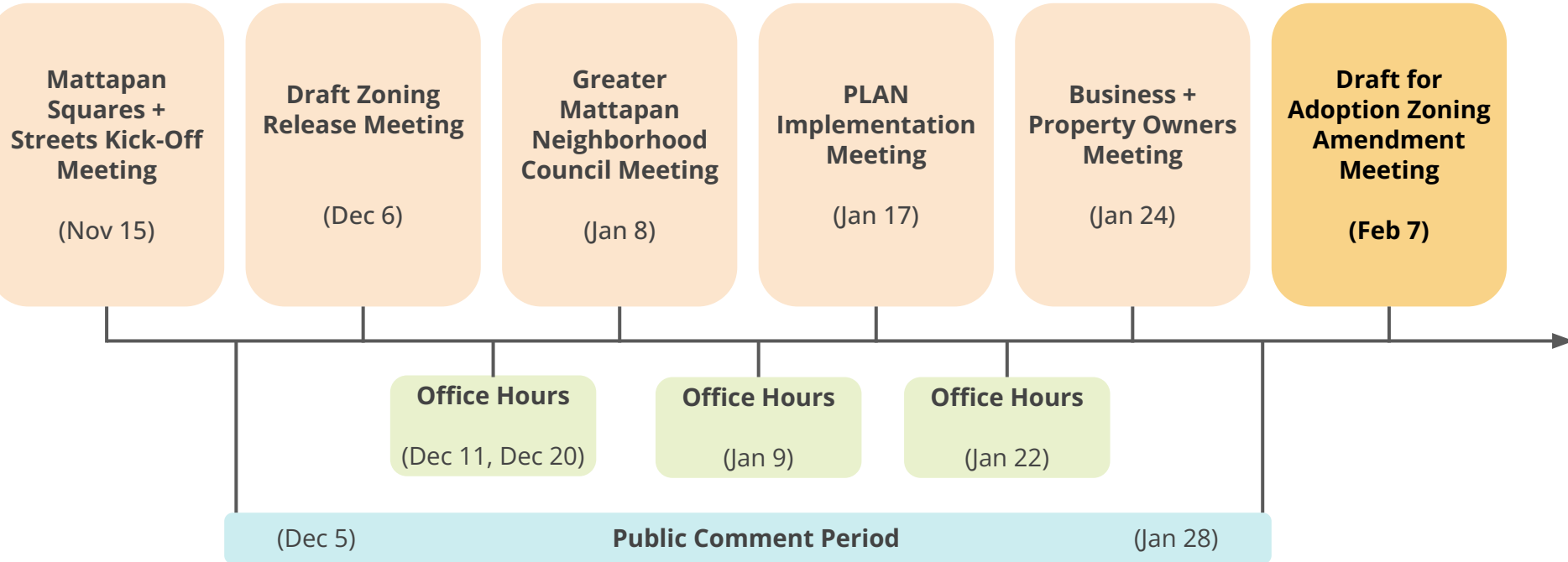
# Public Engagement Process

## 02



# Engagement Timeline

Where we are tonight!



*Can the comment period be extended [from December]?*

# Public Meetings

## Mattapan Squares + Streets Kick-Off

*Virtual Public Meeting*  
Nov 15 | 6:00 - 8:00 PM

- Shared research behind Squares + Streets
- Connected PLAN: Mattapan and Squares + Streets
- Previewed areas in Mattapan for S+S Zoning

## Draft Zoning Amendment Release

*Virtual Public Meeting*  
Dec 6 | 6:00 - 8:00 PM

- Shared official draft zoning amendments, how to review, and how to provide feedback
- Co-hosted meeting with Residential Zoning Close Out

## GMNC Monthly Meeting

*Guests at Virtual Public Meeting*  
Jan 8 | 6:30 - 8:00 PM

- Attended monthly GMNC Meeting
- Answered clarifying questions about zoning technicalities
- Responded to feedback about zoning content



# Public Meetings

## Squares + Streets | PLAN: Mattapan Implementation

*Virtual Public Meeting*  
Jan 17 | 6:00 - 8:00 PM

- Discussed what *zoning* implements and what other City Departments implement
- Departments who presented ongoing implementation work:

Mayor's Office of Housing, Office of Economic Opportunity and Inclusion, Transportation Department, Public Works, Environment, Green Infrastructure, Mayor's Office of Arts and Culture

## Business + Property Owners Convening

*In-Person Open House*  
Jan 24 | 6:00 - 7:30 PM



- Presented Zoning
- Open House with OEIO, MOH, ISD, and Licensing

## Mattapan | Squares + Streets Zoning Close Out

*Virtual Public Meeting*  
Feb 7 | 6:00 - 8:00 PM

- **Tonight!**
- Recap of engagement
- Addressing feedback from public comment
- Next steps + regulatory approvals

# Other Engagement

Have you thought about sending out mailers?

