



NEIGHBORHOOD HOUSING DRAFT ZONING

The meeting will begin shortly

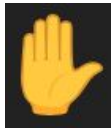


ZOOM CONTROLS TO LISTEN TO INTERPRETERS

- The Planning Department will record this meeting and post it on the project webpage. If you do not wish to be recorded, set your microphone and camera to off.
- Zoom controls are available at the bottom of your screen. When you click a symbol, the symbol starts a different function.
- To speak, use the raise-hand function (dial *9 if joining by phone). Wait until we call your name, then unmute your microphone (dial *6 if joining by phone) before asking your question or providing comment.



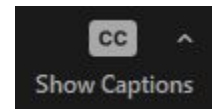
Mute/unmute



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) Find the interpretation icon (globe) at the bottom of your screen. Then 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, find this icon
at the bottom of your screen!*

WE WANT TO HEAR FROM ALL OF YOU!



We want to hear from as many of you as possible tonight. More conversations and chances to speak will continue through 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. DO NOT
INTERRUPT OTHERS.



SPEAK FROM THE "I." REMEMBER THE
DIFFERENT EXPERIENCES OF PEOPLE
HERE AND NOT HERE.

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



Presented July 30, 2026

NEIGHBORHOOD HOUSING DRAFT ZONING FOR ROSLINDALE

Public Meeting - Roslindale Public Library



TODAY'S AGENDA

1 WHAT IS ZONING? WHY ARE WE UPDATING IT?

2 ROSLINDALE'S HOUSES & YARDS

3 RESIDENTIAL DORMER & DECKER DISTRICTS

4 RESIDENTIAL GARDEN DISTRICTS & OPEN SPACE

5 Q&A AND DISCUSSION

6 NEXT STEPS

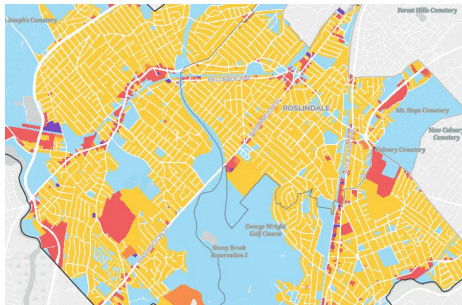


WHAT IS ZONING?

Why are we updating it?

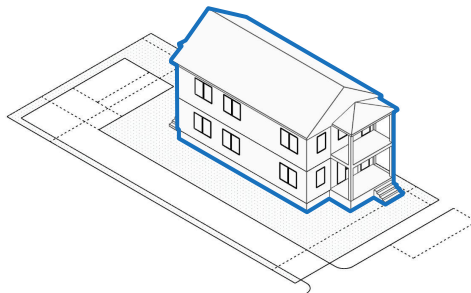


Zoning is a set of local laws that guide how land and buildings can be used and shaped. **Zoning districts** set the land use, the shape and size of buildings, the density of the buildings, and other items such as parking. The city can use **the same districts in similar areas**. This makes updates easier and more equitable.



LAND USES

The types of activities allowed within
a given area



SHAPE & SIZE

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



OTHER REGULATIONS

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

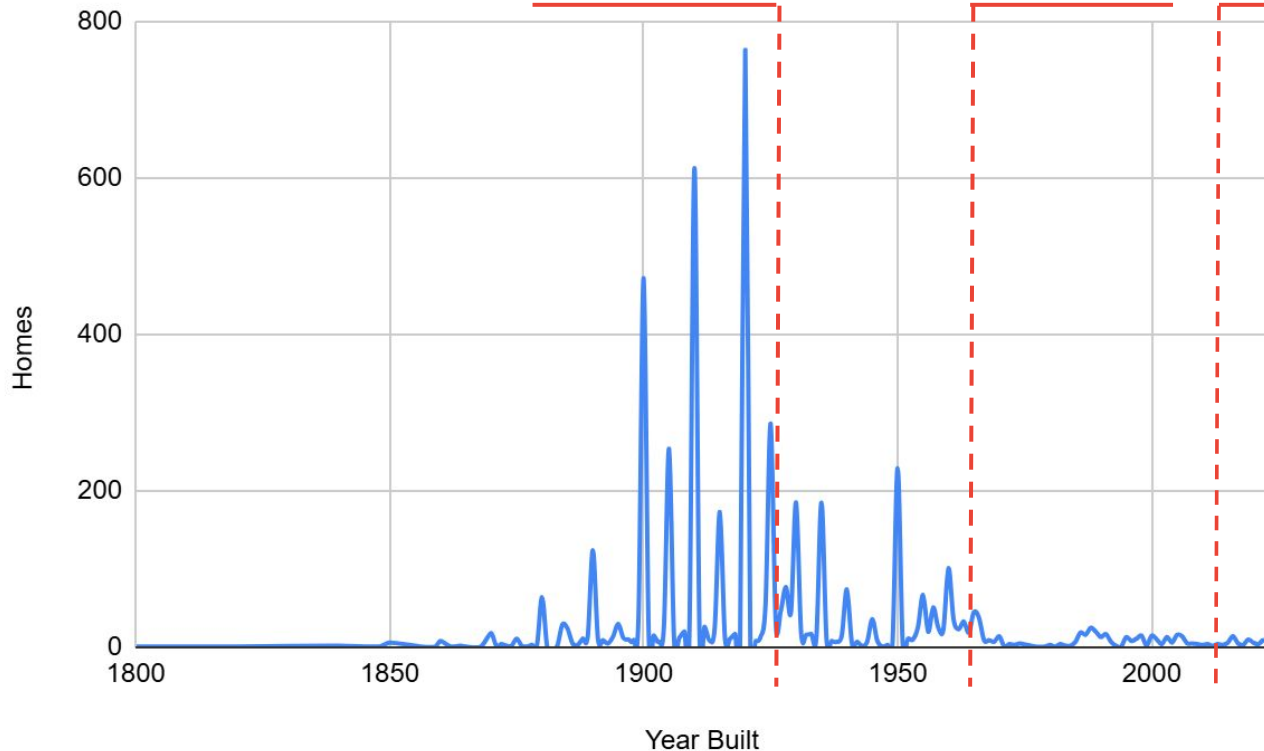
Zoning does not build or demolish anything. It gives guides and limits for what property owners *can* build.

MOST OF ROSLINDALE'S HOUSING PREDATES MODERN ZONING LAWS

1924 Zoning Law - the City's first zoning regulations

1964 Boston Zoning code enacted

2012 Roslindale Neighborhood rezoning



1800 - 1924: 3111 buildings (58%)

1925 - 1964: 1790 buildings (33%)

1964 - 2011: 424 buildings (8%)

2012 - Present: 68 buildings (1%)

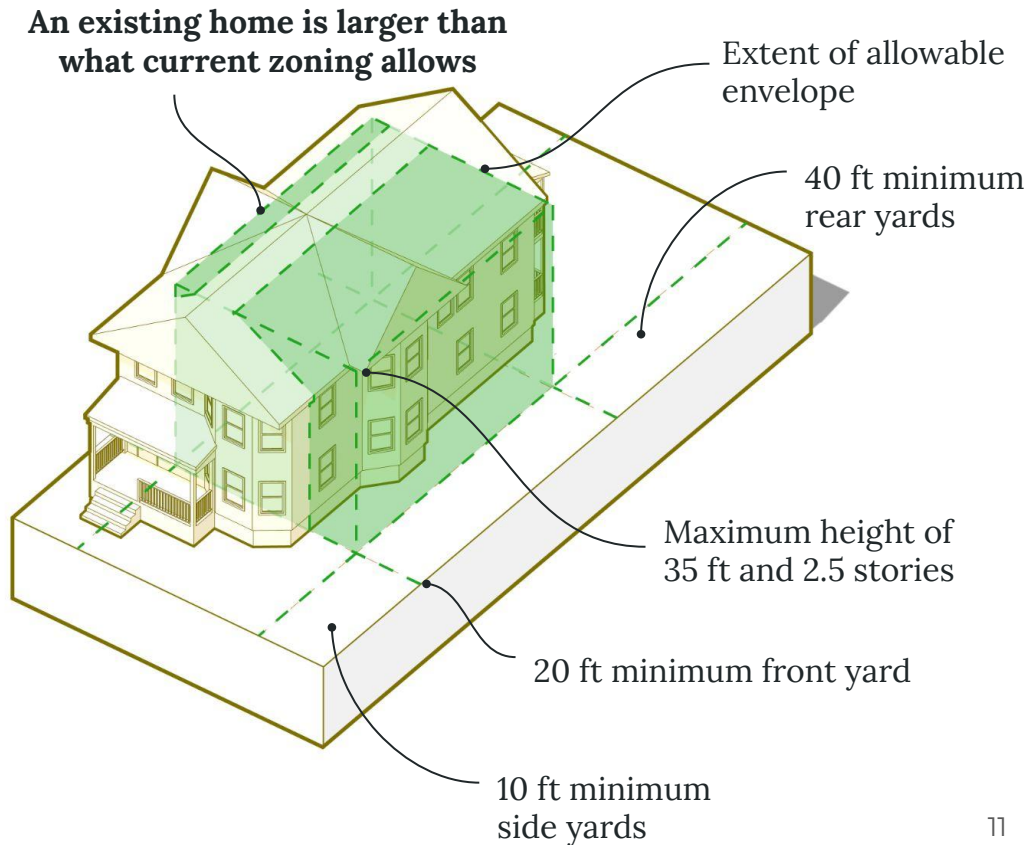
RESIDENTIAL ZONING TODAY

Zoning in Roslindale today does not work.

99% 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 makes it harder for homes to:

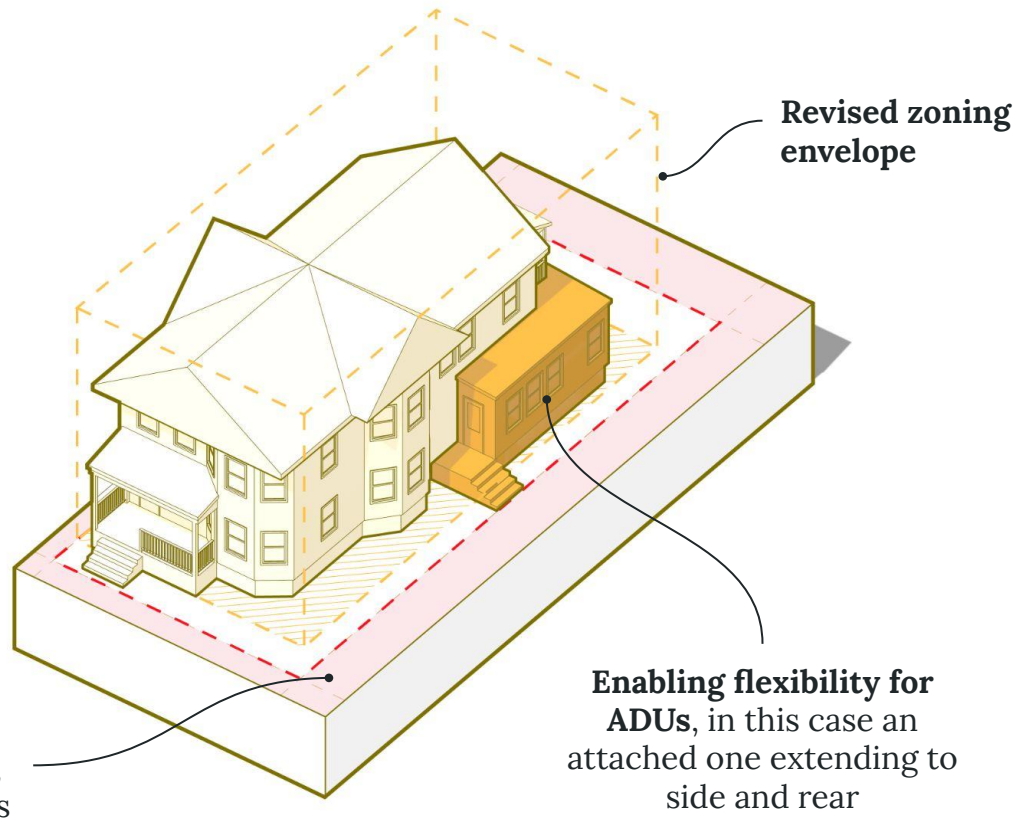
- Add small additions like dormers
- Do exterior maintenance and repair
- Build ADUs for aging parents or extra income



ZONING THAT LOOKS LIKE ROSLINDALE

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

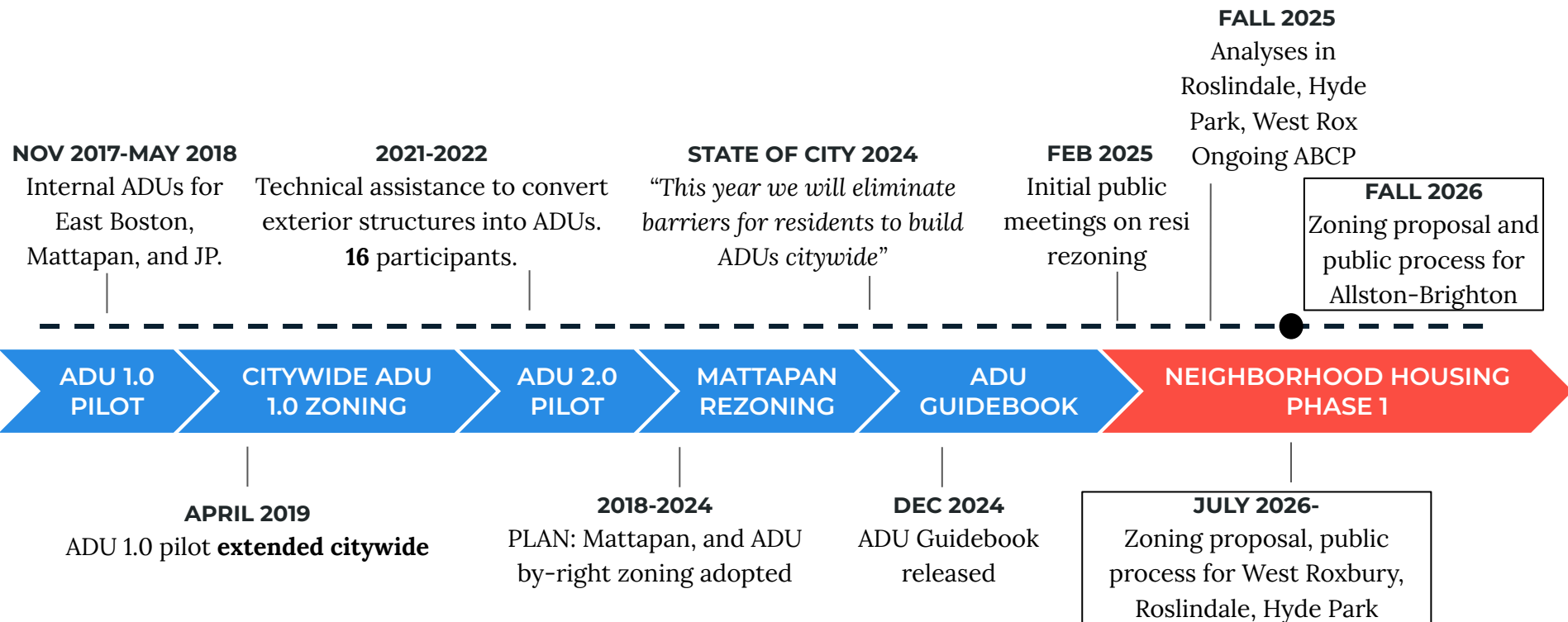
Applying these rules to existing properties makes it possible to allow **ADUs and additions**, and makes new construction, when it happens, better fit into the neighborhood.



