



NEIGHBORHOOD HOUSING DRAFT ZONING

The meeting will begin shortly

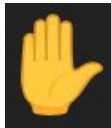


ZOOM CONTROLS TO LISTEN TO INTERPRETERS

- The Planning Department will be recording this meeting and posting it on the Planning Department'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 if joining by phone) and wait to be called upon to unmute (dial *6 if joining by phone) before asking your question or providing comment.



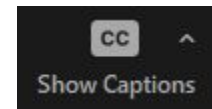
Mute/unmute



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



Turn video on/off



Turn on captions

ZOOM MEETING INFO AND TIPS

(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 - **Entèpretasyon pa Jardine Jerome**

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



For interpretation look for this icon at the bottom of your screen!

WE WANT TO HEAR FROM ALL OF YOU!

We would like to make space for as many of you tonight, and engagement and conversations will continue with more opportunities to hear from you throughout the process.



ASK FOR CLARIFICATION IF NEEDED.
ASK QUESTIONS IN THE CHAT ALONG THE WAY.



PLEASE KEEP QUESTIONS OR COMMENTS TO 2 MINUTES.



RAISE YOUR HAND TO SPEAK AND AVOID INTERRUPTING OTHERS.



SPEAK FROM THE "I" AND BE MINDFUL OF THE DIVERSITY OF EXPERIENCES BOTH IN THE ROOM AND NOT.

MEET THE TEAM



Kathleen Onufer

Deputy Director of Zoning



Will Cohen

Senior Planner II



Jonathan Palazzolo

Senior Planner II



Lindsay Michelle Crockett

Planner II



Jein Park

Planner I



Tara Lecamwasam

Planning Assistant



July 20, 2026

NEIGHBORHOOD HOUSING DRAFT ZONING FOR HYDE PARK

Virtual Public Meeting



TODAY'S AGENDA

1 WHAT IS ZONING? WHY ARE WE UPDATING IT?

2 HYDE PARK'S HOUSES & YARDS

3 RESIDENTIAL DORMER & DECKER DISTRICTS

4 RESIDENTIAL GARDEN DISTRICTS & OPEN SPACE

5 Q&A AND DISCUSSION

6 NEXT STEPS



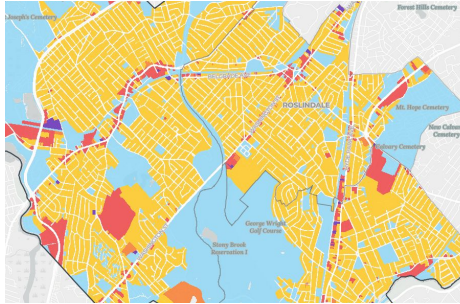
WHAT IS ZONING?

Why are we updating it?

1

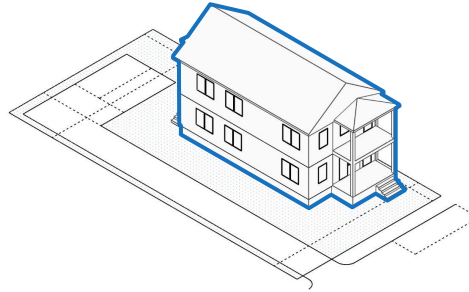
ZONING SHAPES HOW OUR CITY SHOULD LOOK

Zoning is a set of local laws that guide how land and buildings can be used and shaped. **Zoning districts** are used to determine the land use, the shape and size of buildings, the density of buildings in relation to one another, and other things like parking. The same districts can be **used in similar areas throughout the city** making updates easier and more equitable.



LAND USES

The types of activities allowed within a given area



SHAPE & SIZE

How much space a building takes up, its height, and the open space around it



OTHER REGULATIONS

Parking and loading, signage requirements, roof deck allowances, and more

Zoning doesn't build or demolish anything; it acts as guides and limits to what property owners can build.

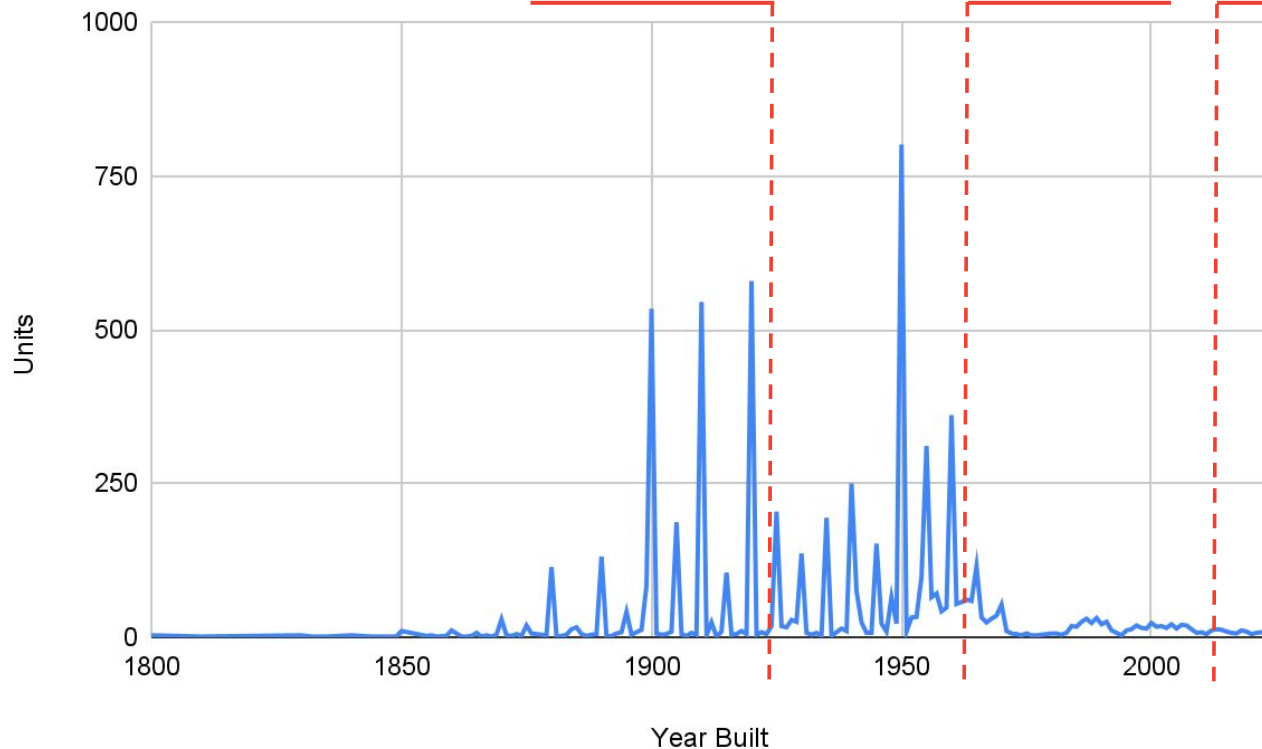
MOST OF HYDE PARK'S HOUSING PREDATES MODERN ZONING LAWS



1924 Zoning Law - the City's
first zoning regulations

**1964 Boston
Zoning** code
enacted

**2012 Hyde Park
Neighborhood
rezoning**



1800 - 1924: 2689 buildings
(38%)

1925 - 1964: 3411 buildings
(48%)

1964 - 2011: 874 buildings
(12%)

2012 - Present: 103 buildings
(1%)

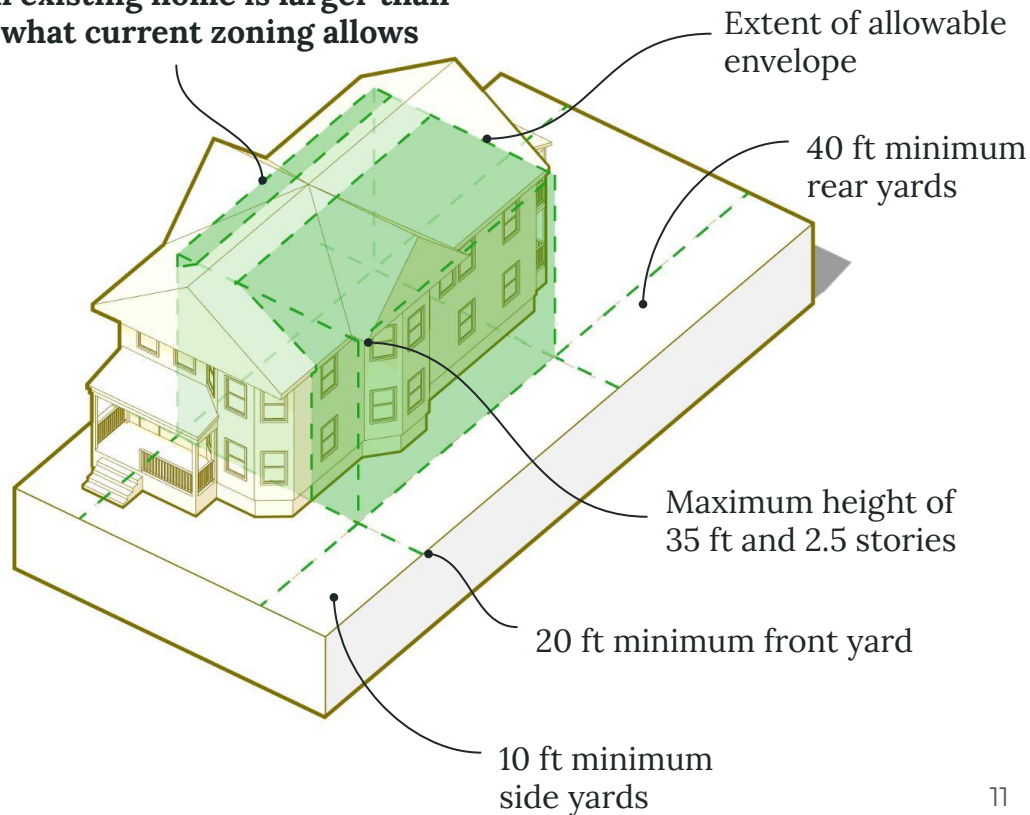
RESIDENTIAL ZONING TODAY

Zoning in Hyde Park today isn't working. **98% of lots have buildings where the zoning is too small for the existing building, even though most of them were built before the code was written.**

This means its harder for homes to:

- Add small additions like dormers
- Perform exterior maintenance and repair
- Build ADUs for aging parents or extra income

An existing home is larger than what current zoning allows

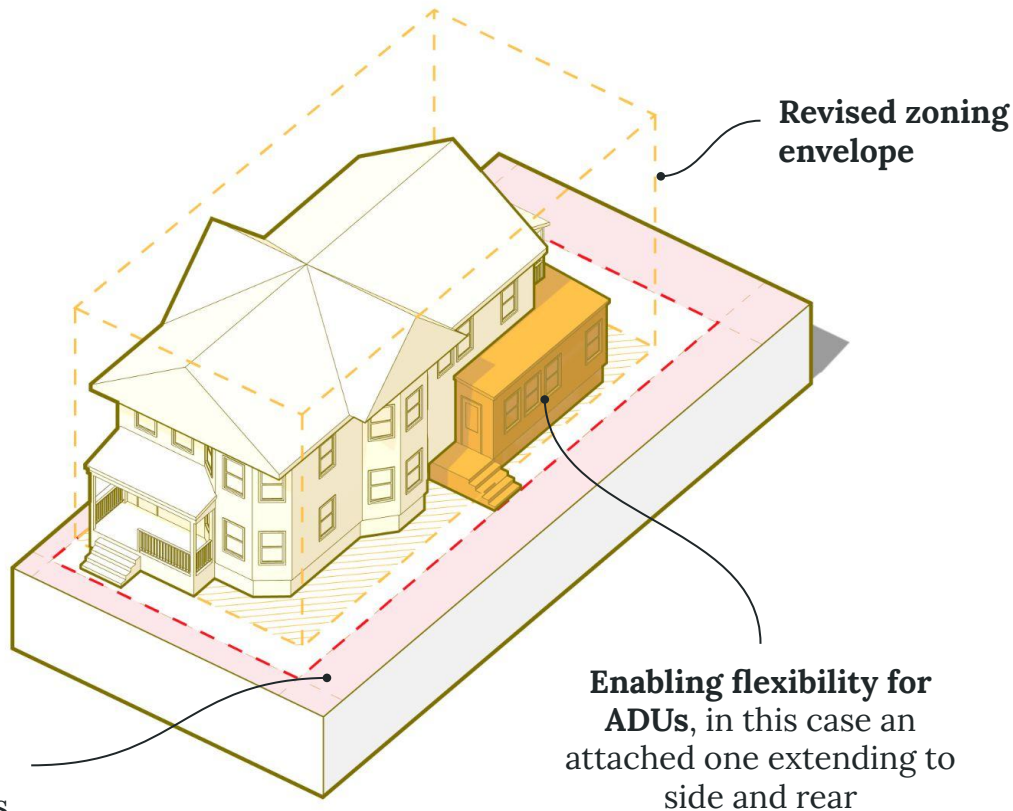


ZONING THAT LOOKS LIKE HYDE PARK

We looked at existing patterns across Hyde Park and nearby neighborhoods and created new rules that match those patterns.

Applying these rules to existing properties makes it possible to allow **ADUs and additions**, and makes new construction, when it happens, better fit into the neighborhood.

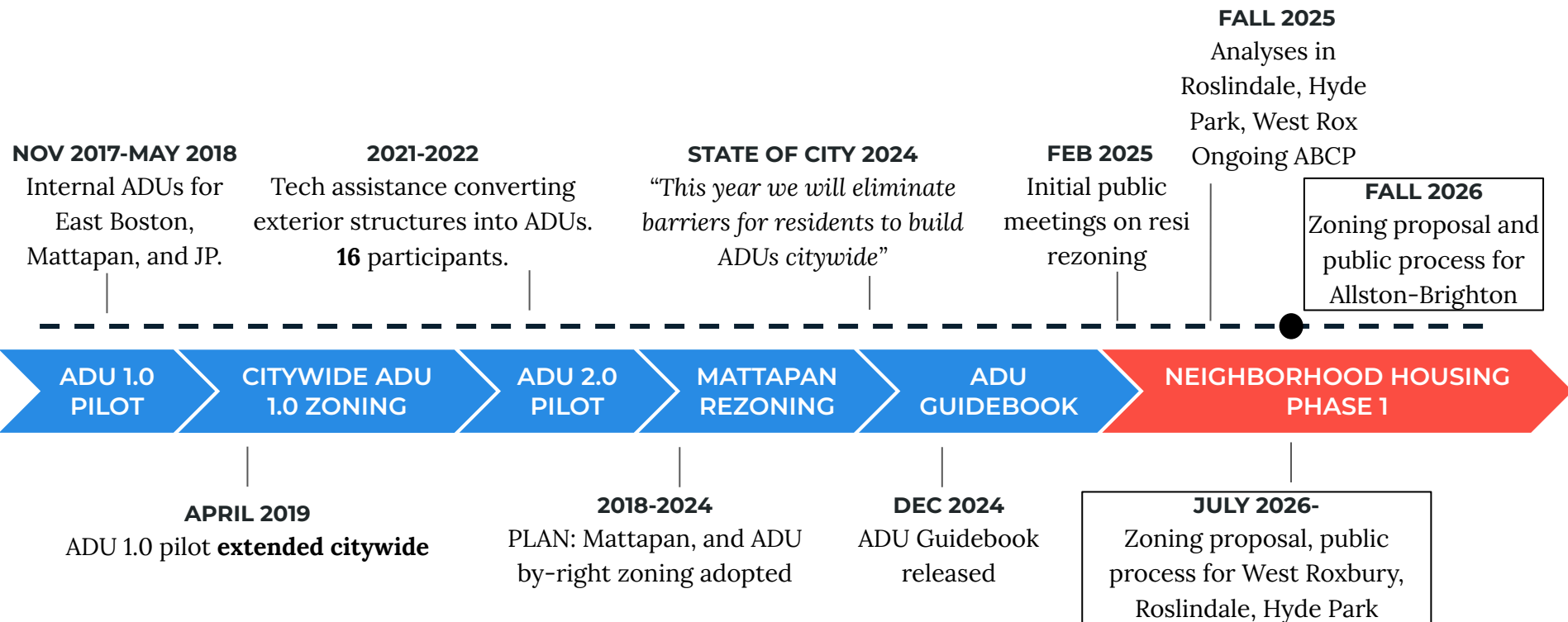
Cumulative side yards address buildings that are off-centered, while maintaining yard patterns



THIS HAS BEEN A DECADE IN THE MAKING.