## Office Hours

### Some Cancelled Due to No Sign-Ups

~~Dec 11 | 12:30 - 1:30 PM~~  
~~Dec 13 | 6:30 - 7:30 PM~~  
~~Dec 18 | 6:30 - 7:30 PM~~  
Dec 20 | 12:30 - 1:30 PM  
Jan 9 | 12:30 - 1:30 PM  
~~Jan 16 | 12:30 - 1:30 PM~~  
Jan 22 | 6:00 - 7:00 PM  
~~Jan 25 | 12:30 - 1:30 PM~~

→ Informal time for Q&A with zoning staff

## Mailed Postcards



→ Postcards sent to 500+ properties and owners within zoning area

## Online Survey

**SQUARES + STREETS**

Public Feedback and Comment Form -  
Mattapan Zoning Maps and Squares +  
Streets Draft Zoning Text Amendment

Sign in to Google to save your progress. Learn more

\* Indicates required question

Email \*

Your email

[ENG] Select your preferred language to fill out this survey and to share \*  
your feedback.

[SPA] Seleccione el idioma que prefiera para completar la encuesta y  
compartir sus comentarios.

# Feedback During Public Comment Period

# 03



# Overall Changes from Citywide Process

- **Reintroduced S-5 District** - Placemaker Square (*Article 26*)
- **Refined dimensional regulations and related definitions** such as outdoor amenity space and upper story setback (*Article 2, Article 26*)
- **Updated use definitions** to add clarity where needed (*Article 8*)
- **Refined use table** based on feedback on what should be allowed, conditional, or forbidden in each district and restricted to ground floors (*Article 8*)
- **Parking design and regulations** (*Article 23*)
- **Additional smaller changes** that add clarity and ensure consistency

These Public  
Comments come  
from the Citywide  
Feedback



## Public Comment:

"I would...like to see more uses permitted in S0, and in all S districts - I noticed that small retail is forbidden in S0, which is contrary to the many convenience stores and small shops existing in residential neighborhoods today. "

— Matthew, Brighton

## Public Comment:

"I'm disappointed that S5 Placemakers district was removed; with the pressing need for housing the city should have denser as-by-right districts in its toolbox."

—Ben, Dorchester

# Response to Public Feedback

## Changes to Article 8

### Office Definition *(clarification)*

Includes coworking, insurance brokers, and real estate.

### Ground Floor Restrictions *(modification)*

Removed restriction from grocery store, makerspace, museum, large restaurant, large retail store, and art studio in all districts and from medium retail store in S3.

*Could there be a building that would be 5-7 stories and have different business occupying it, like the Jewelers Building downtown?*

#### Public Comment:

“What could possibly be the downside of having an art studio on the second floor of a building? Or a restaurant having a second floor? Or a maker space or an art gallery?” - Evan, Roslindale



# Response to Public Feedback

## Changes to S-0: Conditional Ground Floor Retail

### S-0 Use Table *(modification)*

In the S-0 use table, changed allowance for Retail Store - Small from Forbidden to Conditional in basement or on ground floor.



*Desire for specific places like ice cream shops, bookstores, and e-sports.*

#### Public Comment:

"S0 is the transition zone to residential - it's not a residential-only district, nor should it be." – Matthew, Brighton

#### Public Comment:

"S0 and S1 should allow for small-scale commercial and active uses as of right." – Preston, Dorchester

#### Public Comment:

"I'd really like to see ground floor retail added as a conditional use for S0 districts, and not just on corner parcels. It'll make for more interesting, walkable neighborhoods, and increase the number of lower-cost retail opportunities for small businesses." – Nate, Roslindale

# Response to Interdepartmental Feedback

## Changes to Article 8

### Arts-Related Use Changes (*modifications*)

Art gallery included as type of retail store, added extra small entertainment/events category, and modified “adult entertainment” to not include art exhibits with nudity.



*Residents want to see places for local talent shows, plays, music that could be at different price points.*



# Response to Interdepartmental Feedback

## Changes to Outdoor Amenity Space Definition

### **Definition** *(added requirements)*

Added language that specifies outdoor requirements for counting as Outdoor Amenity Space

