



August 3, 2026

NEIGHBORHOOD HOUSING DRAFT ZONING

The meeting will begin shortly

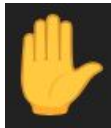


ZOOM CONTROLS TO LISTEN TO INTERPRETERS

- 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.



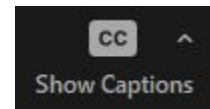
Mute/unmute



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



Tara Lecamwasam

Planning Assistant



Lindsay M Crockett

Planner II



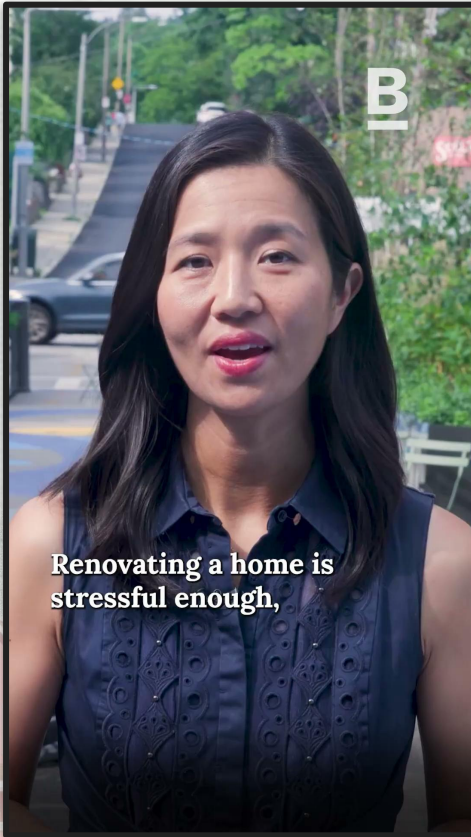
Jein Park

Planner I

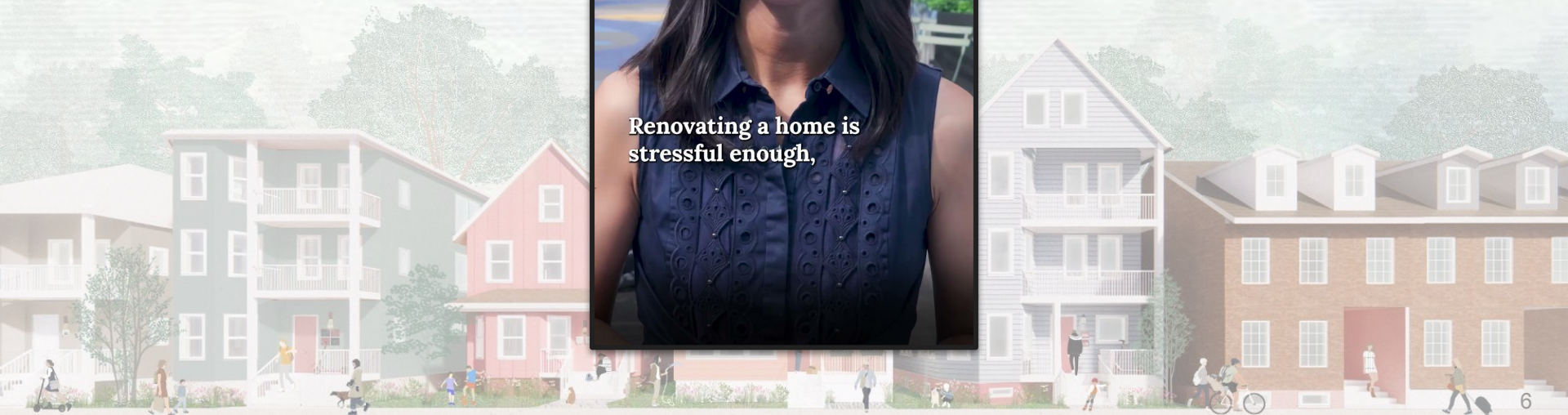


Ben Tayag

Office of Neighborhood
Services, West Roxbury



Renovating a home is
stressful enough,





August 3, 2026

NEIGHBORHOOD HOUSING DRAFT ZONING FOR WEST ROXBURY

Virtual Public Meeting



TODAY'S AGENDA

1 WHAT IS ZONING? WHY ARE WE UPDATING IT?

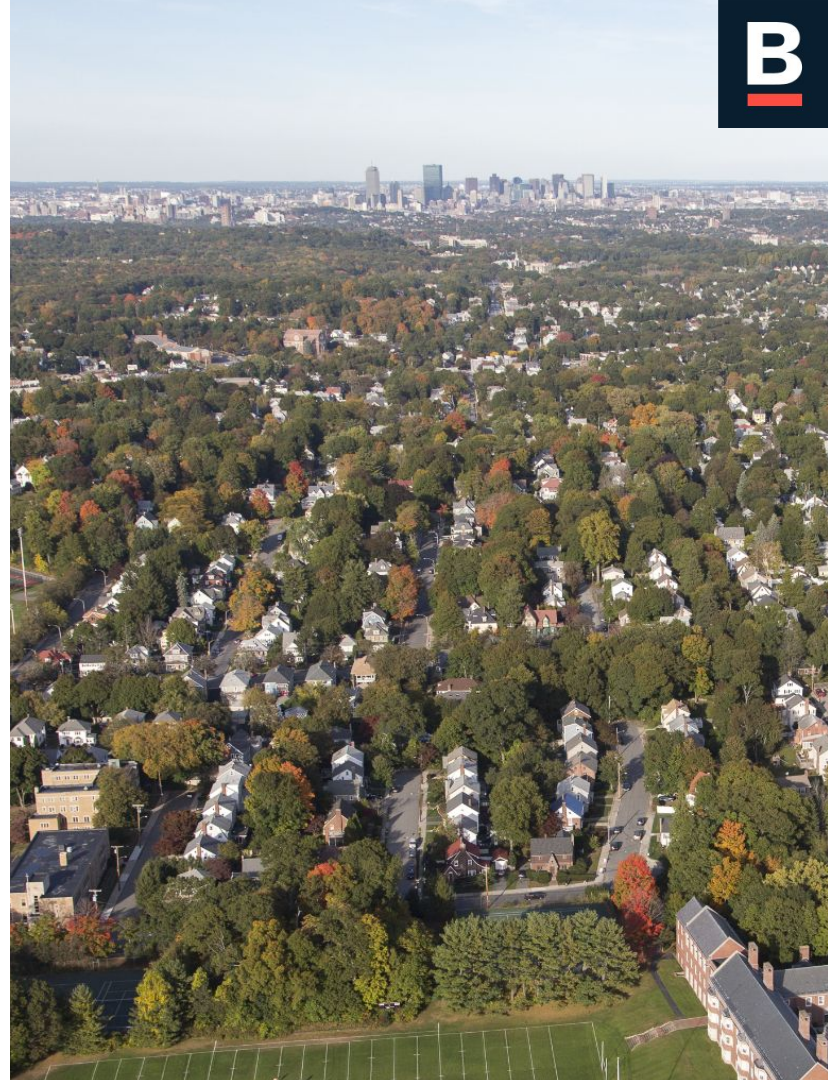
2 WEST ROXBURY'S HOUSES & YARDS

3 RESIDENTIAL DORMER & DECKER DISTRICTS

4 RESIDENTIAL GARDEN DISTRICTS & OPEN SPACE

5 Q&A AND DISCUSSION

6 NEXT STEPS

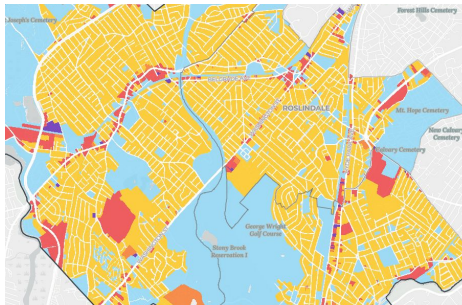


WHAT IS ZONING?

Why are we updating it?

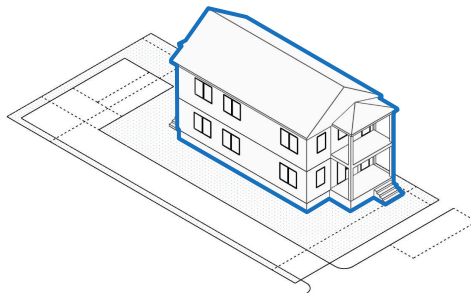
1

Zoning 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

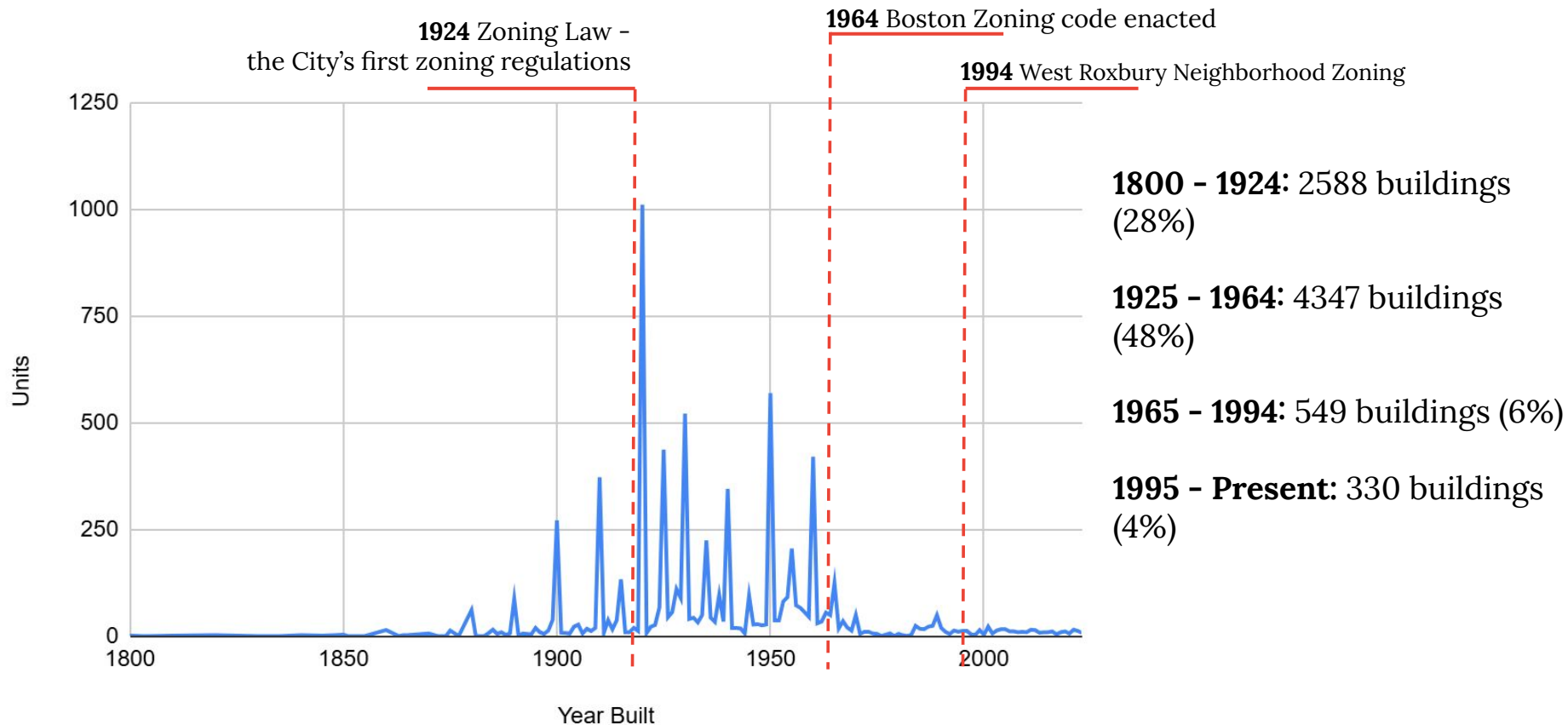


OTHER REGULATIONS

*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 WEST ROXBURY'S HOUSING PREDATES MODERN ZONING LAWS



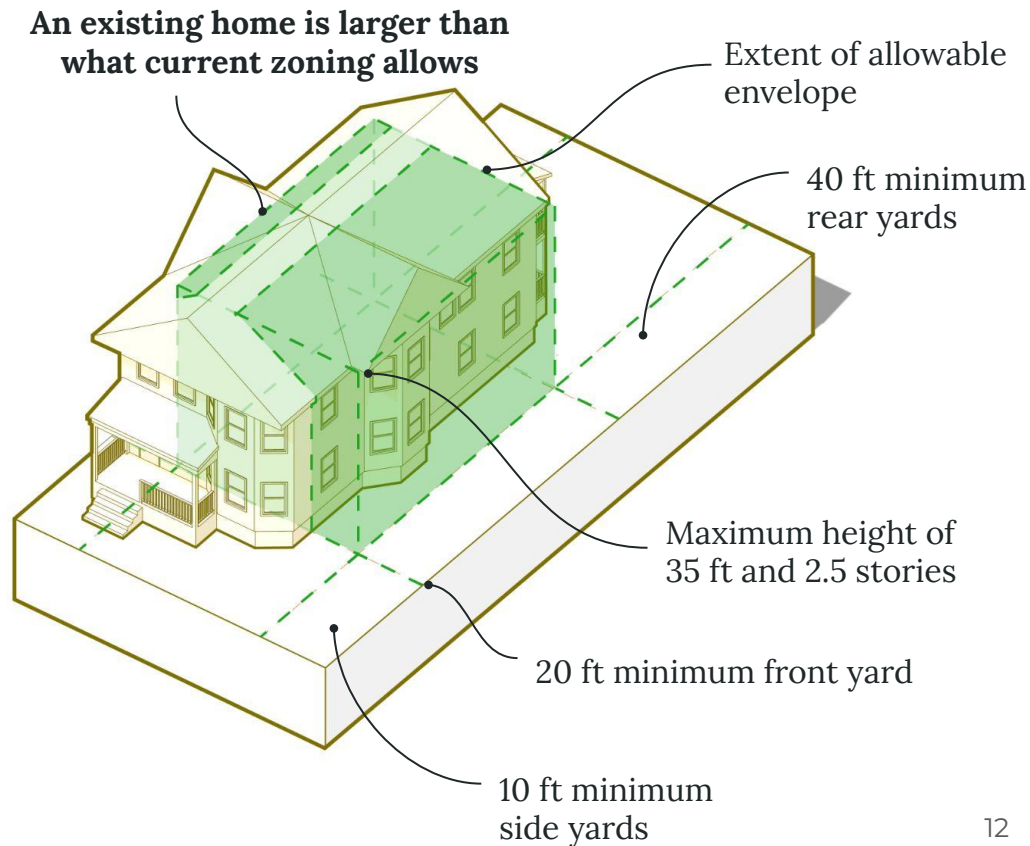
RESIDENTIAL ZONING TODAY

Zoning in West Roxbury 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:

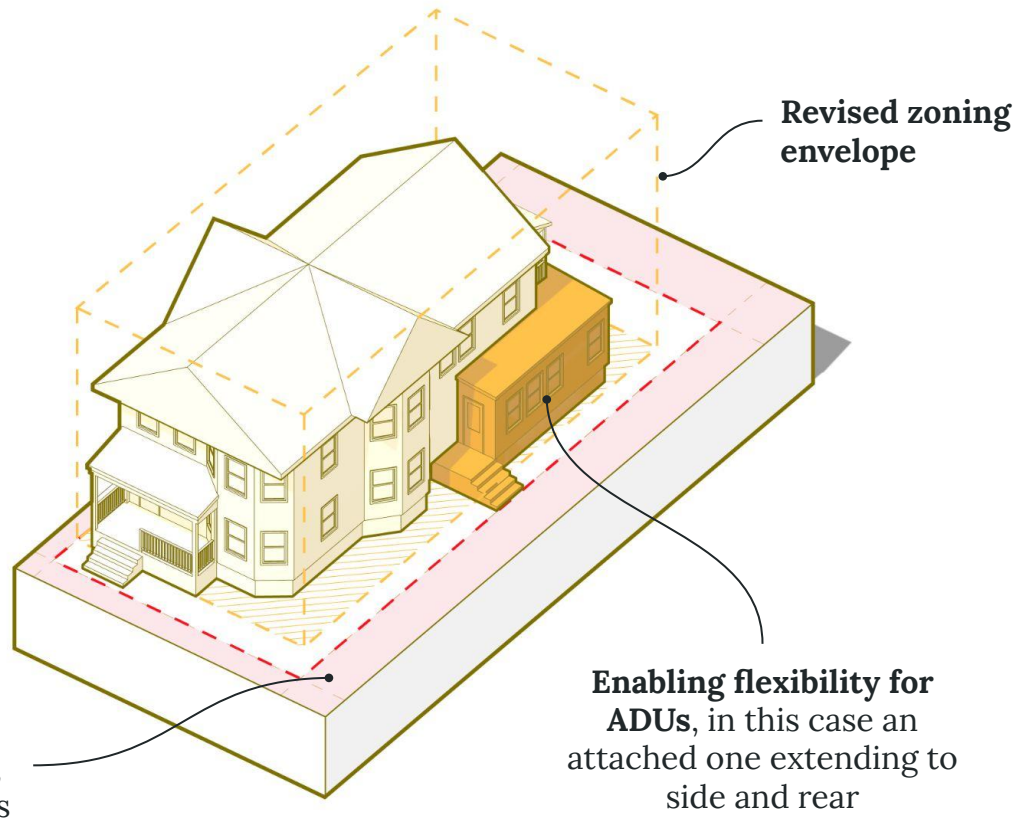
- Add small additions like dormers
- Do exterior maintenance and repair
- Build ADUs for aging parents or extra income



ZONING THAT LOOKS LIKE WEST ROXBURY

We looked at existing patterns across West Roxbury 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.