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.



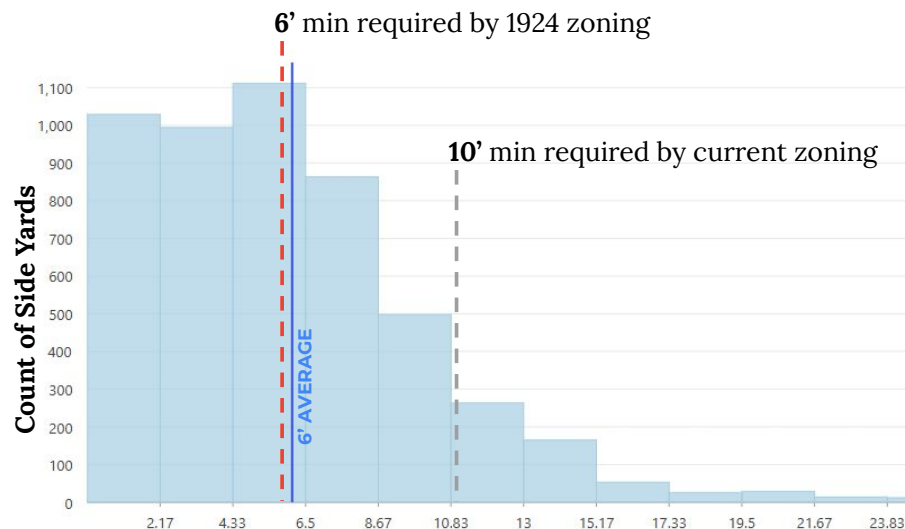
ROSLINDALE'S HOUSES & YARDS

Existing Conditions in Roslindale

2

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

Zoning currently requires a minimum side yard of 10 feet. In Roslindale, **79% of lots** have side yards **below** 10 feet.



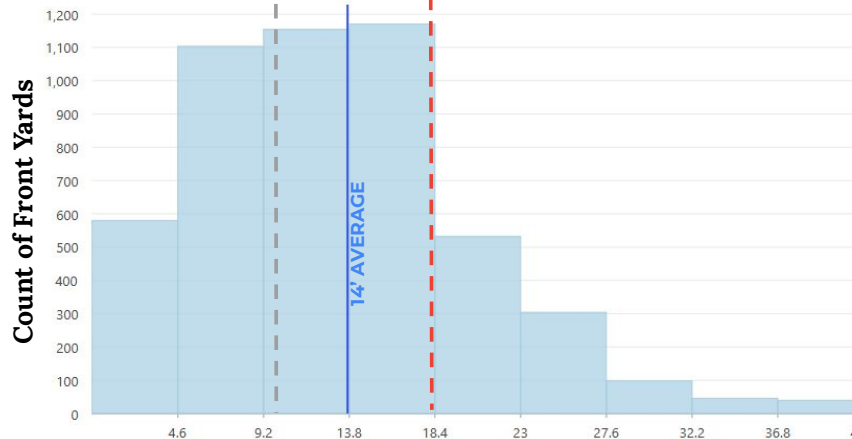
Denton Terrace, Roslindale

ROSLINDALE'S TYPICAL FRONT YARD IS 14 FT, AND ZONING REQUIRES 20 FT.

Zoning currently requires a minimum front yard of 20 feet. **81% of lots** have front yards **below** 20 feet.

10' min required by 1924 zoning

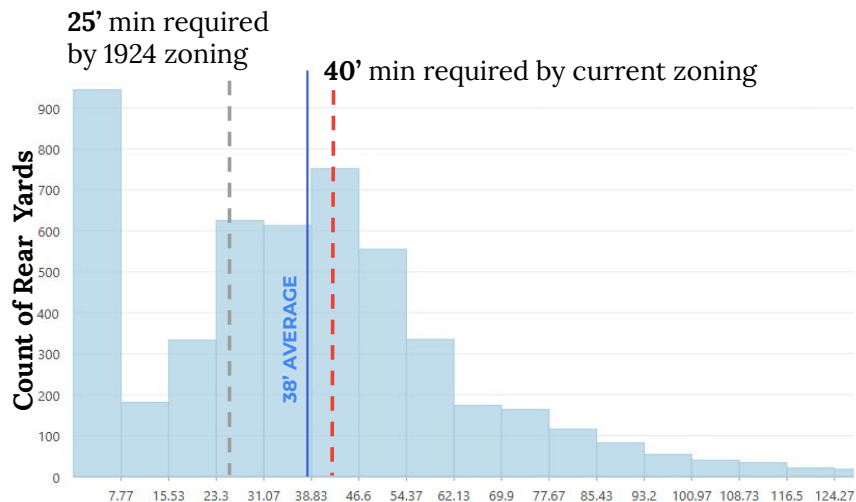
20' min required by current zoning



Prospect Ave, Roslindale

REAR YARDS ARE DIFFERENT FROM EACH OTHER.

The median rear yard in Roslindale is 37'.
Zoning requires a minimum rear yard of 40'.
52% of lots have rear yards **below** 40 feet.



Neponset Ave, Roslindale

YARD PATTERNS AND THE SPACE BETWEEN BUILDINGS DEFINE THE NEW ZONING

Like much of Boston, homes in Roslindale come in **every shape, size, and style**. We did a full analysis of the existing homes and properties. We found that the **clearest and most consistent patterns are in the size and shape of the open space and yards around the homes**.

These yard patterns add much to neighborhood character, so 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 Roslindale where homes have **large yards and low lot coverage**. This means that **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 Roslindale 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 has a wide variety of home types, generally 1 to 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 ROSLINDALE

All four proposed districts will be mapped in Roslindale.



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

Shown near Eldon St

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

Shown near Cornell St

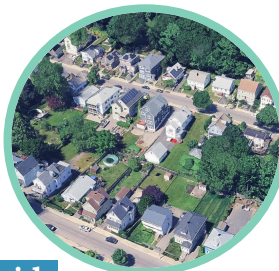


Decker-4: Medium rear and side yards, small front yards, flat or sloped roofs, & 4 units

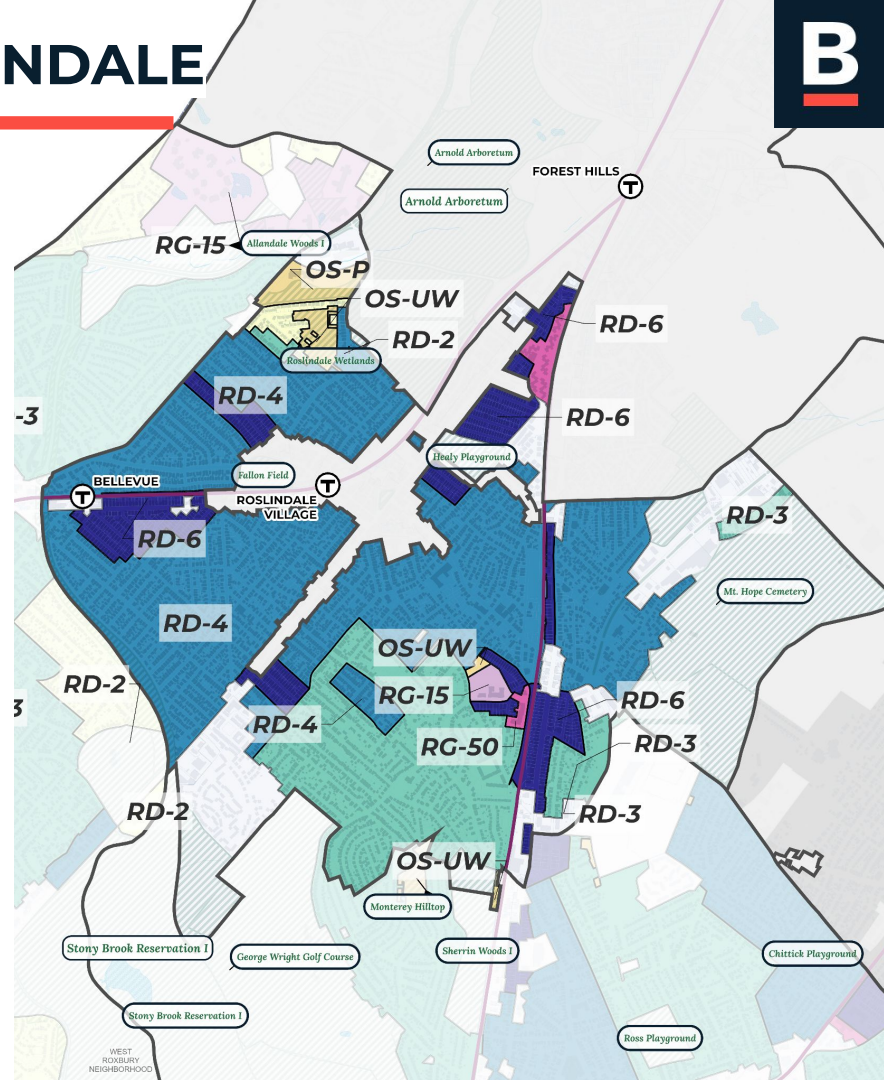
Shown near Sammet Ave

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

Shown along Belgrade Ave



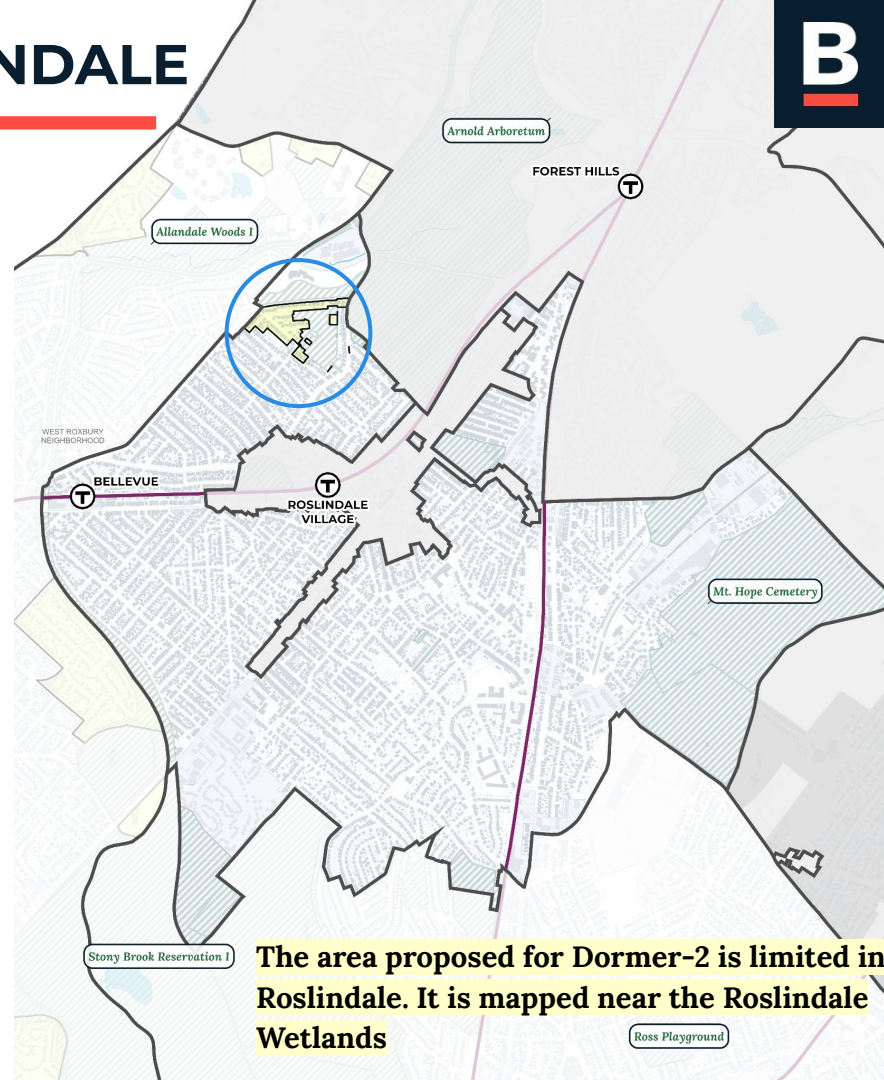
Garden-50: Multi-family developments 1+ acre, currently mapped where existing BHA properties are located



DORMER-2 DISTRICTS IN ROSLINDALE

Homes in Dormer-2 have large 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, inclusive of ADUs.



YARDS ARE LARGE IN DORMER-2

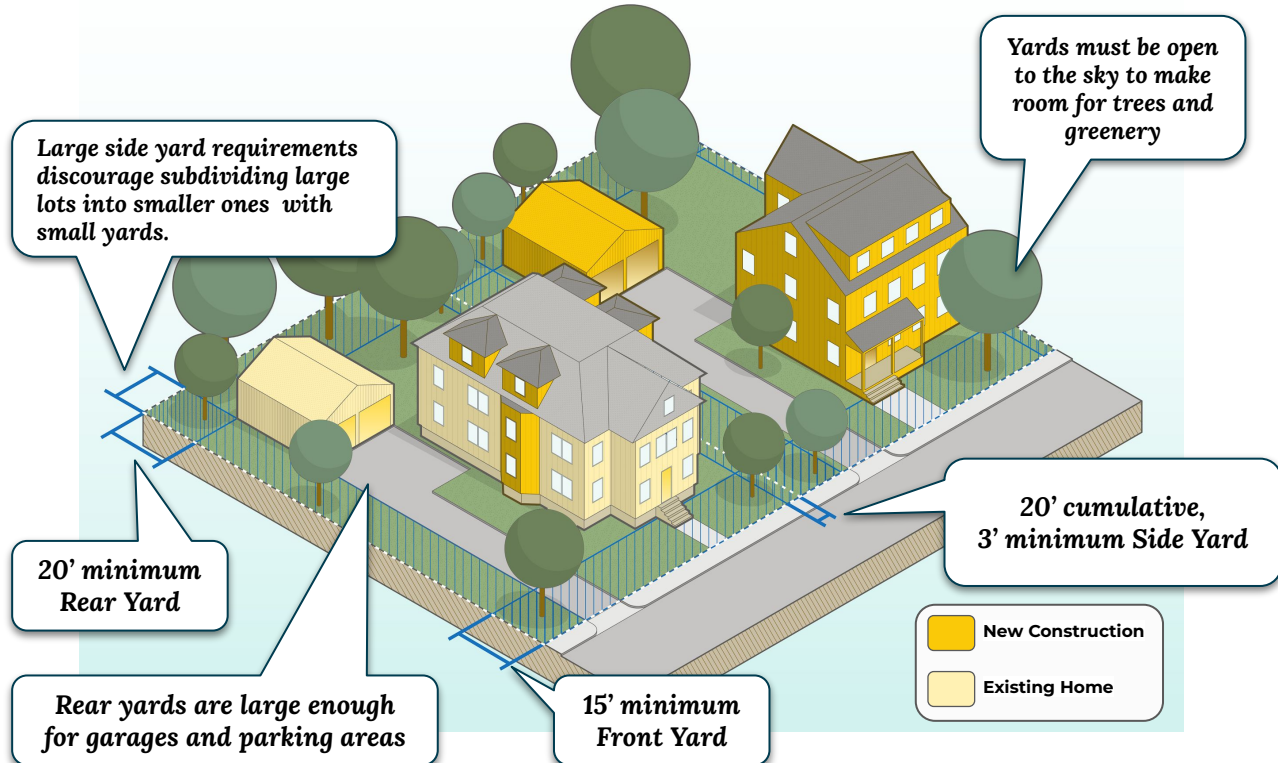
Homes in Dormer-2 are far from each other. Large yard requirements make sure that new construction (both new construction and additions) keeps this pattern.