Helping ease regulations for homeowners to maintain their properties and build ADUs has been the subject of a decade of incremental improvements. This new zoning builds on all those lessons and puts them into practice systematically.



NEW MATTAPAN ZONING STREAMLINES RENOVATIONS & ADUs

Mattapan adopted new zoning in 2024 that allows flexibility for homeowners and legalized ADUs across the neighborhood.

Mattapan rezoned 3600 parcels and 130 blocks. In the 2 years since then, Mattapan has seen:

- 1 new by-right construction project
- 17 basement conversions
- 2 dormer/attic conversions
- 9 additions to existing building floor plates

In total, 10 existing homes have added units by right in the first 2 years post-rezoning.



**Hiawatha Rd. - New Basement
Conversion & Living Space**

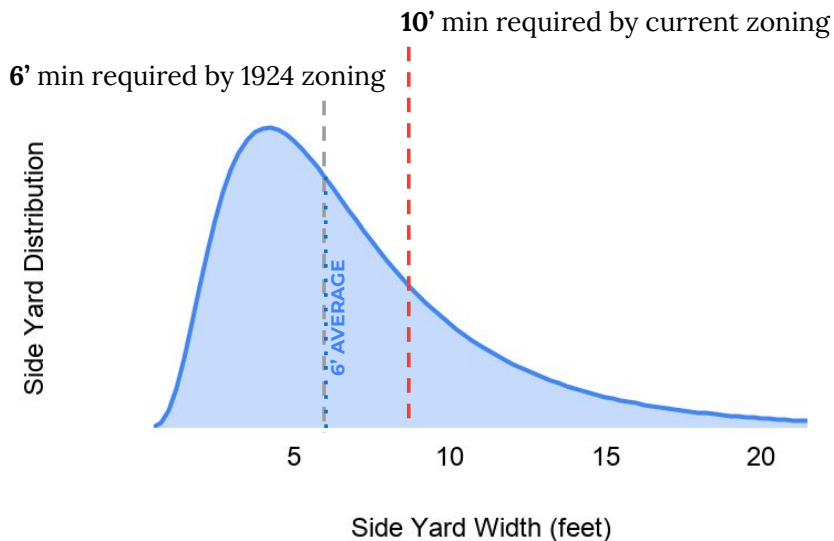
HYDE PARK'S HOUSES & YARDS

Existing Conditions in Hyde Park

2

HYDE PARK'S TYPICAL SIDE YARD IS 6 FT, BUT CURRENT ZONING REQUIRES AT LEAST 10 FT.

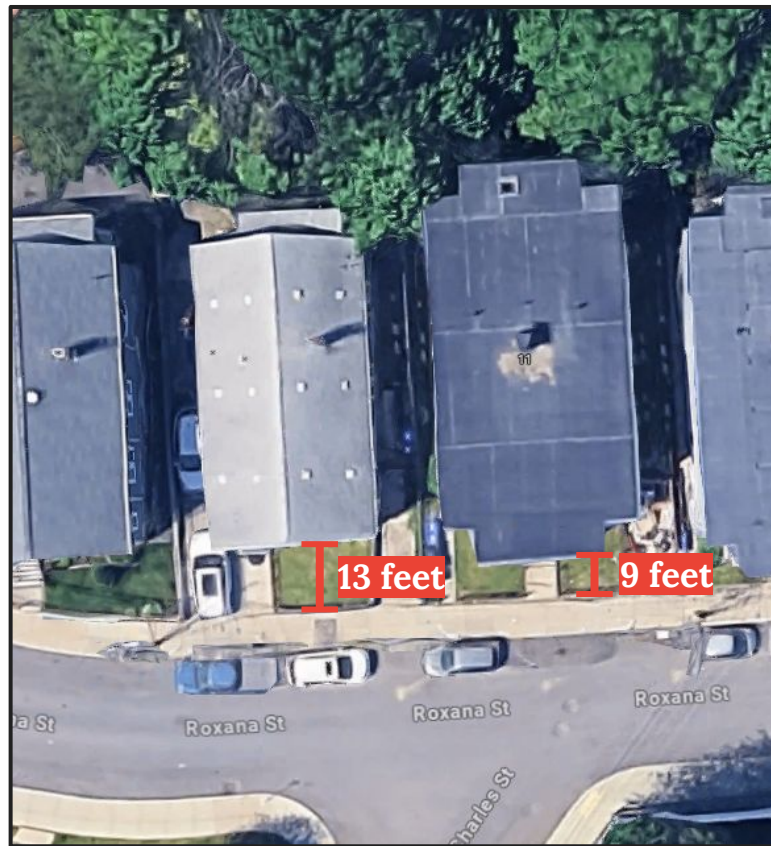
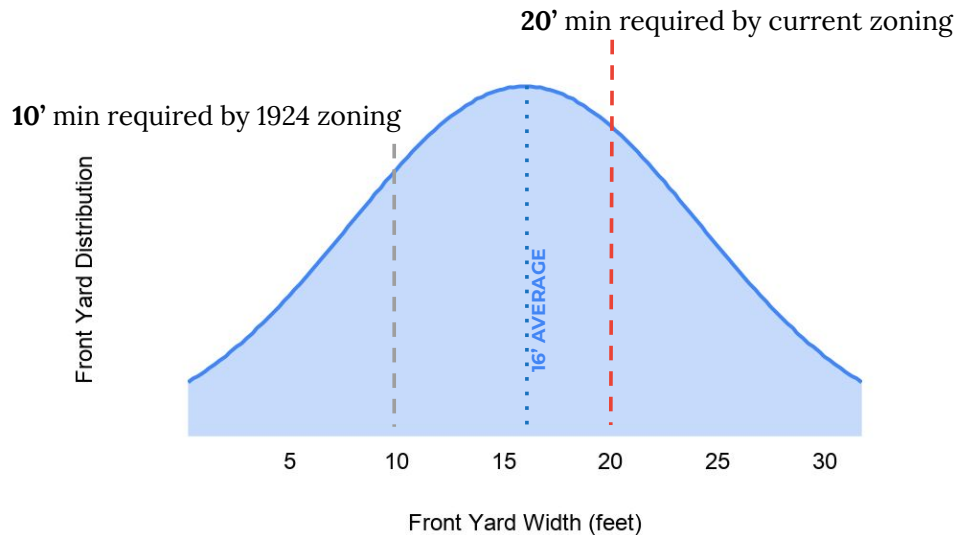
Zoning requires a minimum side yard of 10 feet. In Hyde Park, **84% of lots** have side yards **below** 10 feet.



26 Cleveland St, Hyde Park

HYDE PARK'S TYPICAL FRONT YARD IS 16 FT, AND ZONING REQUIRES 20 FT.

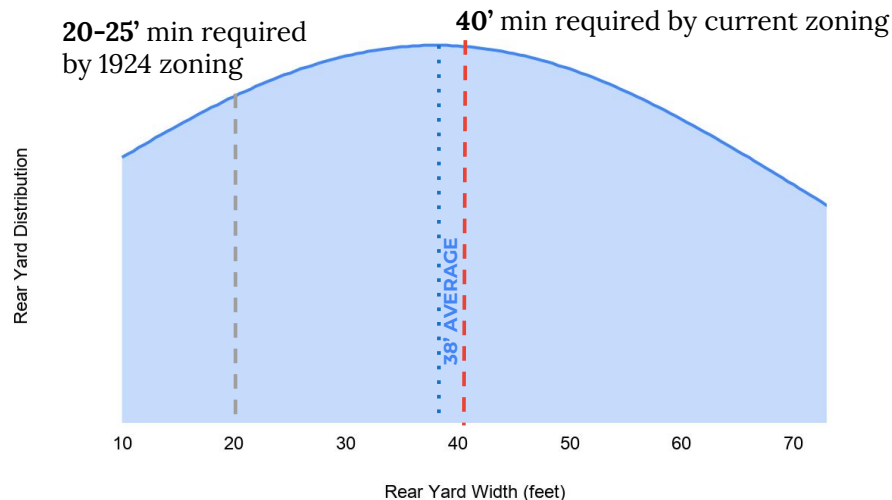
Zoning requires a minimum front yard of 20 feet. **80% of lots** have front yards **below** 20 feet.



11-15 Roxana St, Hyde Park

HYDE PARK'S TYPICAL REAR YARD IS 38 FT, AND ZONING REQUIRES 40 FT.

Zoning requires a minimum rear yard of 40'.
52% of lots have rear yards **below** 40 feet.



225 and 229 Kennebec St, Hyde Park

YARD PATTERNS AND THE SPACE BETWEEN BUILDINGS DEFINE THE NEW ZONING

Like much of Boston, homes in Hyde Park come in **every shape, size, and style**. We did a thorough analysis of the the existing homes and properties and found that the **clearest and most consistent patterns relating to the feel of an area where in the size and shape of open space and yards around homes**.

Acknowledging that these yard patterns contribute significantly to neighborhood character, we **based the proposed zoning district on these patterns**.



RESIDENTIAL DORMER & DECKER DISTRICTS

Walkthrough of the draft zoning

3

THE DORMER DISTRICTS

The first two districts proposed are called the **Dormer Districts**. These are for parts of Hyde Park where homes have **large yards and low lot coverage; meaning most of the lot is not covered by a building**. Homes here also frequently have sloped roofs and dormers.

Dormer-2 is distinguished by its concentration of homes with the **largest yards and the lowest lot coverage** in the city. Generally Front, Rear, and at least one Side Yard is large. New construction allows 2 units, existing buildings can have up to 3. The third story must have a sloped roof.

Dormer-3 is distinguished by a concentration of homes with **large front and rear yards** and low lot coverage, but a discernible shift toward **medium side yards**. Existing and new buildings can have 3 units. The third story must have a sloped roof.

DORMER-2 AREAS



DORMER-3 AREAS



THE DECKER DISTRICTS

The second two districts proposed are called **Decker Districts**. These are for parts of Hyde Park where homes have **smaller yards, are closer to each other and the street, and medium to high lot coverage**. Homes here have both flat and sloped roofs.

Decker-4 is distinguished by its wide variety home types generally ranging from 1-3 units. Triple-deckers and double triple-deckers are present, and lots have medium rear yards, medium side yards, and small front yards. Existing and new buildings can have 4 units. Roofs can be sloped or flat.

Decker-6 is distinguished by concentrations of tightly-packed three or four-story buildings with very small front yards, small side yards, and small or medium rear yards. Buildings are close to each other and the street. Existing and new buildings can have 6 units and roofs can be sloped or flat.

DECKER-4 AREAS



DECKER-6 AREAS



PROPOSED DISTRICTS IN HYDE PARK

All four proposed districts will be mapped in Hyde Park.



Dormer-2: Large Front, Rear, & Side Yards, Sloped Roofs, & 2 Units (3 for existing homes)

Shown near Leighton Rd



Dormer-3: Large rear yards, medium side and front yards, sloped roofs, & 3 units

Shown near Safford St

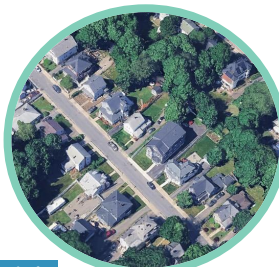


Decker-4: Medium rear and side yards, small front yards, flat or sloped roofs, & 4 units

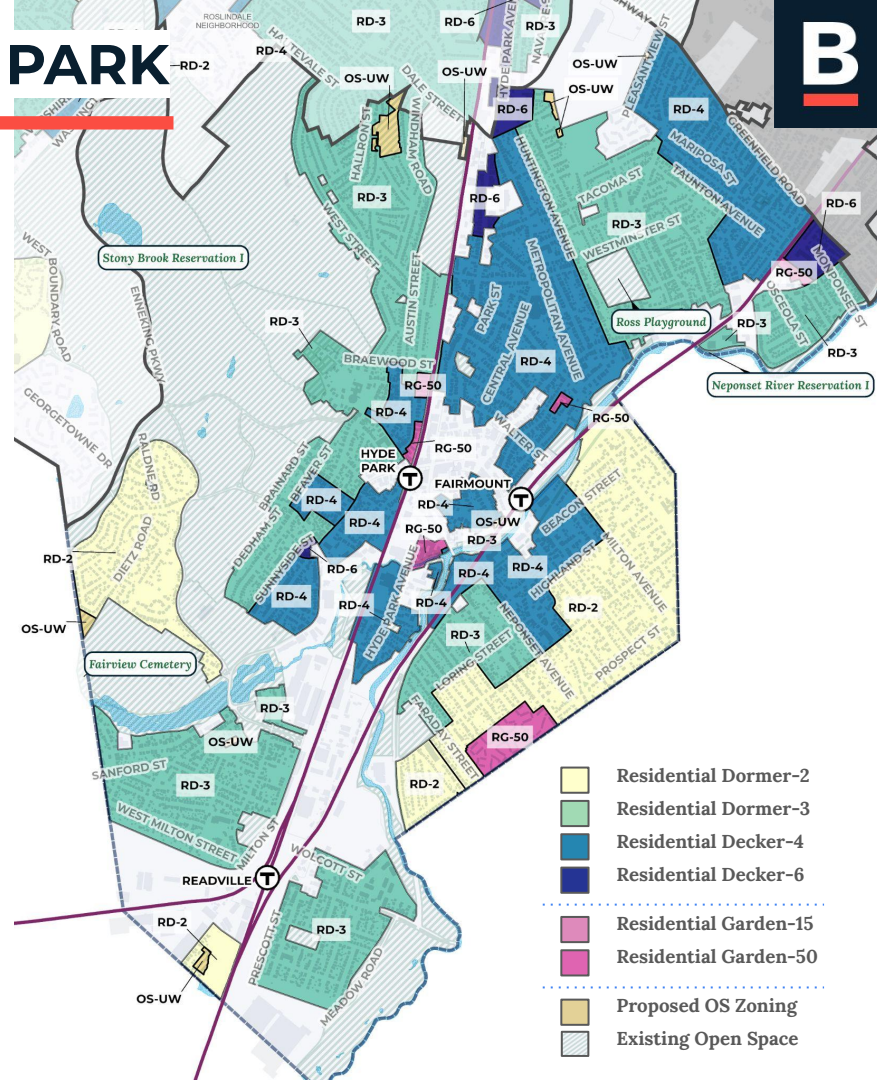
Shown near Cromwell Rd

Decker-6: Medium rear yards, small side and front, flat or sloped roofs, & 6 units

Shown along Hyde Park Ave

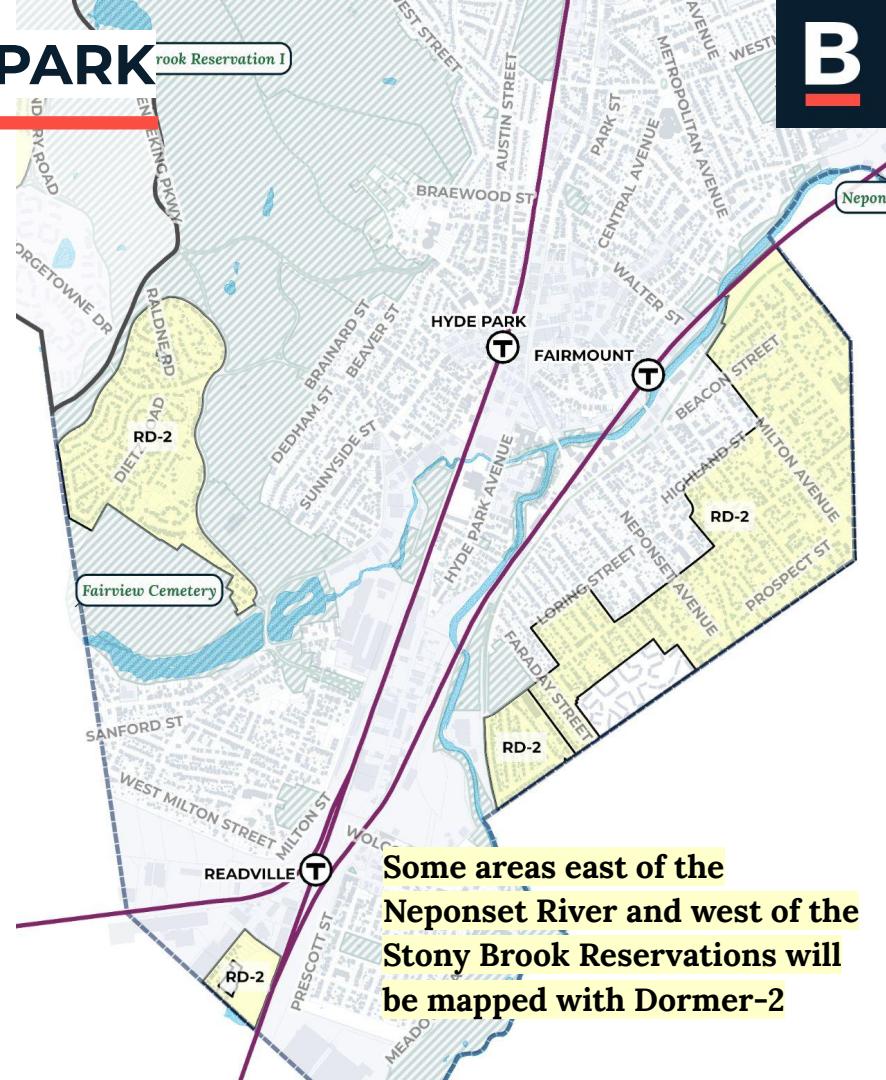


Garden-50: Multi-family developments 1+ acre, currently mapped where existing BHA properties are located