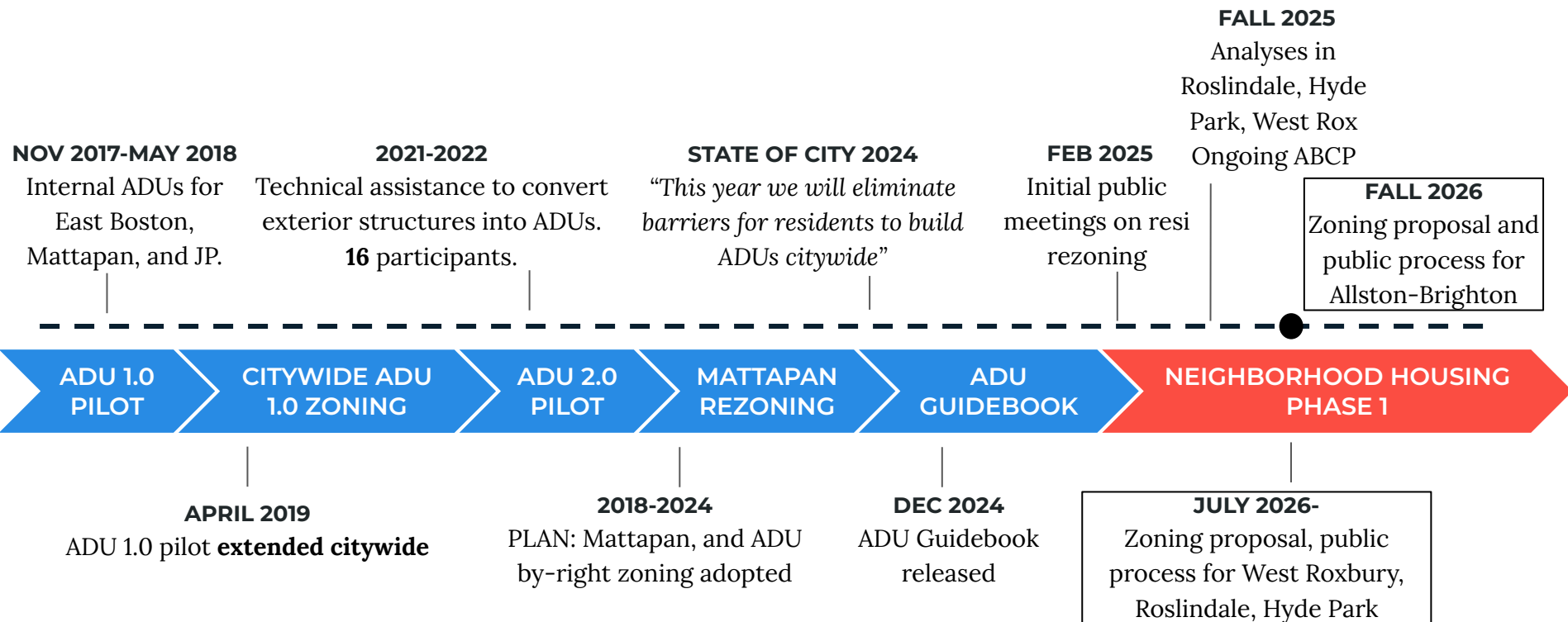


Cumulative side yards address buildings that are off-centered, while maintaining yard patterns

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**

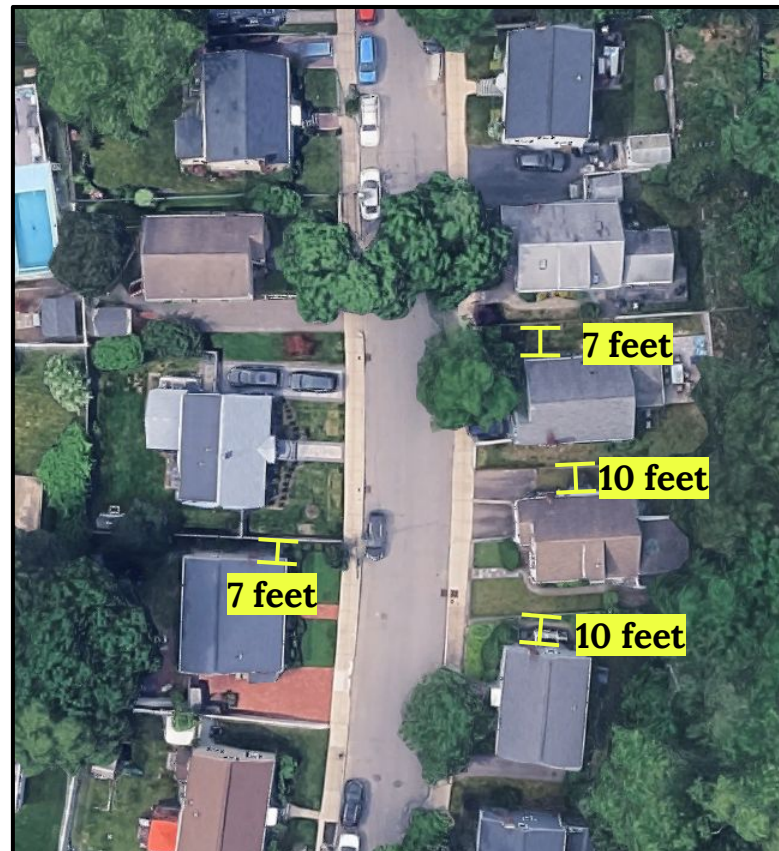
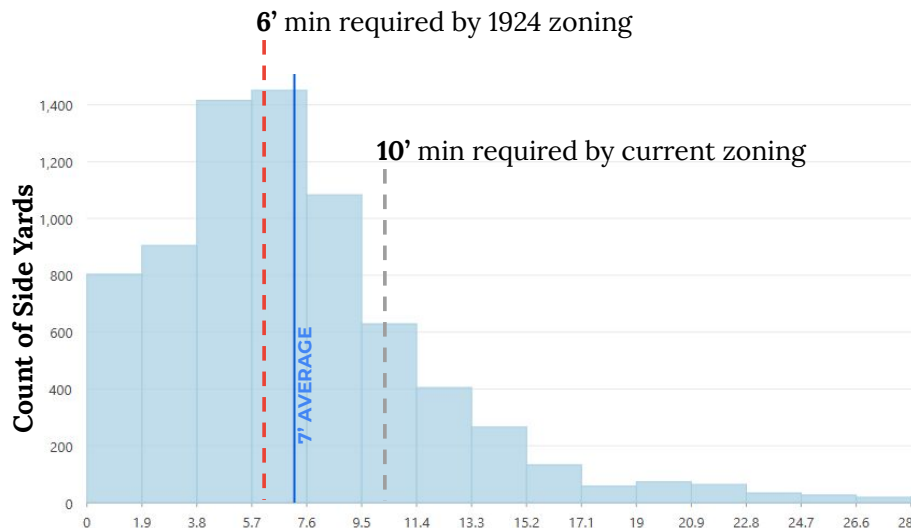
WEST ROXBURY'S HOUSES & YARDS

Existing Conditions in West Roxbury

2

WEST ROXBURY'S TYPICAL SIDE YARD IS 7 FT, BUT ZONING REQUIRES AT LEAST 10-12 FT.

Zoning currently requires a minimum side yard of 10 feet. In West Roxbury, **78% of lots** have side yards **below** 10 feet.



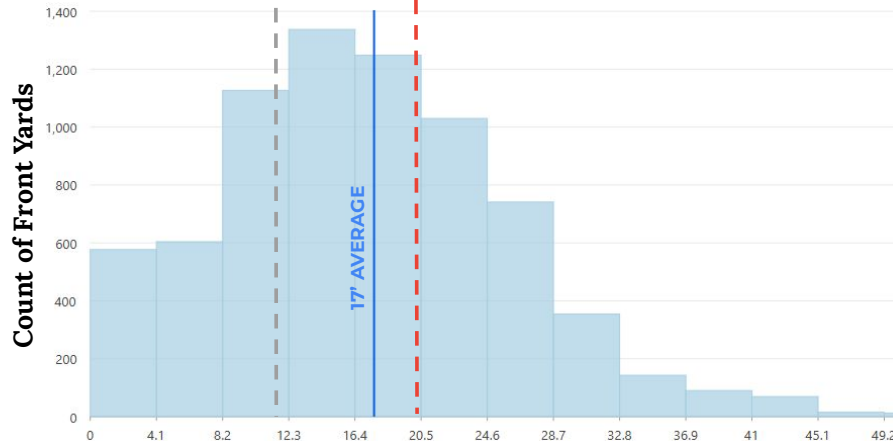
Vogel St, West Roxbury

WEST ROXBURY'S TYPICAL FRONT YARD IS 17 FT, AND ZONING REQUIRES 20-25 FT.

Zoning currently requires a minimum front yard of 20 feet. **63% of lots** have front yards below 20 feet.

10' min required by 1924 zoning

20' min required by current zoning



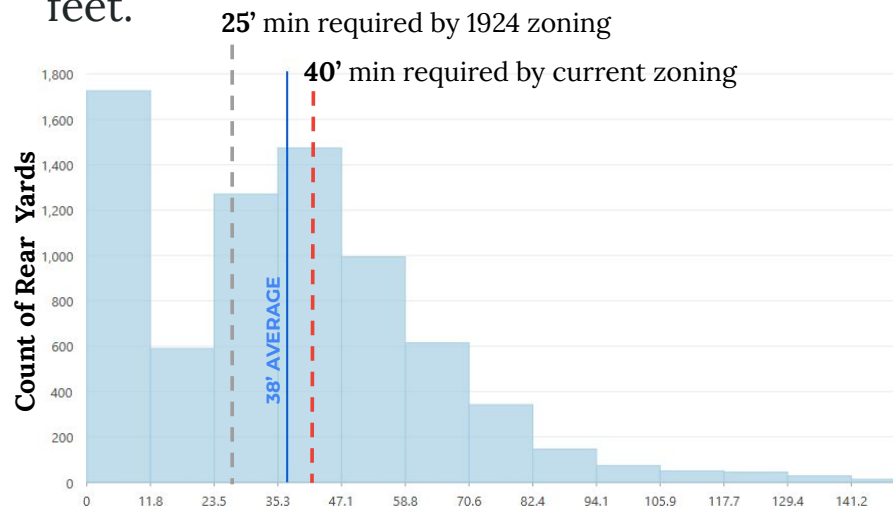
Sunnybank Rd, West Roxbury



Redlands Rd, West Roxbury

REAR YARDS ARE VARY ACROSS THE NEIGHBORHOOD.

The median rear yard in West Roxbury is 40'. Zoning requires a minimum rear yard of 30-40'. **50% of lots** have rear yards **below** 40 feet.



White Oak Rd, West Roxbury

YARD PATTERNS AND THE SPACE BETWEEN BUILDINGS DEFINE THE NEW ZONING

Like much of Boston, homes in West Roxbury 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 West Roxbury 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 West Roxbury 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-6 is not mapped in West Roxbury.

DECKER-4 AREAS



DECKER-6 AREAS ARE NOT MAPPED IN WEST ROXBURY



PROPOSED DISTRICTS IN WEST ROXBURY

All four proposed districts will be mapped in West Roxbury



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

Shown near Crest St

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

Shown near Weld St

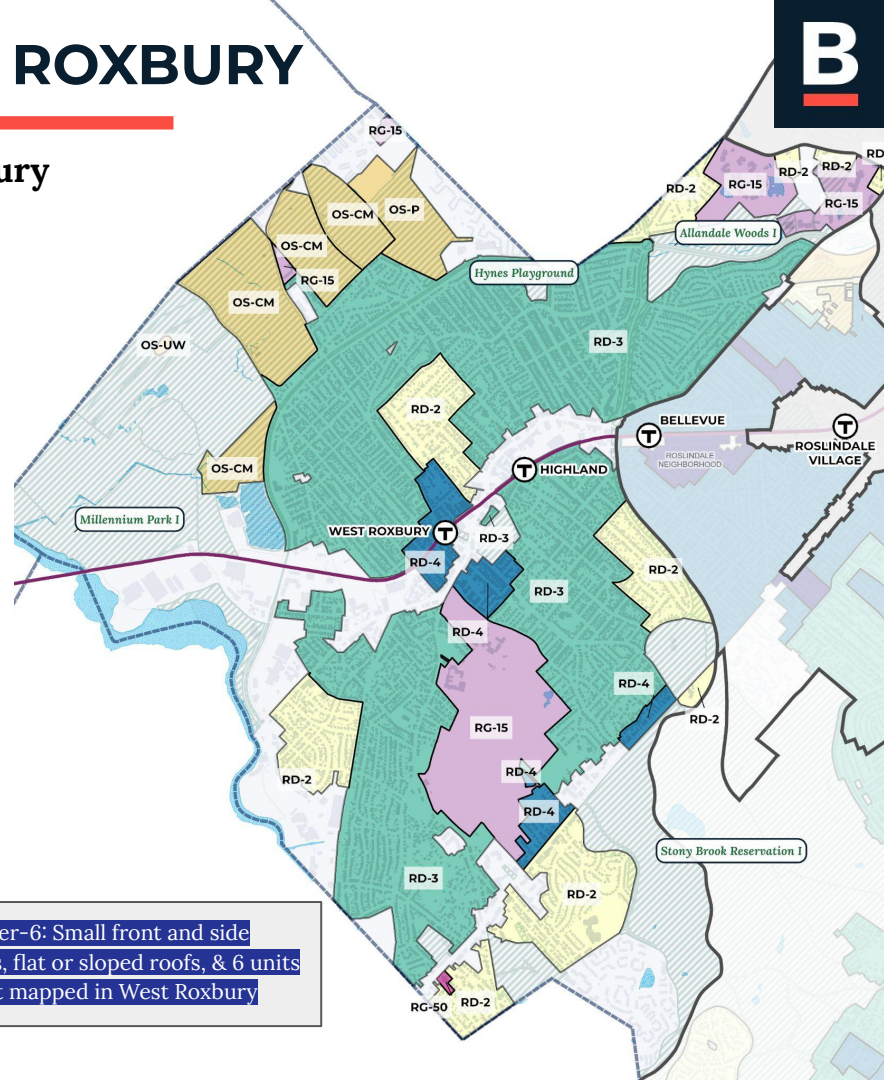


Decker-4: Medium rear and side yards, small front yards, flat or sloped roofs, & 4 units