Space between homes

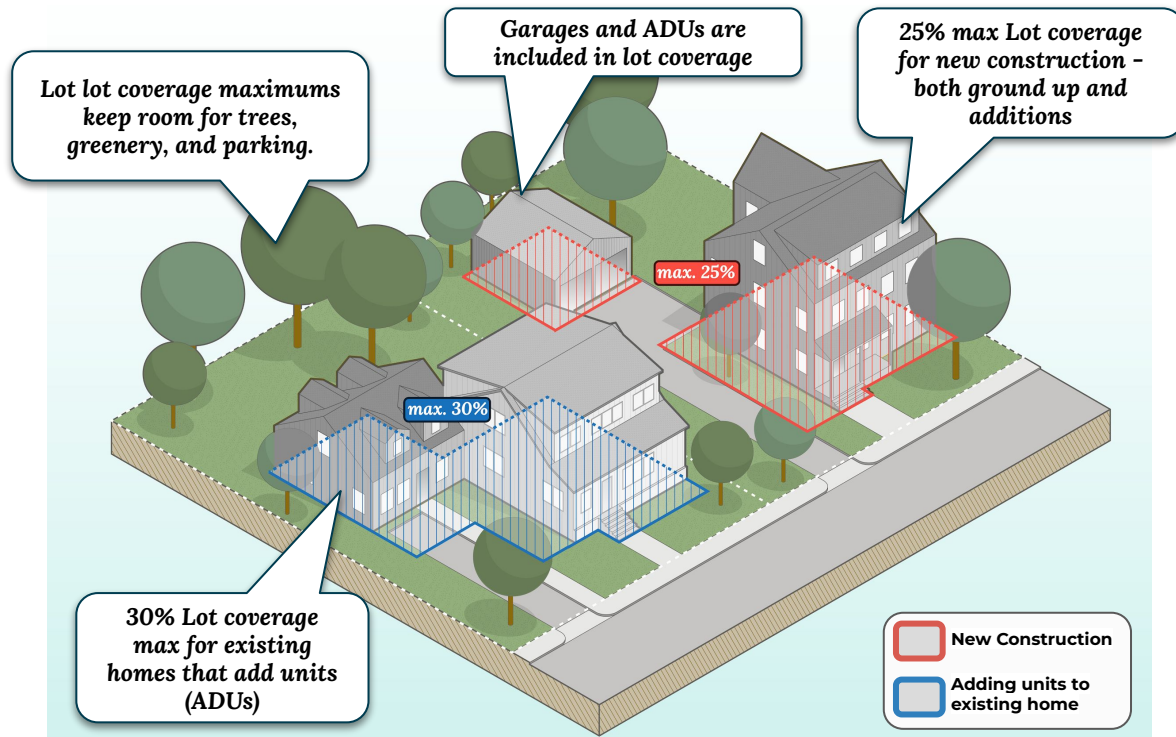


Large yards on 3 sides



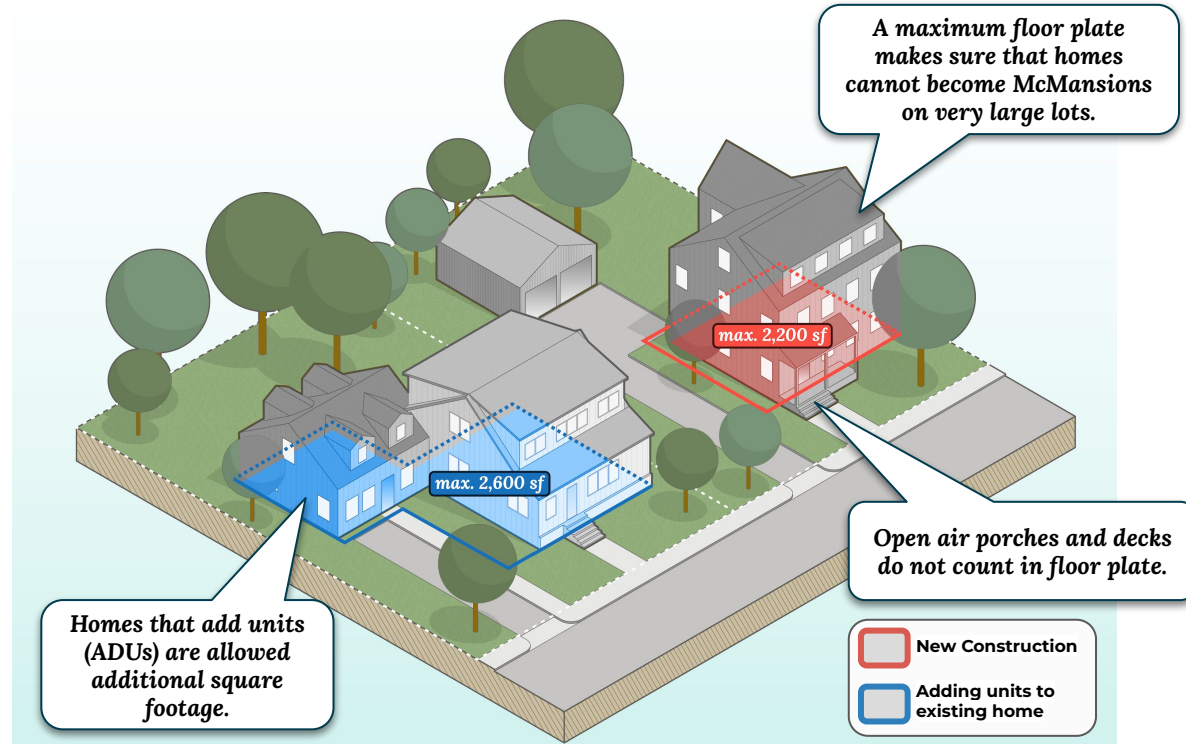
LOT COVERAGE IS LOW IN DORMER-2

The rules are based on existing patterns of very low lot coverage. Lot coverage is the amount of a lot that a building covers. These rules make sure that new construction stays in scale with its surroundings and keeps open space.



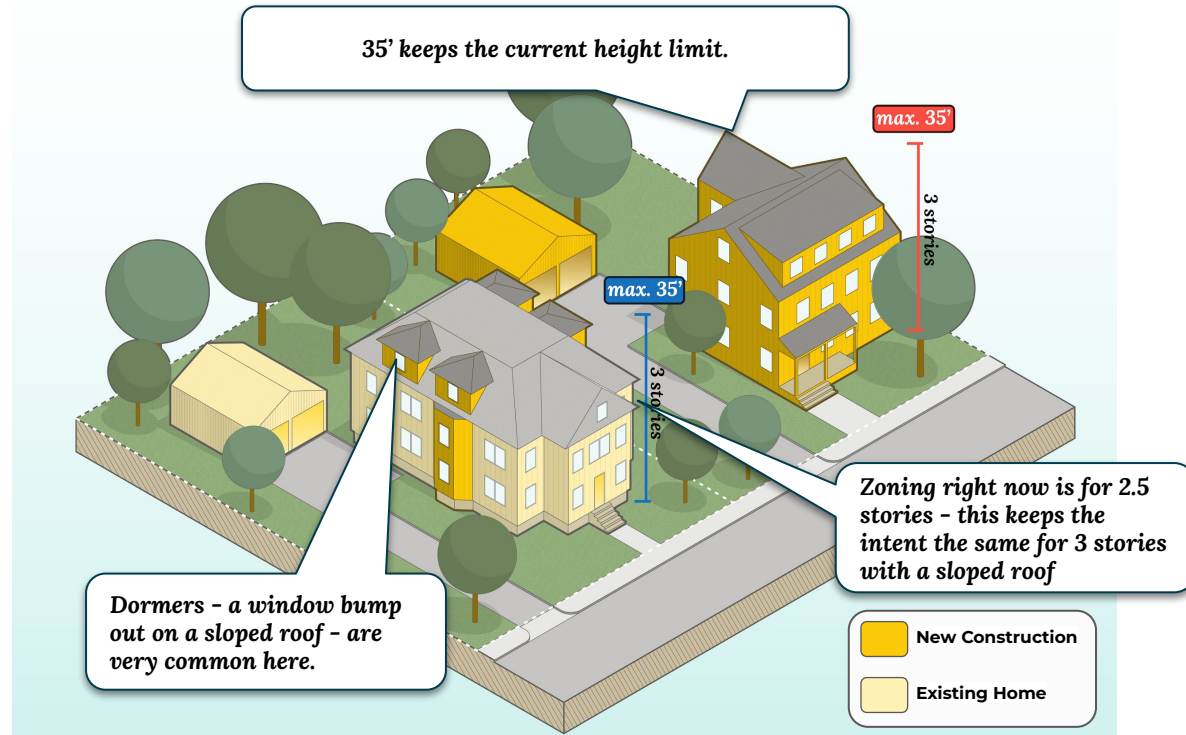
BUILDING FLOOR PLATES VARY IN SIZE IN DORMER-2

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).



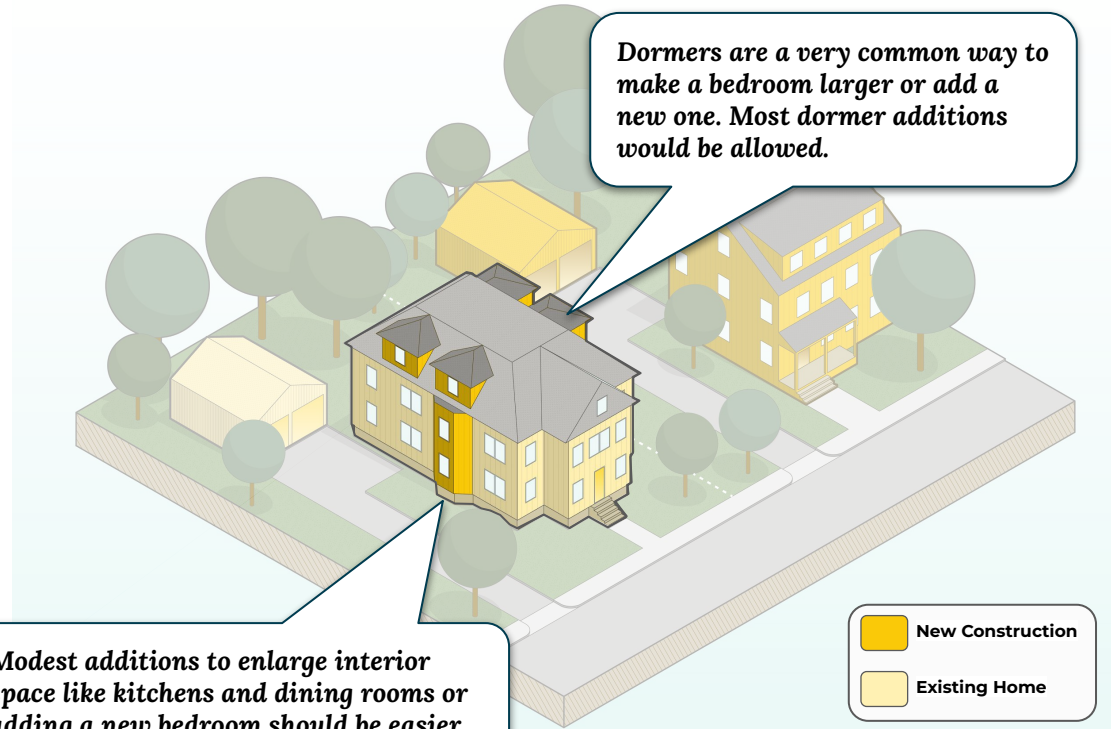
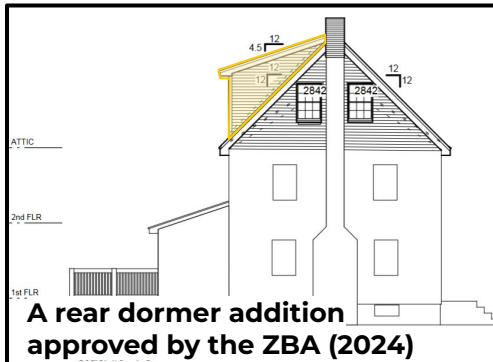
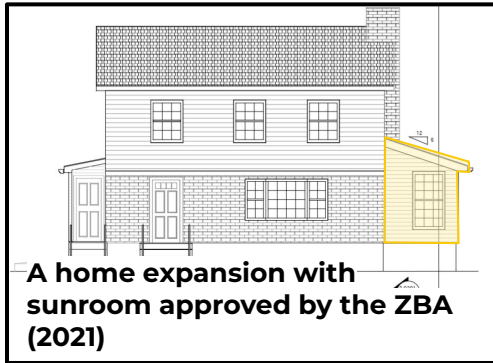
HOMES IN DORMER-2 ARE 3 STORIES W/SLOPED ROOFS

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.



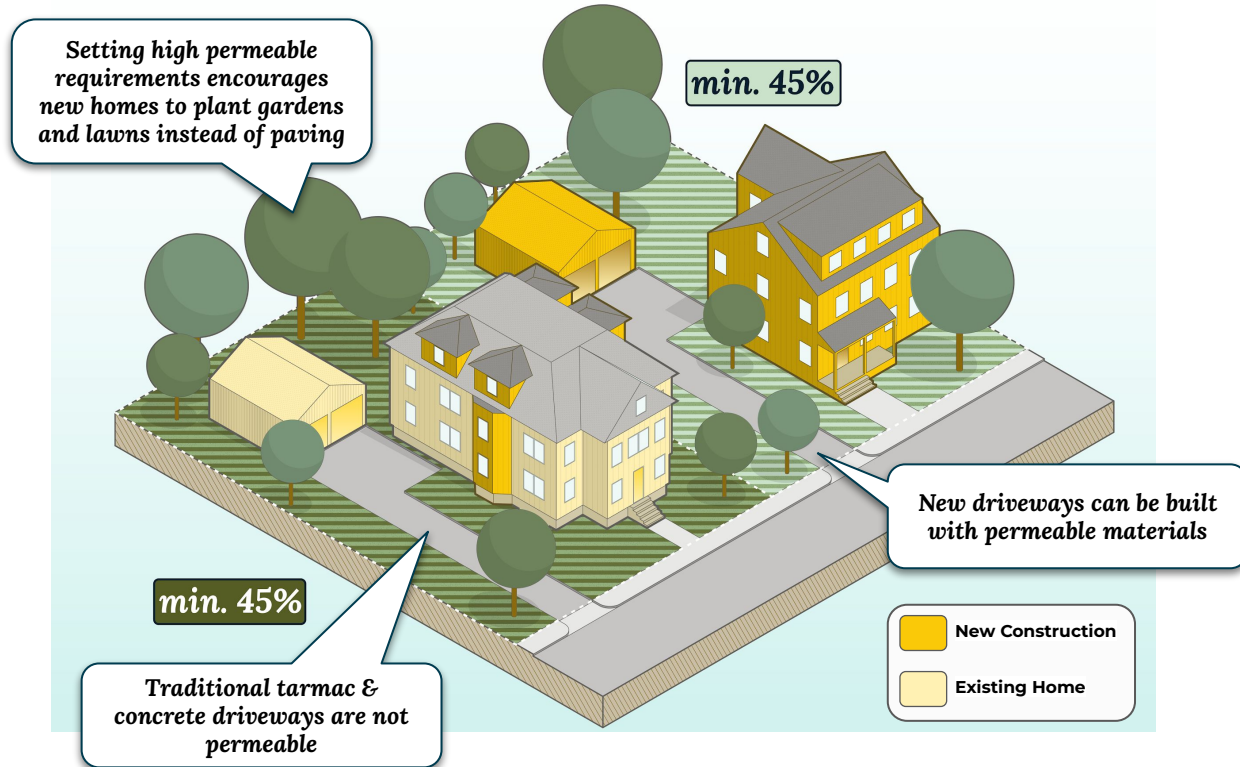
MAKING ADDITIONS SIMPLER IN DORMER-2

When additions are simpler to build, the district encourages homeowners to add to existing homes. This is instead of removing the homes and building new ones.