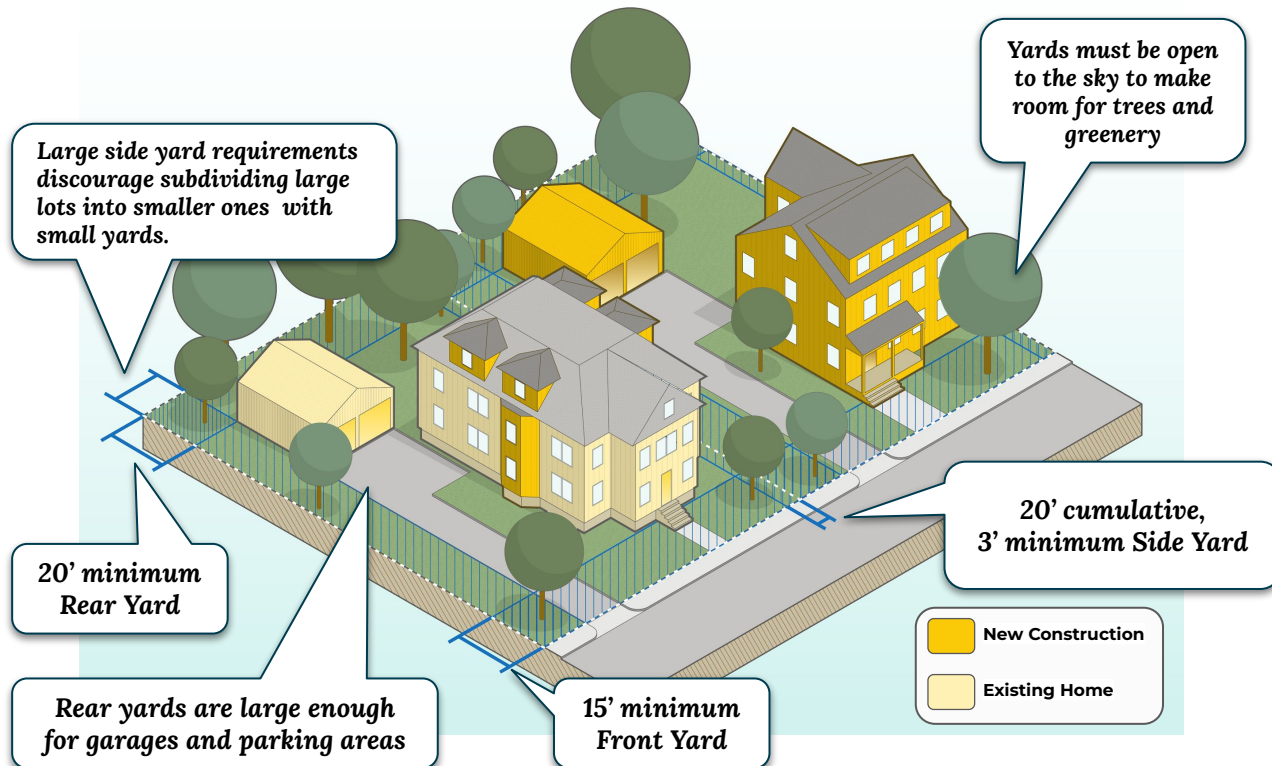
DORMER-2 DISTRICTS IN HYDE PARK

Homes in Dormer-2 have significant open space around them and generally have large front and rear yards and at least one large side yard. Yard shapes and sizes vary from lot to lot. Homes are typically 2 or 3 stories, with a sloped roof on the top story. The district allows 3 units in existing homes and 2 in new ones.



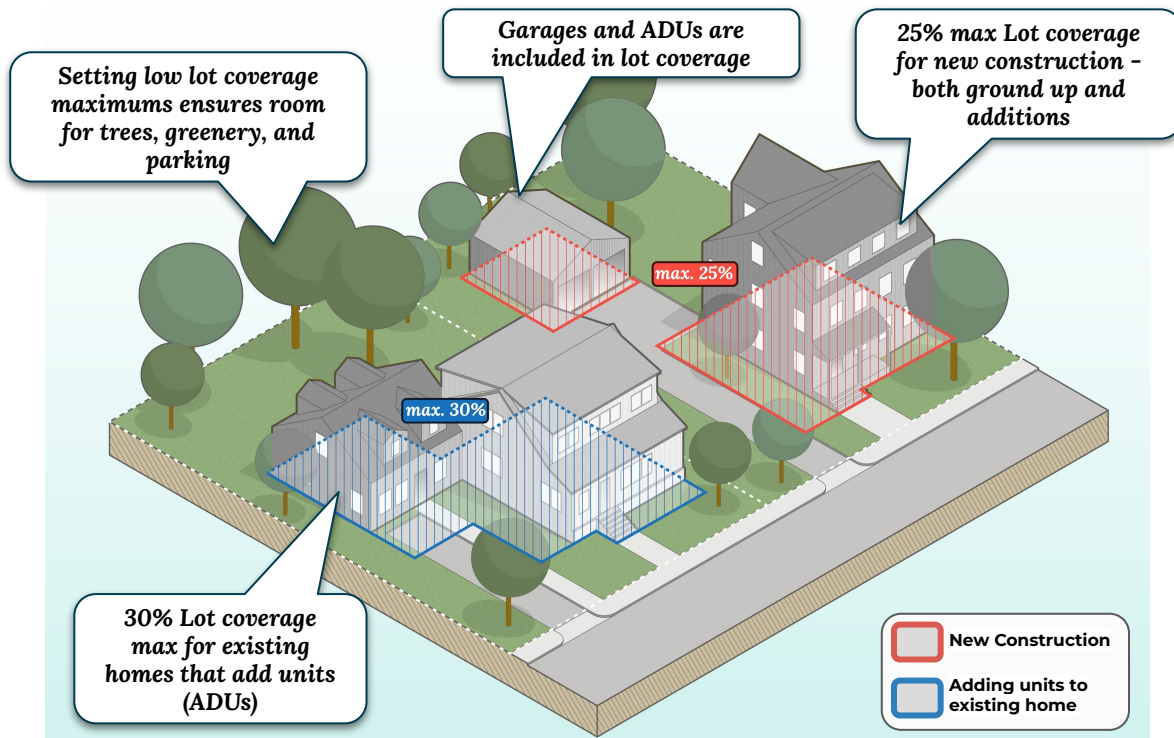
YARDS ARE LARGE IN DORMER-2

Homes in Dormer-2 are far away from each other. Large yard requirements ensure new construction - *both ground up and additions* - follows this pattern.



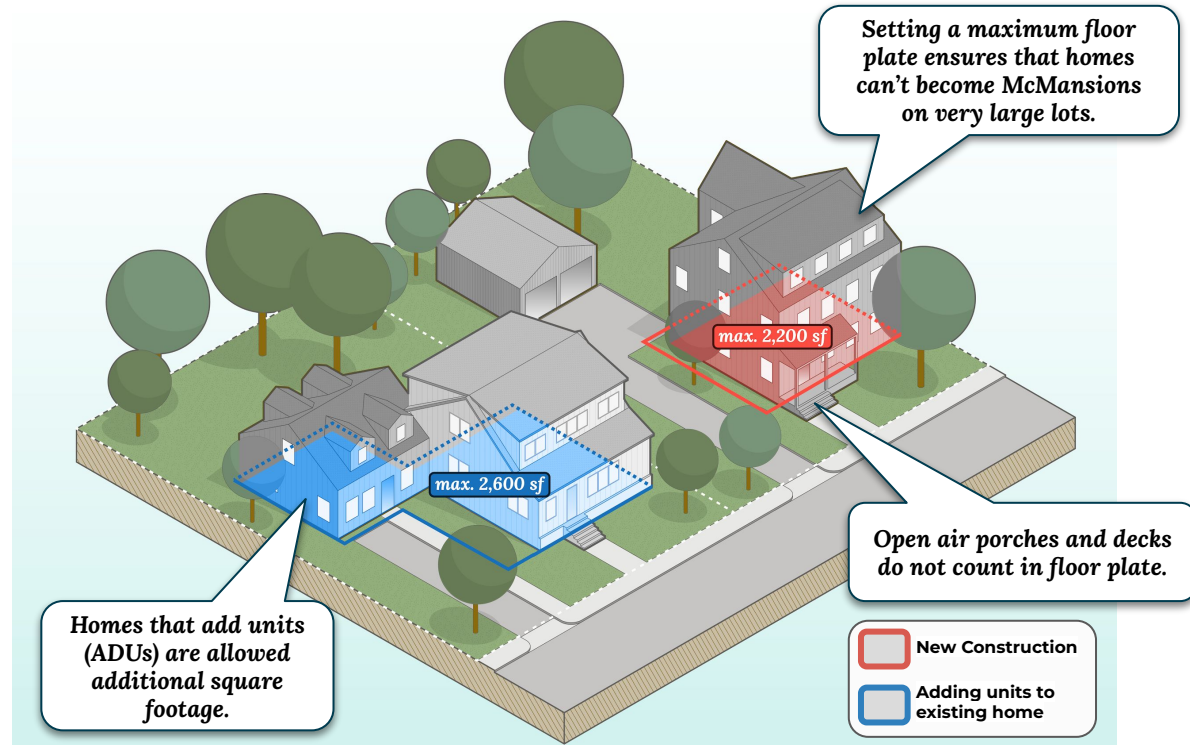
LOT COVERAGE IS VERY LOW IN DORMER-2

Setting rules based on existing patterns of very low lot coverage - the amount of a lot that is covered by a building - ensures that new construction is contextually scaled while maintaining open space.



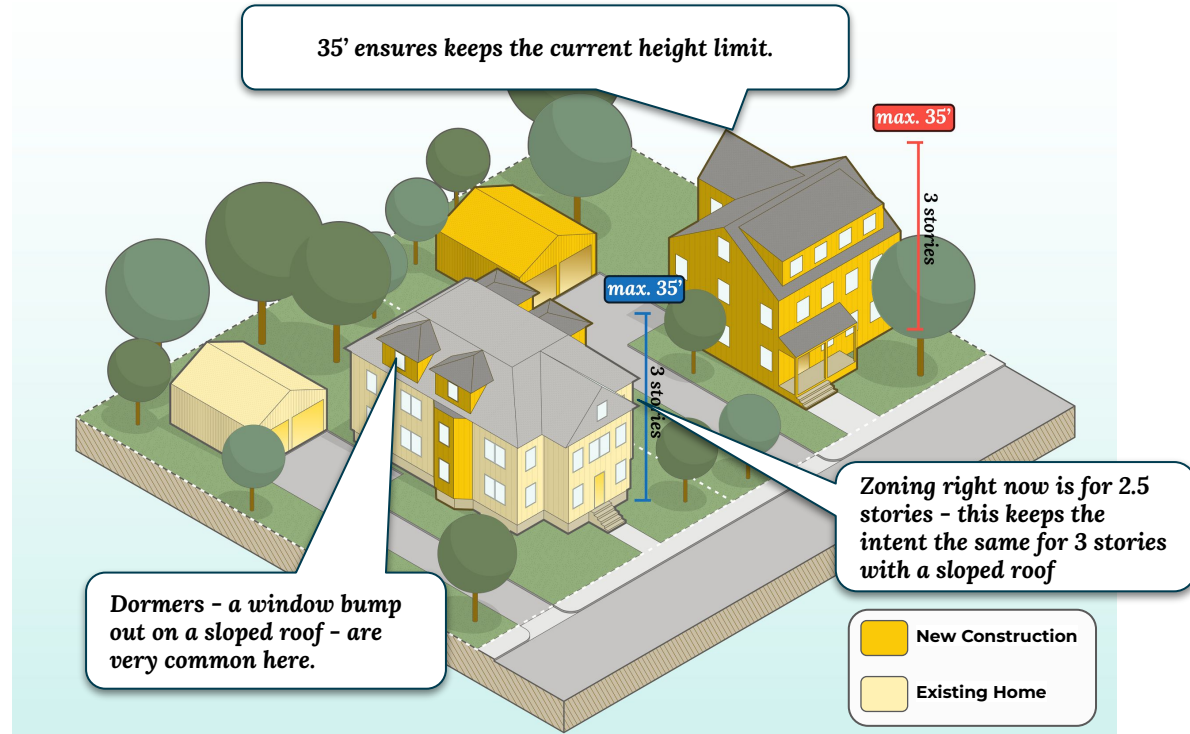
BUILDING FLOOR PLATES VARY IN SIZE IN DORMER-2

Building Floor Plate measures the size of the largest floor in a home. Home sizes here vary widely and the district sets an upper limit of 2,200 sf (2,600 sf for projects adding units).



HOMES IN DORMER-2 ARE 3 STORIES W/SLOPED ROOFS

The district keeps 35' as the maximum building height but changes the way stories are measured. Homes here are no taller than 3 stories and usually have a sloped roof - so we made it a requirement.



MAKING ADDITIONS SIMPLER IN DORMER-2

By making additions simpler to build, the district encourages home owners to add on to existing homes instead of tearing them down and building new.