Shown near Lagrange St

RG-15: Multi-family developments on 1+ acres with expansive tree canopy

Shown along Allandale St

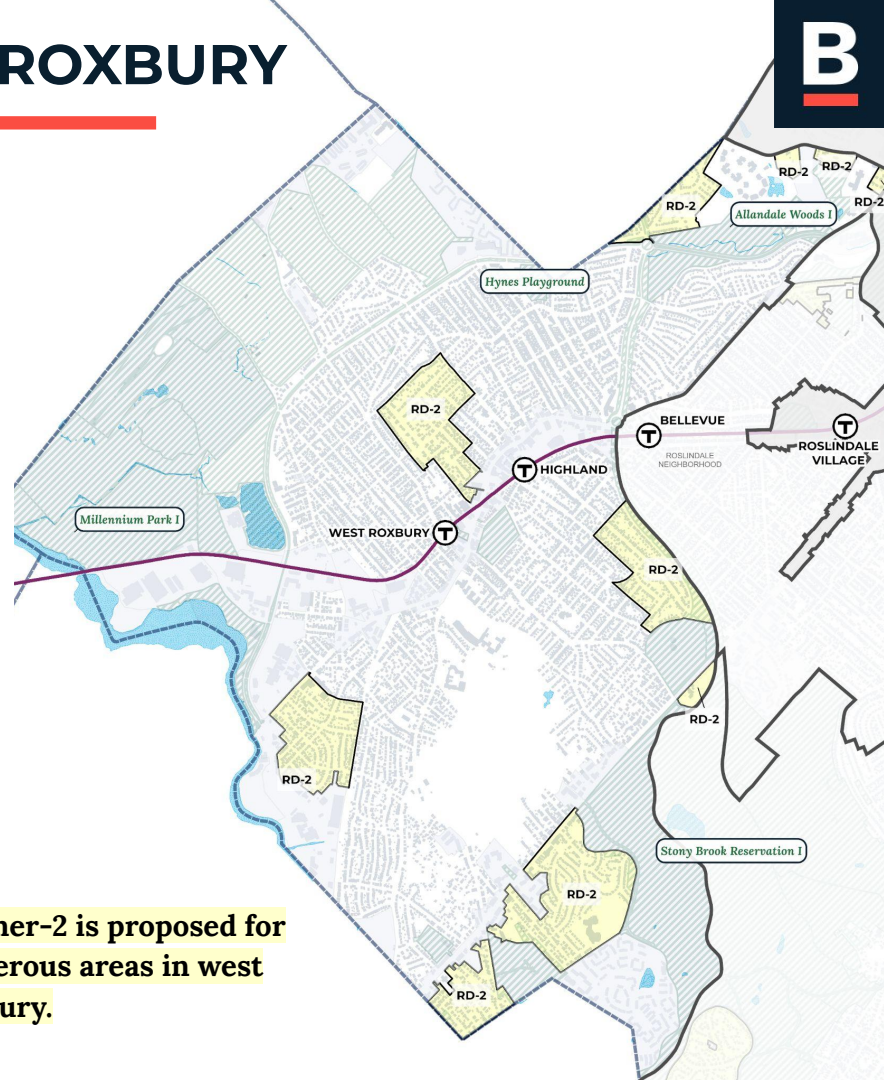


Decker-6: Small front and side yards, flat or sloped roofs, & 6 units is not mapped in West Roxbury

DORMER-2 DISTRICTS IN WEST ROXBURY

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.

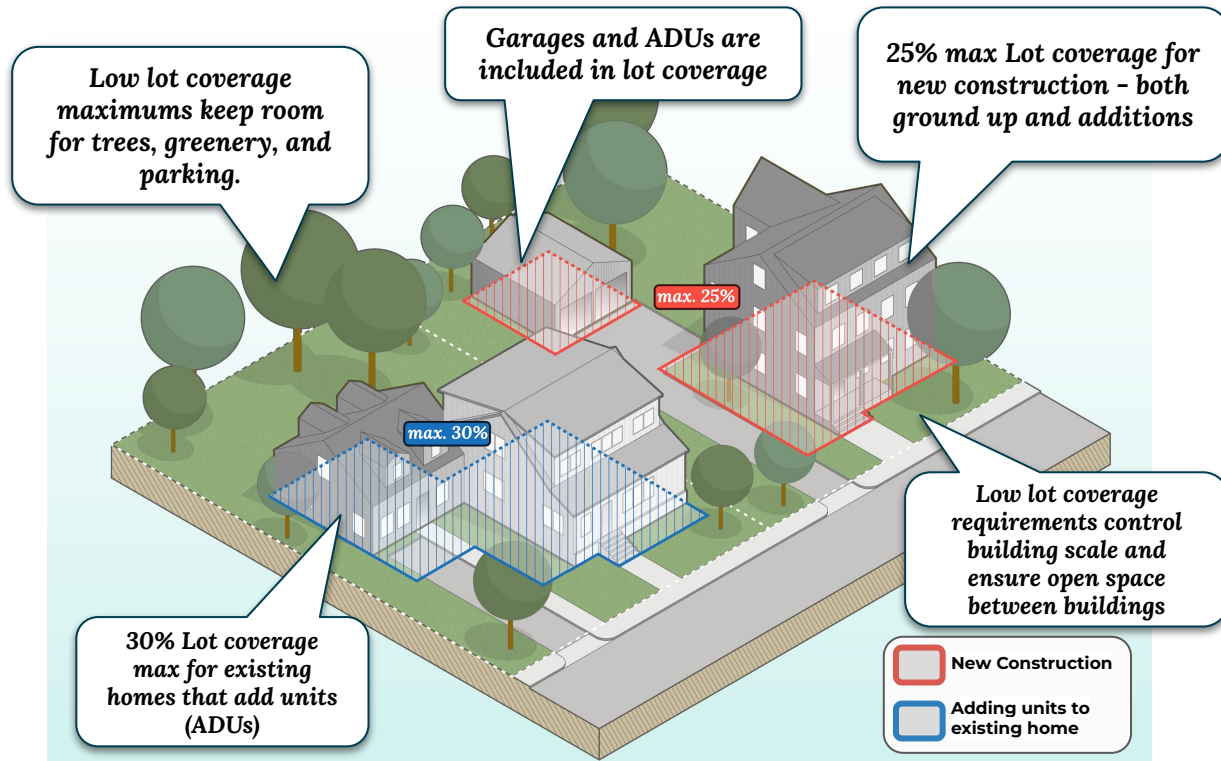
The district allows 3 units in existing homes and 2 in new ones, inclusive of ADUs.



Dormer-2 is proposed for numerous areas in west Roxbury.

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.



YARDS ARE LARGE IN DORMER-2

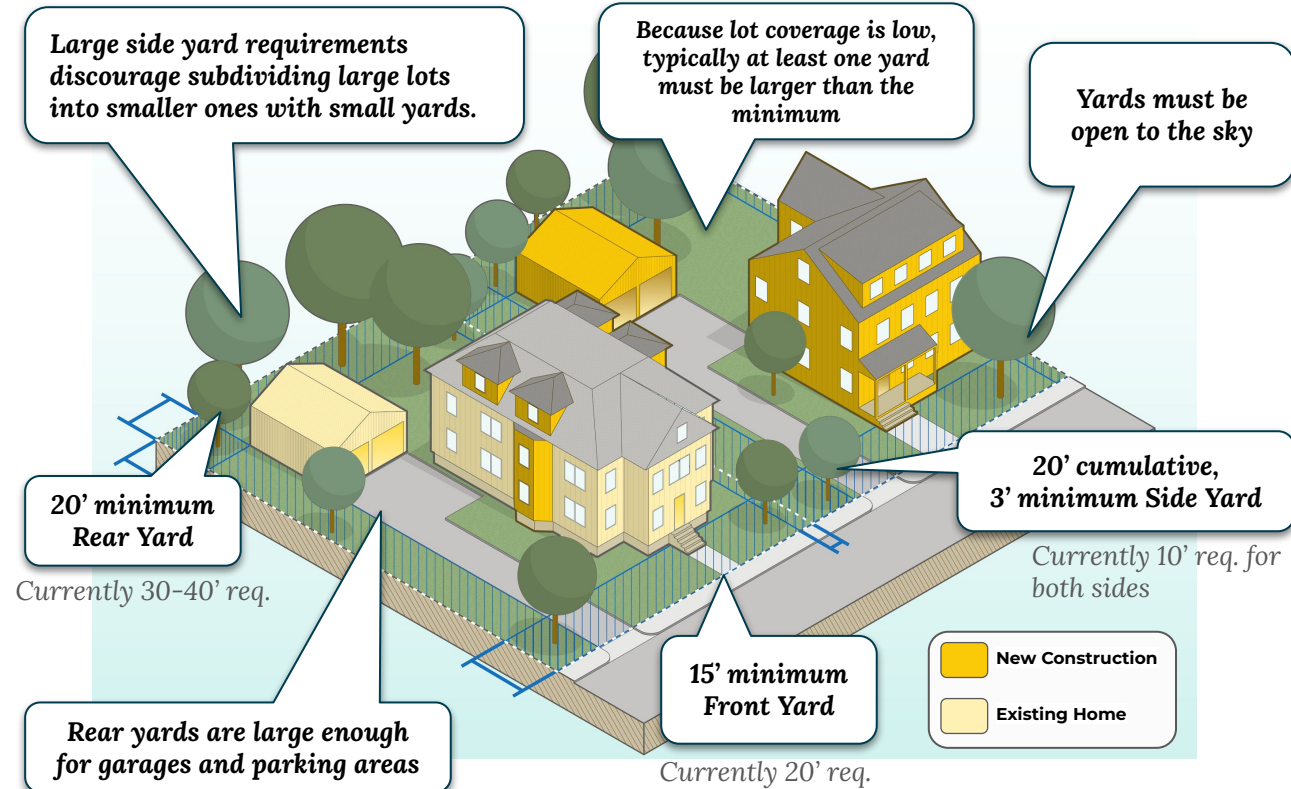
Homes in Dormer-2 are far from each other. Dormer-2 **maintains the current Side Yard requirement of 20 feet** (cumulative) to ensure distance between homes.



Space between homes



Large yards on 3 sides



Large side yard requirements discourage subdividing large lots into smaller ones with small yards.

Because lot coverage is low, typically at least one yard must be larger than the minimum

Yards must be open to the sky

20' minimum Rear Yard

Currently 30-40' req.

15' minimum Front Yard

Currently 20' req.

20' cumulative, 3' minimum Side Yard

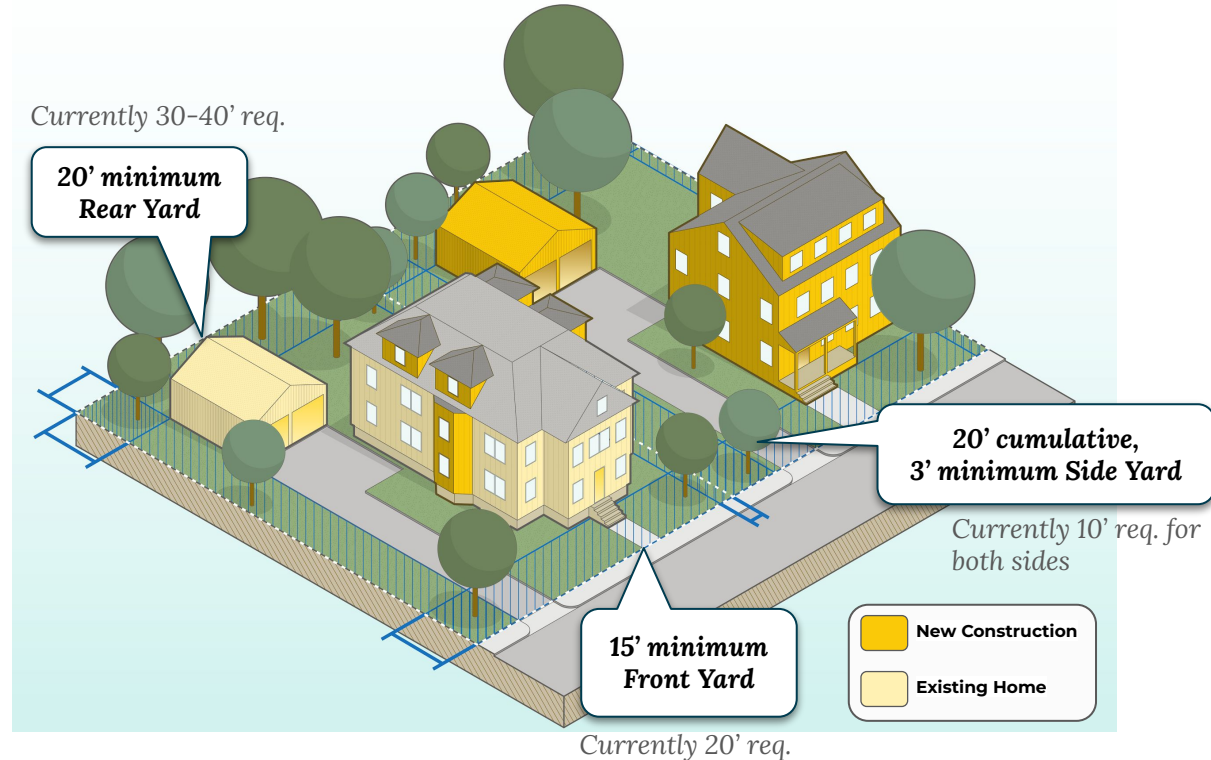
Currently 10' req. for both sides

New Construction
Existing Home

YARD CONFORMITY IN DORMER-2

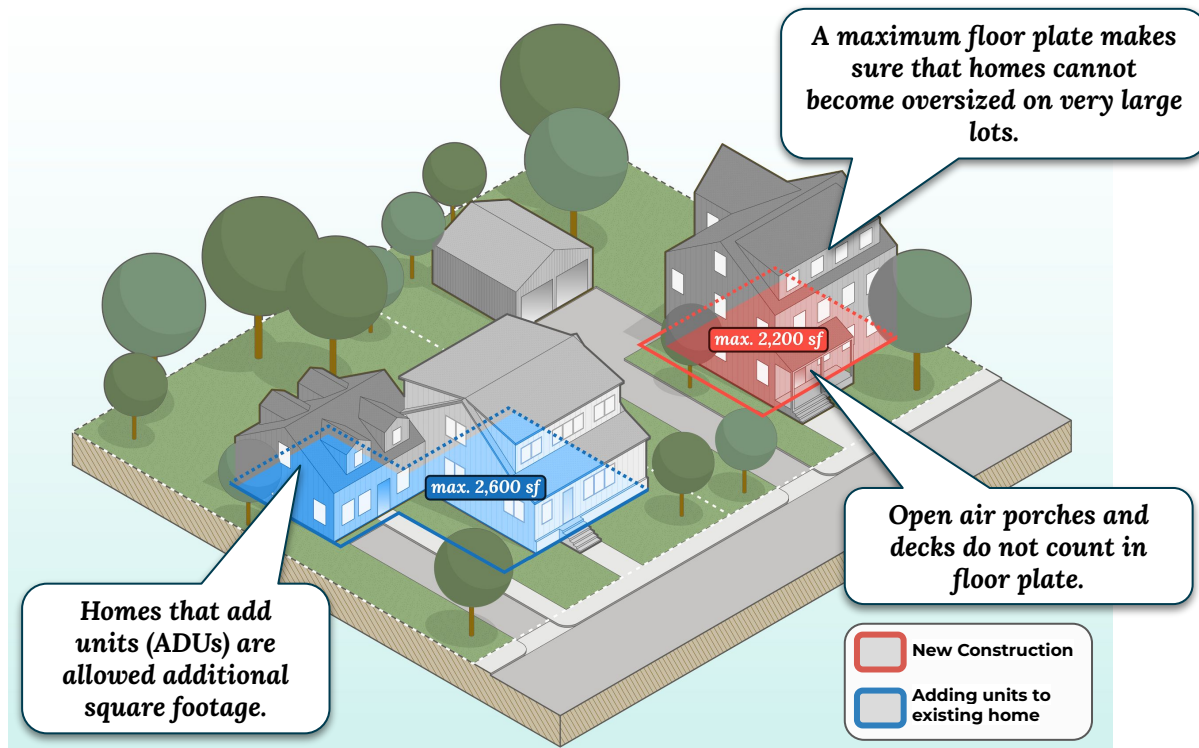
Updated yard requirements are more closely aligned with what already exists in Dormer-2. Some existing homes will still have too small yards and not be able to build further into them.