### **Performance Space** *(clarification)*

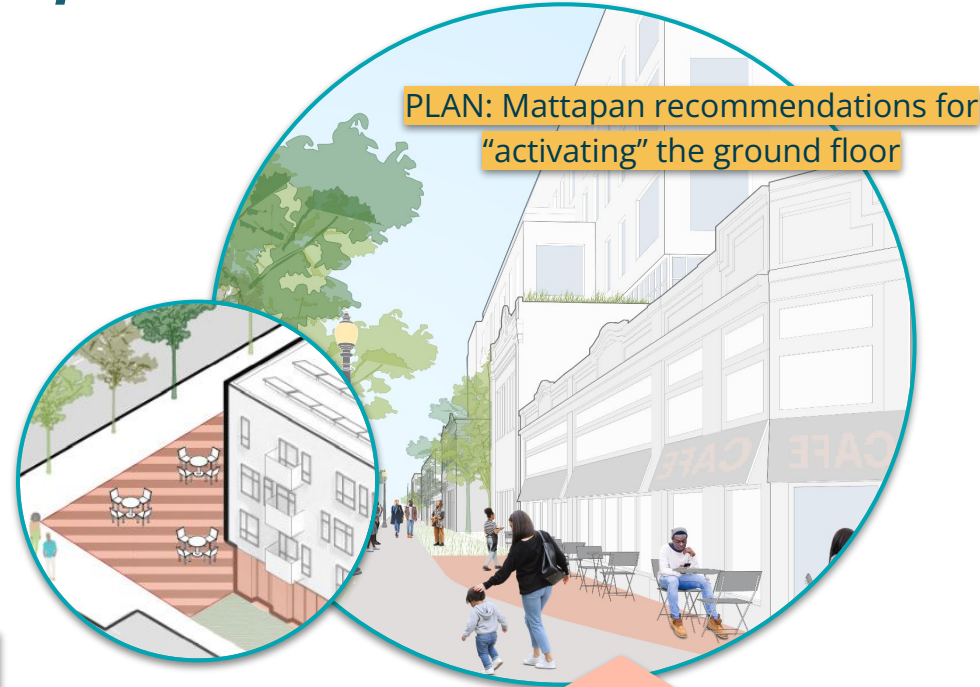
Added explicit reference to outdoor space for outdoor event and performance areas

### **Outdoor Retail Space** *(clarification)*

Added explicit reference to outdoor space for customers, including restaurant and cafe seating

#### **Public Comment:**

"I read the letter from the Mayor's Office of Arts and Culture, and I strongly support all their suggested changes to the draft text and their concerns." –  
Barbara, Brighton



*How will this improve the look and feel of Mattapan Square without requiring conformity?*



# Mattapan-Specific Comments (Overview)

## Desire for **landscaping + buffering** and additional **street trees**

- S+S Districts have differing setbacks and permeable area of lot requirements best suited to each
- Zoning does not regulate the Public Right of Way → Street trees implemented by Parks Dep't and Article 80 development

## Improved **curbside management** strategies for parking and loading

- Curbside regulations within the public Right of Way are determined by BTD and Public Works

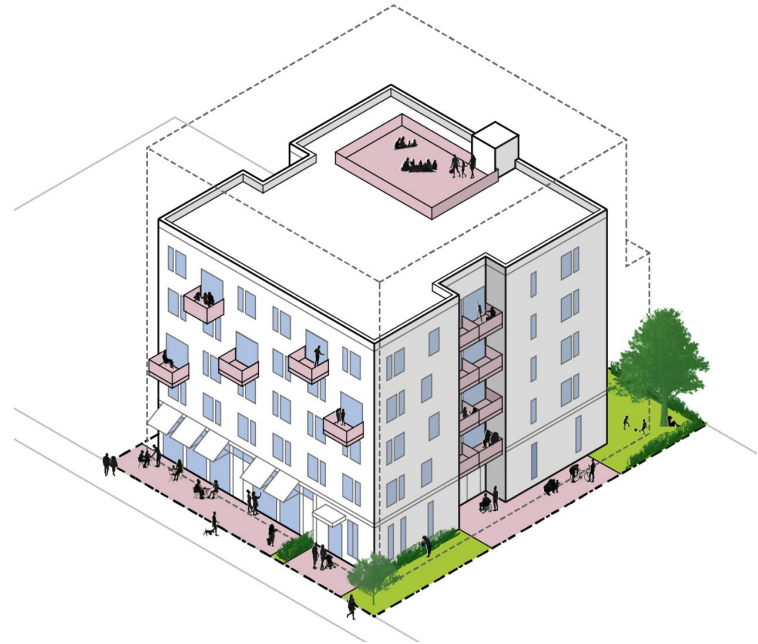
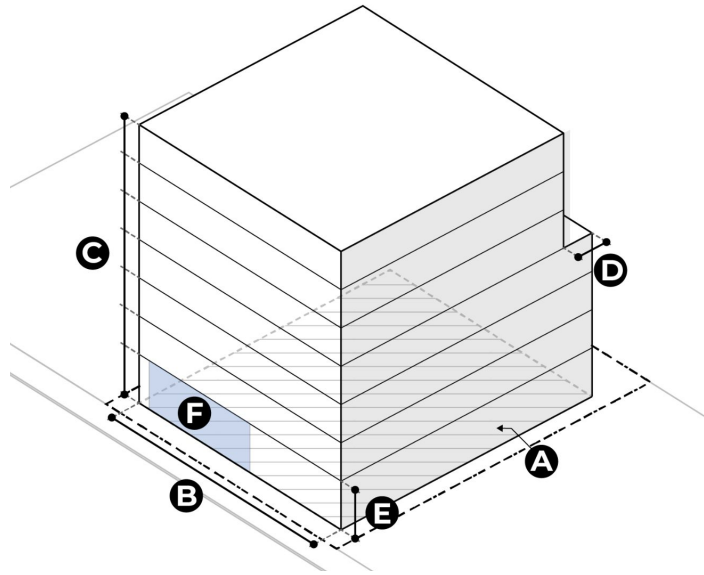
## Provision of **public parking** on private property