Dormers add living space

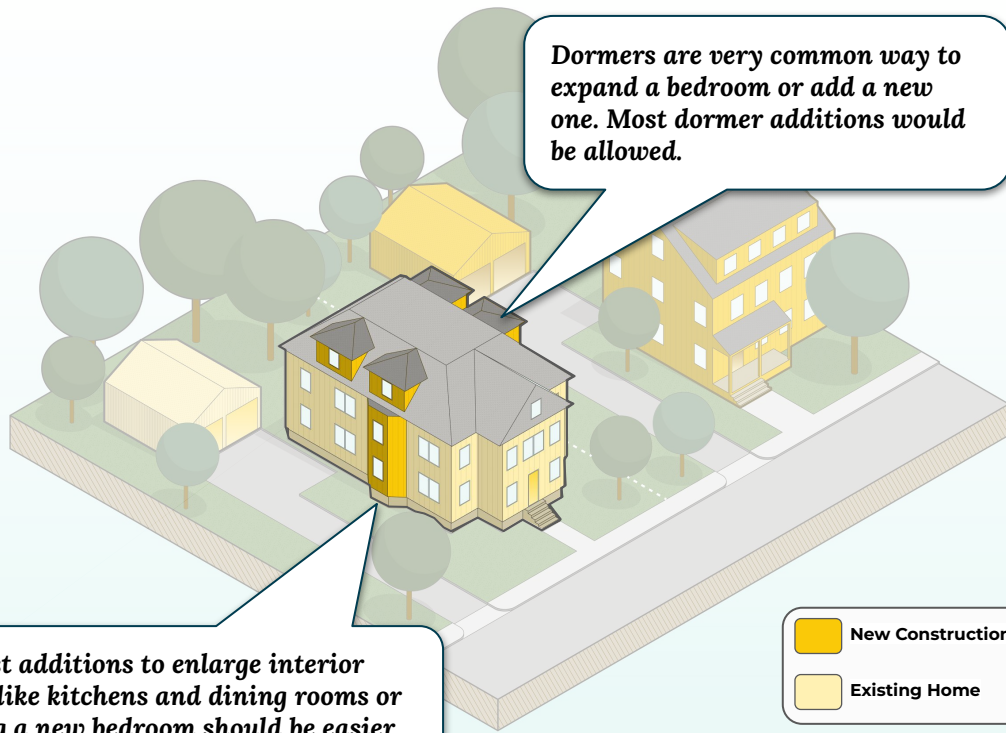


Making additions simpler



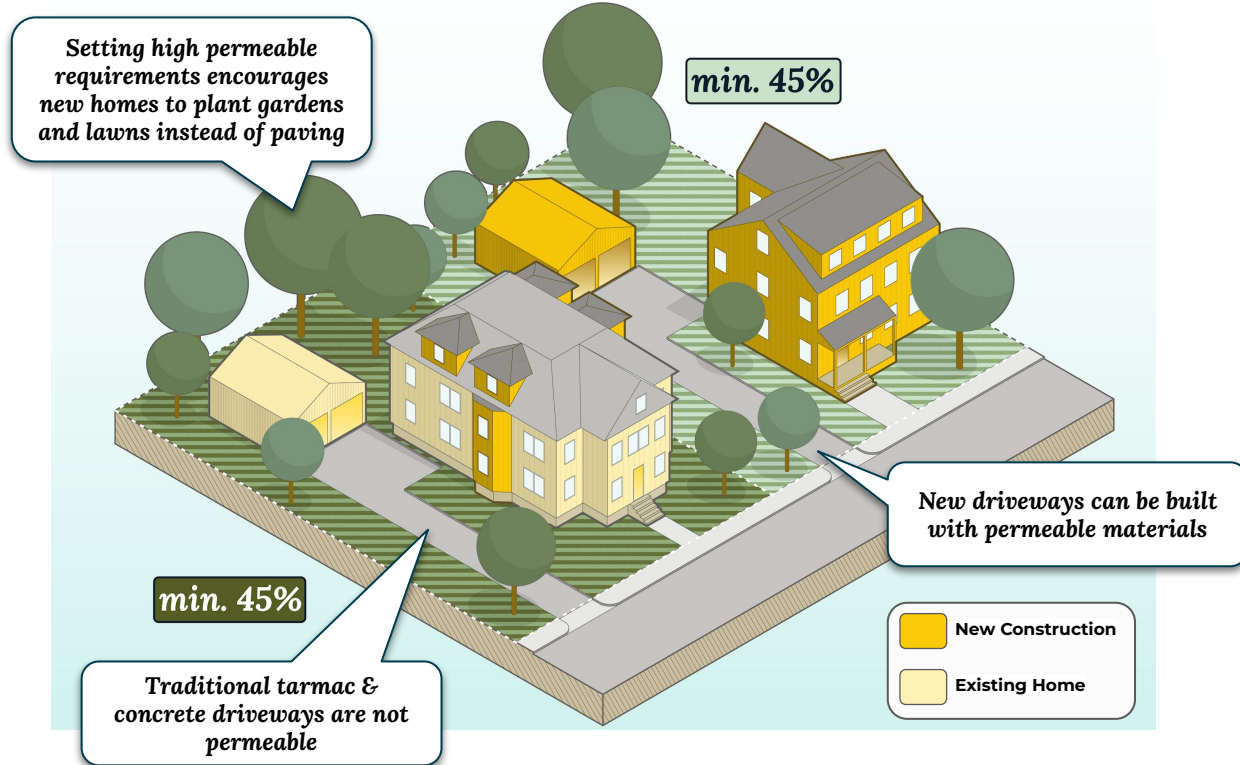
Dormers are very common way to expand a bedroom or add a new one. Most dormer additions would be allowed.

Modest additions to enlarge interior space like kitchens and dining rooms or adding a new bedroom should be easier.



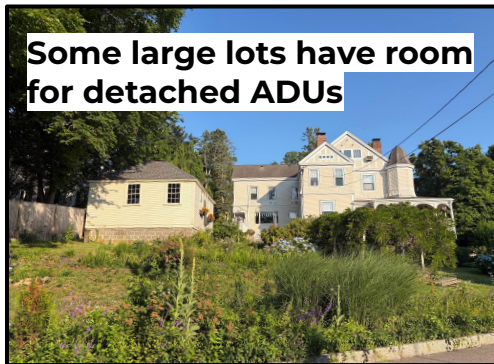
NEW PERMEABLE AREA REQUIREMENTS FOR DORMER-2

The district will require that a certain amount of a lot has permeable areas like grassy yards, gardens, trees, other plant life, and permeable pavers that are already very common and help control rain water runoff that can cause flooding.



ENSURING HOMES CAN ADD ADUS IN DORMER-2

The district sets a maximum unit count of 2 units for new builds and 3 for existing homes. This ensures that homes throughout Hyde Park have the opportunity to add ADUs.

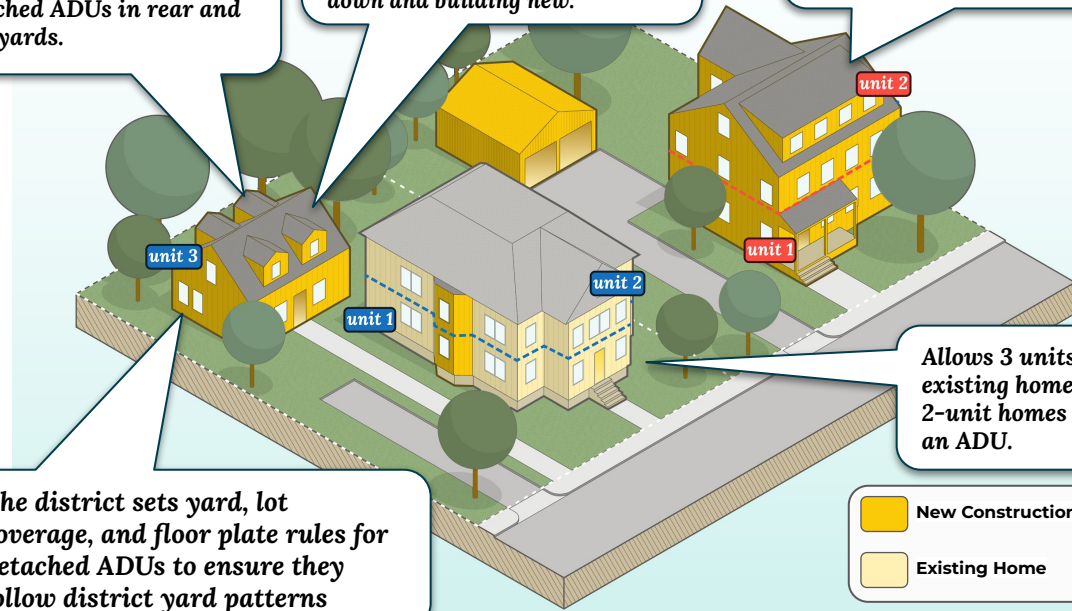


Some homes may have enough room to build detached ADUs in rear and side yards.

Making it easier to add units to existing homes encourages home owners to add on to existing homes instead of tearing them down and building new.

New builds are allowed 2 units. This disincentivizes subdividing large lots into two lots with undersized yards

The district sets yard, lot coverage, and floor plate rules for detached ADUs to ensure they follow district yard patterns



Allows 3 units for existing homes so that 2-unit homes may add an ADU.

New Construction
Existing Home

DORMER-3 DISTRICTS IN HYDE PARK



Homes in Dormer-3 have significant open space around them, concentrated in large front and rear yards. Homes are closer together, with mid-sized side yards. Homes here have up to 3 stories, with a sloped roof on the top story. The district allows up to 3 units in all homes.



Braeburn St.



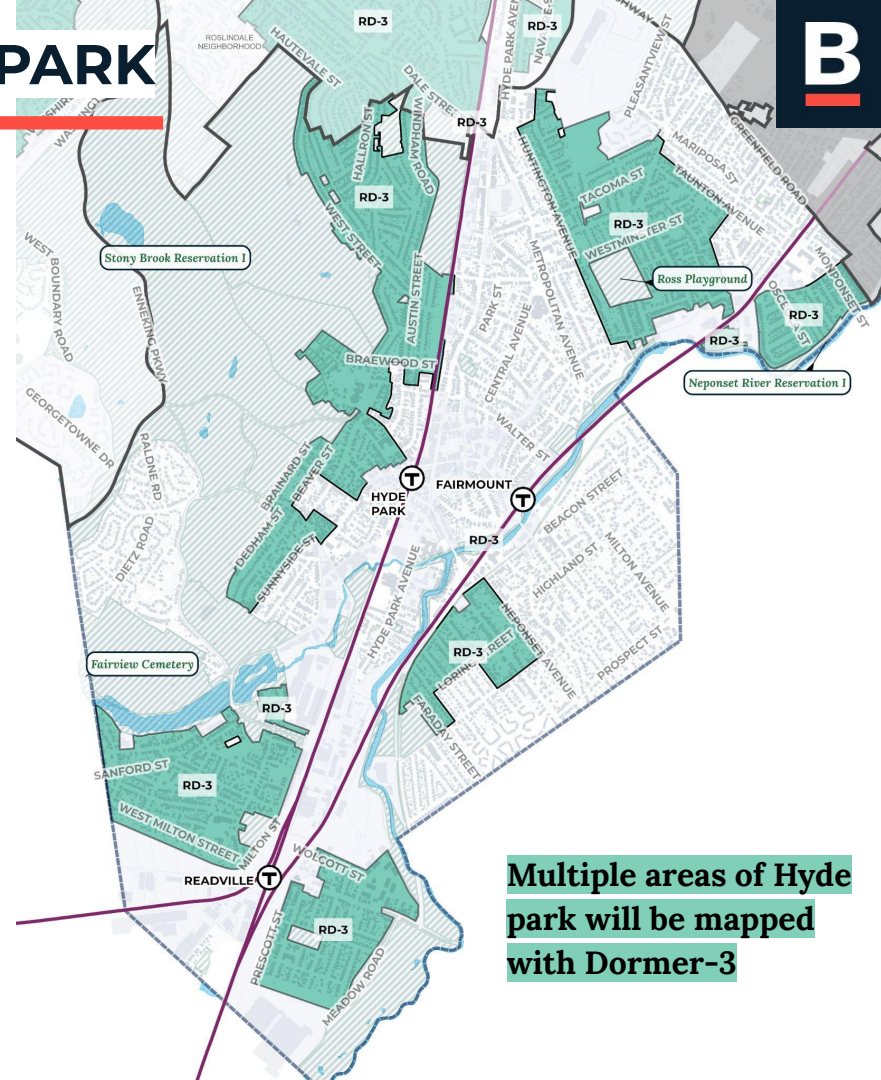
Reddy Ave.



Huntington Ave.



Grassmere Rd.



Multiple areas of Hyde park will be mapped with Dormer-3

LARGE FRONT AND REAR YARDS IN DORMER-3

Side yards here are mid-sized meaning homes are closer together while still having large front and rear yards. Yard requirements maintain this pattern for new construction - *both ground up and additions.*



Large front yards



**Mid-sized side yards
w/room for driveways**

Rear Yards are large in Dormer-3.
They have plenty of room for small
sheds and large trees.

20' minimum
Rear Yard

Side yards can still fit
driveways

12' minimum
Front Yard

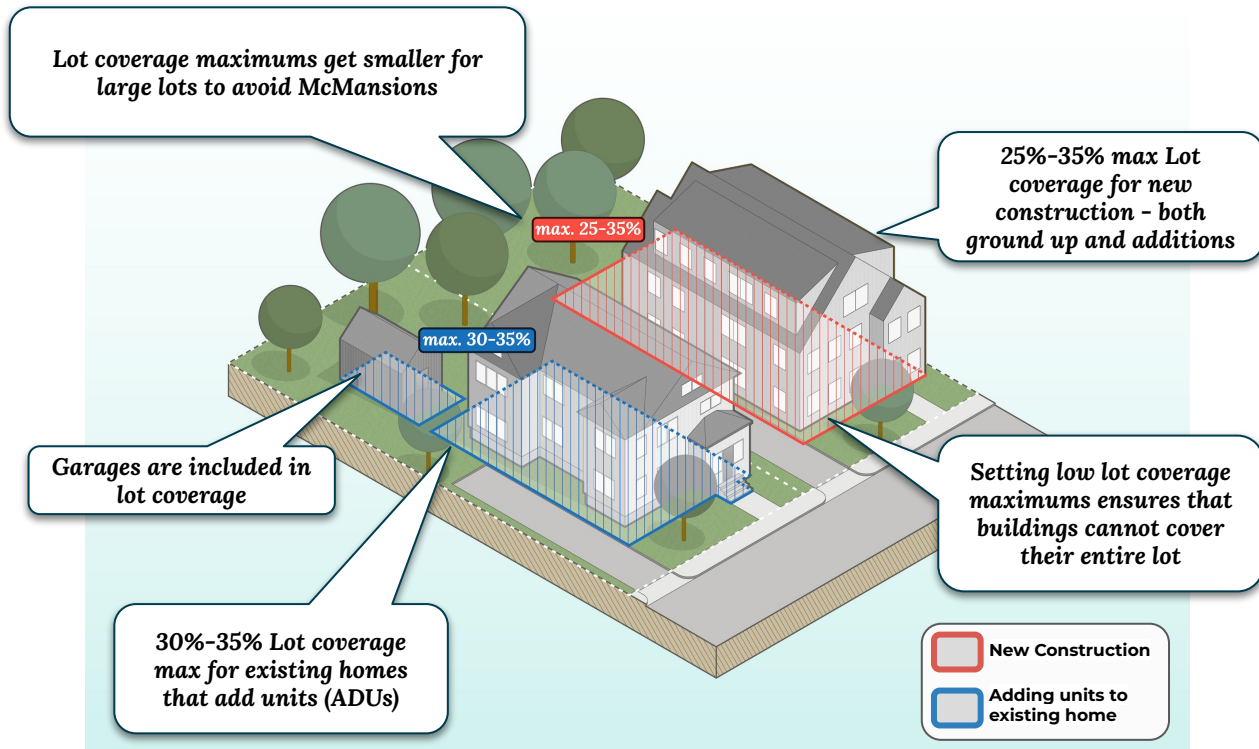
Yards must be open to
the sky to make room
for trees and greenery

15' cumulative,
3' minimum Side
Yard

 New Construction
 Existing Home

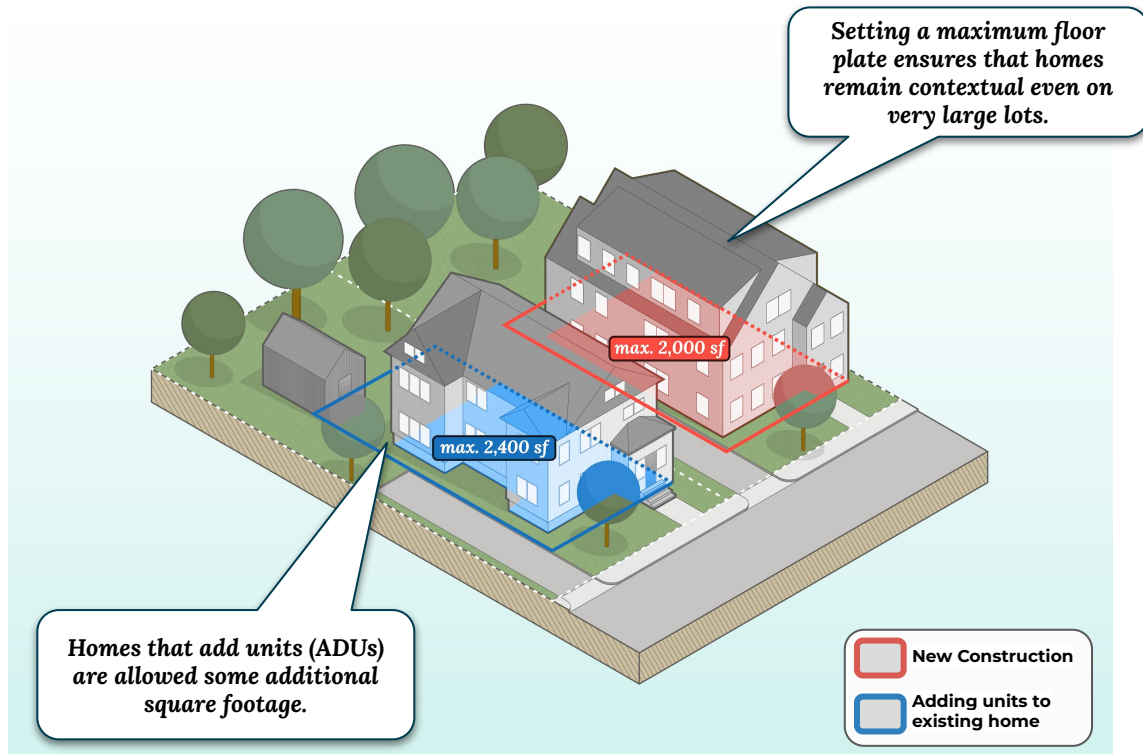
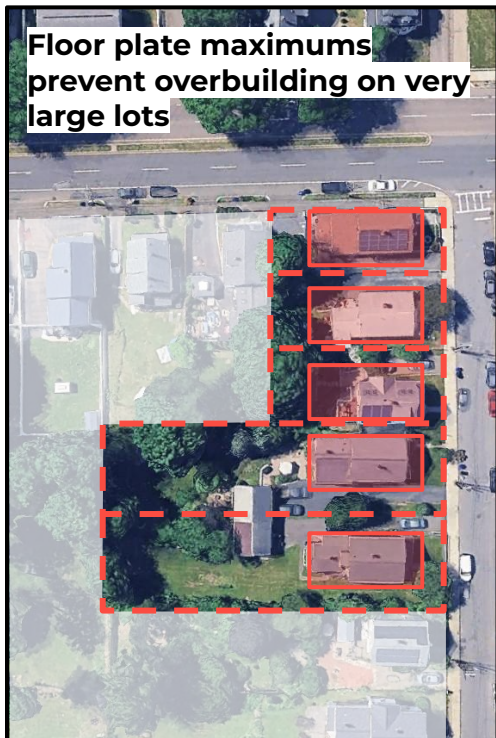
LOT COVERAGE IS LOW IN DORMER-3

Setting rules based on existing patterns of low lot coverage - the amount of a lot that is covered by a building - ensures that new construction is contextually scaled while maintaining open space.