	UNDER CURRENT ZONING	UNDER UPDATED ZONING
FRONT YARDS	42% COMPLY WITH ZONING	70% COMPLY WITH ZONING
SIDE YARDS	29% COMPLY WITH ZONING	61% COMPLY WITH ZONING
REAR YARDS	70% COMPLY WITH ZONING	86% COMPLY WITH ZONING



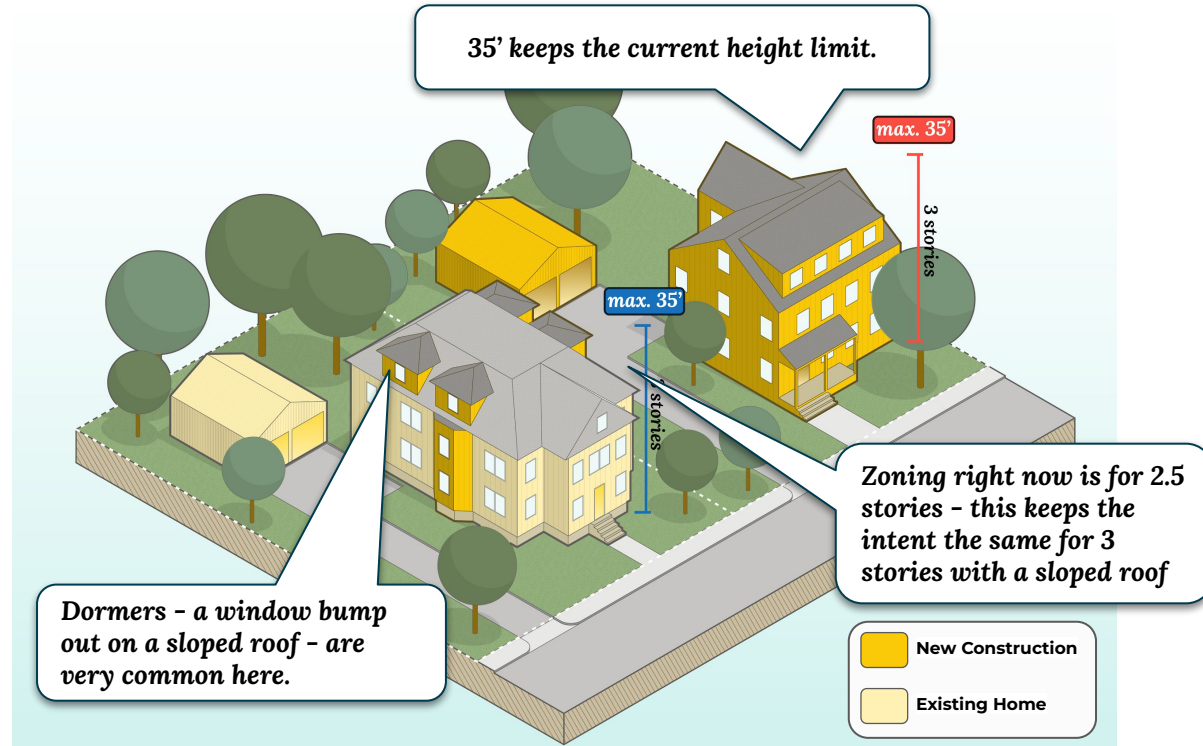
BUILDING FLOOR PLATES VARY IN SIZE IN DORMER-2

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).



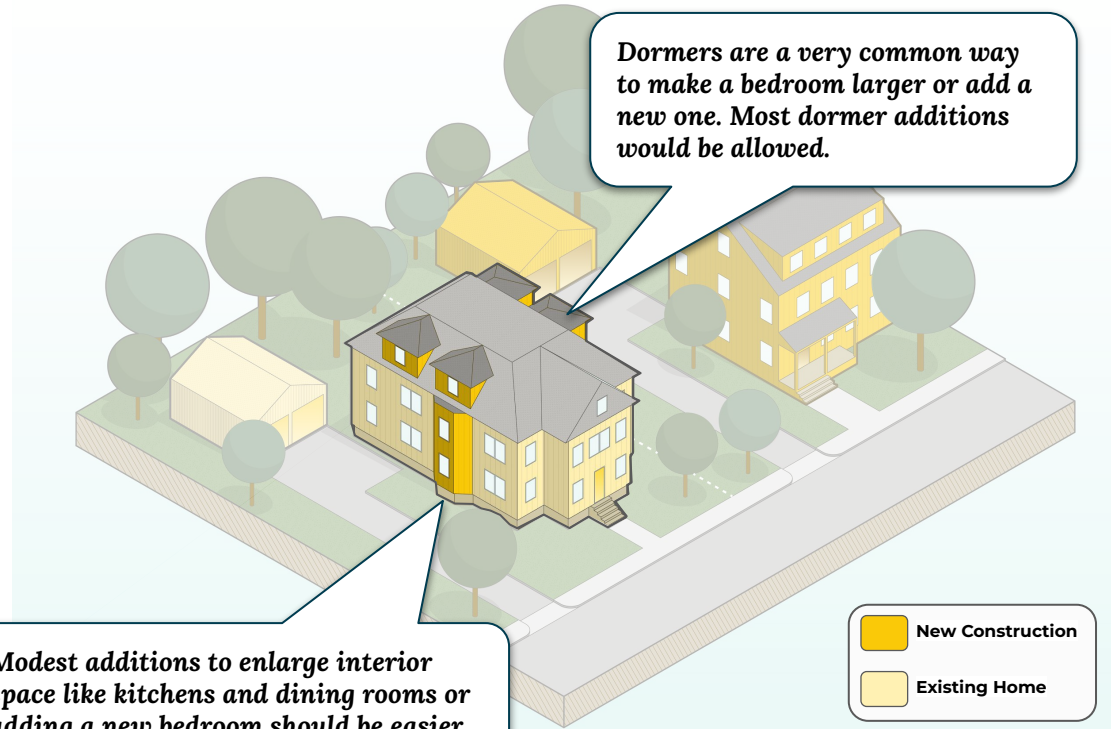
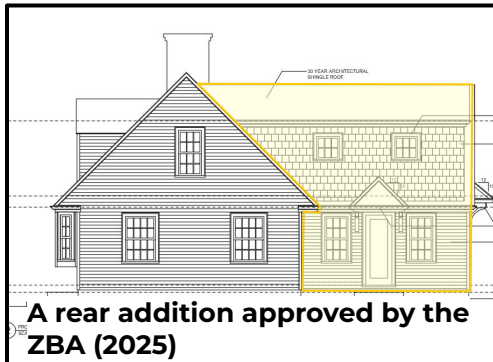
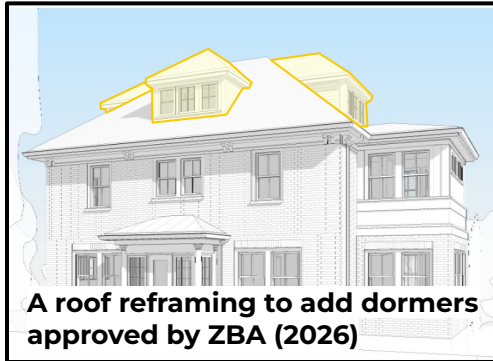
HOMES IN DORMER-2 ARE 3 STORIES W/SLOPED ROOFS

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.

Greenery & trees in yards

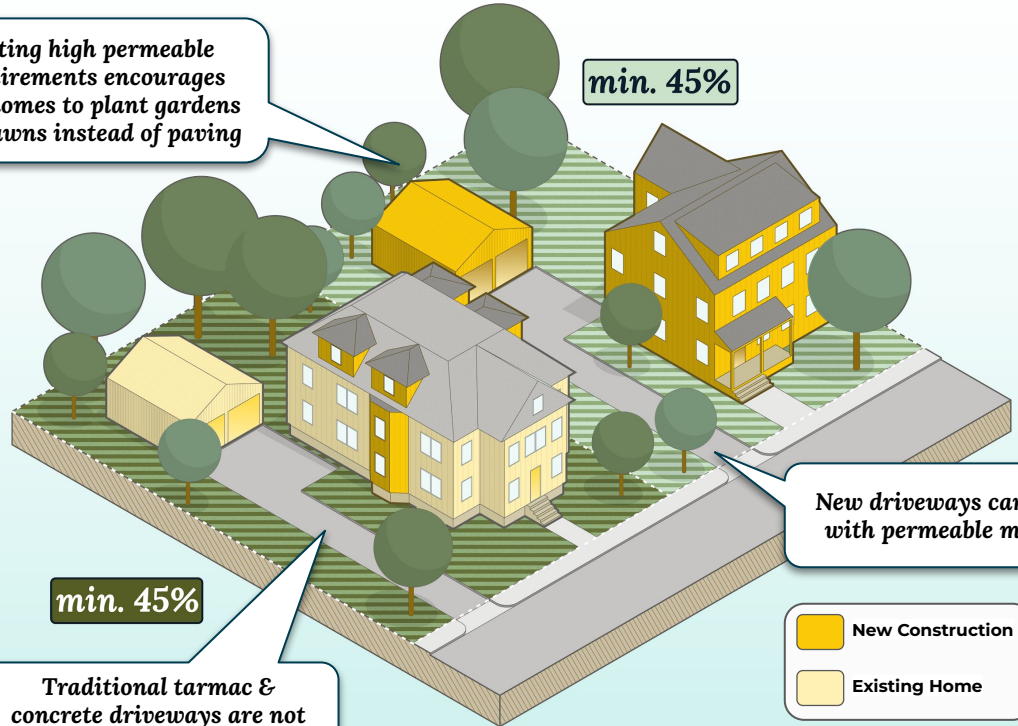


Paved driveways are common



Setting high permeable requirements encourages new homes to plant gardens and lawns instead of paving

min. 45%



New driveways can be built with permeable materials

min. 45%

Traditional tarmac & concrete driveways are not permeable

 New Construction

 Existing Home

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 makes sure that homes throughout West Roxbury can add ADUs.

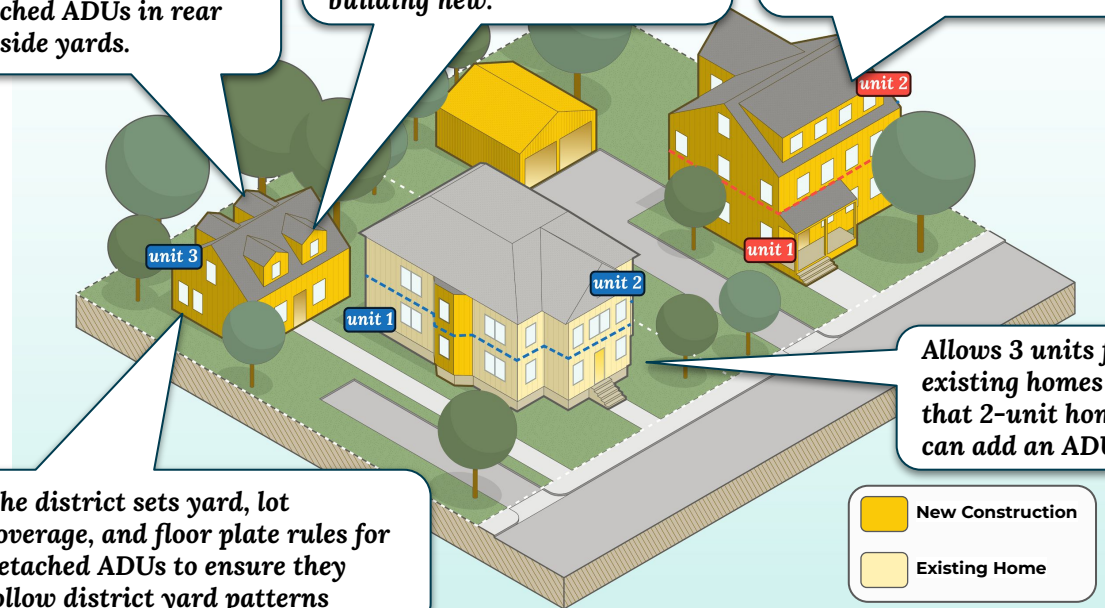


Some homes may have enough room to build detached ADUs in rear and side yards.

Making it easier to add units to existing homes encourages home owners to add on 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 can add an ADU.

CLEARER RULES, BETTER OUTCOMES

The kinds of projects that get approved today are what informed our new proposed zoning. In fact, in many cases, projects would need to have further benefit or be slimmed to be allowed. This means that these rules are not only reasonably enforceable, but aligned with community goals.

Two-unit townhouse with four off-street parking spaces (approved 2026)



Under current zoning:

❌ **FAR Excessive**

Proposed 0.62 - Req. 0.4

❌ **Height Excessive (stories)**

Proposed 3 stories - Req. 2.5 stories

❌ **Side Yard Insufficient**

Proposed 10 ft on either side, 20 ft. total - Req. 12 ft on both sides

❌ **Usable Open Space Insufficient**

Proposed 2,400 sf - Req. 3,600 sf



Under updated zoning:

✅ **Building Floor Plate**

Proposed 1,900 sf - Max 2,000 sf

✅ **Height Excessive (stories)**

Proposed 3 stories - 31 ft. - Max 35 ft.

✅ **Side Yard Requirements**

Proposed 10 ft on either side, 20 ft. total - Req. 12 ft on both sides

❌ **Permeable Area**

Proposed 40% - Req. 45%

Proponent could use permeable pavers or reduce paved surface

CLEARER RULES, BETTER OUTCOMES

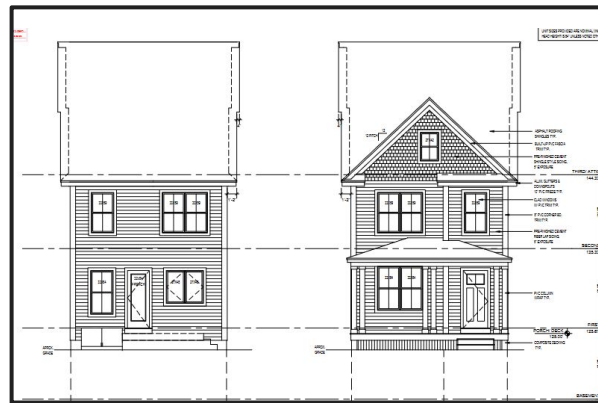
The kinds of projects that get approved today are what informed our new proposed zoning. In fact, in many cases, projects would need to have further benefit or be slimmed to be allowed. This means that these rules are not only reasonably enforceable, but aligned with community goals.

A new single-family home on a vacant lot with one tandem off-street parking space (approved 2026)



Under current zoning:

- ✗ **FAR Excessive** Proposed 0.48- Req. 0.4
- ✗ **Lot Area Insufficient** Proposed 3,600 sf - Req. 6,000 sf
- ✗ **Front Yard Insufficient** Proposed 13 ft. - Req. 20 ft.
- ✗ **Lot Frontage Insufficient**
- ✗ **Lot Width Insufficient** Proposed 40- Req. 60



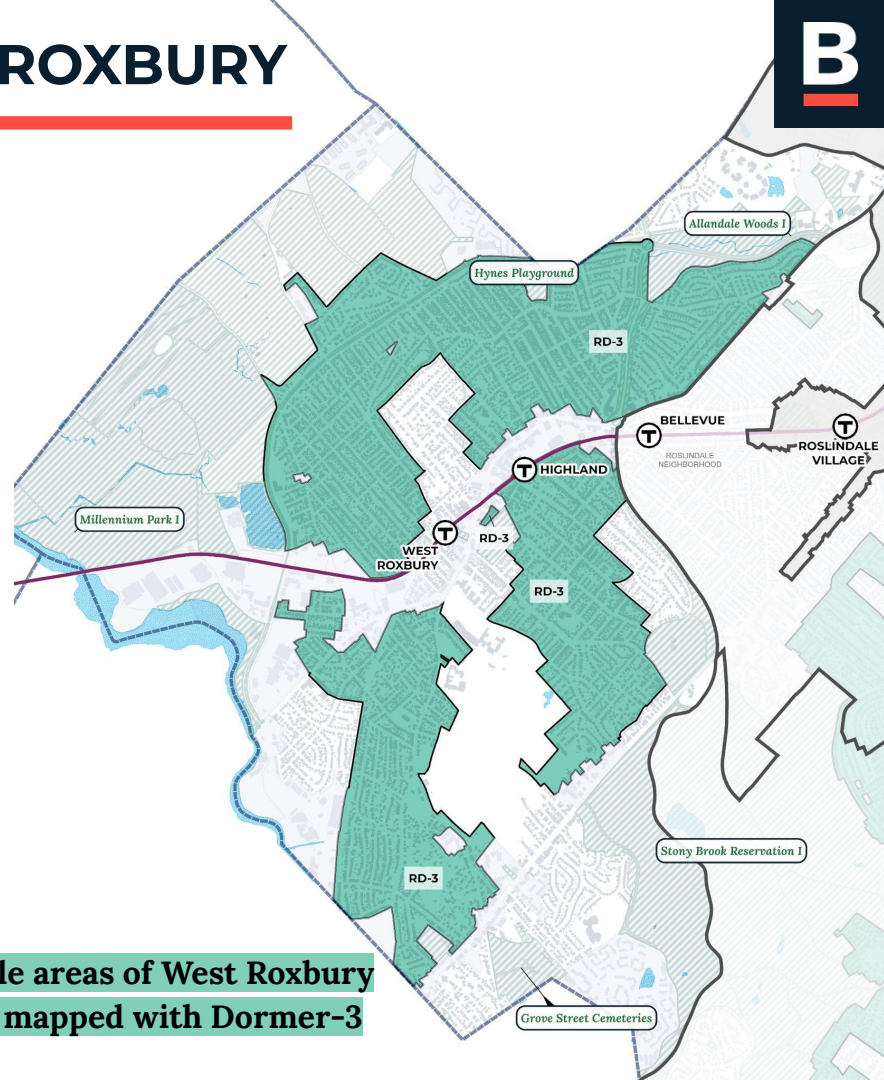
Under updated zoning:

- ✓ **Building Floor Plate** Proposed 893 sf - Max 2,000 sf
 - ✓ **Permeable Area** Proposed 55% - Req. 45%
 - ✗ **Front Yard Insufficient** Proposed 13 ft. - Req. 15 ft.
 - ✓ **Lot Coverage** Proposed 24.8% - Max 25%
- Proponent could move project back 2 ft. to meet front yard req. And still have 28 ft. in rear yard, meeting updated 20 ft. rear req.**

DORMER-3 DISTRICTS IN WEST ROXBURY

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.