NEW PERMEABLE AREA REQUIREMENTS FOR DORMER-2

The district will require that a part of each lot has permeable areas. These include grassy yards, gardens, trees, other plant life, and permeable pavers. These areas are already very common. They help control the rainwater runoff that can cause flooding.





Dormer-2 allows up to three units for existing homes including ADUs

A large, two-story purple house with a detached ADU in the backyard. The house has a prominent front porch with white columns and a gabled roof. The ADU is a smaller, single-story structure with a gabled roof, situated behind the main house. A black car is parked in the driveway next to the ADU. The property is surrounded by lush greenery and trees. A white picket fence runs along the right side of the property. A paved driveway leads from the bottom right towards the ADU. A large white text box with black text is overlaid at the bottom of the image.

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

unit 3

unit 1

unit 2

unit 1

unit 2

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 can add an ADU.

New Construction

Existing Home

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.

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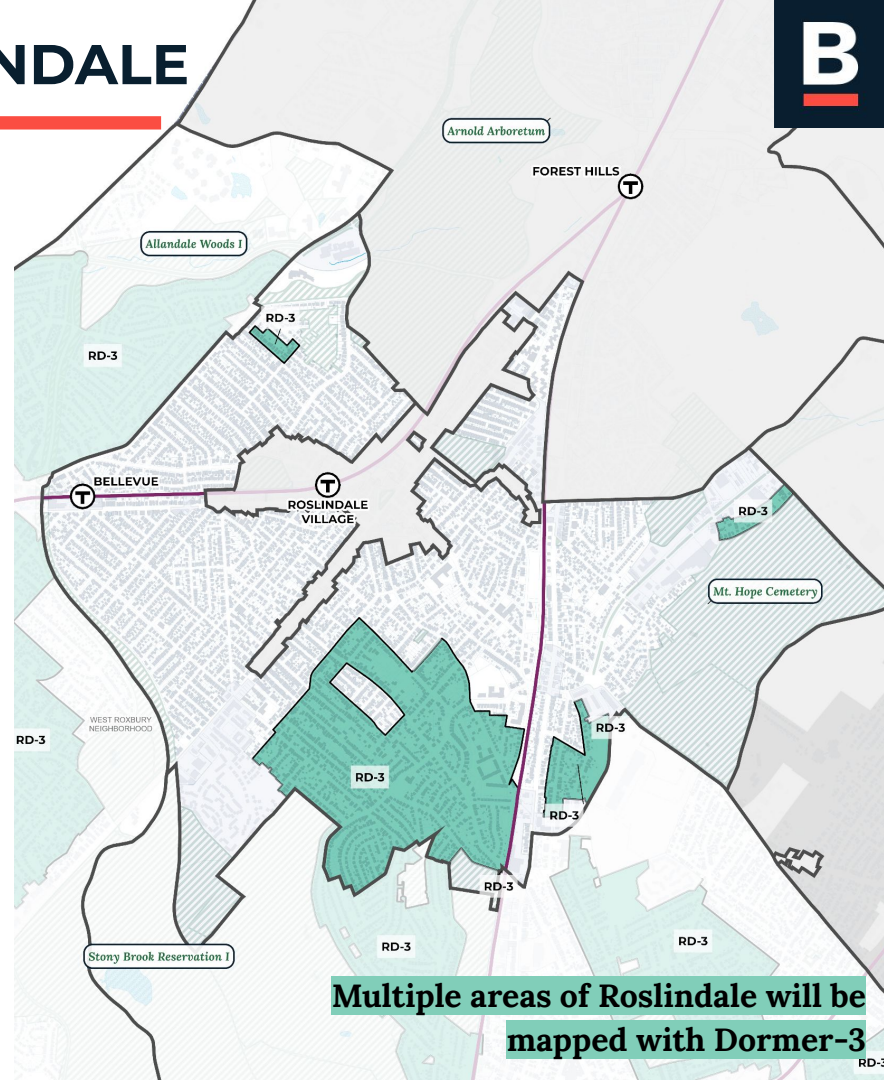
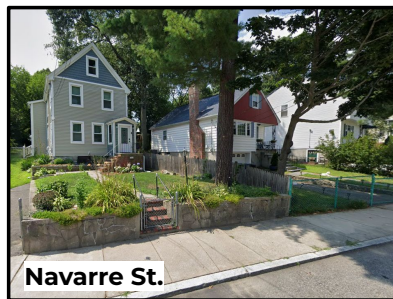
 **New Construction**

 **Existing Home**

DORMER-3 DISTRICTS IN ROSLINDALE

Homes in Dormer-3 have large open space around them, mostly in large front and rear yards. Homes are closer together, with medium side yards. Homes here have up to 3 stories, with a sloped roof on the top story.

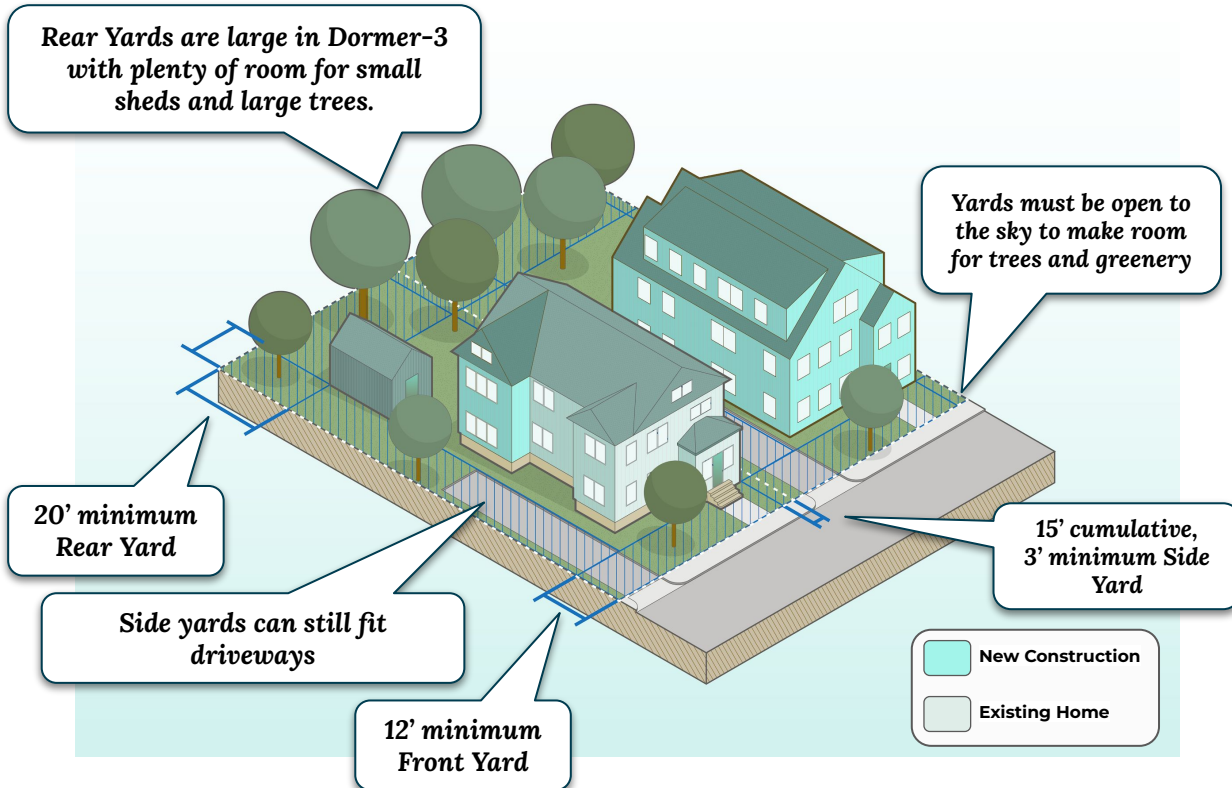
The district allows up to 3 units in all homes, including ADUs.



Multiple areas of Roslindale will be mapped with Dormer-3

LARGE FRONT AND REAR YARDS IN DORMER-3

Side yards here are medium. This means homes are closer together but still have large front and rear yards. Yard requirements keep this pattern for new construction (both new construction and additions.)



LOT COVERAGE IS LOW IN DORMER-3

The rules are based on existing patterns of very low lot coverage. Lot coverage is the amount of a lot that a building covers. These rules make sure that new construction stays in scale with its surroundings and keeps open space.



Lot coverage maximums get smaller for large lots to prevent McMansions

25%-35% max Lot coverage for new construction - both ground up and additions

max. 30-35%

Garages are included in lot coverage

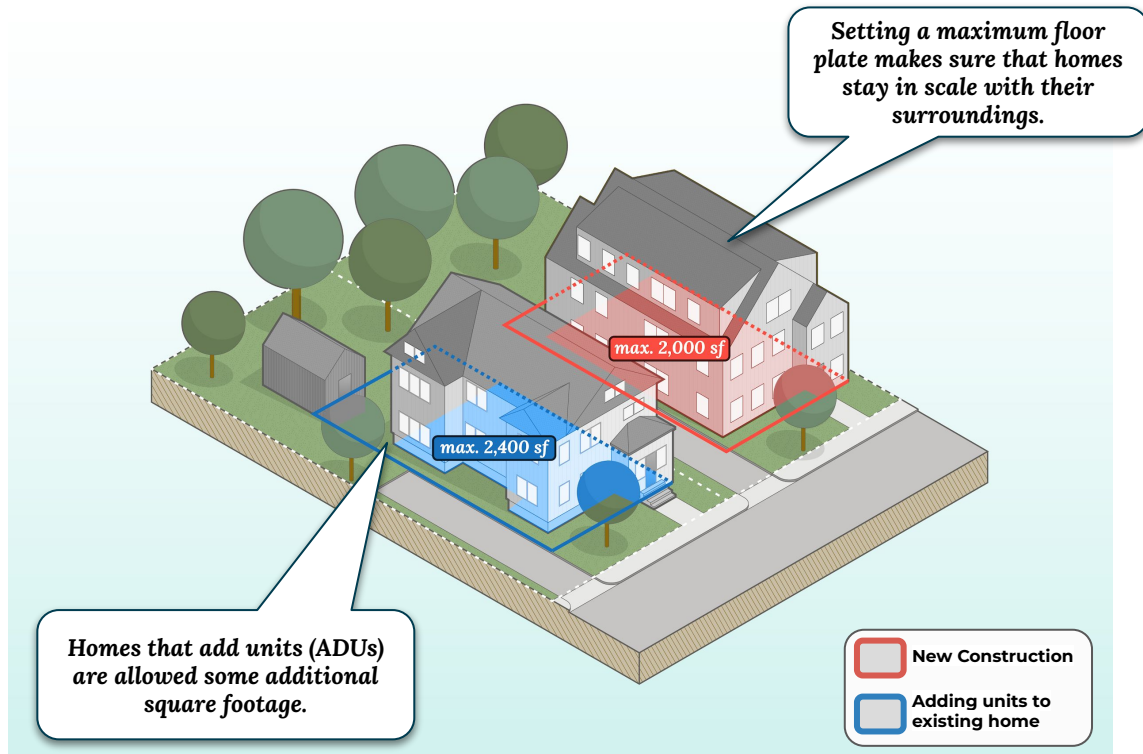
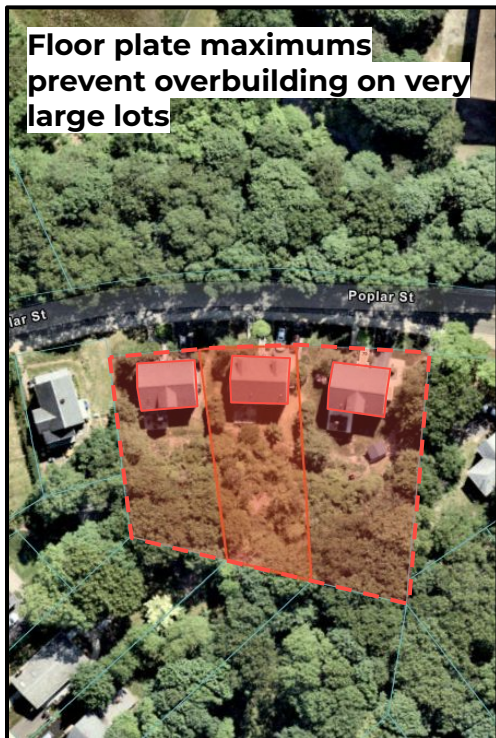
30%-35% Lot coverage max for existing homes that add units (ADUs)

Setting low lot coverage maximums ensures that buildings cannot cover their entire lot

-  New Construction
-  Adding units to existing home

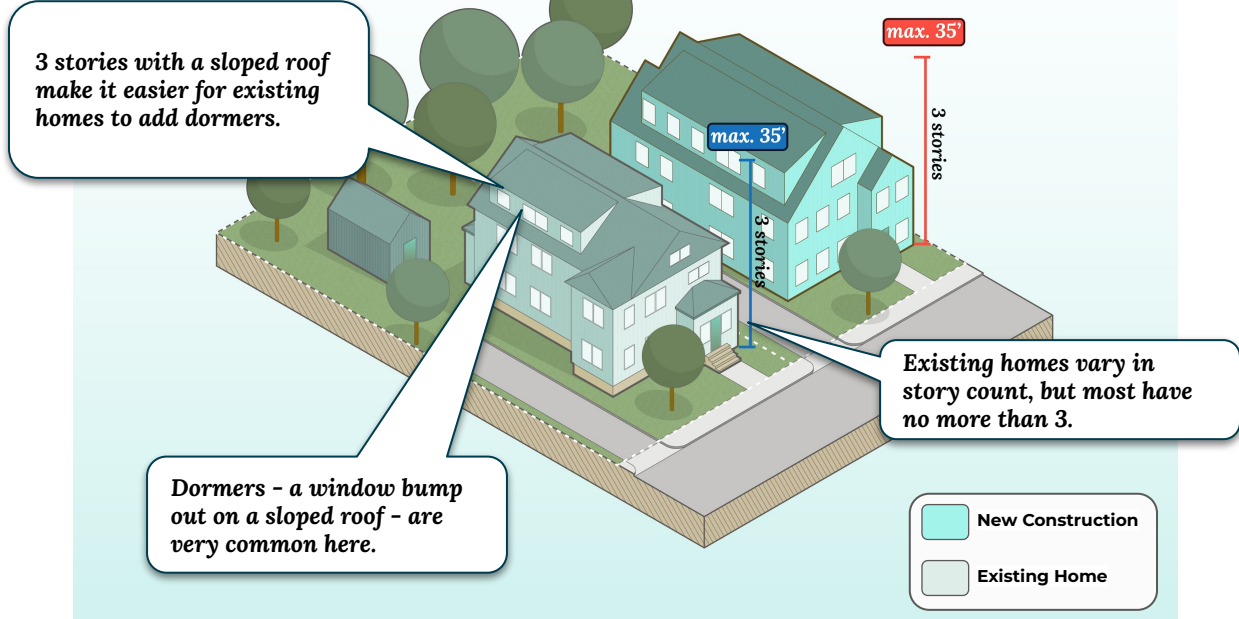
BUILDING FLOOR PLATES VARY IN SIZE IN DORMER-3

Building Floor Plate measures the size of the largest floor in a home. A maximum floor plate size helps prevent homes on very large lots from becoming too large.