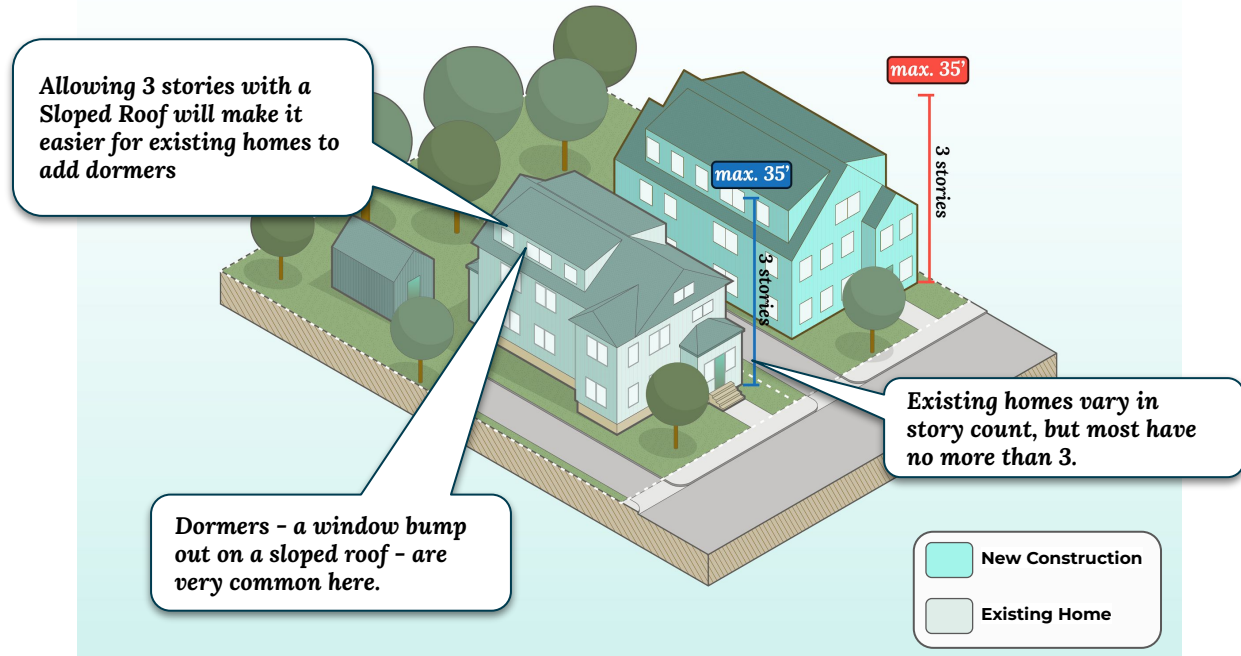
BUILDING FLOOR PLATES VARY IN SIZE IN DORMER-3

Building Floor Plate measures the size of the largest floor in a home. Setting a maximum Floor Plate size helps prevent homes on very large lots from getting too big.



HOMES IN DORMER-3 ARE 3 STORIES W/SLOPED ROOFS

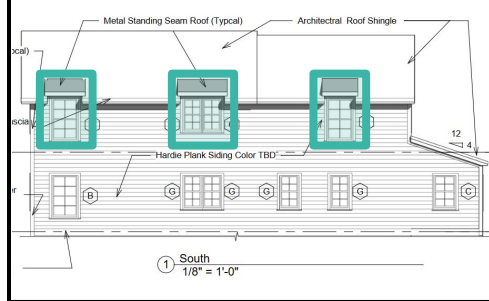
The district keeps 35' as the maximum building height but changes the way stories are measured. Homes here are no taller than 3 stories and usually have a sloped roof - so we made it a requirement.



MAKING ADDITIONS SIMPLER IN DORMER-3

By making additions simpler to build, the district encourages home owners to add on to existing homes instead of tearing them down and building new.

Dormers add living space



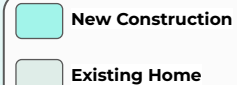
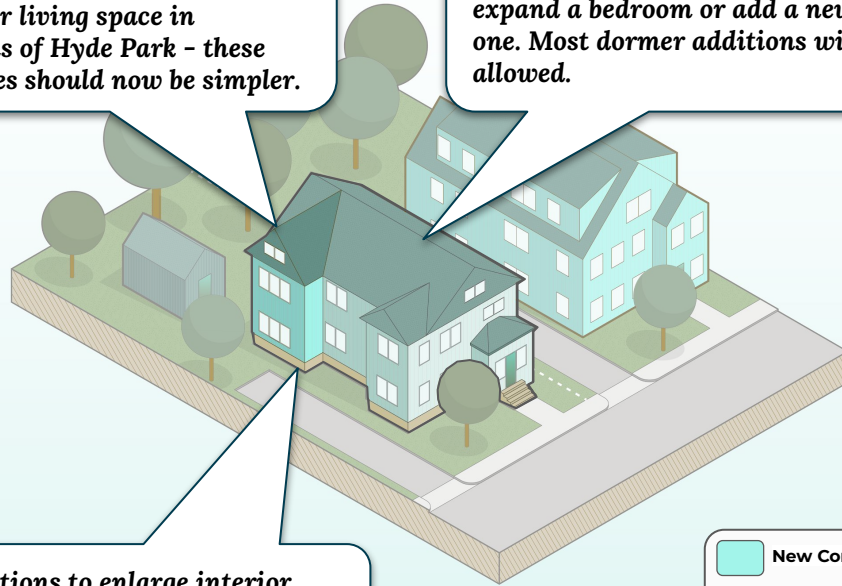
Adding to existing homes



In the last 2.5 years, 6 homes went through the ZBA in order to add a dormer or other living space in Dormer-3 areas of Hyde Park - these types of changes should now be simpler.

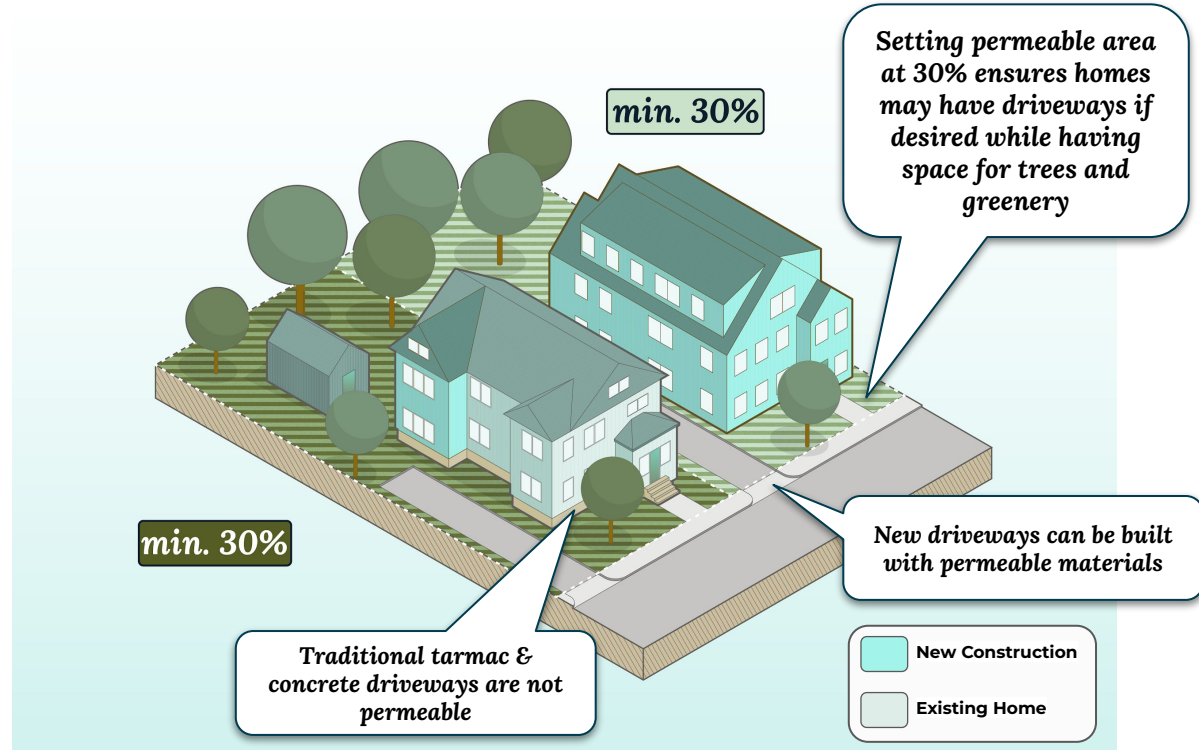
Dormers are very common way to expand a bedroom or add a new one. Most dormer additions will be allowed.

Modest additions to enlarge interior space like kitchens and dining rooms or adding a new bedroom should be easier.



NEW PERMEABLE AREA REQUIREMENTS FOR DORMER-3

The district will require that a certain amount of a lot have permeable areas like grassy yards, gardens, trees, other plant life, and permeable pavers that are already very common and help control rain water runoff that can cause flooding.



ENSURING HOMES CAN ADD ADUS IN DORMER-3

The district sets a maximum unit count of 3 units for all homes. This ensures that homes throughout Hyde Park have the opportunity to add ADUs.



Allowing existing homes to add units encourages renovations instead of demolitions

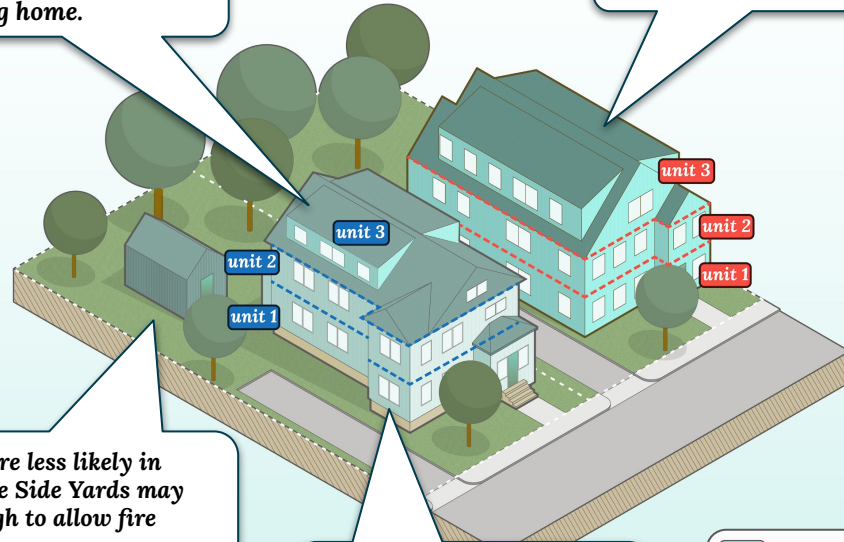


Dormers are a common way to add a unit on the top floor of an existing home.

All homes are allowed 3 units.

Detached ADUs are less likely in Dormer-3 because Side Yards may not be wide enough to allow fire access

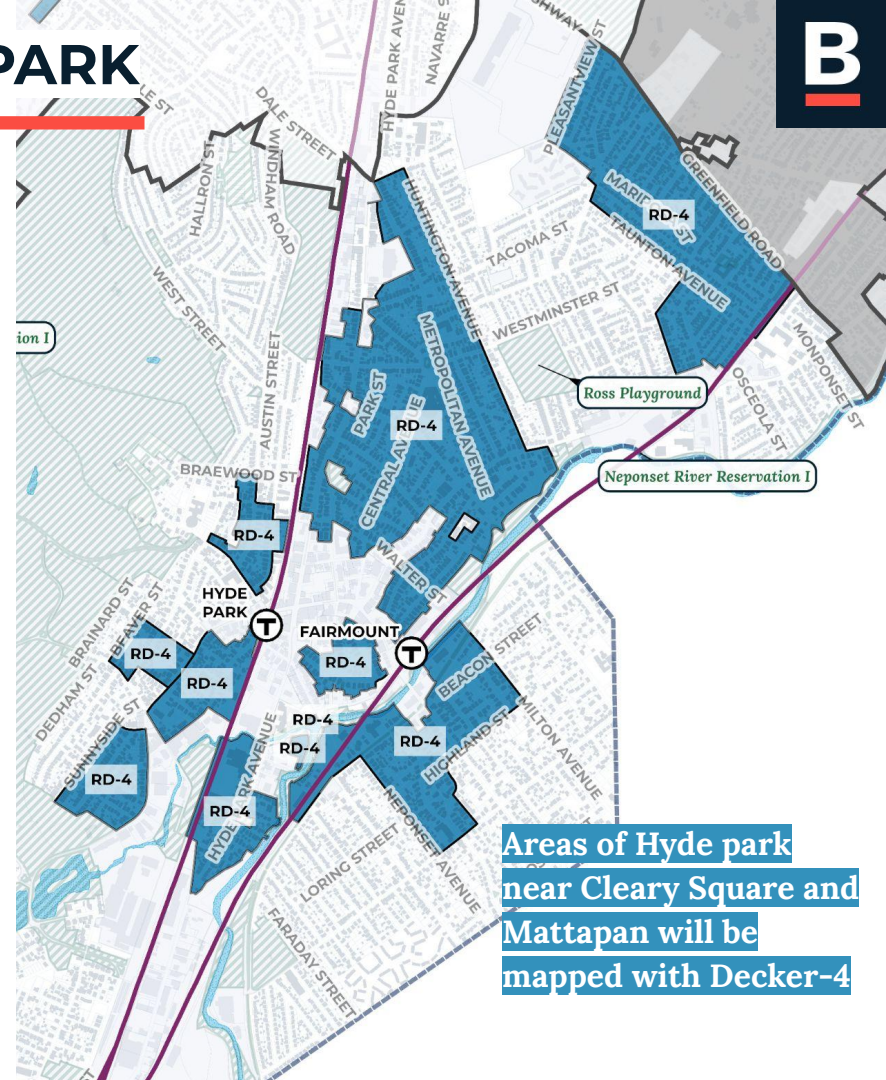
Allowing 3 units ensures that 2-unit homes may add an ADU.