- Private properties allowed to create "Shared Parking"
- Additional public parking can be implemented through Article 80 process
- BTD manages City parking lots

# Beyond Zoning

*How will this improve the look and feel of Mattapan Square without requiring conformity with surrounding buildings?*

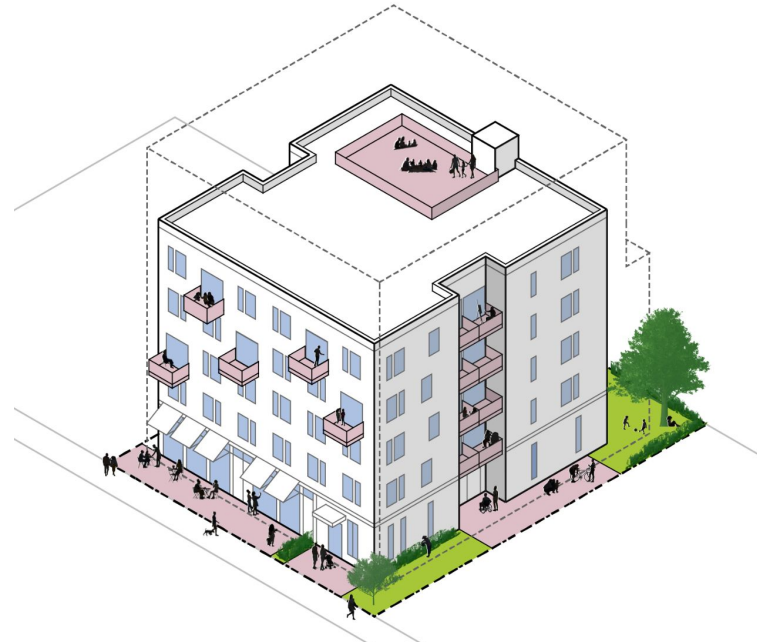
Once Squares + Streets zoning sets the maximum envelope, tools such as the Boston Design Vision, community process, and BPDA Design Review shape the project to reflect the character and needs of the local context.



# Beyond Zoning: Article 80 Review

For projects that reach **Article 80 scale**– over 20,000 square feet or greater than 15 units of housing– there are **additional opportunities** to shape projects **to advance the recommendations from PLAN: Mattapan**. Article 80 can address:

- Additional setbacks & landscaping requirements
- Public realm improvements & street trees not on private property
- Additional Transportation Demand Management policies & public parking
- Off-street loading for commercial properties



**Resulting Built Project**

# Beyond Zoning: Public Realm

## Topics in PLAN: Mattapan

Equity &  
Environmental  
Justice

Housing

Mobility

Jobs & Businesses

People & Places

## Implementation Methods

Zoning

Capital Projects

City Programs +  
Funding

City Policies



*PWD Cummins Highway Design*

*Does zoning address what happens on the sidewalk?*

*There should be a process that includes artists to create tactile art.*

# Landscaping

## Setbacks + Requirements for Each District

Lower intensity districts like S0 and S1 require more significant yards and permeable area of lot requirements.

*Increase frontage required when transitioning to residential areas. Require significant landscaping year round.*

*Recommends that the setback requirements be increased from 4' to 8' minimum.*

## Article 80 Review

Projects reaching Article 80 scale must submit a landscaping plan and work with the community and City Staff on design refinements.