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

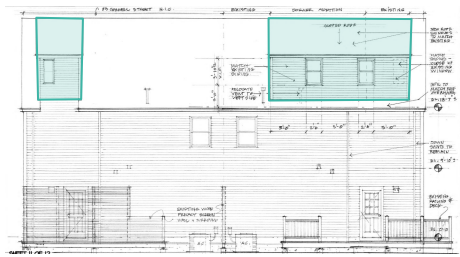
The district keeps 35' as the maximum building height but changes the way stories are measured. Homes here are no taller than 3 stories and usually have a sloped roof - so we made it a requirement.



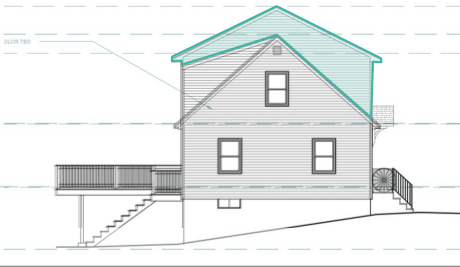
MAKING ADDITIONS SIMPLER IN DORMER-3

When additions are simpler to build, the district encourages homeowners to add to existing homes. This is instead of removing the homes and building new ones.

Dormers on rear of building approved by ZBA (2025)



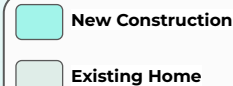
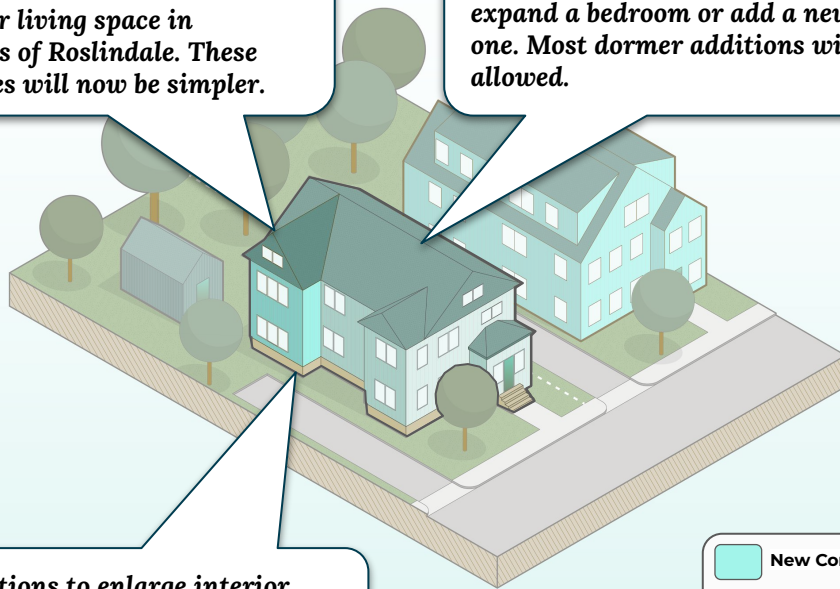
Home expansion approved by ZBA (2024)



In the last 2.5 years, 5 homes went through the ZBA in order to add a dormer or other living space in Dormer-3 areas of Roslindale. These types of changes will 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.

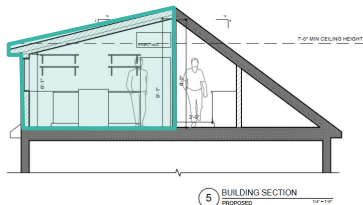


HOMES CAN ADD ADUS IN DORMER-3

The district sets a maximum unit count of 3 units for all homes. This makes sure that homes throughout Roslindale can add ADUs.



Allowing existing homes to add units through dormers encourages renovations instead of demolitions

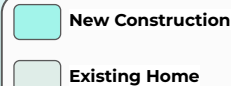
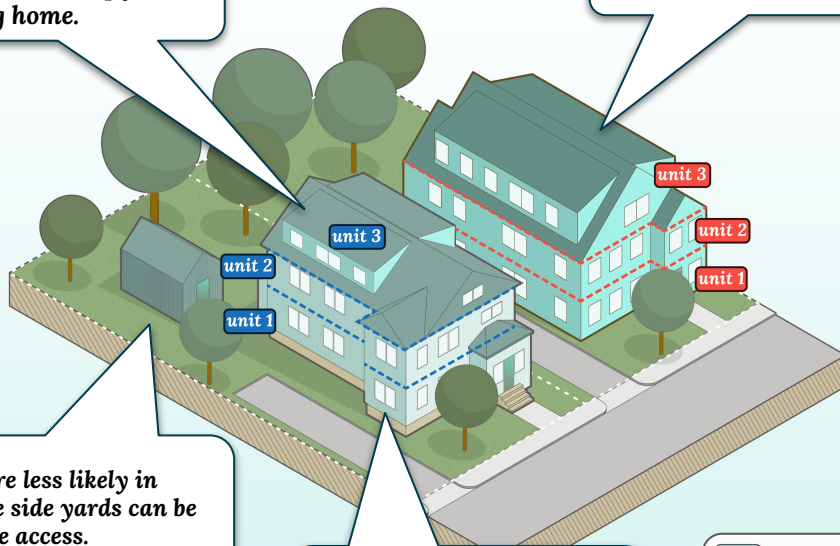


Dormers are a common way to add a unit on the top floor of an existing home.

All homes are allowed 3 units.

Detached ADUs are less likely in Dormer-3 because side yards can be too narrow for fire access.

3 units make sure that 2-unit homes can add an ADU.



NEW PERMEABLE AREA REQUIREMENTS FOR DORMER-3

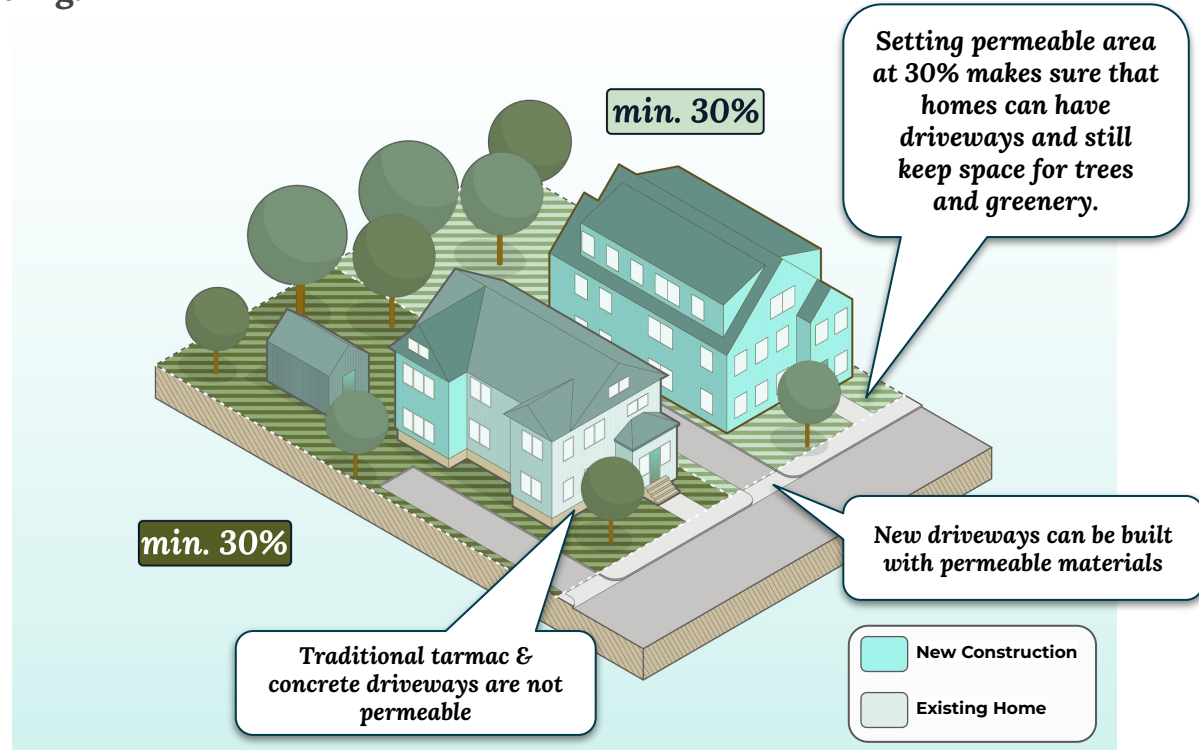
The district will require that a part of each lot has permeable areas. These include grassy yards, gardens, trees, other plant life, and permeable pavers. These areas are already very common. They help control the rainwater runoff that can cause flooding.



Greenery & trees in yards

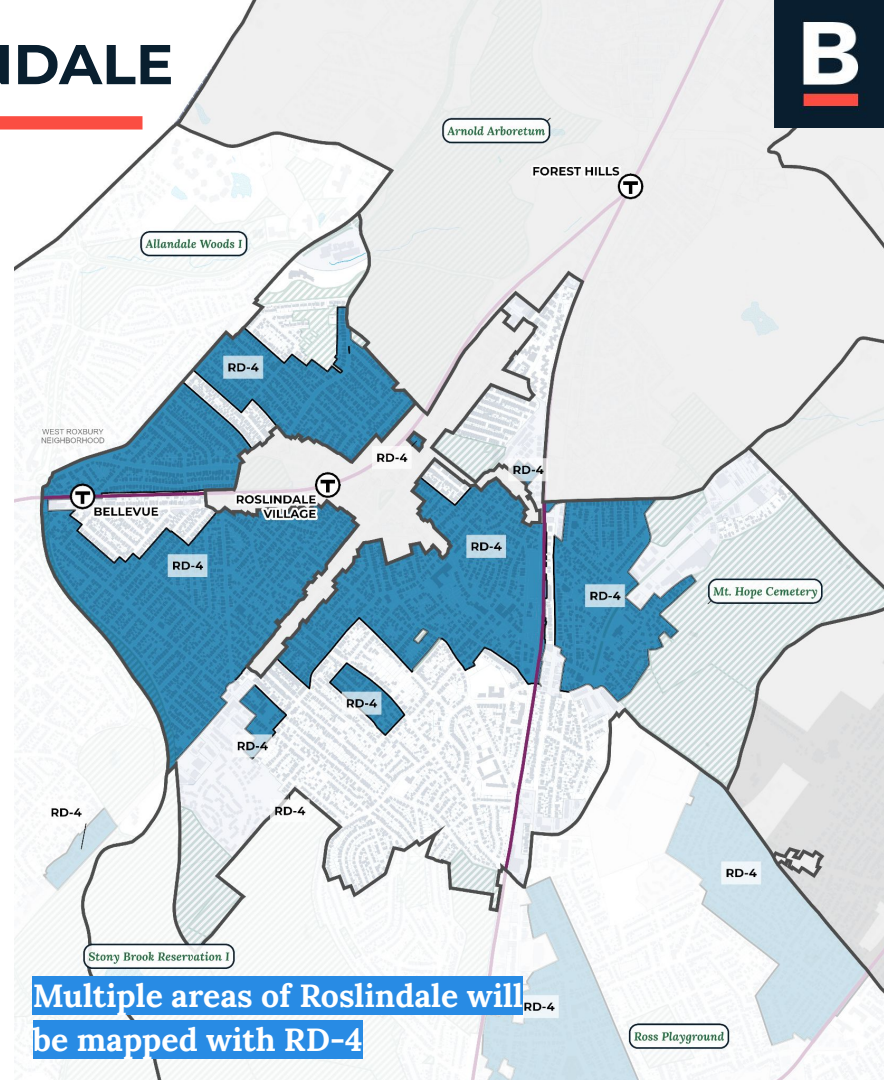


Paved driveways are common



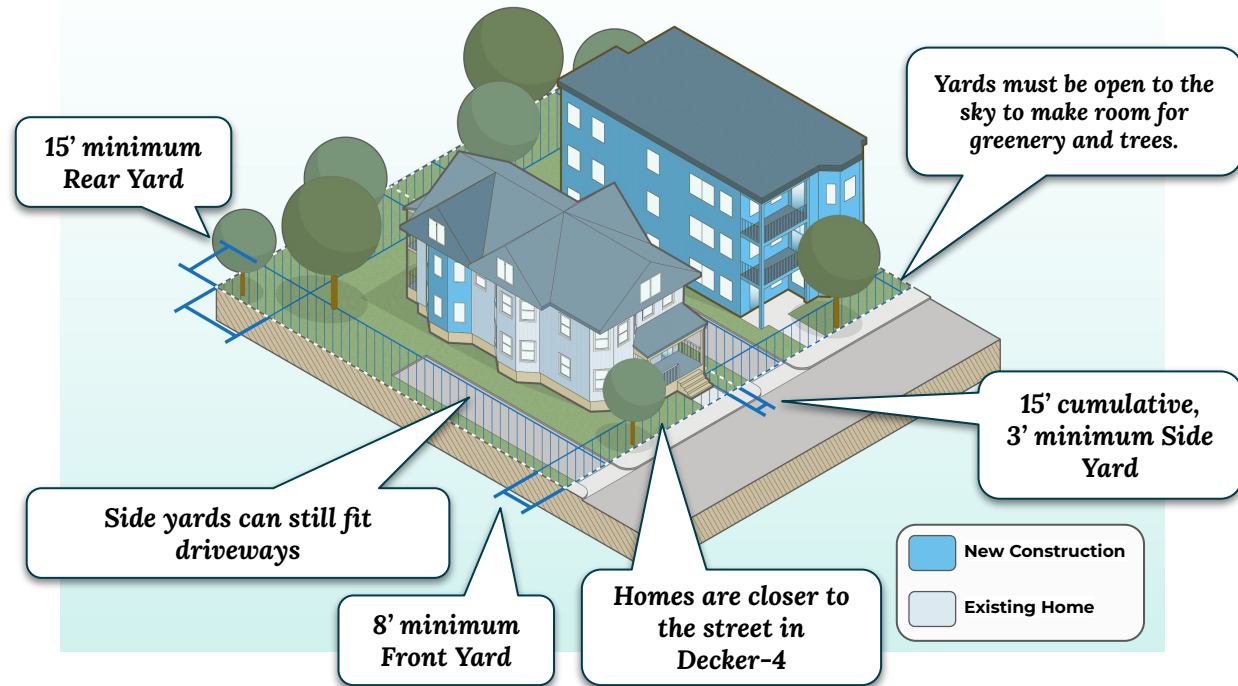
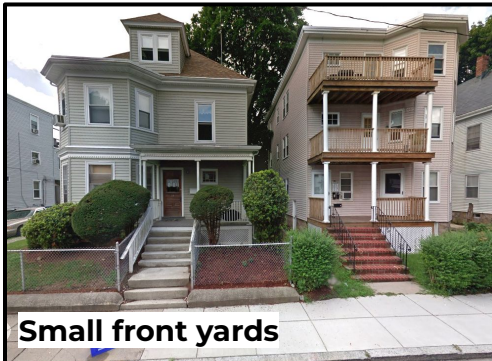
DECKER-4 DISTRICTS IN ROSLINDALE

Homes in Decker-4 areas are closer to the street, with small front yards and medium side and rear yards. Many homes have sloped roofs, but flat-roof buildings, such as triple deckers and sometimes double triple-deckers, are common. Decker-4 allows up to 4 units. New homes can have 3 stories, and existing homes up to 4 stories.