 New Construction
 Existing Home

DECKER-4 DISTRICTS IN HYDE PARK

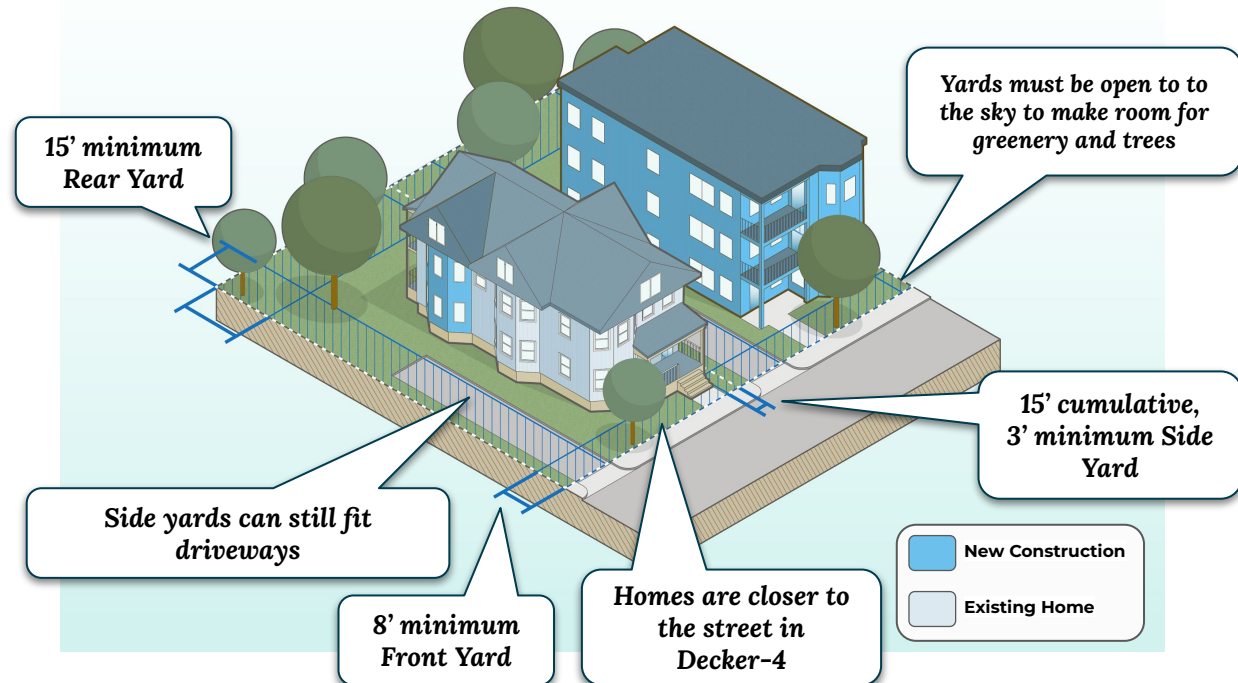
Homes in Decker-4 areas are closer to the street with small front yards and medium side and rear yards. While many homes have sloped roofs, flat roof buildings like triple deckers and even the occasional double-triple decker are common. Decker-4 allows up to 4 units, new homes to have 3 stories, and existing homes to have up to 4 stories.



Areas of Hyde park near Cleary Square and Mattapan will be mapped with Decker-4

YARDS ARE SMALL OR MID-SIZED IN DECKER-4

Side & rear yards here are mid-sized while front yards are small, meaning homes are closer to each other and the street. Yard requirements maintain this pattern while ensuring that new construction - both ground up and additions - maintains enough space between homes.



BUILDINGS COVER MORE OF THEIR LOT IN DECKER-4

Lot coverage rules in Decker-4 reflect existing patterns where lots get smaller and buildings cover more of the lot.



Lot coverage maximums get smaller for large lots to ensure buildings remain contextually scaled

25%-40% max Lot coverage for new construction - both ground up and additions

max. 30-45%

max. 25-40%

30%-45% Lot coverage max for existing homes to that add units (ADUs)

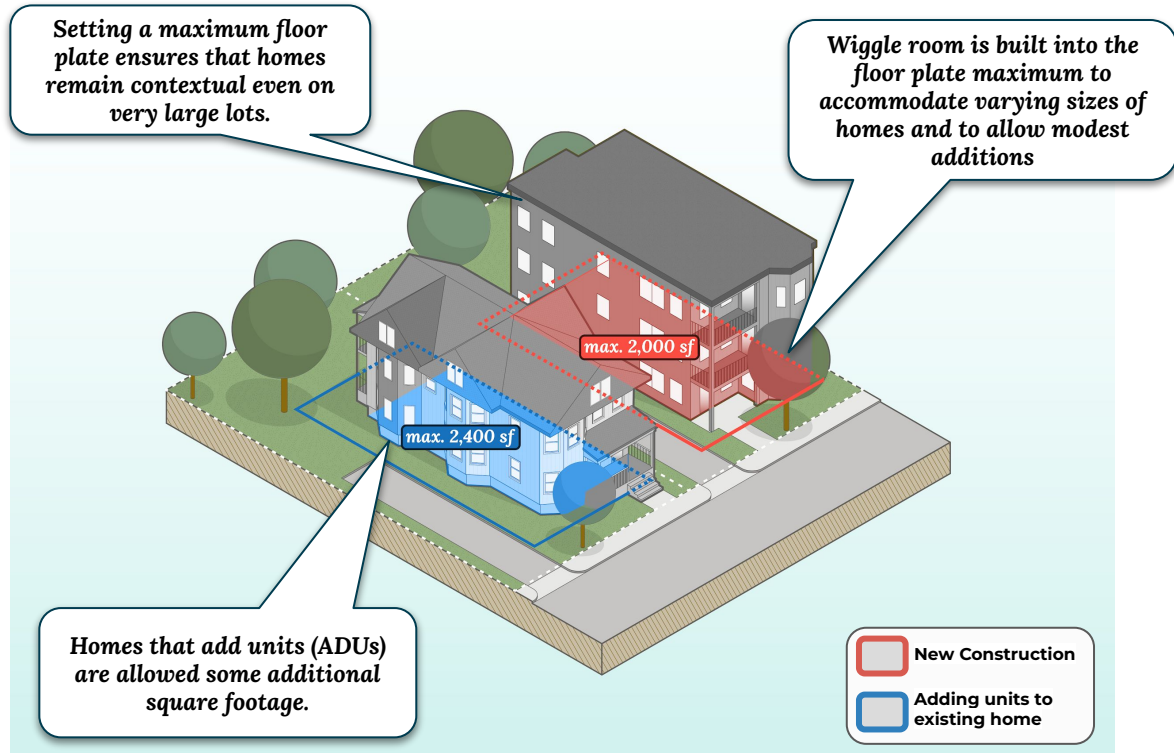
Setting lot coverage based on existing patterns ensures new construction is a similar scale to its context

Decker-4 sets mid-level to low lot coverage low, while providing wiggle to accommodate variation in house size

-  New Construction
-  Adding units to existing home

BUILDING FLOOR PLATES VARY IN SIZE IN DECKER-4

Building Floor Plate measures the size of the largest floor in a home. Home sizes here vary widely and the district sets an upper limit in line with the higher end of existing homes.



HOMES HAVE 3 STORIES W/SLOPED OR FLAT ROOFS

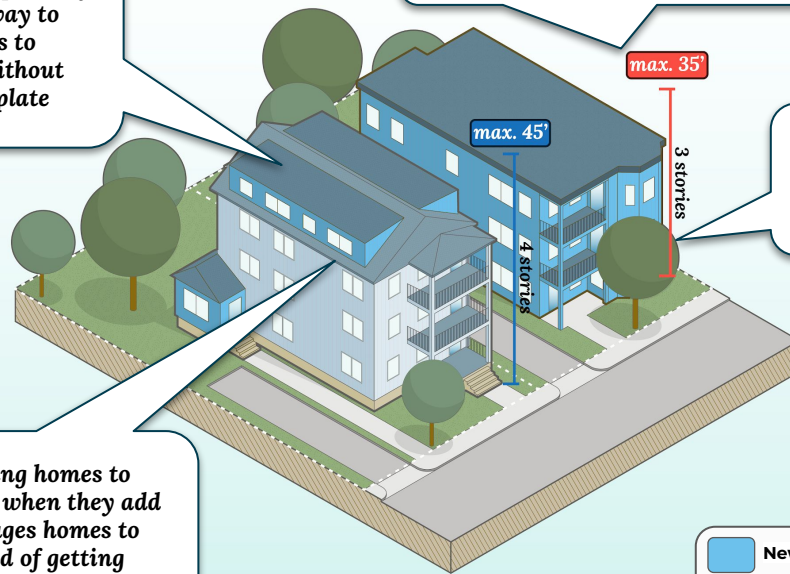
The district keeps 35' as the maximum building height for new homes but allows existing homes up to 45' and 4 stories so they can add additional units.



Dormers - a window bump out on a sloped roof - are a common way to add space or units to existing homes without making the floor plate larger

Allowing existing homes to add a 4th floor when they add a unit, encourages homes to build up instead of getting closer to their neighbors

35' ensures that new construction will match existing context with room for new environmental standards like increased roofing insulation.

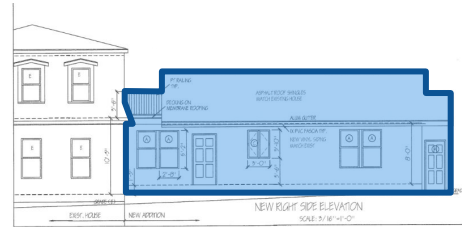


Flat roof buildings like Triple-Deckers are quite common

MAKING ADDITIONS SIMPLER IN DECKER-4

By making additions simpler to build, the district encourages home owners to update and renovate existing homes to accommodate modern needs

Adding living space to existing homes



Top Floor & Attic Additions

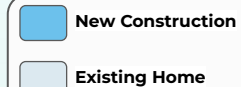


Because lots are smaller here, dormers are an easy way to add space to existing homes in Decker-4.

In the last 2.5 years 2 homes went through the ZBA to add living space in Decker-4 areas of Hyde Park - modest changes will be simpler.

Lot coverage, floor plate, and yard rules in Decker-4 ensure that bump-out additions are contextually scaled.

Modest additions to enlarge interior space like kitchens and dining rooms or adding a new bedroom will be easier.



NEW PERMEABLE AREA REQUIREMENTS FOR DECKER-4

The district will require that a certain amount of a lot have permeable areas like grassy yards, gardens, trees, other plant life, and permeable pavers that are already very common and help control rain water runoff that can cause flooding.



Setting permeability at 25% ensures homes may have driveways if desired while having space for trees and greenery

min. 25%

Traditional tarmac & concrete driveways are not permeable

min. 25%

New driveways can be built with permeable materials

-  New Construction
-  Existing Home

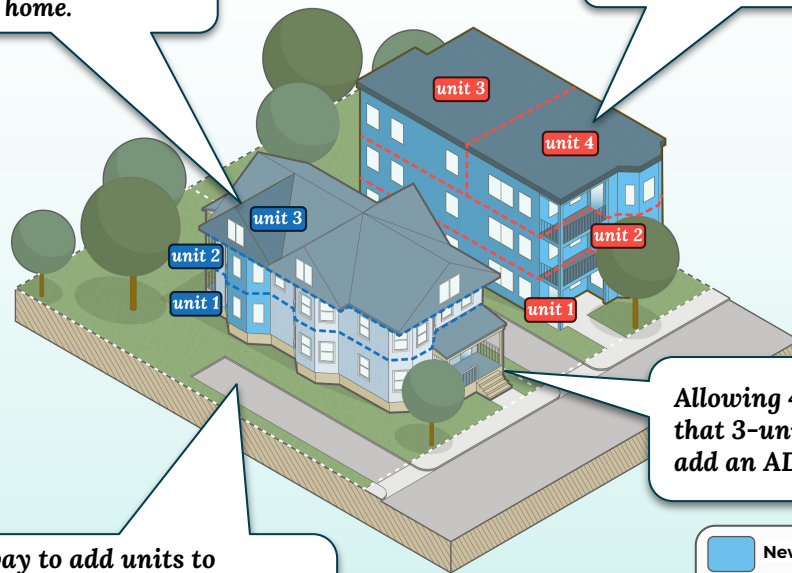
ENSURING HOMES CAN ADD ADUS IN DECKER-4

The district sets a maximum unit count of 4 units for all homes. This ensures that homes throughout Hyde Park have the opportunity to add ADUs and encourages additions instead of tear-downs.



Dormers are a common way to add a unit on the top floor of an existing home.

All homes are allowed 4 units.



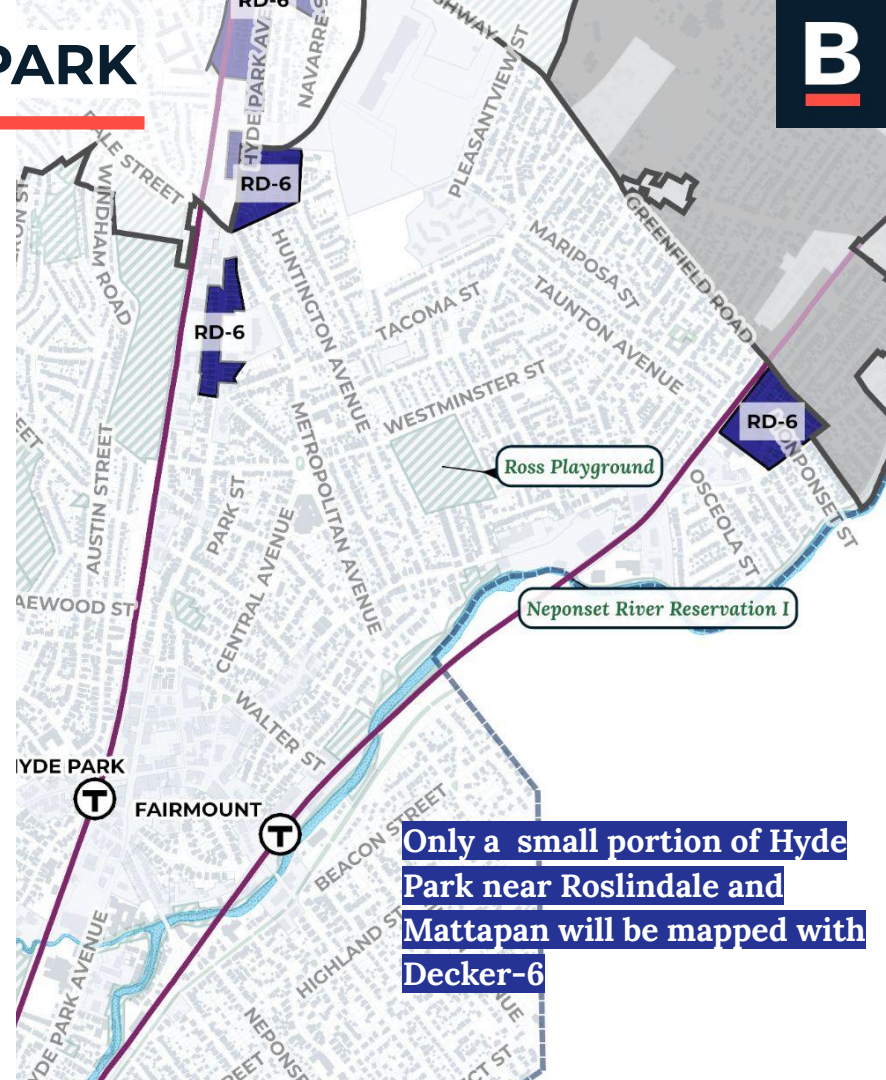
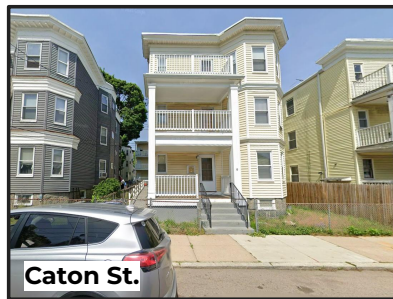
Allowing 4 units ensures that 3-unit homes may add an ADU.

The easiest way to add units to existing homes in Decker-4 is likely through a basement or attic conversion.