*Proponents intending to offer screening... must provide a landscaping plan.*

*Requirements for more significant landscaping by developers.*

Multifamily residential buildings with generous yards



559-601 River St

# Street Trees

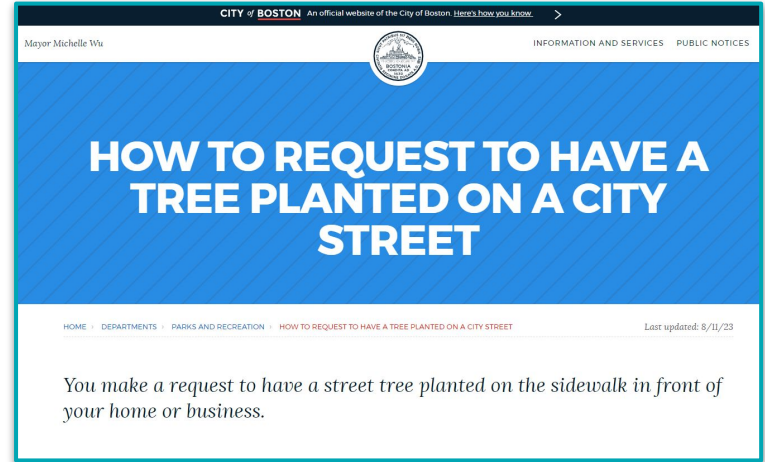
## Changes to the Public Realm

The Parks and Recreation Department oversees street trees on public property. New street trees often included in other City capital projects by BTD and Public Works.

*For buildings that have "zero-lot-line conditions" require that street trees be established.*

## Article 80 Review

Projects of Article 80 scale can be asked to provide additional green infrastructure, street trees, and other improvements that mitigate the impact of development, and advance PLAN: Mattapan.



PLAN: Mattapan  
recommendations for city  
investing in street trees

# Curbside Management

## Loading + Parking for Private Property

Zoning regulates loading and parking that occurs on private property. Parking is not required, but allowed; off-street loading is required for some uses over 15,000 sf.

*Provide designated loading zones for small businesses.*

*When there's no off-street parking, double parking happens on Blue Hill Ave.*

## Changes to Public Streets

BTD and Public Works manages curbside regulations for public streets in Boston. Anyone can submit curbside regulation change requests to BTD, but capital projects like the Blue Hill Ave Transportation Action Plan and Cummins Hwy Redesign are also a venue for curbside regulation conversations.

*Overall support so long as there is designated parking for small businesses on the entirety of the Blue Hill Ave.*

## REQUEST CURB CHANGES

Is there curbside space that you would like to see used differently? Reach out to the Curbside Management Team to request changes to curbside regulations. Examples of curbside change requests include:

- ▶ Installing a 15 min pick-up/drop-off space outside your busy restaurant.
- ▶ Installing meters along your neighborhood's main streets district to increase parking availability throughout the day.
- ▶ Installing a loading zone for commercial vehicles so that suppliers can deliver to your business without blocking traffic.

IF YOU WOULD LIKE TO REQUEST A CURB CHANGE PLEASE FILL OUT THIS FORM.

AFTER SUBMITTING YOUR REQUEST A TEAM MEMBER WILL FOLLOW UP WITH YOU ABOUT NEXT STEPS.

## BLUE HILL AVENUE TRANSPORTATION ACTION PLAN

[FAQS](#) [PROJECT AREA](#) [FOCUS](#) [COMMITMENTS](#) [PROJECT MATERIALS](#) [EVENTS](#) [RELATED PROJECTS](#)

For almost two years, the City of Boston has been working with MBTA, BPDA, and community organizations to learn more about residents' experiences with Blue Hill Avenue between Grove Hall and Mattapan Square to best understand how to move forward with the Blue Hill Avenue Transportation Action Plan. After **contacting 23,000 households** along the corridor and **collecting over 2,000 comments**, the project team is excited to share a comprehensive summary of what we heard.

Questions? Contact:

TRANSPORTATION | TRANSIT TEAM

 617-635-3944

 BLUEHILLAVE@BOSTON.GOV

 1 CITY HALL SQUARE  
ROOM 721  
BOSTON, MA 02201-2026

**GET PROJECT UPDATES**

Sign up to receive project updates:

# Public Parking

## Shared Parking Land Use

A new land use, “Shared Parking,” is part of Squares + Streets Zoning; multiple properties can share one parking area between them and open it up to the public.

*Can you build parking underground/on-site and have it available for the public?*

	<b>S0</b>	<b>S1</b>	<b>S2</b>	<b>S3</b>	<b>S4</b>	<b>S5</b>
<b>Shared Parking</b>	A	A	A	A	A	A

## Article 80 Process

While there are no minimum parking requirements in Squares + Streets, projects still can (and do!) build parking. Through Article 80, parking in a development can be negotiated and opened up to the public.

*Is there a potential to build public parking in the new developments?*



# Concentration of Businesses

## Licensing Process

Components of the licensing process, which lives outside of zoning, provides community input opportunities on individual businesses.

*Is there anywhere in the new code that would prevent the concentration of specific businesses?*

*Mattapan has too many liquor stores, convenience stores, hair salons, nail salons, and fast food places.*

## Clearly Allowing More Uses

New zoning definitions for Retail, Restaurant, and Indoor Recreation now encompasses and can allow many more types of businesses.