YARDS ARE SMALL OR MID-SIZED IN DECKER-4

Side and rear yards here are medium, and front yards are small. This means that homes are closer to each other and the street. Yard requirements keep this pattern. They make sure that new construction (both new buildings and additions) keeps 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 make sure that buildings stay in scale.

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 to make sure that buildings stay in scale.

Decker-4 sets low to medium lot coverage. It gives some flexibility for different sizes of homes.

-  New Construction
-  Adding units to existing home

Floor plate maximums prevent overbuilding on lots

Bradfield Ave

Bradfield Ave

A maximum floor plate makes sure that homes stay in scale, even on very large lots.

The floor plate maximum has some flexibility for the different sizes of homes and for modest additions.

Homes that add units (ADUs) are allowed some additional square footage.

max. 2,400 sf

max. 2,000 sf

Legend:

- New Construction
- Adding units to existing home

Homes that add units (ADUs) are allowed some additional square footage.

☐ New Construction

☐ Adding units to existing home

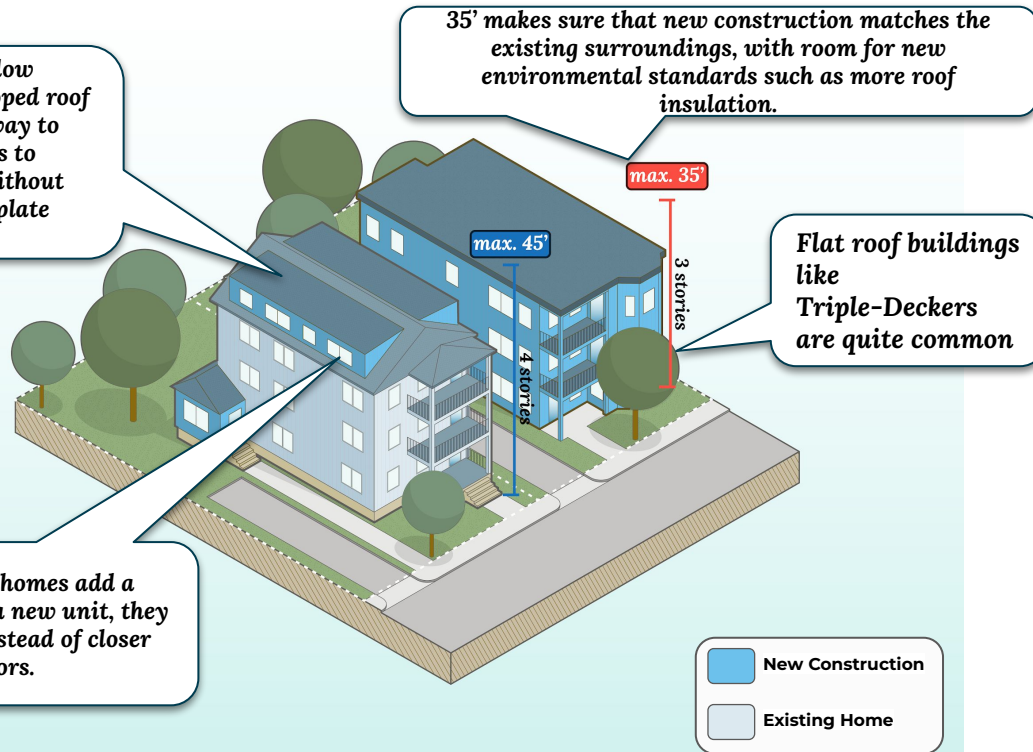
HOMES HAVE 3 STORIES W/SLOPED OR FLAT ROOFS

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 more 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

When existing homes add a 4th floor with a new unit, they build higher instead of closer to their neighbors.



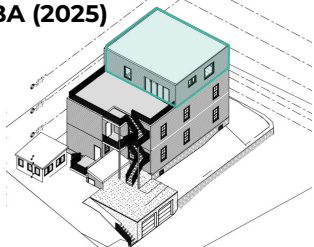
MAKING ADDITIONS SIMPLER IN DECKER-4

By making additions simpler to build, the district encourages homeowners to update and renovate existing homes for modern needs.

Finished basement approved by ZBA was in violation of FAR despite no exterior changes (2025)



Top floor additions and expansions to increase living space approved by ZBA (2025)

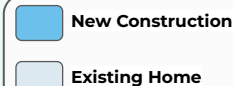
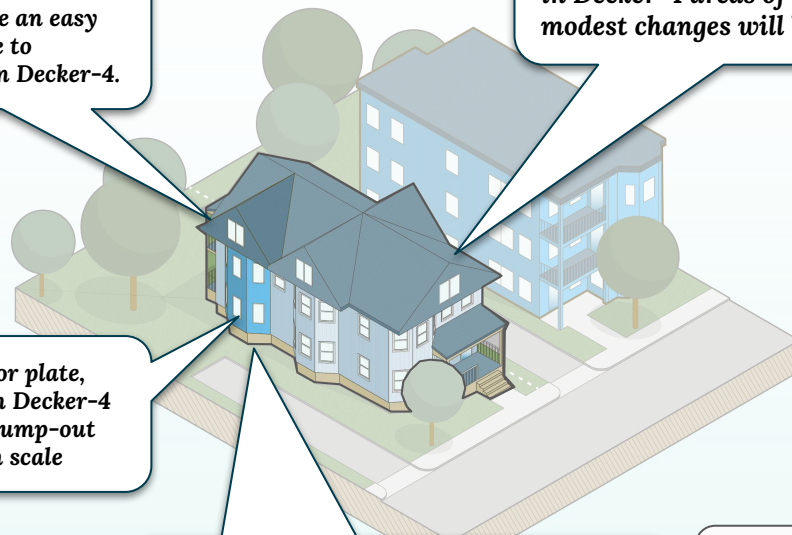


Because lots are smaller here, dormers are an easy way to add space to existing homes in Decker-4.

Lot coverage, floor plate, and yard rules in Decker-4 make sure that bump-out additions stay in scale

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

In the last 2.5 years 13 homes went through the ZBA to add living space in Decker-4 areas of Roslindale - modest changes will be simpler.



NEW PERMEABLE AREA REQUIREMENTS FOR DECKER-4

The district will require that a part of each lot has permeable areas. These include grassy yards, gardens, trees, other plant life, and permeable pavers. These areas are already very common. They help control the rainwater runoff that can cause flooding.

Greenery & trees in front and rear yards



Driveways in side yards are common



A permeable area of 25% makes sure that homes can have driveways and still keep space for trees and greenery.

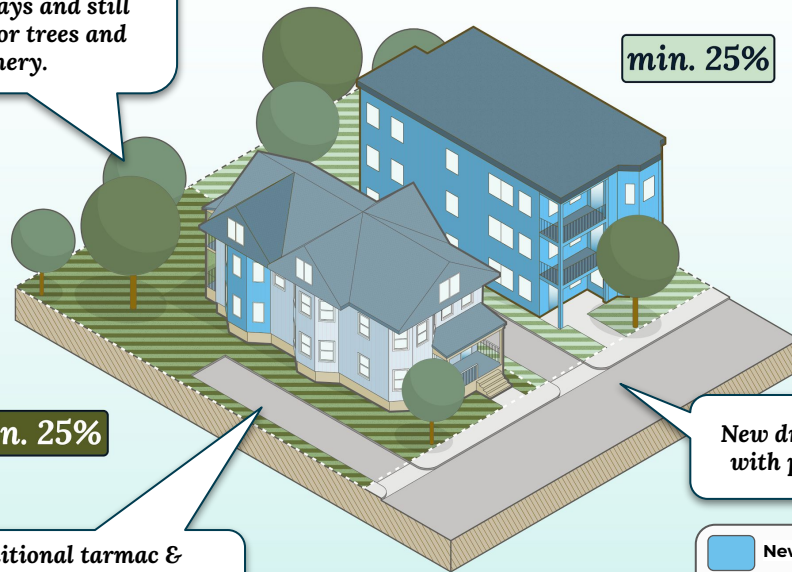
min. 25%

Traditional tarmac & concrete driveways are not permeable

min. 25%

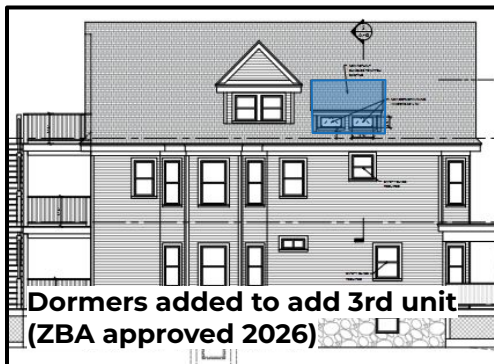
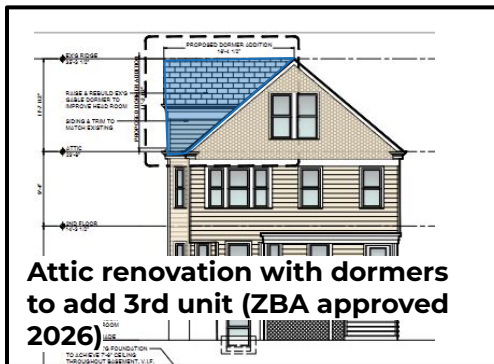
New driveways can be built with permeable materials

-  New Construction
-  Existing Home



HOMES CAN ADD ADUS IN DECKER-4

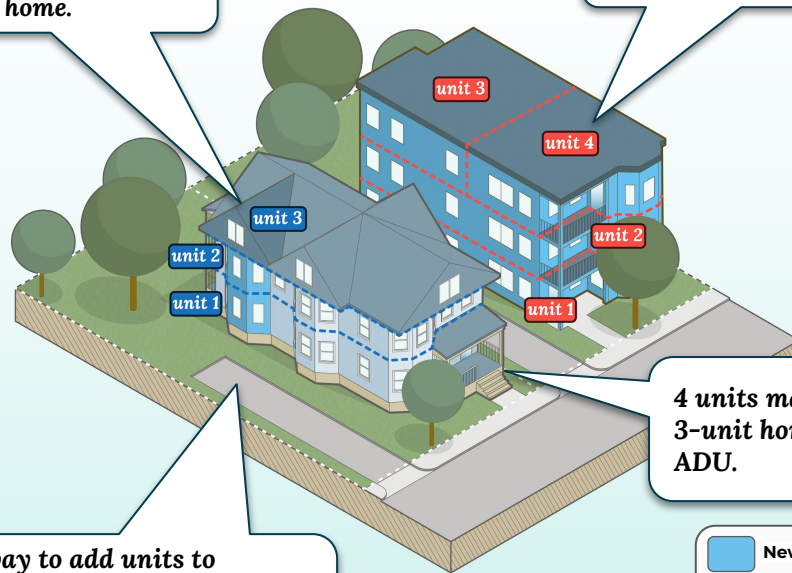
The district sets a maximum unit count of 4 units for all homes. This makes sure that homes throughout Roslindale can add ADUs.



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

All homes are allowed 4 units.

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

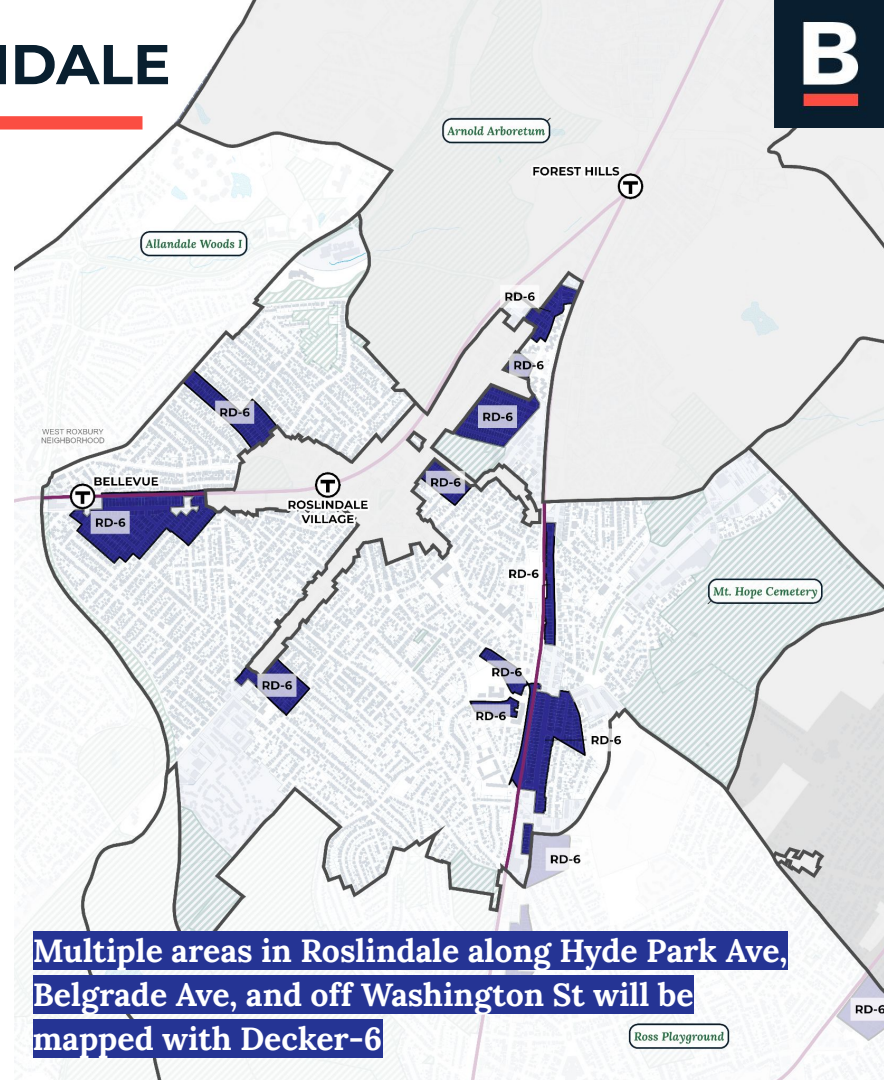


4 units make sure that 3-unit homes can add an ADU.

- New Construction
- Existing Home

DECKER-6 DISTRICTS IN ROSLINDALE

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-roof buildings, such as triple-deckers, and some double triple-deckers, are common. Small multifamily buildings with up to 16 units occur sometimes. The district allows up to 4 stories and 6 units.