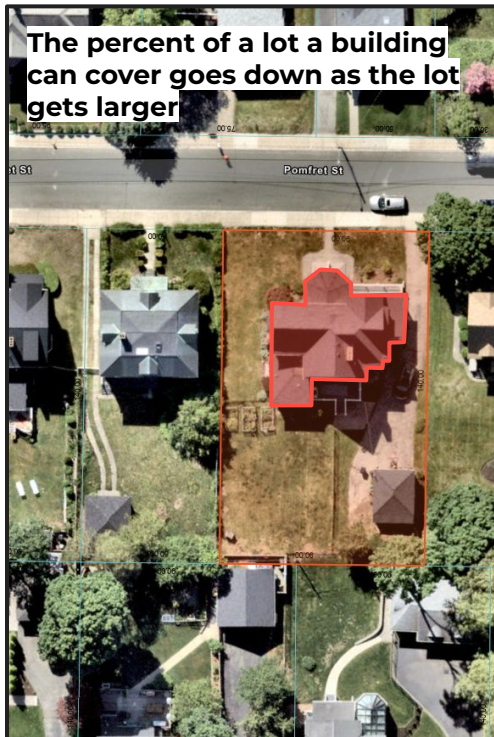
The district allows up to 3 units in all homes, including ADUs.



Multiple areas of West Roxbury
will be mapped with Dormer-3

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.



Allowed Lot coverage maximums decrease on large lots to prevent overbuilding

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

max. 25-35%

max. 30-35%

Garages are included in lot coverage

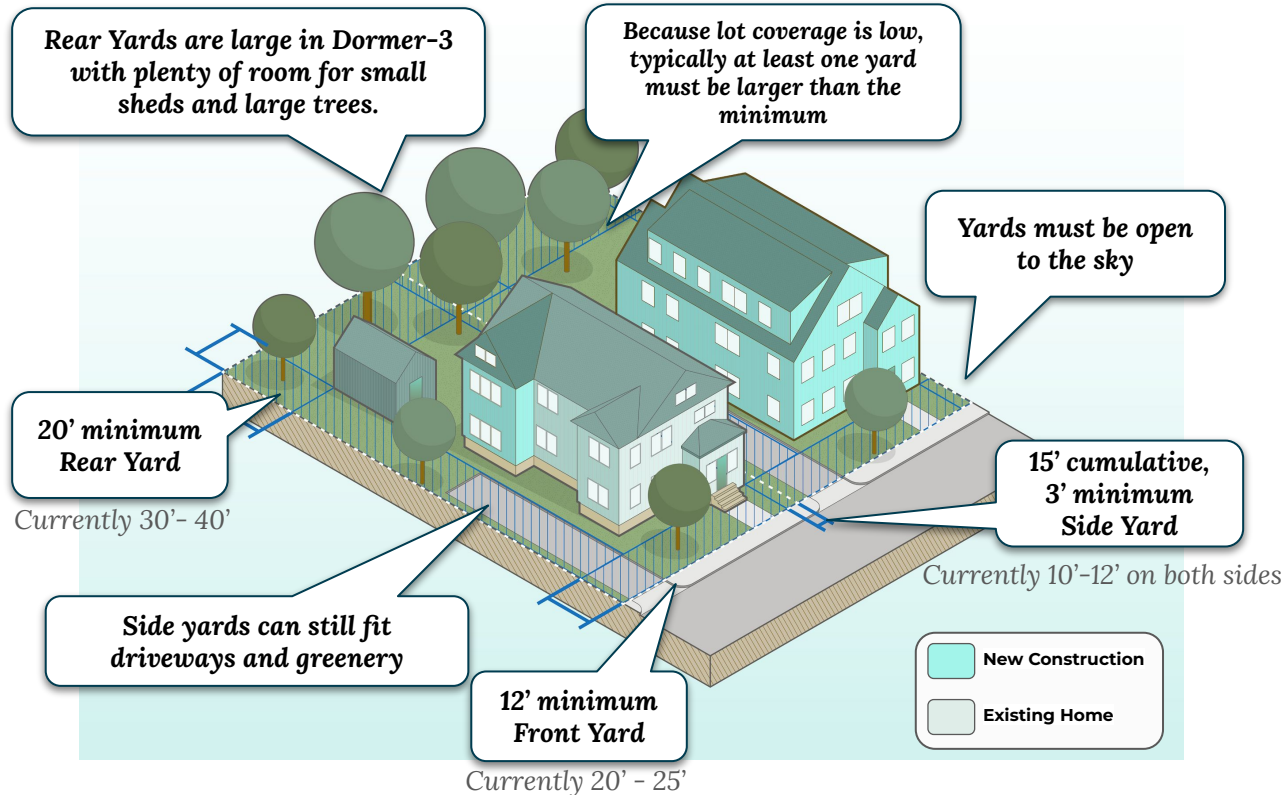
30%-35% Lot coverage max for existing homes that add units (ADUs)

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

-  New Construction
-  Adding units to existing home

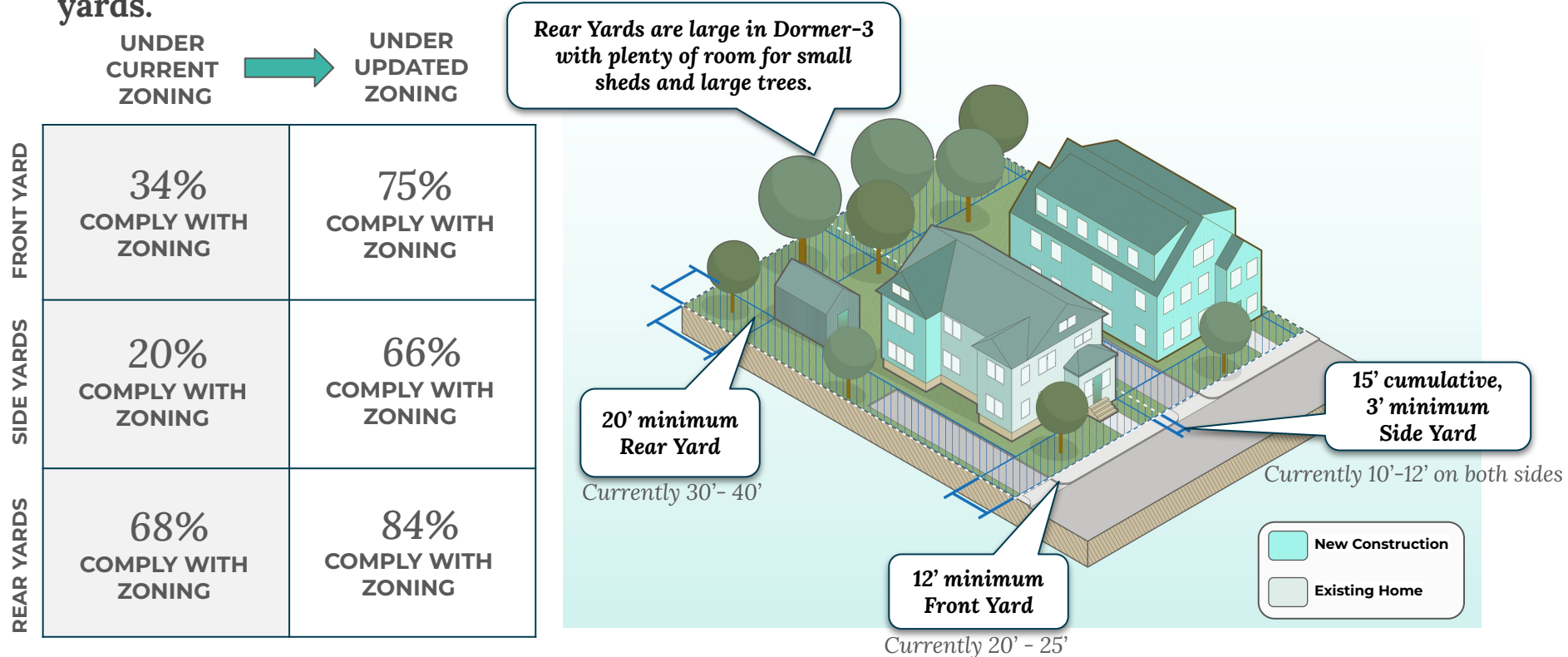
LARGE FRONT AND REAR YARDS IN DORMER-3

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.)



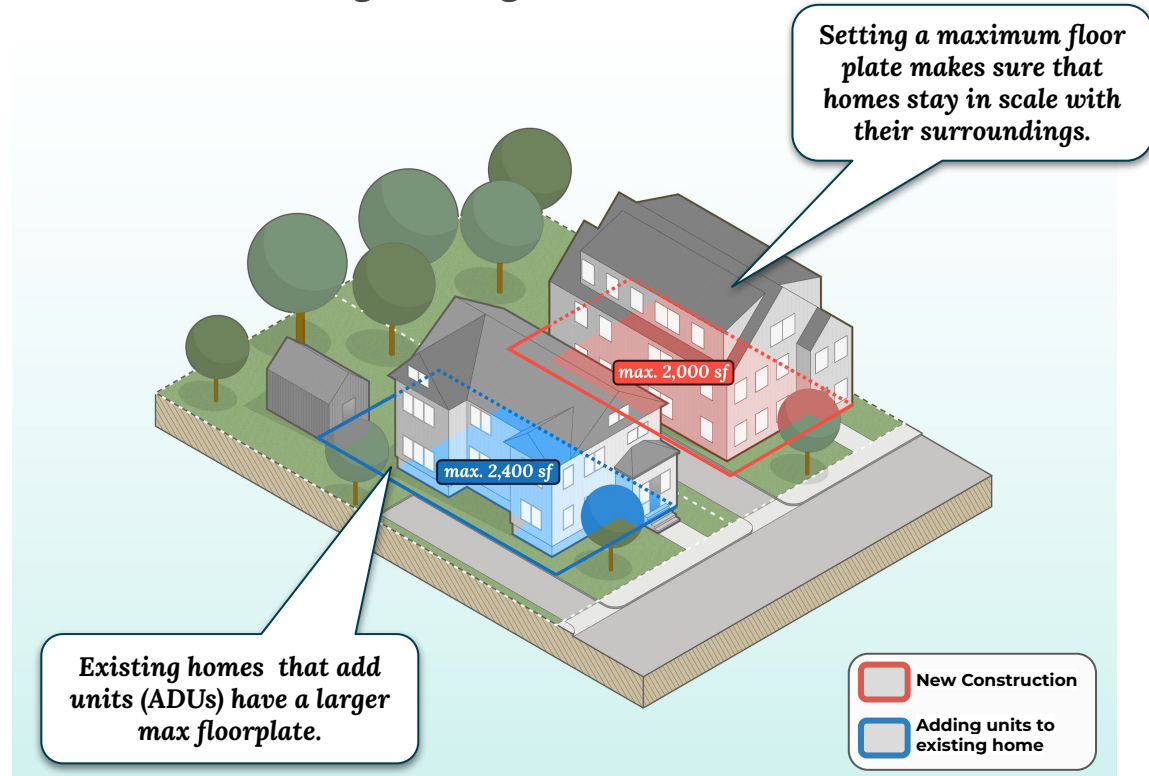
YARD CONFORMITY IN DORMER-3

Updated yard requirements are more closely aligned with what already exists in Dormer-3. Many homes will still be above these requirements and won't be able to build further into yards.



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.

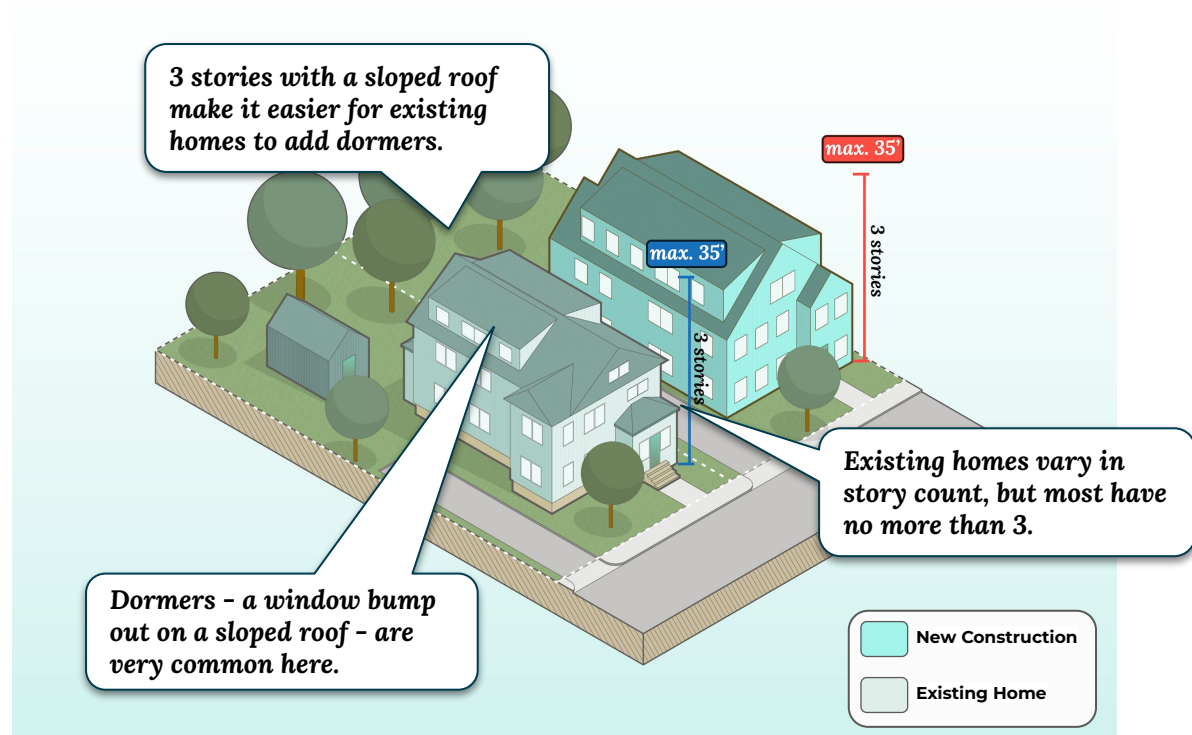


3

2

1

3 stories w/sloped roof



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.