## The Cannabis Exception

Cannabis establishments have a specific licensing process and are required by zoning to be a certain distance from each other.



# Additional Comments

## Construction Enforcement

Looking at procedures for enforcement of construction management plans is a key area for improvement.

*Require conditional use abutting R-1 or R-2. Allowing building of development above 9 units directly abutting existing R-1 or R-2 homes will more than likely end up where residents will sue the City, the developer and contractors for property damages.*

## Tax Mechanisms + Zoning

The BPDA will continue to work with the City's Assessing Department, Mayor's Office of Housing, and the Statehouse to understand opportunities.

*Include requirement to address increase in property taxes through upfront zoning mechanisms.*

*Conditional use language that requires developers to add direct abutting properties to their insurance to cover possible damages during excavation or construction.*

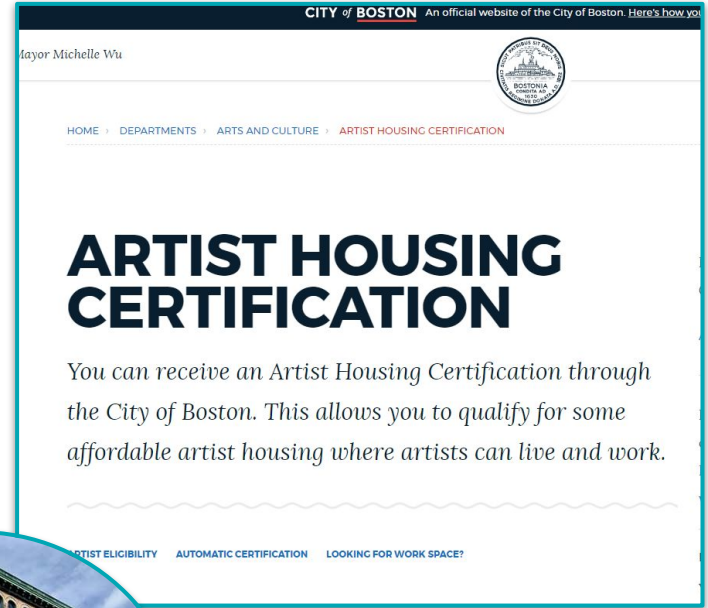
The screenshot shows the City of Boston Assessing Department website. The header includes the City of Boston logo and navigation links for HOME, DEPARTMENTS, and ASSESSING. The main heading is "ASSESSING" with a bar chart icon. Below it is an "UPDATE" section with contact information: "For questions regarding your residential and personal exemption matters, please call 617-635-4287 or email TRACFAXSG@boston.gov. For all other inquiries, please email assessing@boston.gov." A "CONTACT" sidebar on the right lists the phone number 617-635-4287, an email link, the address "1 CITY HALL SQUARE ROOM 301 BOSTON, MA 02201-2011", and office hours "Monday through Friday, 9 a.m. - 5 p.m.". At the bottom, there is a mission statement and a link to "Tax Data Administration: 617-635-3700".

# Additional Comments

## Artist Live-Work Space

Artists' Live-Work will be an allowed use in every Squares + Streets District (more generous than existing regulations). Mayor's Office of Arts and Culture facilitates the Artist Housing Certification process.

*Can artist live-work spaces be marketed first to current Greater Mattapan residents?*



# What's Next?

# 04



# Updated Materials Online

Website: [bit.ly/PLAN-Mattapan](https://bit.ly/PLAN-Mattapan)

## Mattapan Comments + Responses

### Public Comments on Mattapan Squares + Streets Zoning

A draft zoning amendment for the Greater Mattapan Neighborhood Article 60 and draft Zoning Map 60C were released for the public on December 5th, 2024. This draft zoning amendment proposes new Squares + Streets Zoning Districts to be mapped in Mattapan following recommendations from PLAN: Mattapan (adopted in May of 2023).

The nearly two month public comment period for this draft zoning extended from December 5th, 2023 to January 28th, 2024. The public submitted official comment letters via email and through an online survey. Additional public comments were received through 10 engagement opportunities including 4 virtual public meetings, 1 in-person meeting, 4 virtual office hours, and 1 Greater Mattapan Neighborhood Council Meeting. Because of the high level of engagement and Q&A during public meetings compared to written comments, commenters and questions brought up during these virtual meetings are being shared publicly.