Blue box: New Construction
Red box: Existing Home

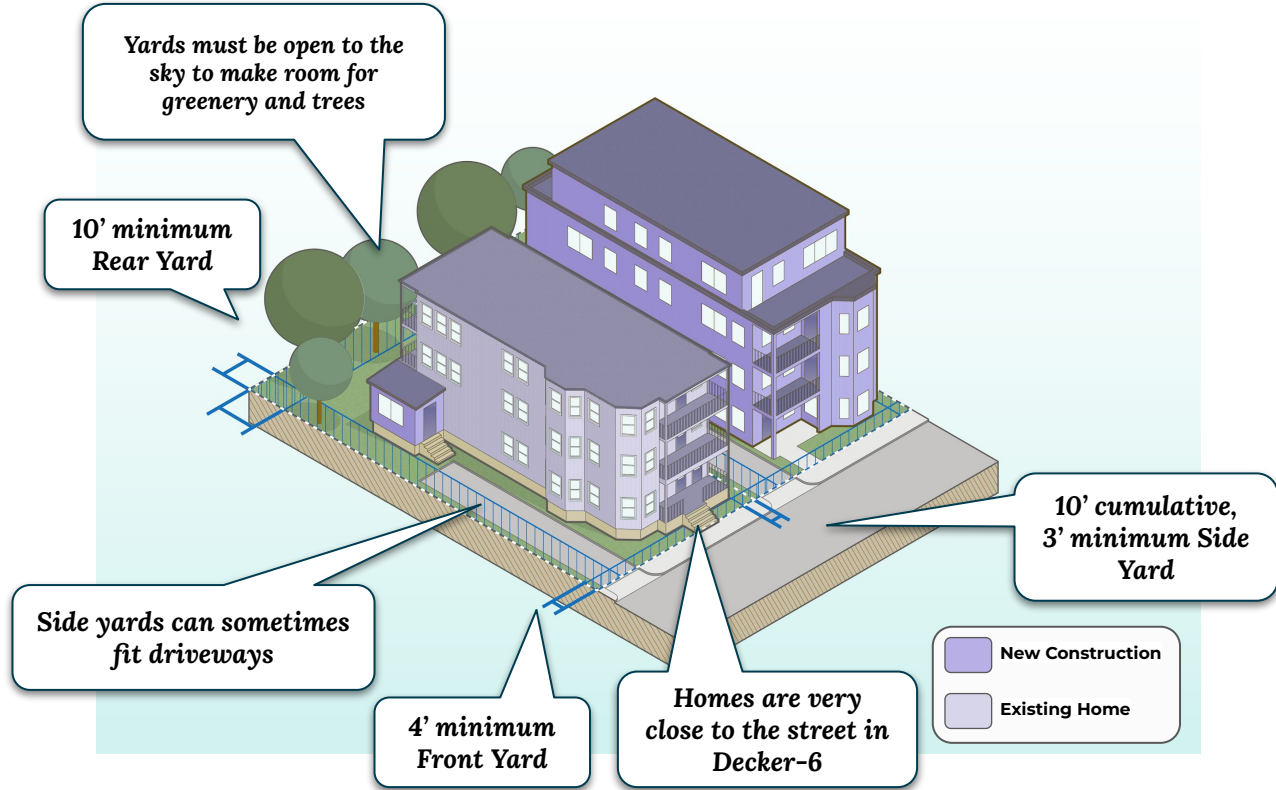
DECKER-6 DISTRICTS IN HYDE PARK

Homes in Decker-6 are close to the street and each other and have very small front yards, small side yards, and mid-sized rear yards. Rear yards often have decks, patios, and trees. Flat roofed buildings, like triple deckers and some double-triple decker are predominant and small multifamily buildings with up to 16 units occur occasionally. The district allows up to 4 stories and 6 units.



YARDS ARE SMALL DECKER-6

Decker-6 areas of Hyde Park have closely packed, intimate streets. Side and Front Yard minimums keep this pattern while ensuring new homes provide a safe distance between them and their neighbors



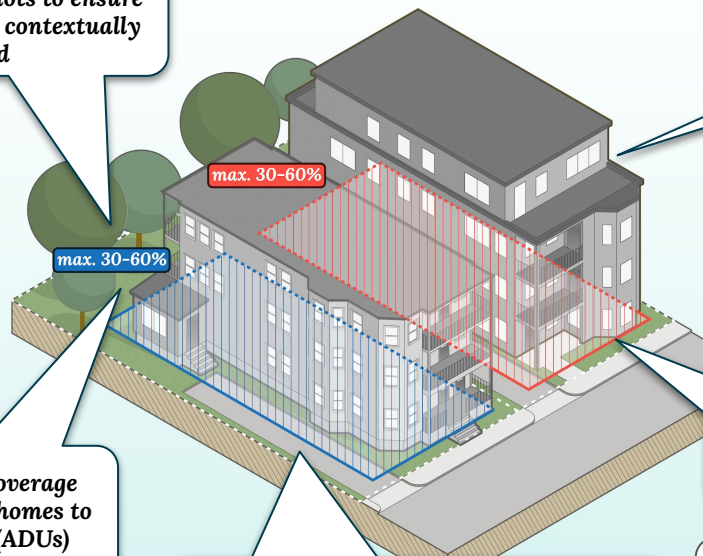
BUILDINGS COVER MUCH OF THEIR LOT IN DECKER-6

Lot coverage rules in Decker-6 reflect existing patterns where buildings are intimately spaced and cover a significant portion of their lot.



Lot coverage maximums get smaller for large lots to ensure buildings remain contextually scaled

30%-60% max Lot coverage for new construction - both ground up and additions



30%-60% Lot coverage max for existing homes to that add units (ADUs)

Setting lot coverage based on existing patterns ensures new construction is a similar scale to its context

Decker-6 lot coverage rules include wiggle room to accommodate variation in house sizes

-  New Construction
-  Adding units to existing home

BUILDING FLOOR PLATES VARY IN SIZE IN DECKER-6

Triple Deckers often have large floor plates and are common throughout Decker-6. The district sets a maximum size for a Building Floor Plate to accommodate Triple Deckers and the many other sizes and shapes of homes in the area.

Larger multi-family homes...

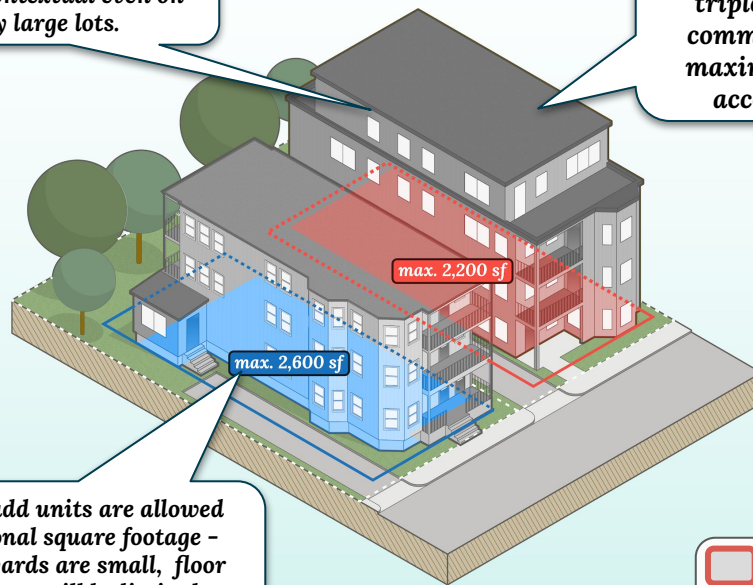


Floor plate maximums prevent overbuilding on large lots



Setting a maximum floor plate ensures that homes remain contextual even on very large lots.

Home sizes vary widely but triple-deckers and double triple-deckers are very common. The floor plate maximum is designed to accommodate them.



Homes that add units are allowed some additional square footage - but because yards are small, floor plate expansions will be limited or unlikely.

-  New Construction
-  Adding units to existing home



Dormers make livable space on the 4th floor

Flat roofs are predominant, but dormers allow homes with sloped roofs to add additional living space or units.

**Allowing 4 stories,
encourages homes to build
up instead of getting closer
to their neighbors**

Decker-6 allows 4 story buildings. However, because of additional fire safety requirements at this height, many new buildings are likely to stay at 3 stories because of cost.

☐ New Construction

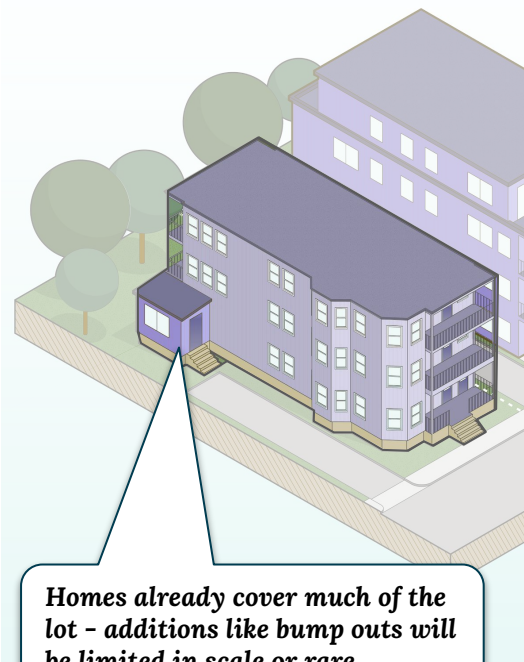
☐ Existing Home

MAKING RENOVATIONS SIMPLER IN DECKER-6

By making additions & renovations simpler to build, the district encourages updates that increase accessibility and maintains an aging housing stock



Because lots are smaller here, converting an attic by adding dormers or a 4th floor may be the easiest way to add livable area.



Homes already cover much of the lot - additions like bump outs will be limited in scale or rare

NEW PERMEABLE AREA REQUIREMENTS FOR DECKER-6

The district will require that a certain amount of a lot have permeable areas like grassy yards, gardens, trees, other plant life, and permeable pavers that are already very common and help control rain water runoff that can cause flooding.

Greenery & trees can occur in Front Yards



Driveways in side yards exist throughout D6



Lots here are small and buildings cover much of them; a 15% permeability requirement ensures that a significant portion of the open space is permeable while accommodating patios and driveways

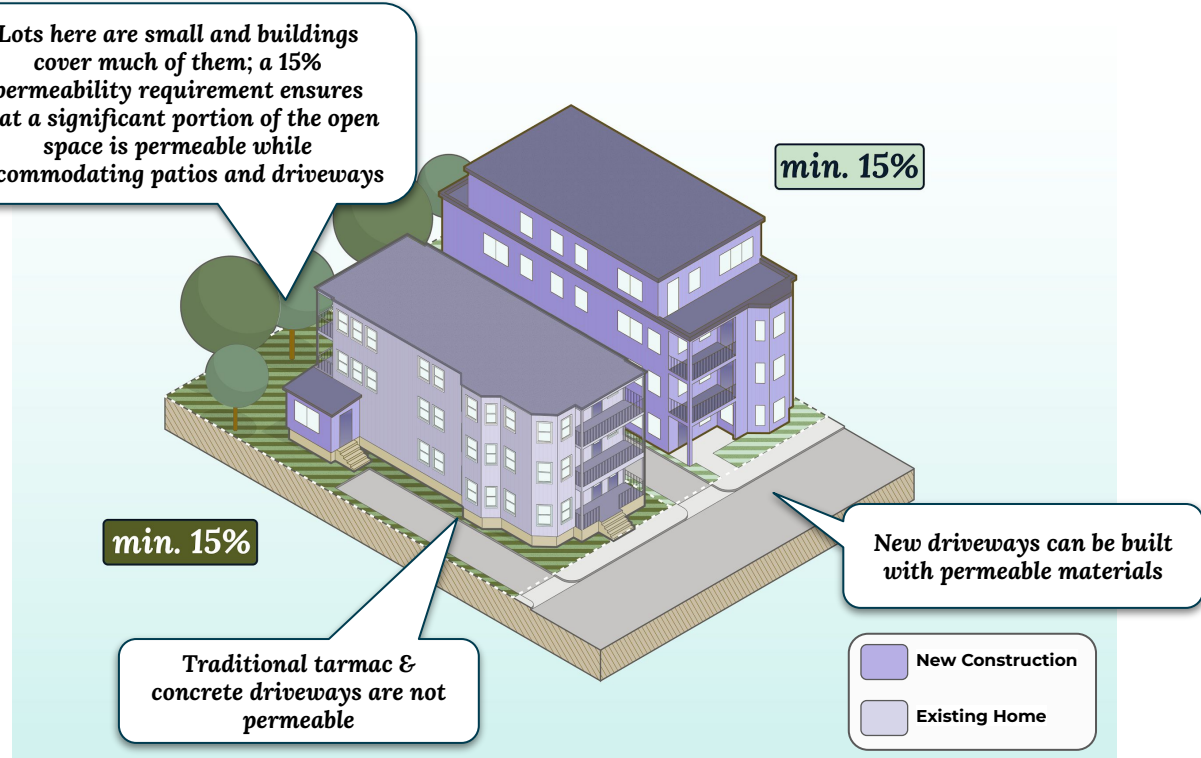
min. 15%

Traditional tarmac & concrete driveways are not permeable

min. 15%

New driveways can be built with permeable materials

-  New Construction
-  Existing Home



MAKING SPACE FOR DOUBLE TRIPLE-DECKERS

Double Triple-Deckers are common in Decker-6. Setting a maximum unit count of 6 units for all homes accommodates them while allowing homes with fewer units to add more units

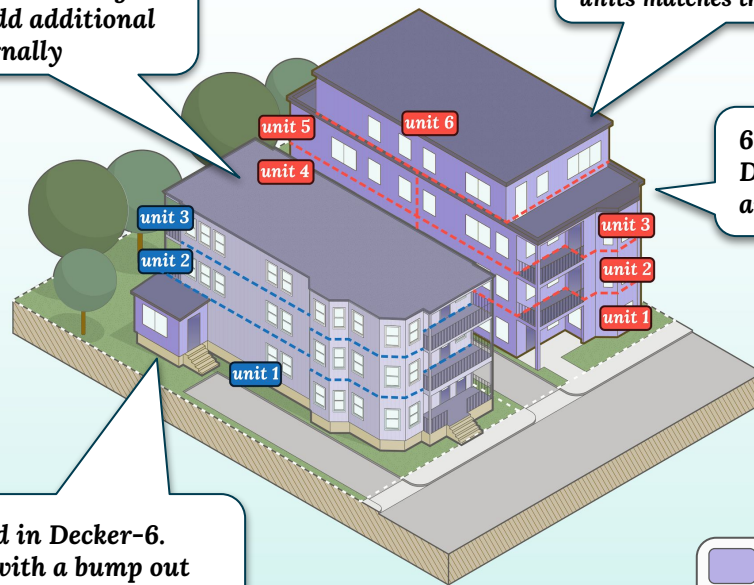


Allowing 6 provides flexibility for existing homes to add additional units, internally

New buildings at this scale often have 5 or 6 units. Allowing 6 units matches this pattern.

6 Unit buildings, like Double Triple-Deckers, are common

Space is limited in Decker-6. Adding a unit with a bump out will be limited or rare.



-  New Construction
-  Existing Home

STREAMLINING AFFORDABLE HOUSING APPROVALS

The Decker Districts will **streamline zoning approval** for affordable housing projects, including projects that are part of the [Mayor's Office of Housing Welcome Home Boston](#) program. New zoning will **remove much of the uncertainty** related to their overall permitting approval process. All of the projects below would be allowed if these districts were mapped at these addresses.



14 Catawba - 6 Units
Would be allowed in Decker-6



11-13 Catawba - 6 Units
Would be allowed in Decker-6



100 Ruthven - 6 Units
Would be allowed in Decker-6



19 Laurel - 3 Units
Would be allowed in Decker-6
& Decker-4



8 Eastman - 5 Units
Would be allowed in Decker-6



100 Ruthven - 4 Units
Would be allowed in Decker-6
& Decker-4

RESIDENTIAL GARDEN DISTRICTS (RG-15, RG-50, RG-65)

These areas include Boston Housing Authority sites, senior and memory care facilities, and other campus-like properties larger than an acre.

Three new districts (RG-15, RG-50, and RG-65) ensure the ongoing maintenance and upkeep of other common residential uses.

Garden districts ensure optimal site design, access, and circulation.



BHA Malone in Hyde Park (RG-50)



BHA 705 River St in Hyde Park (RG-50)



BHA Davison in Hyde Park (RG-50)



BHA Fairmount in Hyde Park (RG-50)

A FOCUS ON OPEN SPACE

To eliminate confusion and further protect areas of the city with extensive tree canopy or scenic features, Neighborhood Housing rezones all parklands and urban wilds under the City's care and custody to **Open Space designations (OS-P or OS-UW)**.