Rear addition and porch approved by ZBA (2026)



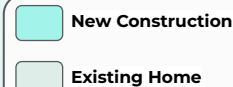
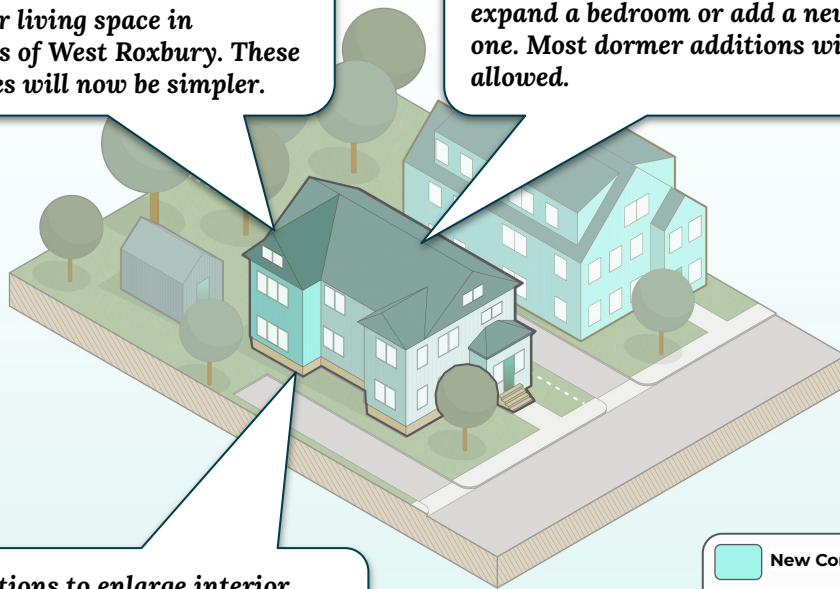
Home expansion approved by ZBA (2025)



In the last 2.5 years, 22 homes went through the ZBA in order to add a dormer or other living space in Dormer-3 areas of West Roxbury. 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 West Roxbury can add ADUs.

Existing 2-unit homes may add ADUs



Existing 3-unit homes are at the maximum for the district

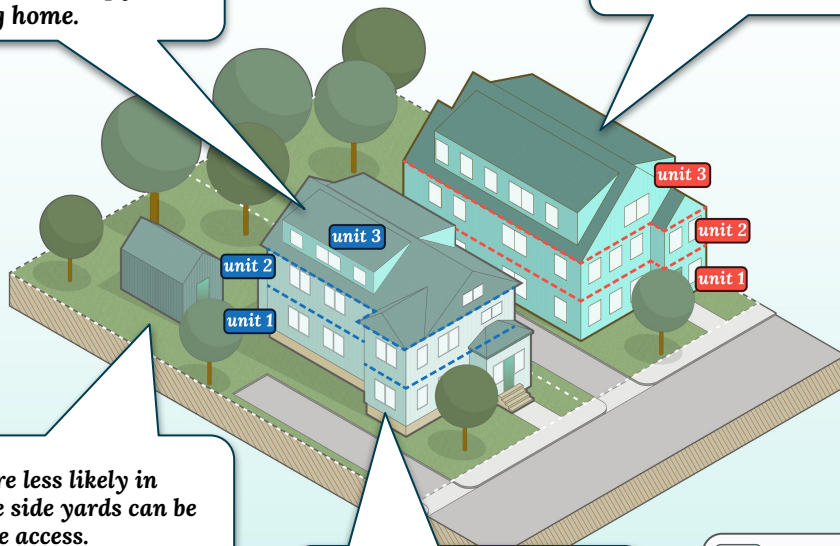


Dormers are a common way to add a unit on the top floor of an existing home.

All homes are allowed up to 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.



Legend:
New Construction
Existing Home

NEW PERMEABLE AREA REQUIREMENTS FOR DORMER-3

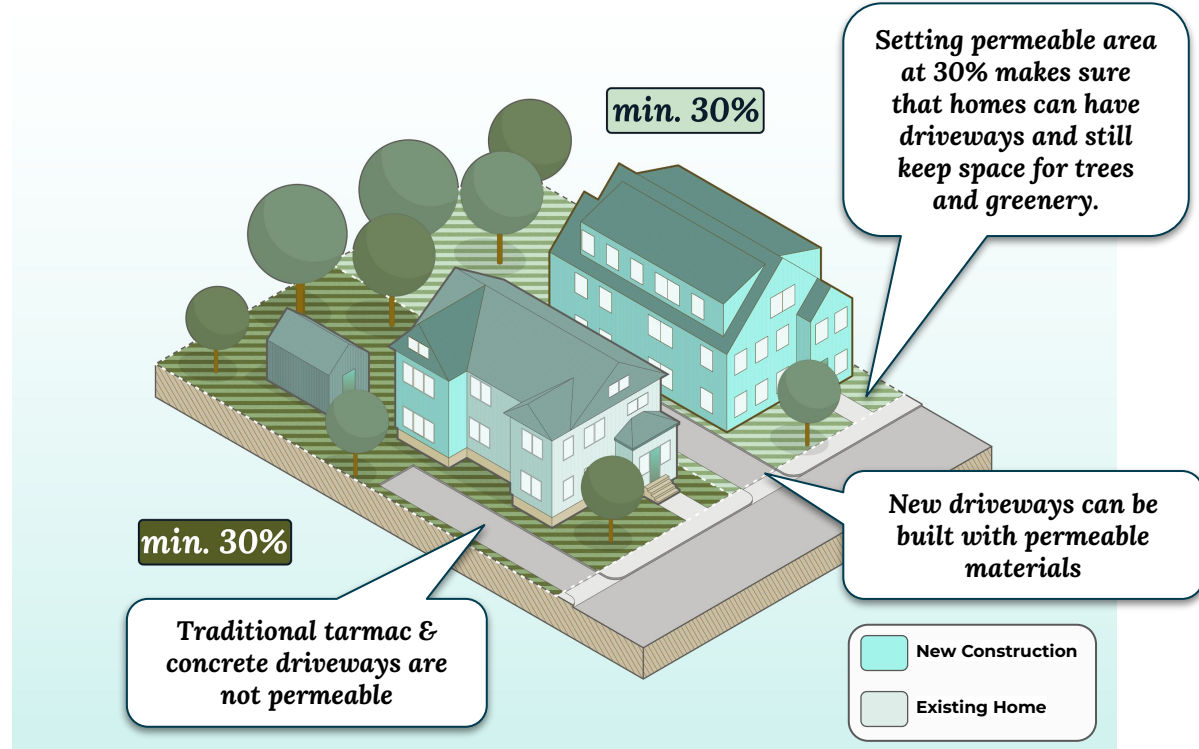
The district will require that a part of each lot has permeable areas. These include grassy yards, gardens, trees, other plant life, and permeable pavers. Ensuring permeable area helps control rainwater runoff that can cause flooding.



Greenery & trees in yards



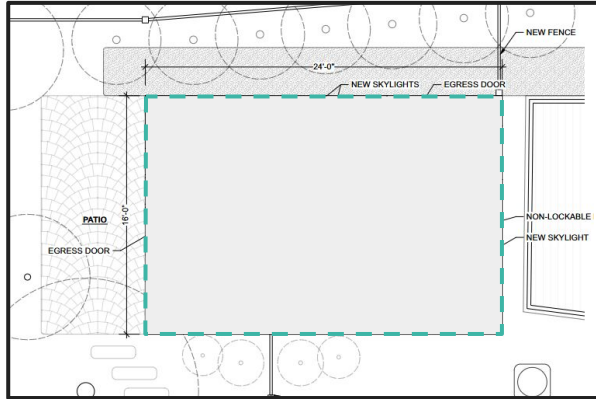
Paved driveways are common



CLEARER RULES, BETTER OUTCOMES

Many Proposed Projects go before the ZBA for zoning violations that are unrelated to the purpose of the renovation, expansion, or addition.

Converting an existing single-story shed from a woodshop to detached ADU with **no exterior changes** (approved 2025)



Under current zoning:



Under updated zoning:

Building envelope remains unchanged

✗ **Lot Area Insufficient**

Existing 6,620 sf - Req. 12,000 sf

✗ **Side Yard Insufficient**

Existing 20 ft. and 8 ft. on either side -

Req. 12 ft on both sides

✗ **Front Yard Insufficient**

Existing 16 ft. - Req. 20 ft.

✗ **Parking Insufficient** Req. 4 spaces
✗ **Two or More Dwellings on Lot**

✗ **Lot Frontage Insufficient**

✗ **Usable Open Space**
Insufficient 1,500 sf req.

✗ **Rear Yard Insufficient** Req. 30 ft.

✓ **Building Floor Plate**

Proposed 1,539 sf - Max 2,400 sf

✓ 16 ft. - **Front Yard**

28 ft. - **Rear Yard**

28 ft. cumulative - **Side Yard**

✓ **Permeable Area**

Proposed 66% - Req. minimum 45%

✓ **Lot Coverage**

Proposed 23.2% - Max 35%

✓ **Two or More Dwellings on Lot**

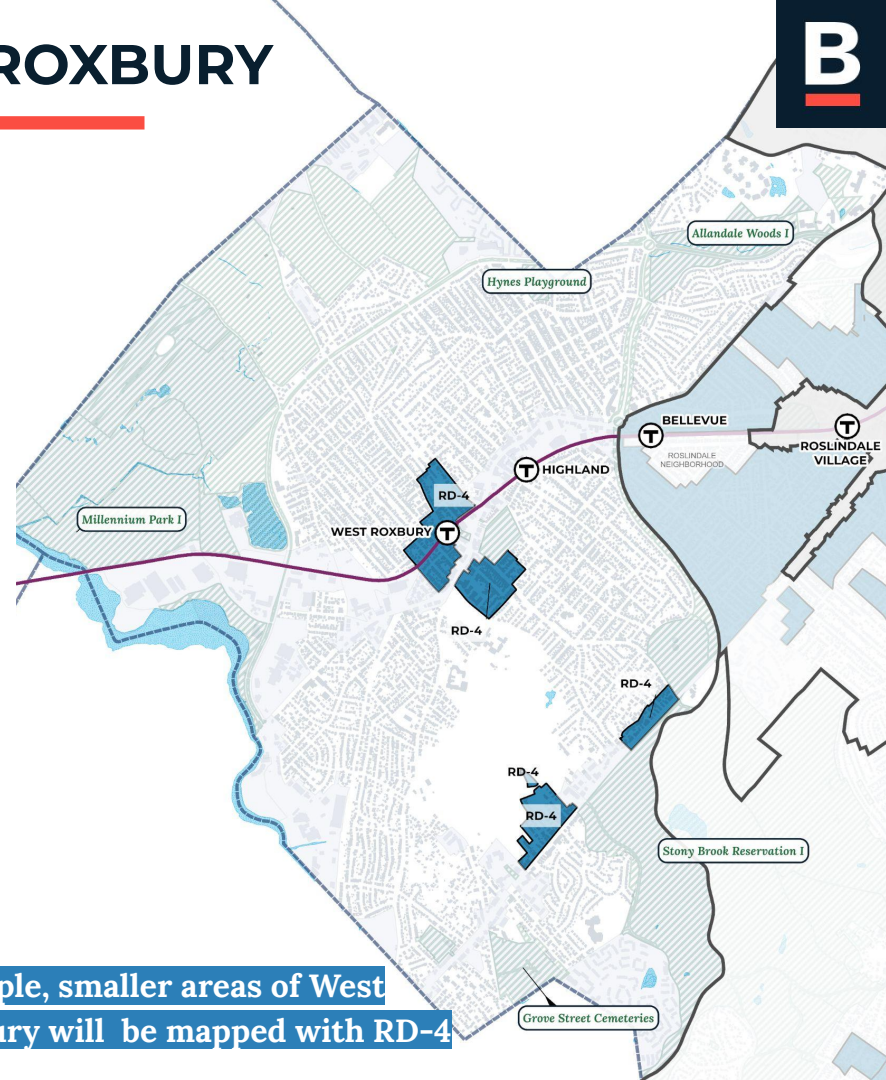
A maximum of three units per Lot

✓ **Parking**

Flexibility to meet demand as needed

DECKER-4 DISTRICTS IN WEST ROXBURY

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.



Multiple, smaller areas of West Roxbury will be mapped with RD-4

maximums get set to make buildings stay in scale.

max. 25-40%

max. 30-45%

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

Setting lot coverage based on existing patterns to make sure that buildings stay in scale.

lot coverage based on existing patterns that add (ADUs)

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

☐ New Construction
☐ Adding units to existing home

Setting lot coverage based on existing patterns to make sure that buildings stay in scale.

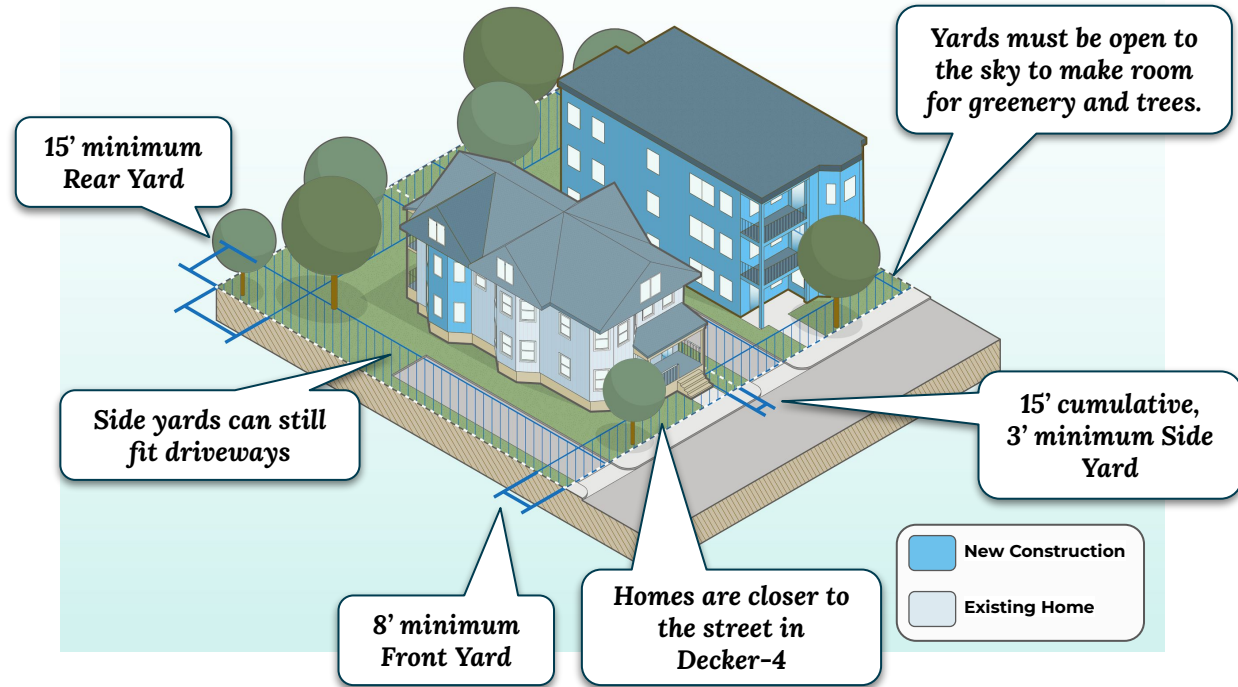
Decker-4 sets low to medium lot coverage. It gives some flexibility for different sizes of homes.

☐ New Construction

☐ Adding units to existing home

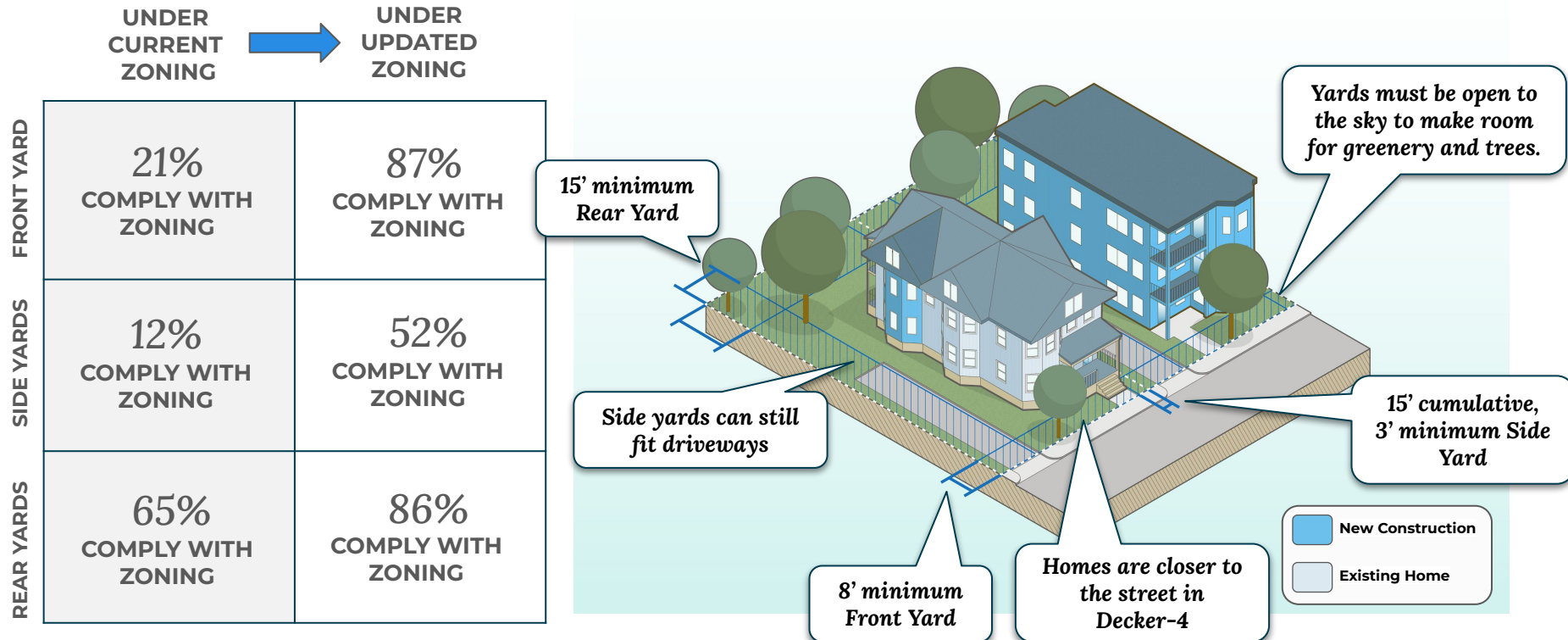
YARDS ARE SMALL OR MID-SIZED IN DECKER-4

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.