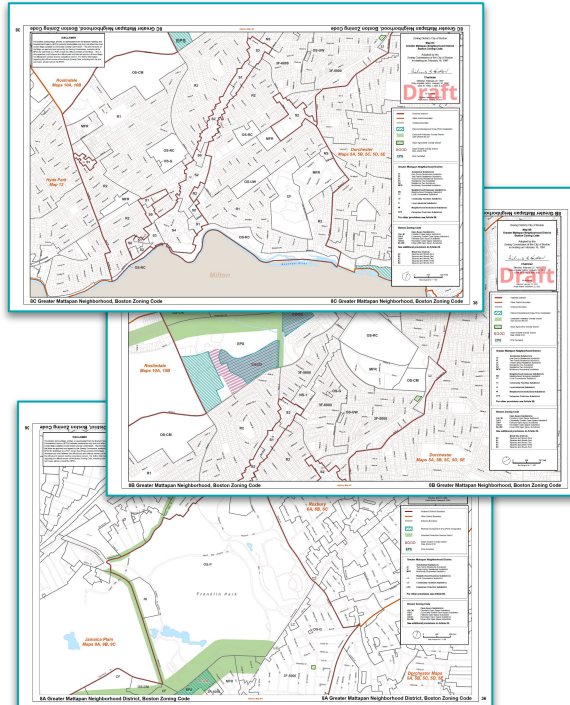
A compilation of these public comments includes responses from BPD&A Staff and are separated into two categories:

- Written comments (letters and survey responses)
- Meeting comments (zoom chat questions) and Staff notes from public meetings

#### MEETING COMMENTS (ZOOM CHAT QUESTIONS AND STAFF NOTES FROM PUBLIC MEETINGS)

Meeting	Comment Source	Comment	BPD&A Response
11/15/23 Virtual Public Meeting	Zoom Chat	As a potential future business owner in Mattapan Square, "Clinic" is an allowed use in the S1, S2, S3, and S4 would level open an Eye clinic & optical shop (professional services)	New developments will continue to be allowed to build parking, but are no longer required to be Squares + Streets Districts. Parking can be made available to the public if regulated through the Article 60 Process, or if the development/property owner wants to provide it. Additionally, a new use of "Shared Parking" is allowed in all S-4 Districts, which can be shared by several different properties.
11/15/23 Virtual Public Meeting	Zoom Chat	Is there a potential to use public parking in the new developments.	Mattapan has varied topography that can change how tall buildings look from various perspectives. This current staff zoning process is intended to determine appropriate heights for each district and where they get mapped in Mattapan. There are no parking minimums as part of Squares + Streets districts. However, property owners can still provide parking on their lots, including shared parking between multiple properties/businesses.
11/15/23 Virtual Public Meeting	Staff Notes	What about sight lines in the FAR calculations? How is parking getting addressed?	Squares + Streets Districts promote mixed-use areas, meaning a combination of residential, commercial, and other types of land uses. Mixed-use development encourages the production of housing near commercial areas, and can produce more walkability when goods and services are closer to where people live.
11/15/23 Virtual Public Meeting	Staff Notes	By not requiring parking, you also can't assume that everyone is going to be walking.	Property owners are still allowed to build parking under Squares + Streets zoning, as if they deem it necessary and receive the appropriate approvals through the zoning process. They can build parking.
11/15/23 Virtual Public Meeting	Staff Notes	Is the rezoning for open lots only or for existing buildings?	This new zoning won't require changes to an existing building, but it will change what a new building is able to do on a parcel of land with an existing building in the future.

## Proposed Maps 8A/B/C



## Article 60 Updates + Fact Sheet

NOTE: This draft reflects the residential zoning text amendment approved by the Boston Zoning Commission on January 10th, 2024. All remaining text is proposed as part of the Mattapan Squares + Streets Zoning Initiative.

Text Removed Through Squares + Streets Rezoning  
Text Added Through Squares + Streets Rezoning

### ARTICLE 60 GREATER MATTAPAN NEIGHBORHOOD DISTRICT

#### IN GENERAL

#### Section 60-1. Statement of Purpose, Physical Boundaries, and Applicability

The purpose of this Article is to establish the zoning regulations for the Greater Mattapan Neighborhood District in accordance with the Greater Mattapan Neighborhood Plan and PLAN: Mattapan, as adopted by the Boston Redevelopment Authority on May 12, 2023.

The provisions of this Article are applicable only in the Greater Mattapan Neighborhood District. The boundaries of the Greater Mattapan Neighborhood District and its subdistricts are shown on the maps numbered Maps 8A, 8B, and 8C, entitled "Greater Mattapan Neighborhood District, Boston Zoning Code," and all of the series of maps entitled "Zoning Districts City of Boston," as amended.

This Article, together with the rest of this Code, constitute the zoning regulations for the Greater Mattapan Neighborhood District and applies as specified buildings and land to this Code. Zoning relief in the form of Article 6A is not available, except to the extent 6A. Where conflicts exist between the provisions of this Article and the provisions of the provisions of this Article shall govern. Except where specified the provisions of this Article supersede Sections 7-7 and 8A of the Greater Mattapan Neighborhood District.