There are **twenty (20) areas** where the zoning is proposed to change to an Open Space designation including **fourteen (14) Urban Wilds. Seven (7) of these areas are in Hyde Park.**

We also worked with the Environment Department to develop an incentive in zoning that encourages street tree planting in Dormer and Decker districts.



PARKING FLEXIBILITY FOR EVERY LOT

Current zoning in Hyde Park mandates 2 parking spaces for every unit, regardless of the lot. Many homes that already exist here can't meet the mandate. Neighborhood Housing replaces this outdated rule with flexibility: homeowners decide how much parking fits their lot and their needs.



Existing homes with no driveway would be illegal to build today.



A tandem driveway holds two cars, but only one counts toward the mandate.



Some lots fit parking in rear yards and garages. Flexibility keeps that choice with the homeowner.

Neighborhood Housing's parking flexibility means homeowners can:

- **Keep using the driveway they already have.**
- **Renovate or expand without paving over a garden or cutting down a tree to expand or create parking.**
- **Put a backyard cottage (ADU) where it fits the lot best.**
- **Build new parking. Permeable driveways fit even on tight lots.**

THESE CHANGES ARE INCREMENTAL BUT IMPACTFUL

Approximately **15 cases of new construction a year** across West Roxbury, Roslindale, and Hyde Park.

- This zoning reflects what is on the ground, while allowing for incremental growth and ADUs.
- Data from East Boston and Mattapan show that zoning changes have only resulted in small changes.
- For example, first new construction project proposed under new Mattapan zoning was for a single-family house, even though it was in a district that newly-allowed 2 units.

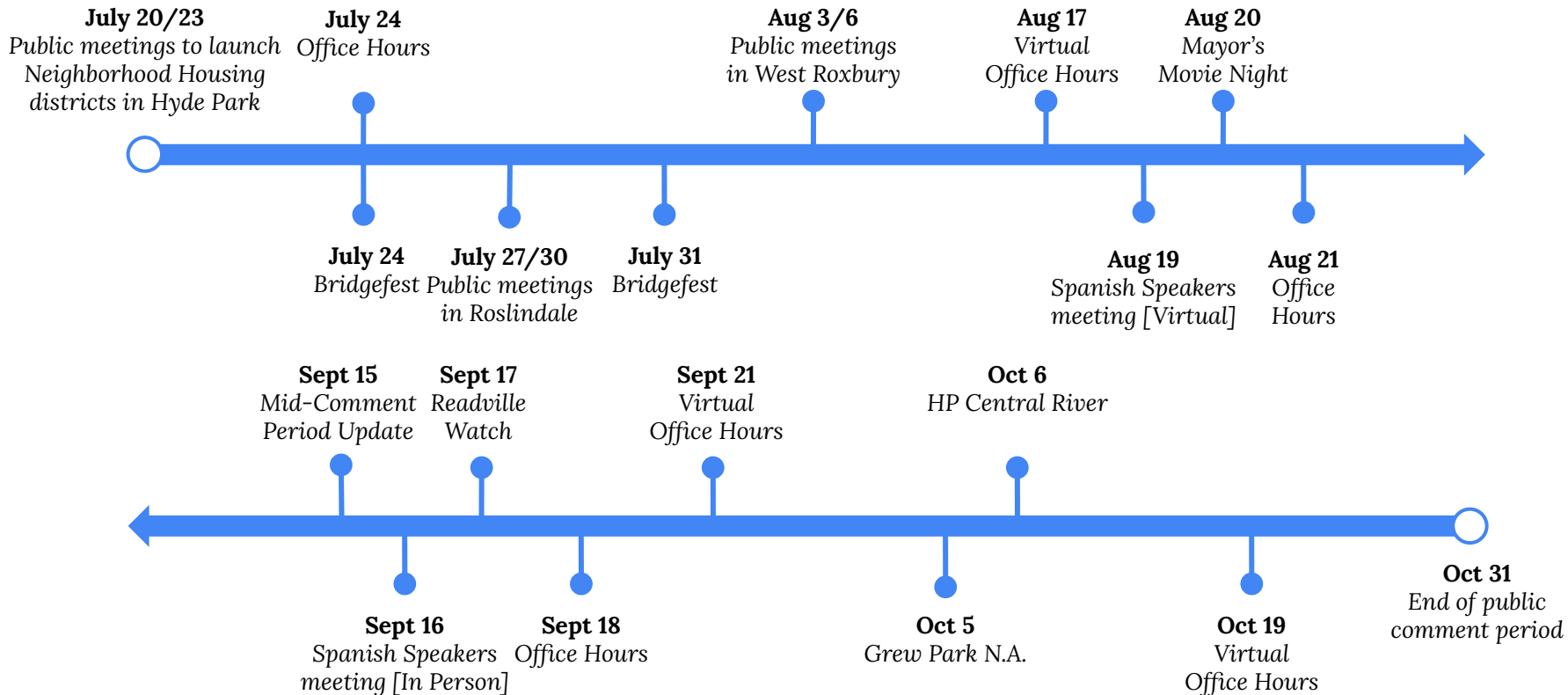
In Mattapan, since rezoning:

- By-right permits are up 30%
- Time from application to permit has gone down

This zoning will make small changes for homeowners faster and easier across three more neighborhoods in Boston.



WHERE WE'LL BE IN HYDE PARK THIS SUMMER



IN PERSON OPPORTUNITIES FOR ENGAGEMENT

IN-PERSON ENGAGEMENT

July 20-23

*Public launch meetings in
Hyde Park*

July 24

*Office Hours | 10-11 am, Hyde Park Library
Bridgefest | 7-9 pm, Cleary Square*

July 31

Bridgefest | 7-9 pm, Cleary Square

August 20

Mayor's Movie Night | 7 pm, Iacono Playground

August 21

Office Hours | 10-11 am, Hyde Park Library

September 16

*In-Person Meeting for Spanish
Speakers | 6-8 pm, Location TBD*

August 21

Office Hours | 10-11 am, Hyde Park Library

VIRTUAL ENGAGEMENT

August 17

Virtual Office Hours, 5-7 pm

Sign up for virtual office hours at
<http://bosplans.org/NbhdVirtualOH>

August 19

*Virtual Meeting for Spanish
Speakers, 6-7:30 pm*

September 21

Virtual Office Hours, 5-7 pm

October 19

Virtual Office Hours, 5-7 pm

WE WILL BE AT COMMUNITY EVENTS

July 17
Bridgefest

July 24
Bridgefest

July 31
Bridgefest

August 20
Mayor's Movie Night



We will be at Bridgefest and the Mayor's Movie Night over the course of the summer.

Please let us know if there are other community events you would like us to bring planning staff to so we can answer questions and collect additional feedback.

WE WILL BE ENGAGING IN SPANISH-FIRST OUTREACH



REUNIÓN PÚBLICA VIVIENDA DE BARRIO

REUNIÓN PÚBLICA VIRTUAL

Únete para conocer la iniciativa de zonificación residencial que va a simplificar la o renovar vi



Planning Department staff who are fluent in Spanish will be hosting meetings in Spanish, for community members for Hyde Park, West Roxbury, and Roslindale.

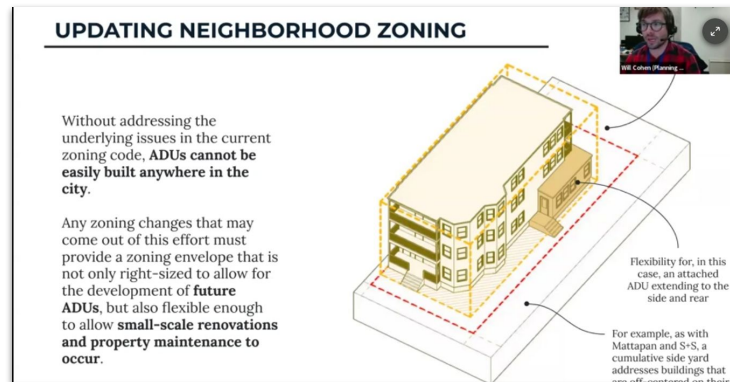
- **August 19 - Virtual on Zoom, 6-7:30 pm**
- **September 16 - In Person, 5:30-7:30 pm, location TBD**

If none of these times work, you can email nbhdzoning@boston.gov to set up a dedicated time to chat with a Spanish speaking member of our staff.

IN SEPTEMBER, WE WILL HAVE A PUBLIC UPDATE

Between now and October, we will have a public meeting with updates for each neighborhood, to let you know what we've heard, to answer any common questions, and to let you know how your feedback is informing updates to the draft zoning.

- **September 15, 5-8 pm, Zoom**



WE ARE MEETING WITH CIVIC GROUPS

OCTOBER

October 5

Grew Park Neighborhood Association

October 6

HP Central River Neighborhood Group

October 19

Virtual Office Hours

October 31

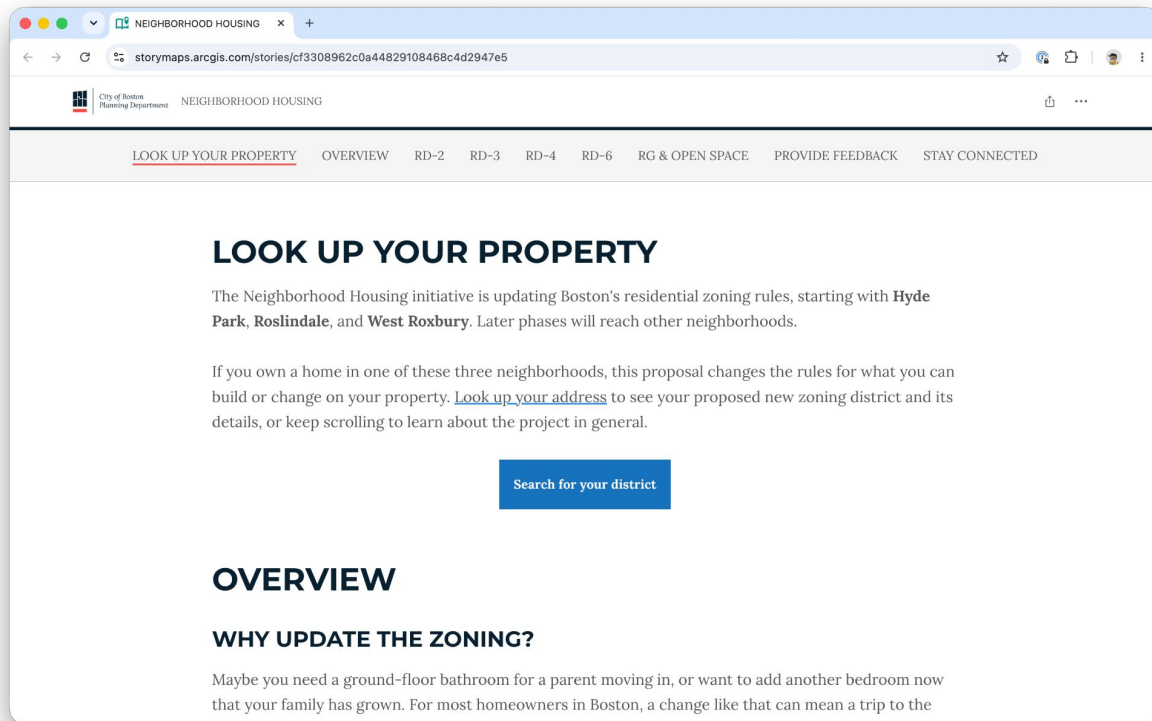
Public comment period ends



The project team is eager to meet with your local neighborhood organization this fall. We're working to get on the agenda of more neighborhood groups.

Email nbhdzoning@boston.gov so we can coordinate coming to a meeting with you.

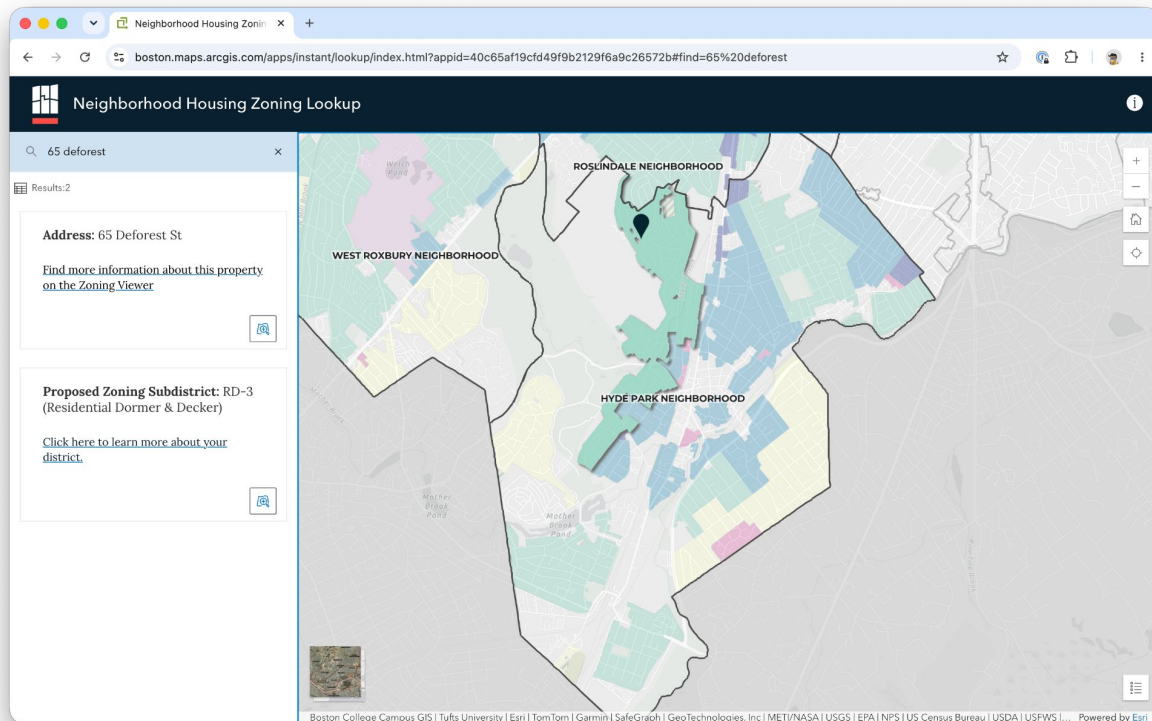
FIND OUT WHICH ZONE YOU LIVE IN



<http://bosplans.org/NeighborhoodHousingLookUp>

Questions and outreach:
nbhdzoning@boston.gov

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LEARN MORE ABOUT EACH PROPOSED ZONE



City of Boston Planning Department NEIGHBORHOOD HOUSING

LOOK UP YOUR PROPERTY OVERVIEW RD-2 RD-3 RD-4 RD-6 RG & OPEN SPACE PROVIDE FEEDBACK STAY CONNECTED

YARD REQUIREMENTS IN DORMER-3

FOR NEW CONSTRUCTION OR PROJECTS NOT ADDING DWELLING UNIT(S)

Lot Standards	RD-3
1. Front Yard (min)	12'
2. Side Yard (cumulative)	15' cumulative 3' minimum
3. Rear Yard (min)	20'

03 / 08

Existing
Addition



[http://bosplans.org/
NBHDHousingStorymap](http://bosplans.org/NBHDHousingStorymap)

Questions and outreach:
nbhdzoning@boston.gov

TELL US WHAT YOU THINK



Neighborhood Housing Zoning

survey123.arcgis.com/share/?open=web&embed=jsapi&id=2384...

What is your opinion on the proposed rezoning?*

I have concerns Unsure Support

Please feel free to provide an overall comment about the zoning initiative

1000

Is there a specific location you would like to share your feedback on the rezoning proposal?

Click a location on the map to add your feedback.

Find address or place

Boston College Campus GIS, Massport, Tufts University, Esri, TomTom, Garmin, SafeGrap... Powered by Esri

Lat: 42.346915, Long: -71.127257



[http://bosplans.org/
NBHDHousingStorymap](http://bosplans.org/NBHDHousingStorymap)

Questions and outreach:
nbhdzoning@boston.gov



July 20, 2026

THANK YOU FOR YOUR PARTICIPATION

Questions? Comments? Feedback?