YARD CONFORMITY IN DECKER-4

Updated yard requirements are more closely aligned with what already exists in Decker-4. However, even with slightly lower requirements, some homes Decker-4 in will remain non-conforming.



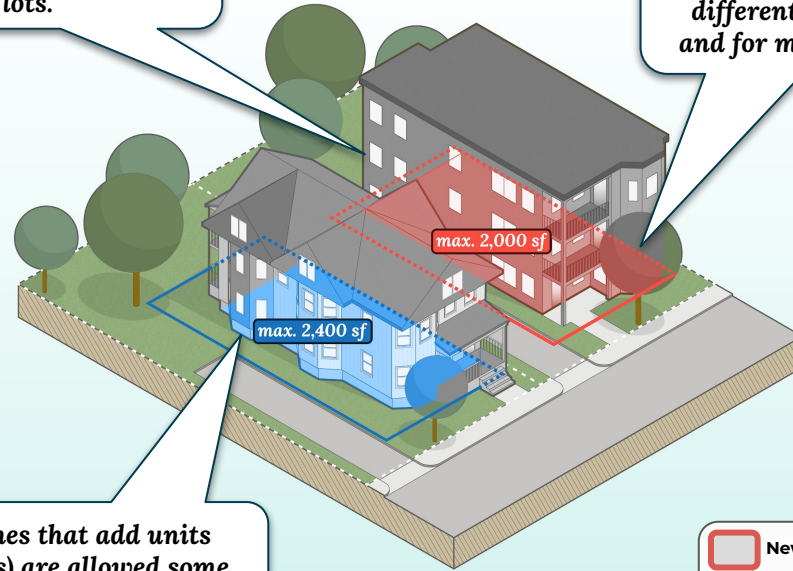
BUILDING FLOOR PLATES VARY IN SIZE IN DECKER-4

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.



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.



HOMES HAVE 3 STORIES W/SLOPED OR FLAT ROOFS

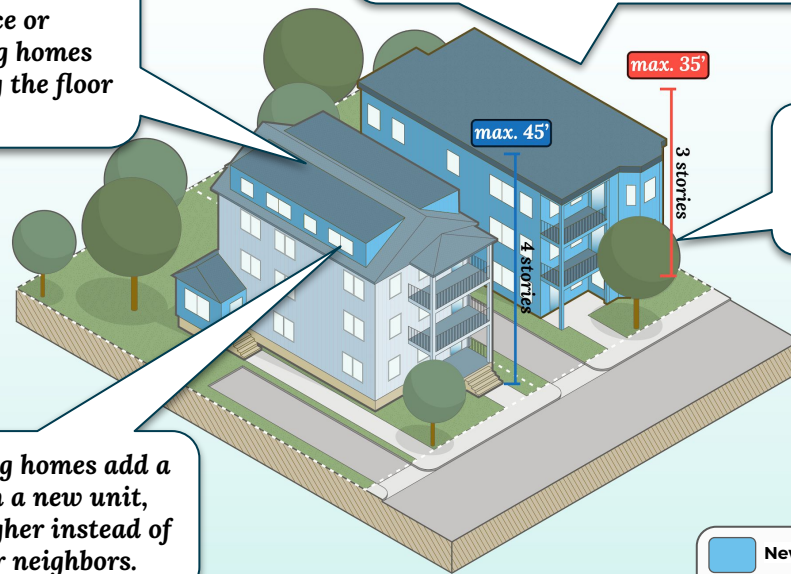
The district keeps 35' as the maximum building height for new homes but allows existing homes up to 45' and 4 stories so they can add more units.



Dormers 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.

35' makes sure that new construction matches the existing surroundings, with room for new environmental standards such as more roof 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 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)



Expanded top floor roof area to increase living space approved by ZBA (2025)



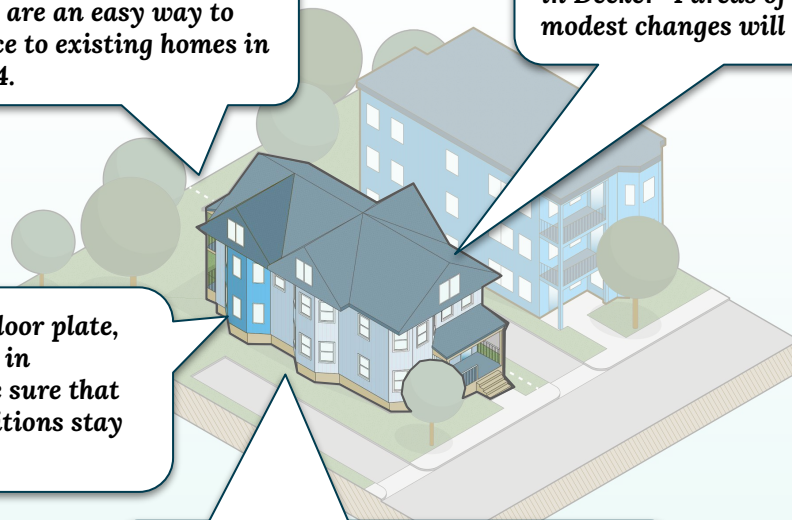
Because lots are smaller here, dormers are an easy way to add space to existing homes in Decker-4.

In the last 2.5 years 3 homes went through the ZBA to add living space in Decker-4 areas of West Roxbury - modest changes will be simpler.

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.

 New Construction
 Existing Home



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.



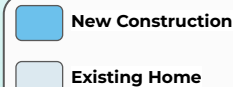
A permeable area of 25% makes sure that homes can have driveways and still keep space for trees and greenery.

min. 25%

Traditional tarmac & concrete driveways are not permeable

min. 25%

New driveways can be built with permeable materials



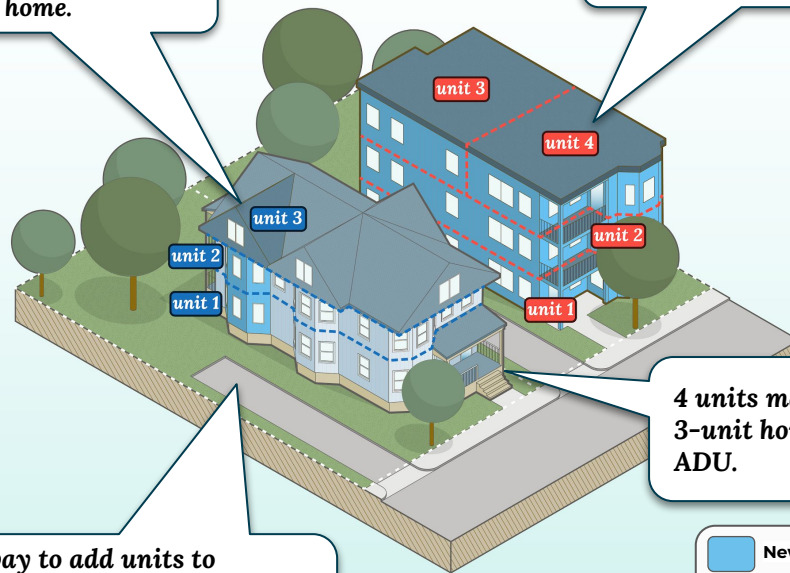
HOMES CAN ADD ADUS IN DECKER-4

The district sets a maximum unit count of 4 units for all homes. This makes sure that homes throughout West Roxbury 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.



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

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

-  New Construction
-  Existing Home

ENABLING SMALL-SCALE HOUSING

In West Roxbury, unit caps are often **at or below** what commonly occurs. Unlike a backyard ADU, these additional units often need little or no exterior change at all.

Adding a 3rd unit on the 3rd floor of an existing 2-family building (approved 2024)



Under current zoning:

- ❌ **FAR Excessive** Maximum of 0.4
- ❌ **Use Forbidden** Three-family building



Under updated zoning:

- ✅ **Building Height** Maximum of 45'
- ✅ **Use Allowed** District allows for up to 4 units per Lot

DECKER-6 DISTRICTS ARE NOT MAPPED IN WEST ROXBURY

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.



Montvale St.

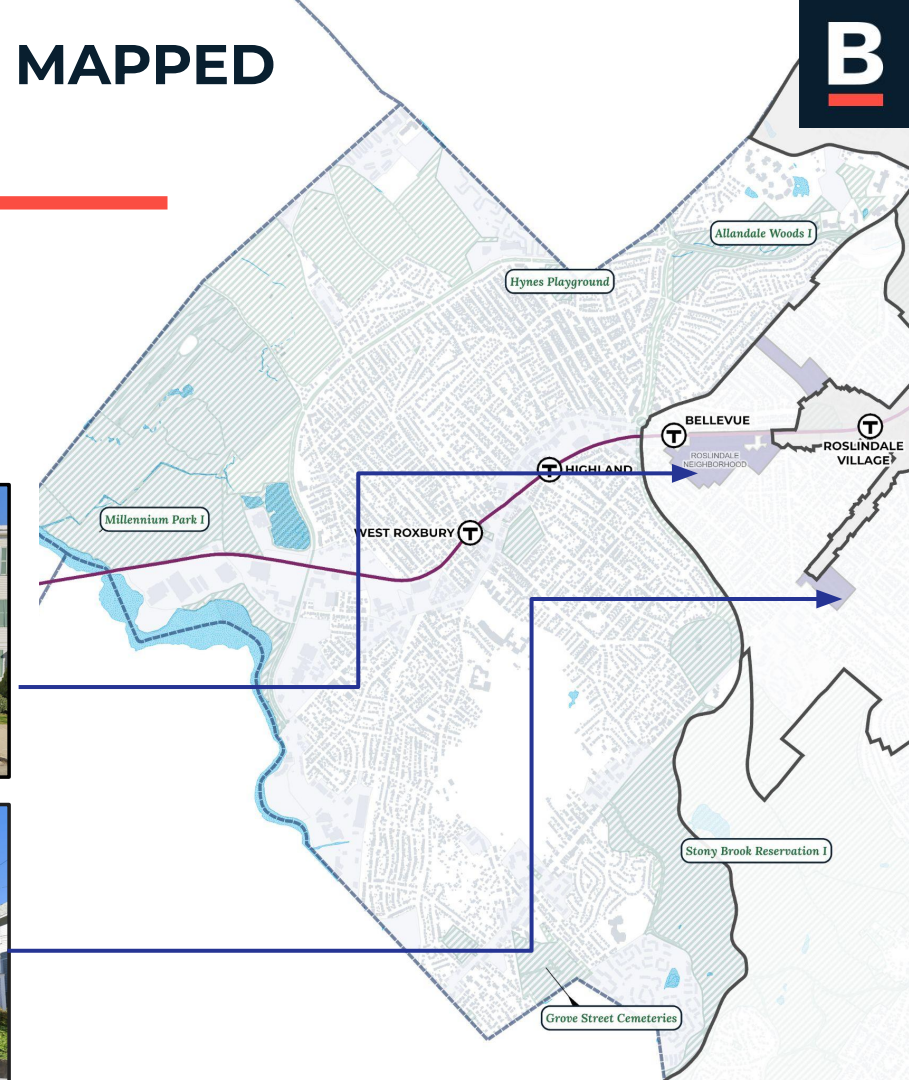


Belgrade Ave.



Cornell St.

Decker-6 is not proposed for any part of West Roxbury. The closest RD-6 district can be found along Belgrade Ave in Roslindale.



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. **There have been no Welcome Home Boston projects in West Roxbury.**



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)

Residential Garden Districts (**RG-15, RG-50, and RG-65**) are intended to optimize the placement and site design of residential developments, care facilities, and other uses on large lots exceeding one acre.

RG-15 is regulated to maintain large, contiguous tracts of undisturbed natural landscape by allowing **low building lot coverage (a maximum of 15%)**.

For lots over 1,000,000 sf, the building Lot Coverage drops to **just 5%**.



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.

Residential Garden 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.

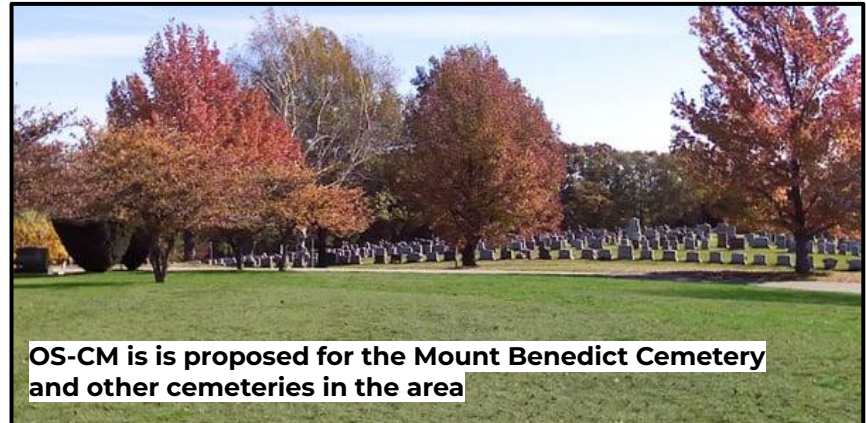


A FOCUS ON OPEN SPACE

Neighborhood Housing rezones all parklands and urban wilds under the City's care and custody. It gives them **Open Space designations (OS-P, OS-UW, or OS-CM)**. 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 West Roxbury.**

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 West Roxbury mandates **1-1.5 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.

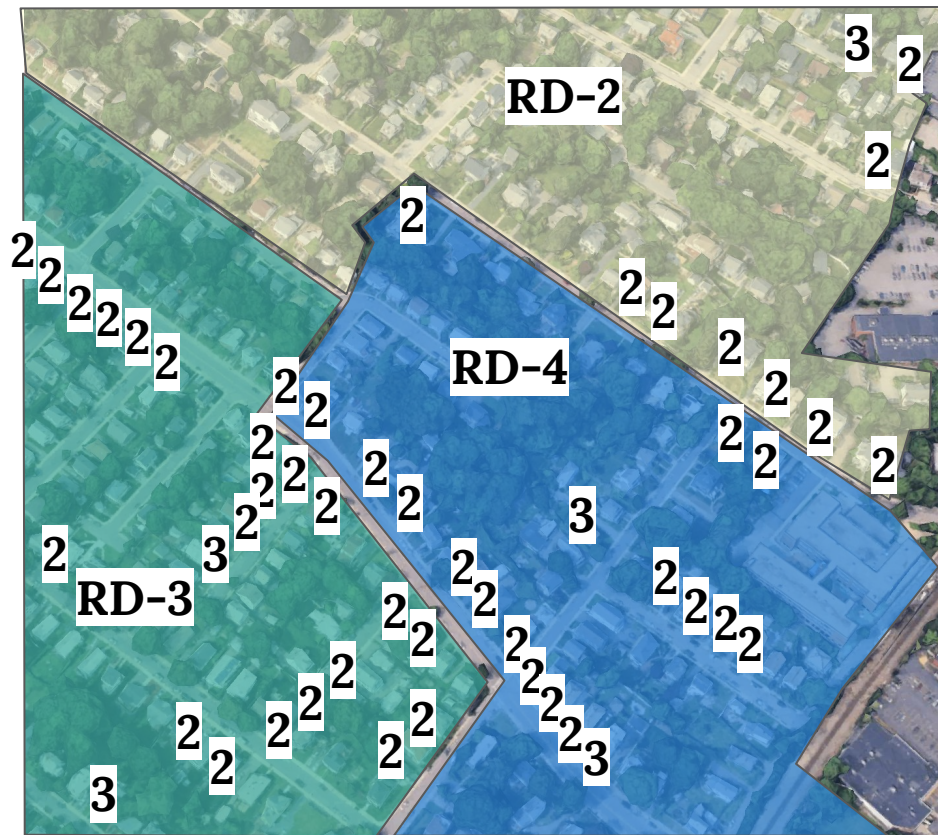
Parking flexibility means homeowners can:

- 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.