Commented [15]: This for maps 8A, 8B, and 8C are similar to reflect the Squares + Streets Zoning Districts and Open Space Districts are regulated by their code. "Boston Zoning Code"

#### REGULATIONS APPLICABLE IN RES

#### Section 60-2. Establishment of Residential Sub-Neighborhood Districts

This Section 60-2 establishes the following Residential Sub-Neighborhood Districts:

1. Residential 1 (R1) Subdistricts. The Reside zoning residential structures. In order to allow for the existing fabric and density, and to allow address units (ADUs) in a Residential 1 Subdistrict, the



Removal of Gateway Development Overlay District: 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: Updated to reflect the removal of Community Commercial Subdistricts.

Removal of CC and NS-2 from Dimensional Table: Updated to reflect the removal of CC and NS-2 Subdistricts, and returned 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 Users. 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.

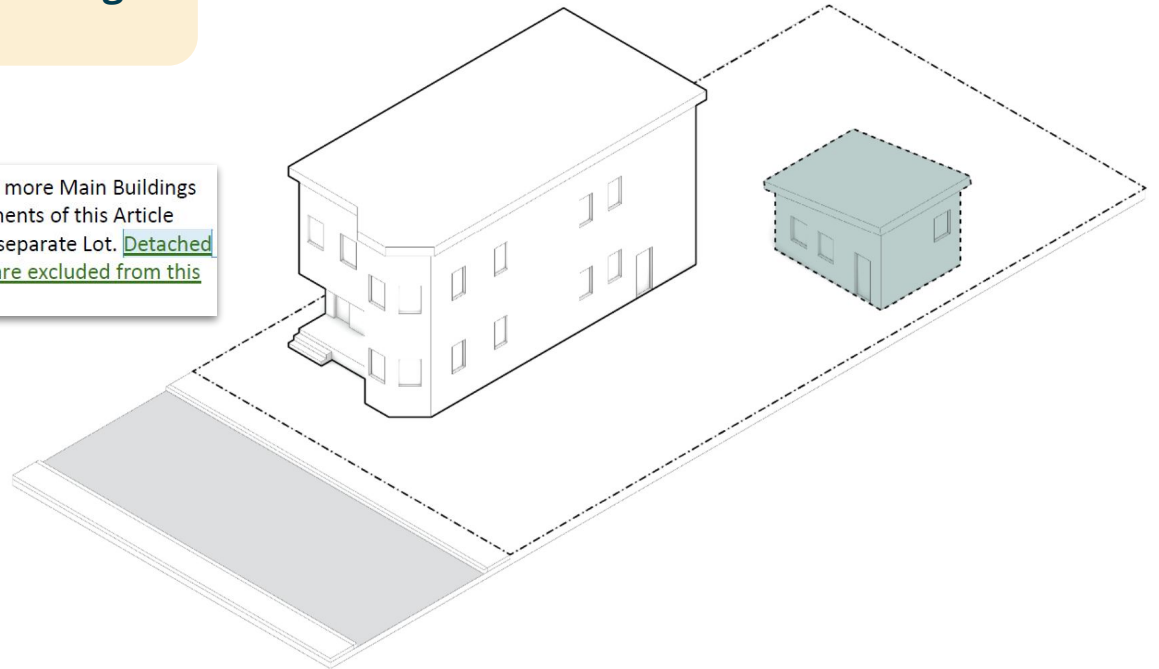
#### Miscellaneous Provisions (New as of February 2024)

Clarity language has been added to renumbered Section 60-3A "Nonconformity as to Dimensional Requirements" this clarification is consistent with recent zoning amendments. Additionally, language was added to renumbered Section 60-3B "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.

# Additional Changes to Article 60 Requested by ISD

## Excluding Accessory Dwelling Units (ADUs) from regulations of **two or more buildings/dwellings on one lot**

12. **Two or More Buildings on One Lot.** If on one Lot there are two or more Main Buildings other than Dwellings, including temporary Dwellings, the yard requirements of this Article shall apply at each actual Lot line and not as if each Building were on a separate Lot. Detached Accessory Dwelling Units and Non-Detached Accessory Dwelling Units are excluded from this provision.



# Zoning Adoption Timeline

Where we are tonight!



**Draft for Adoption Zoning Amendment Meeting**  
**(Feb 7)**

Squares + Streets Office Hours

**BPDA Board Meeting**  
**(March)**

**Boston Zoning Commission Hearing + Public Testimony**  
**(April)**

Additional Public Comments Before BPDA Board

Additional Public Comments



**Thank you!**

*for more information please visit [bit.ly/PLAN-Mattapan](https://bit.ly/PLAN-Mattapan)*