YARDS ARE SMALL IN DECKER-6

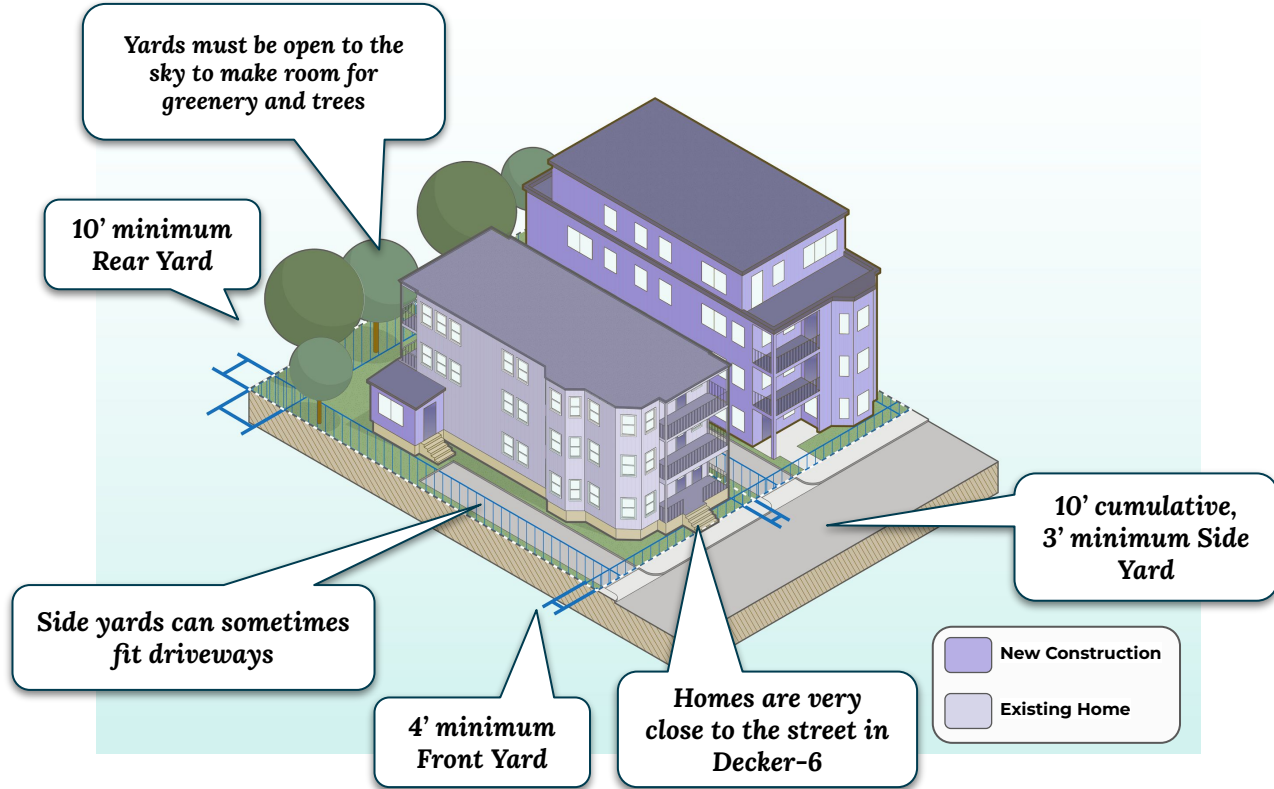
Decker-6 areas of Roslindale have closely packed, intimate streets. Side and Front Yard minimums keep this pattern. They make sure that new homes keep a safe distance from their neighbors.



Buildings are very close to the street

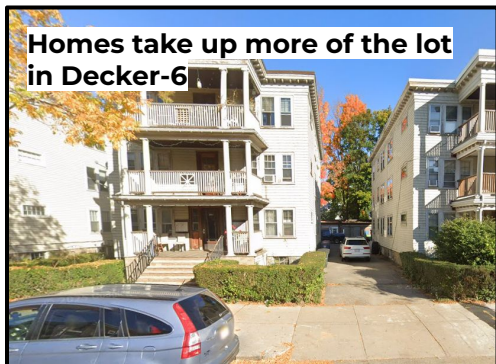


Side yards are small but sometimes have driveways



BUILDINGS COVER MUCH OF THEIR LOT IN DECKER-6

Lot coverage rules in Decker-6 reflect existing patterns where buildings are close together and cover a significant portion of their lot. Here' buildings are close together and cover a large part 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 that add units (ADUs)

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

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

-  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 building floor plate. This size fits triple-deckers and the many other sizes and shapes of homes in the area.

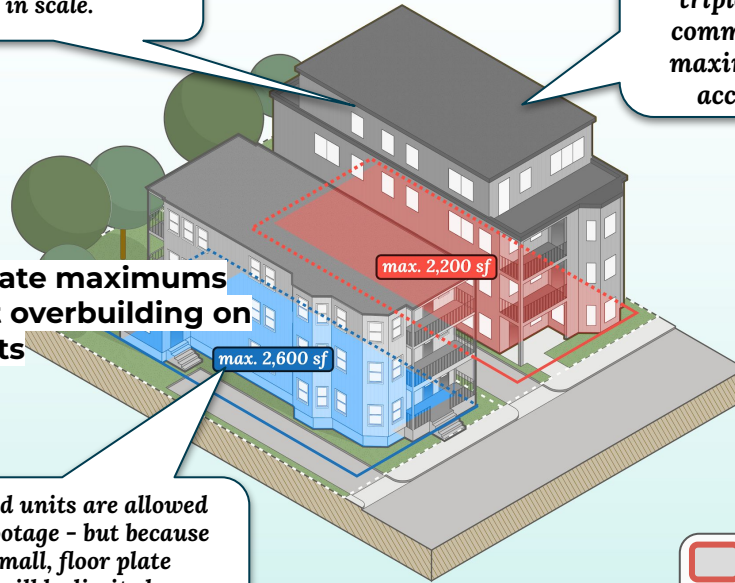


Setting a maximum floor plate makes sure that homes stay in scale.

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

Floor plate maximums prevent overbuilding on large lots

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



-  New Construction
-  Adding units to existing home

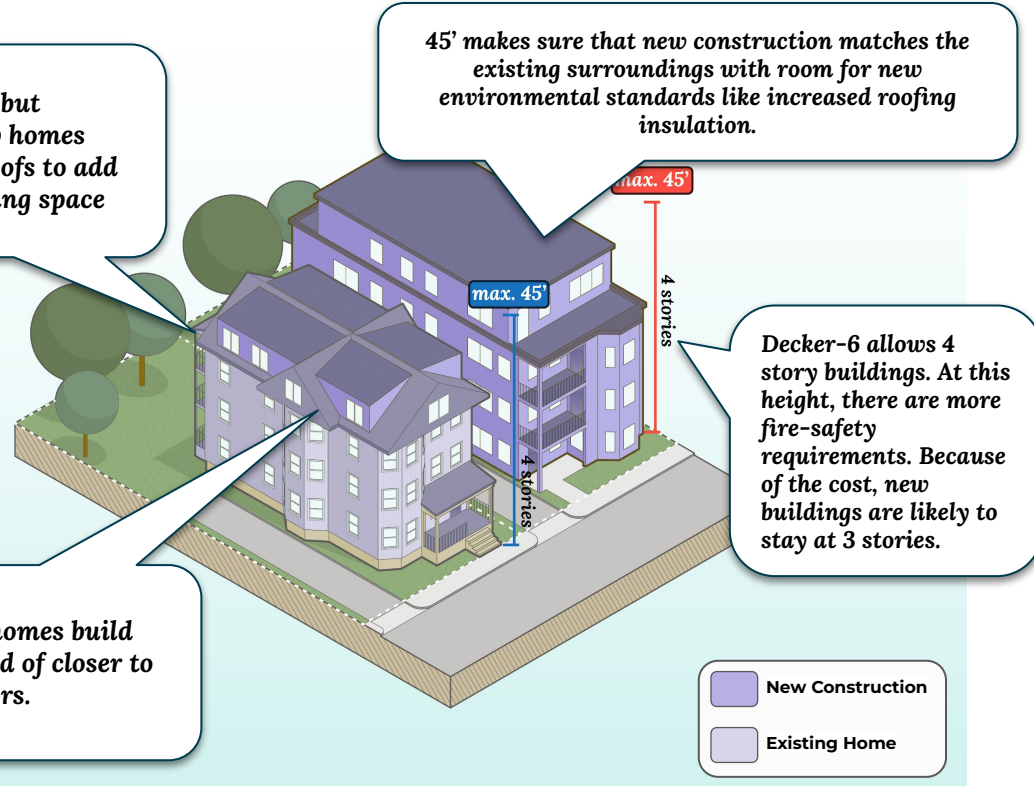
3 & 4 STORY HOMES W/FLAT ROOFS ARE COMMON

Homes with flat roofs are predominant. The district allows homes up to 45' and 4 stories tall with sloped or flat roofs.



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

4 stories let homes build higher instead of closer to their neighbors.



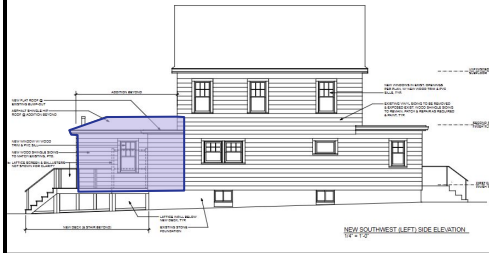
MAKING RENOVATIONS SIMPLER IN DECKER-6

When additions and renovations are simpler to build, the district encourages updates. These updates increase accessibility and keep an aging housing stock in good condition.

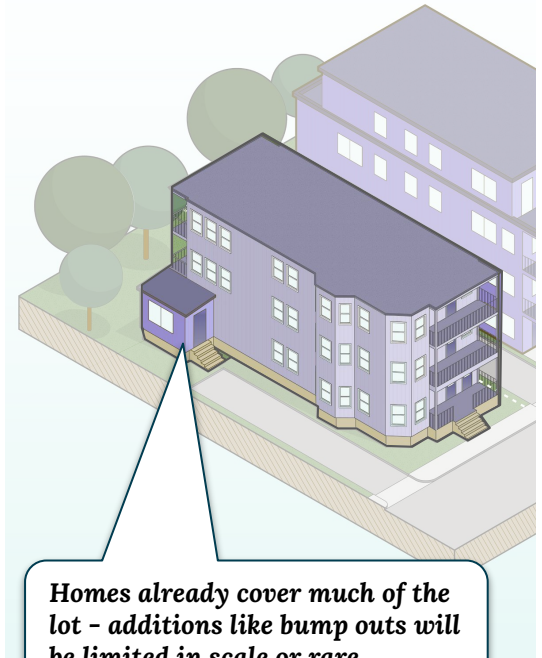
**Additions like dormers
(approved by ZBA 2023)**



**Additions like bumpouts
(approved by ZBA 2023)**



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



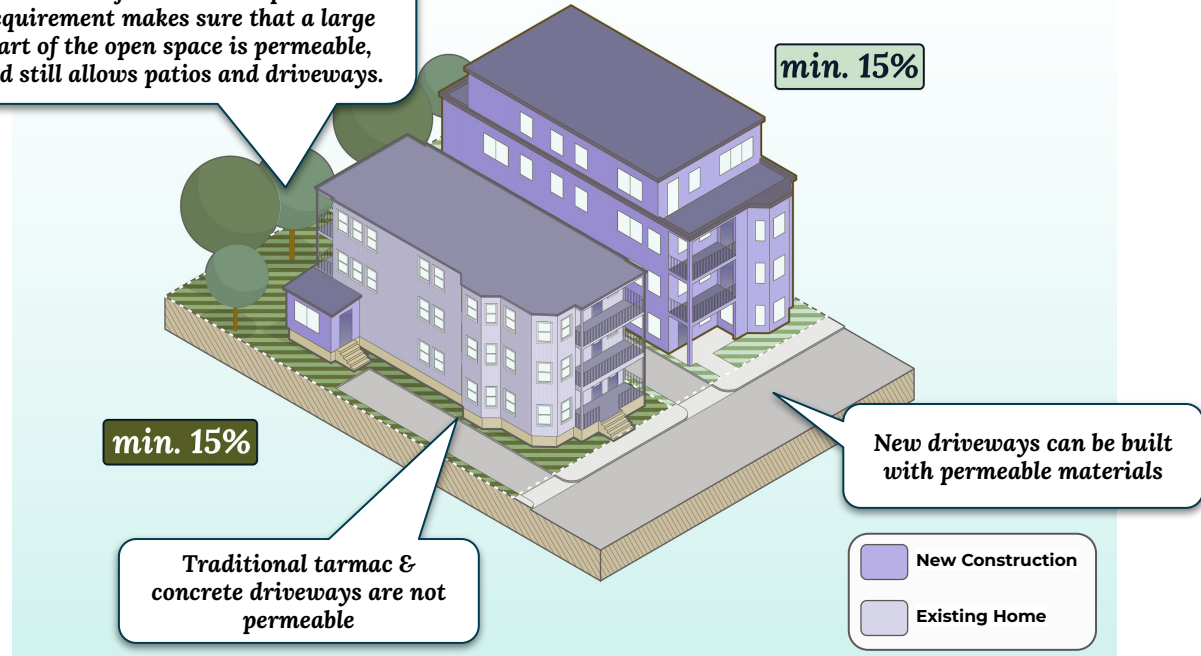
*Homes already cover much of the
lot - additions like bump outs will
be limited in scale or rare*

NEW PERMEABLE AREA REQUIREMENTS FOR DECKER-6

The district will require that a part of each lot has permeable areas. These include grassy yards, gardens, trees, other plant life, and permeable pavers. These areas are already very common. They help control the rainwater runoff that can cause flooding.

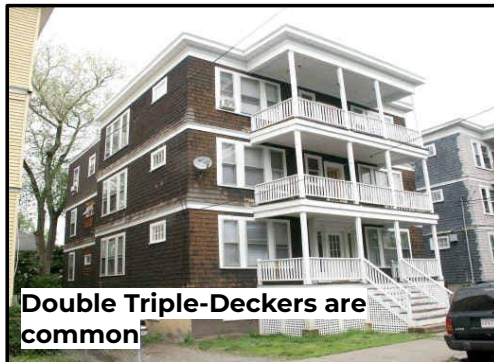


Lots here are small, and buildings cover much of them. A 15% permeable requirement makes sure that a large part of the open space is permeable, and still allows patios and driveways.



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.

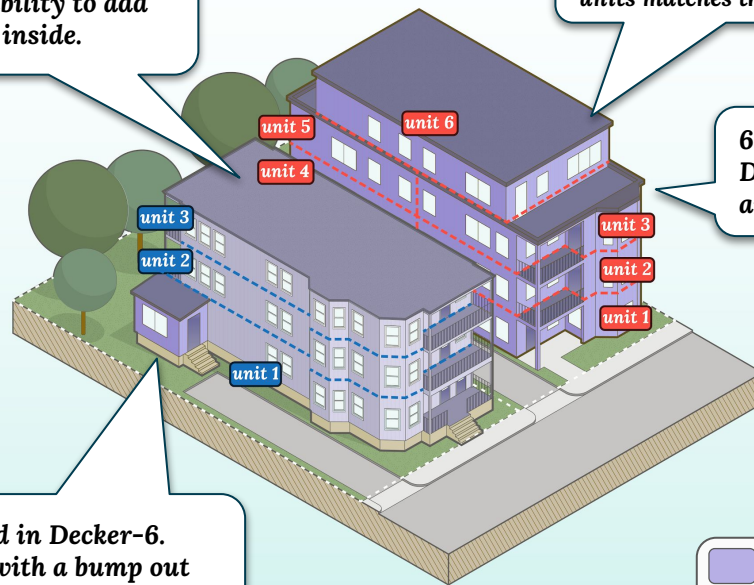


6 units give existing homes flexibility to add more units inside.

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 **make zoning approval faster** for affordable housing projects. This includes projects in the [Mayor's Office of Housing Welcome Home Boston](#) program. New zoning will **remove much of the uncertainty** in the permitting 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

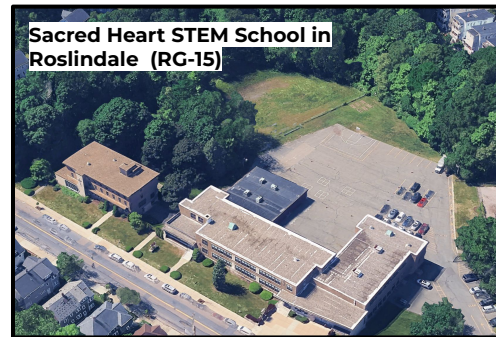
RESIDENTIAL GARDEN DISTRICTS (RG-15, RG-50, RG-65)

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) support the continuing maintenance and care of other common residential uses.

Other allowed uses includes schools and churches.

Garden districts support good site design, access, and circulation.



A FOCUS ON OPEN SPACE

Neighborhood Housing rezones all parklands and urban wilds under the City's care and custody. It gives them **Open Space designations (OS-P or OS-UW)**. This removes confusion and gives more protection to areas of the city that have much tree canopy or scenic features.

There are **twenty (20) areas** where the zoning is proposed to change to an Open Space designation including **fourteen (14) Urban Wilds**. **Six (6) of these areas are in Roslindale.**

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



Example:
OS-UW is proposed for portions of the Roslindale Wetlands



OS-P is proposed for the Weld Hill Research Building at the Arnold Arboretum

PARKING FLEXIBILITY FOR EVERY LOT

Current zoning in Roslindale mandates **2 parking spaces for every unit of housing**, regardless of the lot size. Many homes that already exist here cannot 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.



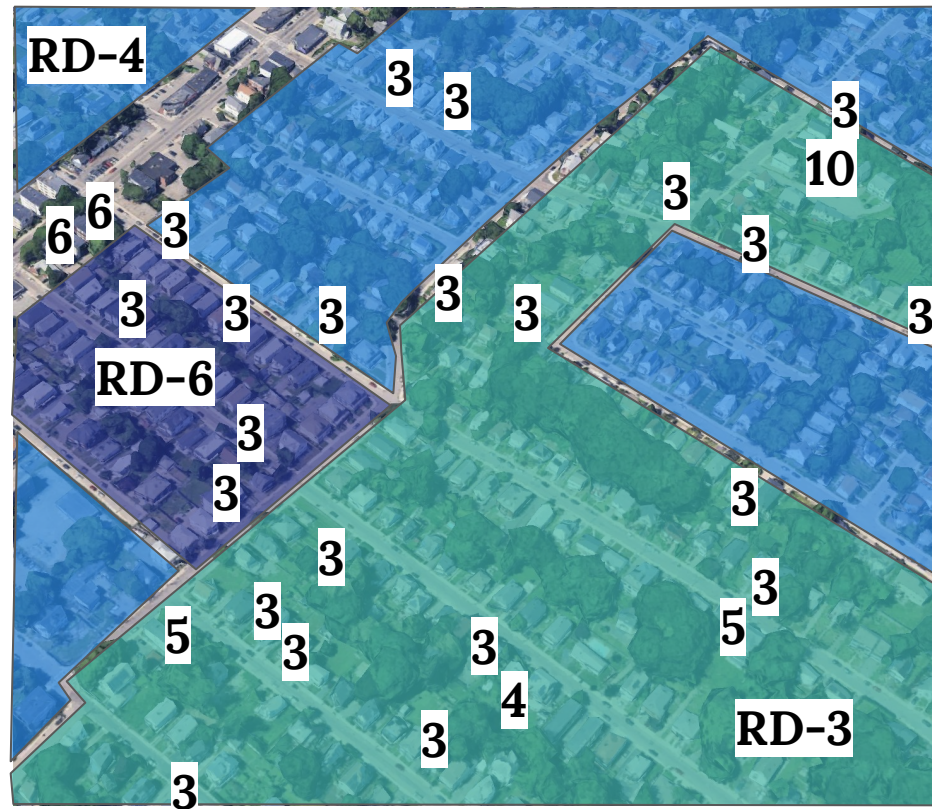
Some lots fit parking in rear yards and garages. Flexibility keeps that choice with the homeowner.

Parking flexibility means homeowners can:

- Keep using the driveway that you already have.
- Renovate or expand without paving a garden or removing a tree to make parking.
- Put a backyard cottage (ADU) where it fits the lot best.
- Build new parking. Permeable driveways fit even on tight lots.

In Roslindale:

- 64% of blocks in RD-3 have **at least two duplexes**, and 41% **already have one triple-decker**.
- 44% of blocks in RD-4 have **at least two triple-deckers**, and 14% already have **buildings with 4 to 6 units**.
- 35% of blocks in RD-6 already have **buildings with 4 to 6 units**, and 84% have **multiple triple-deckers**.



THESE CHANGES ARE INCREMENTAL BUT IMPORTANT

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, the first new construction project under the new Mattapan zoning was for a single-family house. This was true even the district newly allowed 2 units.

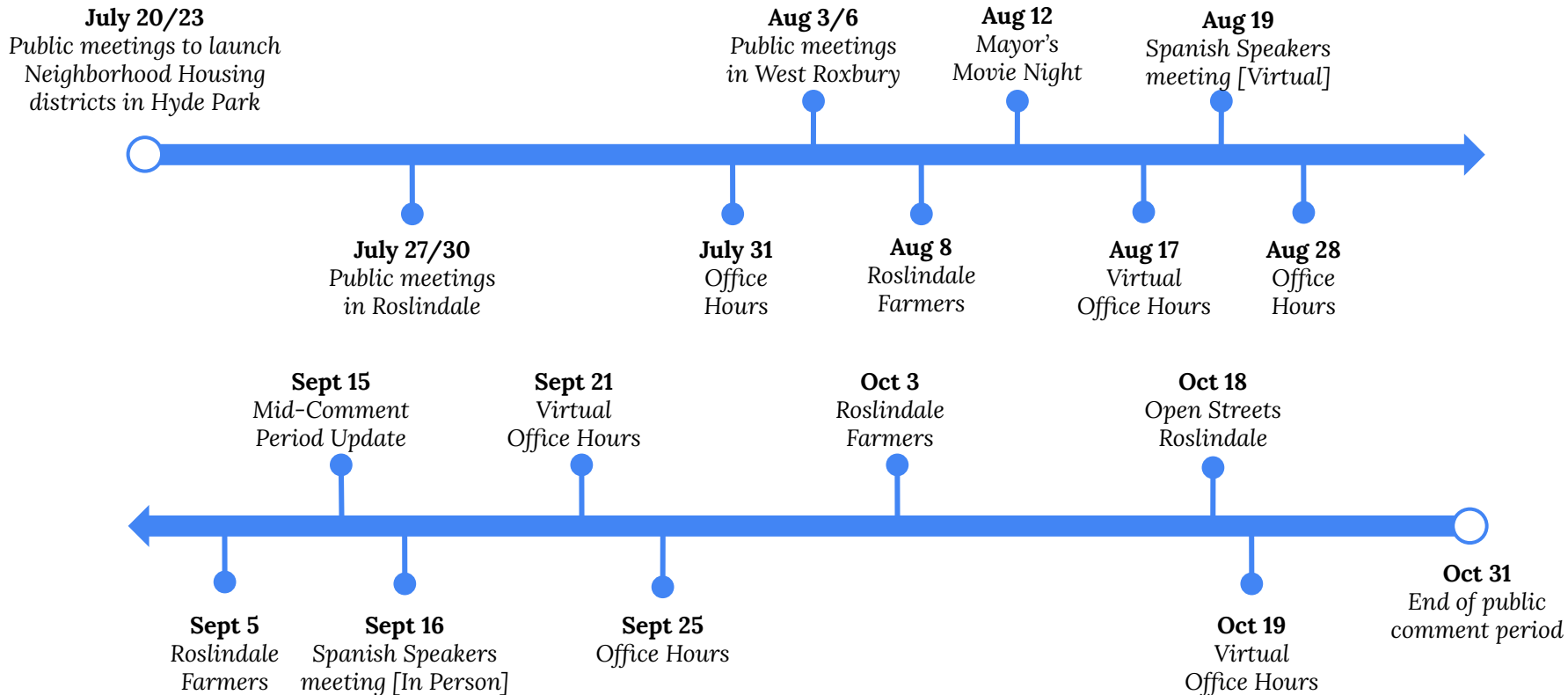
In Mattapan, since rezoning:

- By-right permits are up 30%
- Time from application to permit is shorter

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



WHERE WE'LL BE IN ROSLINDALE THIS SUMMER



IN PERSON OPPORTUNITIES FOR ENGAGEMENT

IN-PERSON ENGAGEMENT

July 27-30

*Public launch meetings in
Roslindale*

July 31

Office Hours | 12-1 pm, Roslindale Library

August 8

Roslindale Farmers Market | Adams Park

August 12

Mayor's Movie Night | 7 pm, Healy Playground

August 28

Office Hours | 12-1 pm, Roslindale Library

September 16

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

September 25

Office Hours | 12-1 pm, Roslindale 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 23

IANA Ice Cream Social

August 8

Roslindale Farmers Market

August 12

Mayor's Movie Night

September 5

Roslindale Farmers Market

October 3

Roslindale Farmers Market

October 18

Open Streets Roslindale



We will be at the Roslindale Farmers Market and Mayor's Movie night this Summer, as well as Open Streets Roslindale in the Fall.

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 viv



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

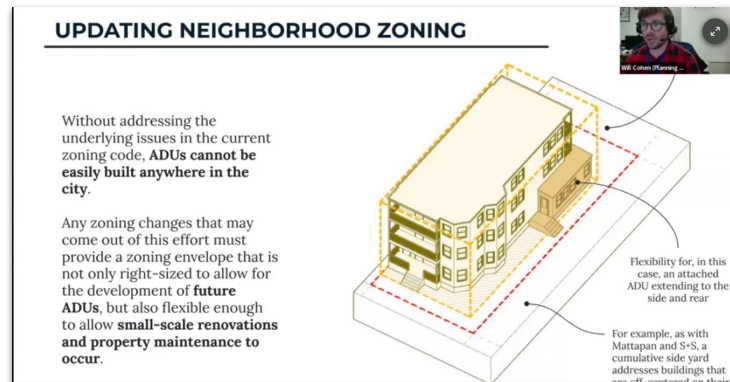
- **August 19 - Virtual on Zoom, 6-7:30 pm**
- **September 16 - In Person, 5:30-7:30 pm, location TBD**

If none of these times work, email nbhdzoning@boston.gov. We will arrange a special time for you to speak 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. We will tell you what we heard. We will answer common questions. We will show you how your feedback changes the draft zoning.

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



WE ARE MEETING WITH CIVIC GROUPS

August/September
WalkUP Roslindale



The project team wants to meet with your local neighborhood organization this fall. We want to be the agenda of more neighborhood groups.

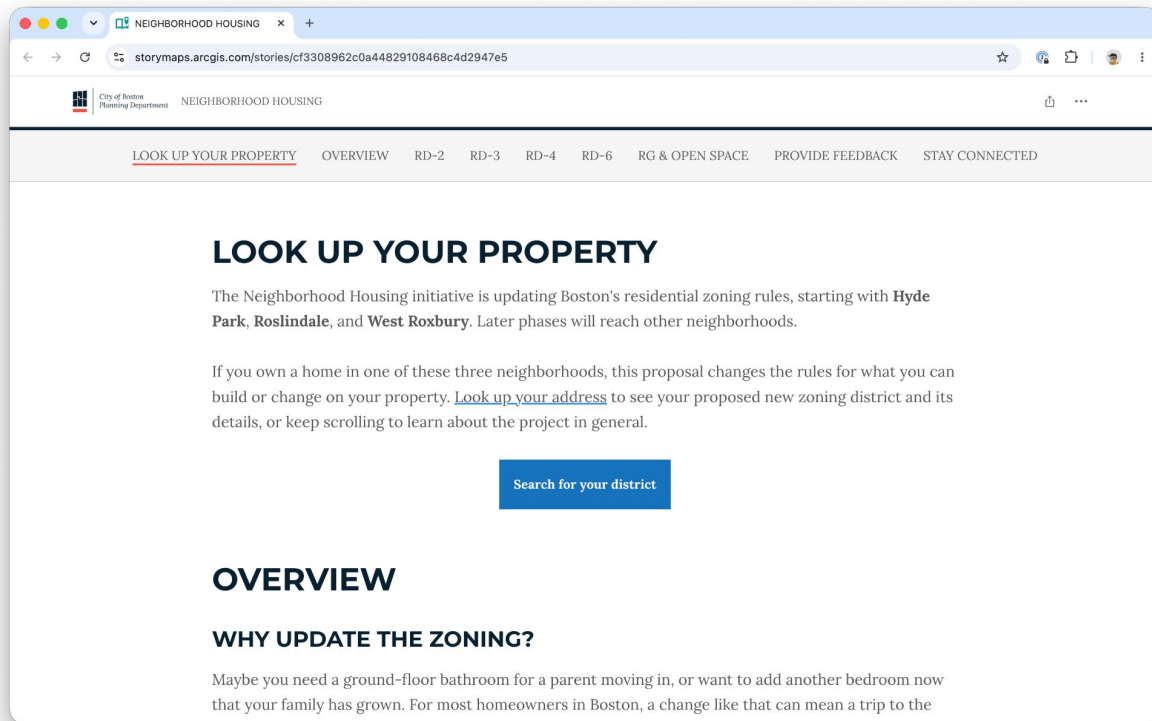
Email nbhdzoning@boston.gov. We can arrange to come to a meeting with you.

October 31
Public comment period ends



November 9
LANA

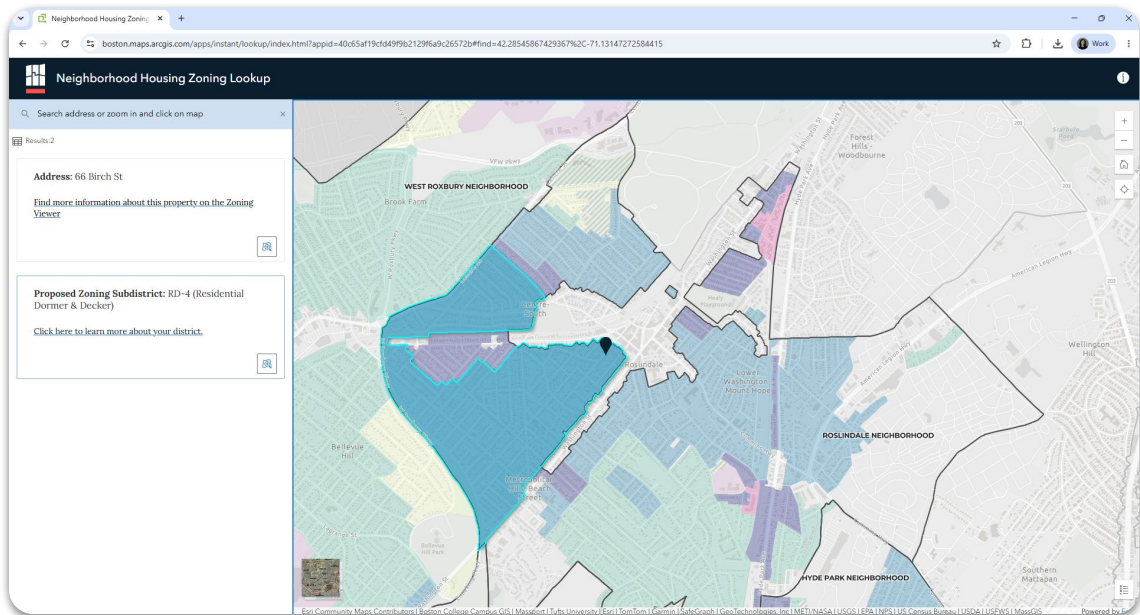
FIND WHICH ZONE YOU LIVE IN



<http://bosplans.org/NeighborhoodHousingLookUp>

Questions and outreach:
nbhdzoning@boston.gov

FIND OUT WHICH ZONE YOU LIVE IN



Find your address



<http://bosplans.org/NeighborhoodHousingLookUp>

Questions and outreach: nbhdzoning@boston.gov

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 27, 2026

THANK YOU FOR YOUR PARTICIPATION

Questions? Comments? Feedback?