MULTI-UNIT BUILDINGS EXIST ACROSS WEST ROXBURY

In West Roxbury:

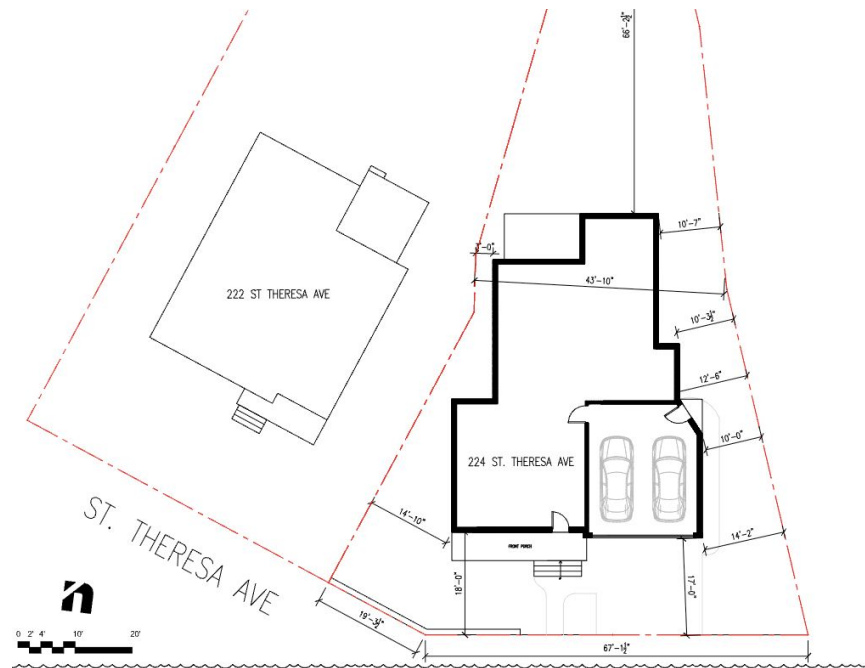
- 27% of blocks in RD-2 **have at least two duplexes**, and 20% **already have one triple-decker**.
- 43% of blocks in RD-3 have **at least two duplexes**, and 14% **already have one triple-decker**.
- 33% of blocks in RD-4 **already have at least two triple-deckers**, and 7% **have a building with 4-6 units**.



THESE CHANGES ARE INCREMENTAL BUT IMPORTANT

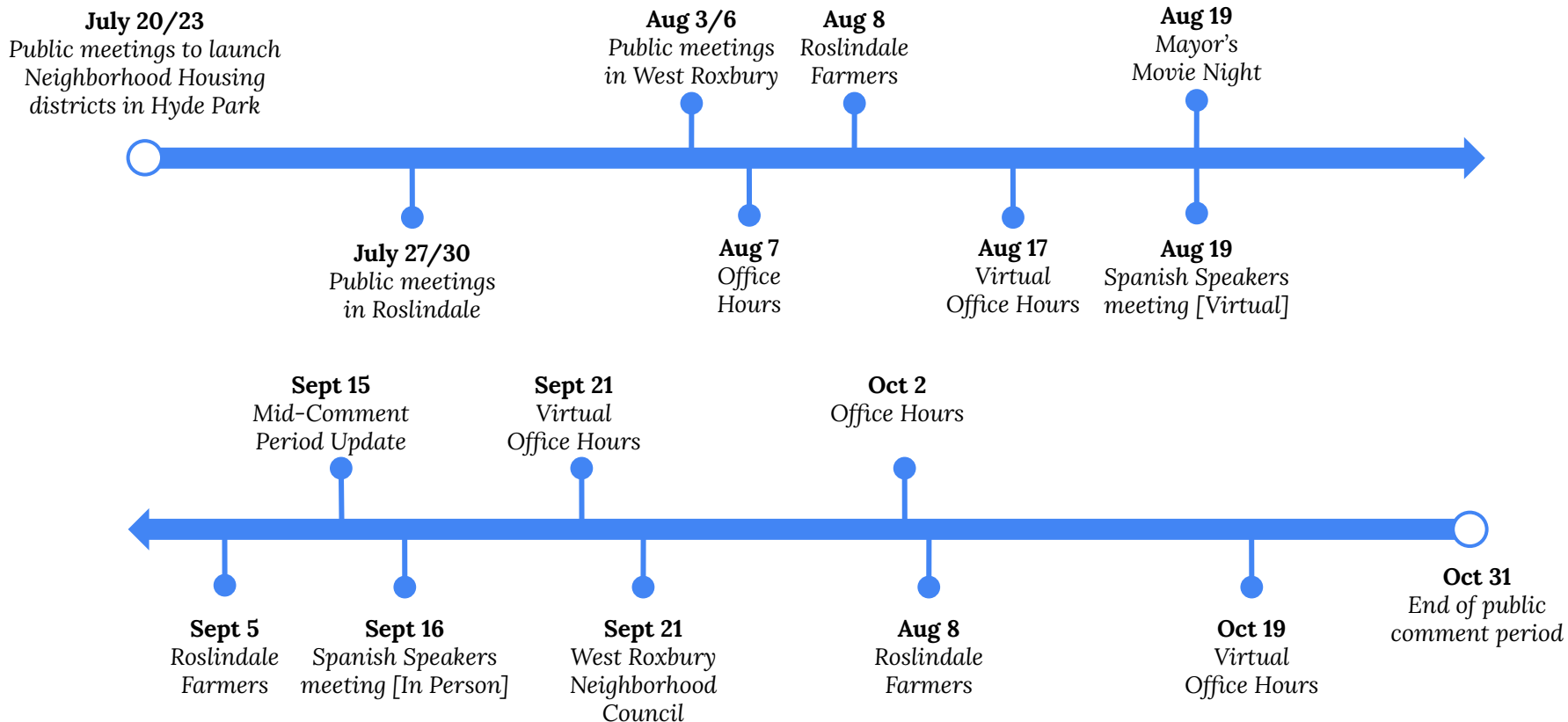
New construction is rare: **about 15 homes a year** across West Roxbury, Roslindale, and Hyde Park.

- Of the four new-construction approvals in West Roxbury, one tore down a single-family house, split the lot, and built two houses closer together than the originals.
- Under today's rules, splitting the lot was the only way to get a second unit. The new zoning lets you add one to the house instead, keeping the lot and the yards intact.
- In Mattapan, the first project under the new zoning was a single-family house, even though two units were allowed.
- Across the city, two- and three-families are regularly combined back into single-family homes.



At 222 St Theresa, ZBA approved demolishing and rebuilding the existing building at 222 with a new additional one-unit building on the same lot.

WHERE WE'LL BE IN WEST ROXBURY THIS SUMMER



IN PERSON OPPORTUNITIES FOR ENGAGEMENT

IN-PERSON ENGAGEMENT

- Aug 3-6**
Public launch meetings in West Roxbury
- August 7**
Office Hours | 12-2 pm, Sugar Bakery
- August 8**
Roslindale Farmers Market | Adams Park
- August 19**
Mayor's Movie Night | 7 pm, Draper Playground
- September 11**
Office Hours | 12-2 pm, Sugar Bakery
- September 16**
In-Person Meeting for Spanish Speakers | 6-8 pm, Hyde Park Community Center
- September 22**
West Roxbury Neighborhood Council | 7-8:30 PM
- October 2**
Office Hours | 12-2 pm, Sugar Bakery

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 29

West Roxbury Senior Center

August 8

Roslindale Farmers Market

August 19

Mayor's Movie Night

September 5

Roslindale Farmers Market

October 3

Roslindale Farmers Market



We will be at the Roslindale Farmers Market and Mayor's Movie night this 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 speak Spanish will be hosting meetings in Spanish. These meetings are for community members in Hyde Park, West Roxbury, and Roslindale.

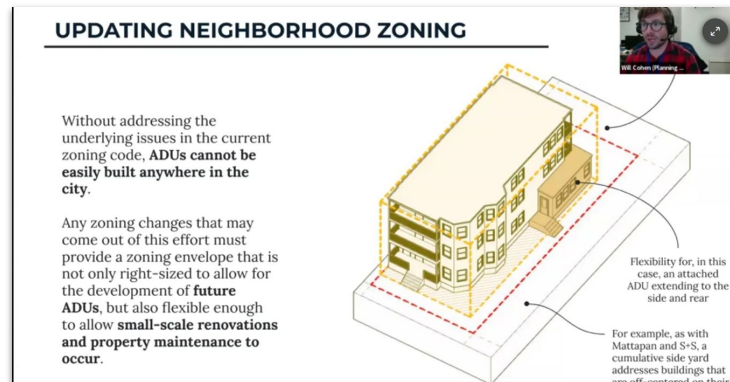
- **August 19 - Virtual on Zoom, 6-7:30 pm**
- **September 16 - In Person, 5:30-7:30 pm, Hyde Park Community Center**

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

September 22

West Roxbury Neighborhood Council



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

Email

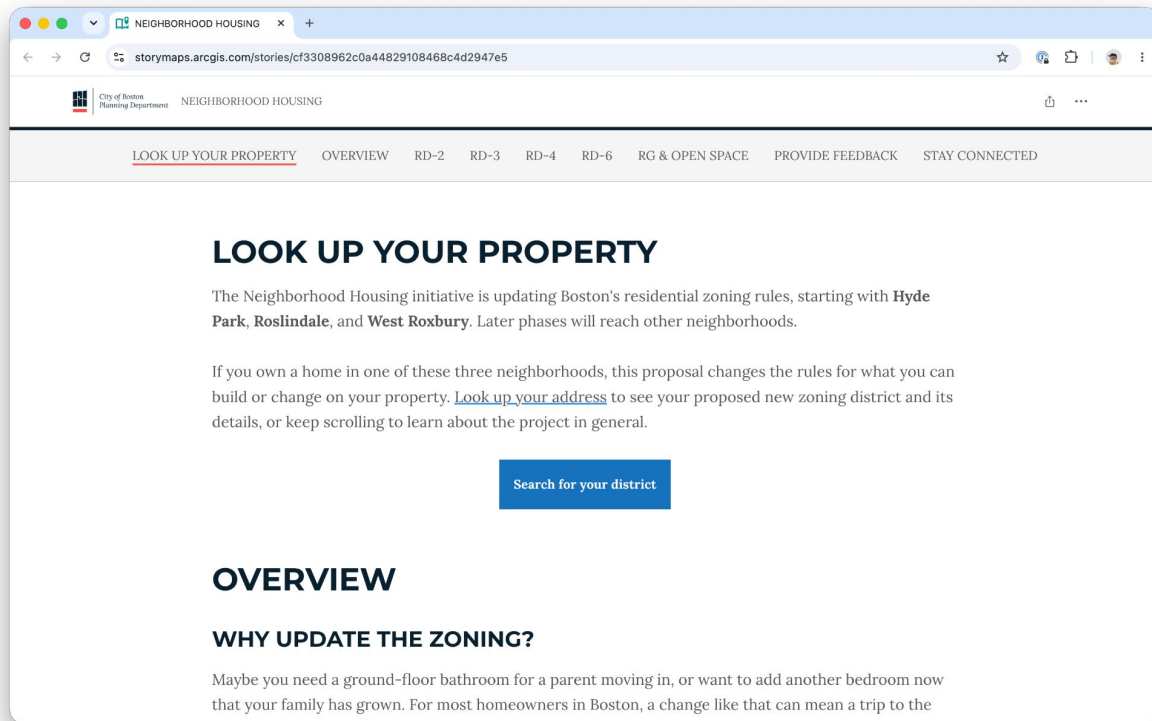
nbhdzoning@boston.gov. We can arrange to come to a meeting with you.

October 31

Public comment period ends



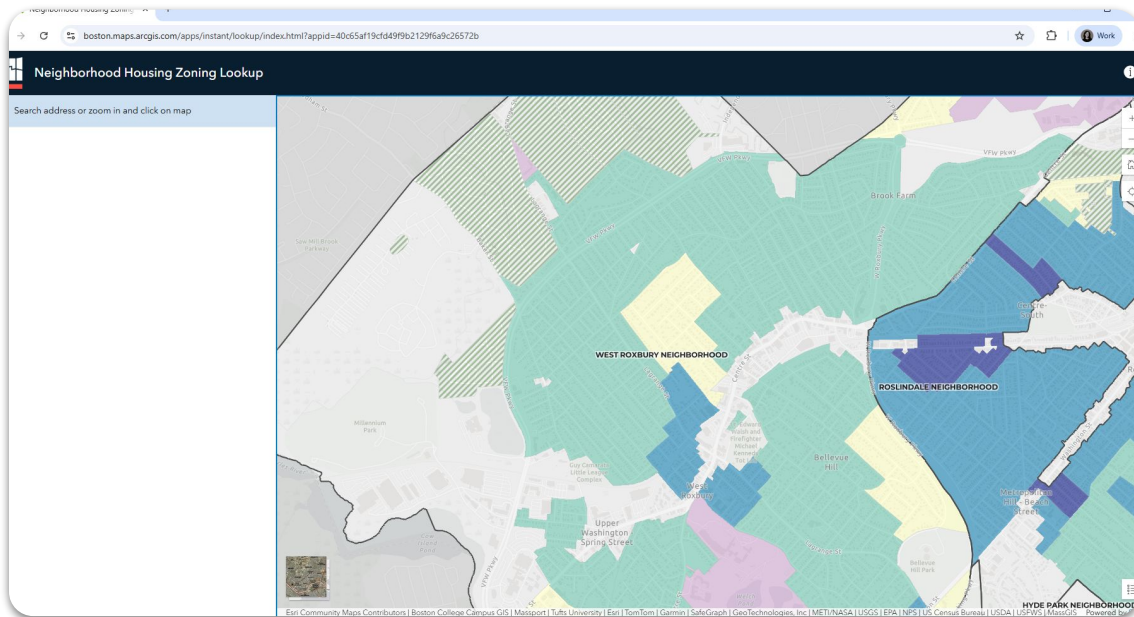
FIND WHICH ZONE YOU LIVE IN



<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



August 3, 2026

THANK YOU FOR YOUR PARTICIPATION

Questions? Comments? Feedback?



DORMER-2 VERSUS EXISTING ZONING

Front yards:

- Current zoning requires 20-25'.
- Median front yard in RD-2 is 19'. 80% value is 12'.
- RD-2 requires 15'.
- Goes from 42% conformity to 70% conformity.

Side yards:

- Current zoning requires 10-12' on each side.
- Median cumulative side yard in RD-2 is 28' with a short side of 8'. 80% value is cumulative 17' with a 4' short side.
- RD-2 requires 10/20' cumulative with a 3' minimum.
- Goes from 29% conformity to 61% conformity.

Rear yards:

- Current zoning requires 30-40'.
- Median rear yard in RD-2 is 42'. 80% value is 24'.
- RD-2 requires 10-20'.
- Goes from 70% conformity to 86% conformity.

FAR and lot coverage:

- Current zoning requires an FAR of 0.3-0.4.
- Median FAR in RD-2 is 0.41. 80% value is 0.57.
- D-2, instead, proposes a lot coverage regulation of 25-30%.
- Median lot coverage in RD-2 is 19%, with an 80% value of 25%.
- Goes from 45% conformity for FAR to 81% conformity for lot coverage, with added protection around yards.

Height is unchanged at 35'.

DORMER-3 VERSUS EXISTING ZONING

Front yards:

- Current zoning requires 20-25'.
- Median front yard in RD-3 is 17'. 80% percentile is 11'.
- RD-3 requires 12'.
- Goes from 34% conformity to 75% conformity.

Side yards:

- Current zoning requires 10-12' on each side.
- Median cumulative side yard in RD-3 is 21' with a short side of 6'. 80% percentile is cumulative 14' with a 3' short side.
- RD-3 requires 10/15' cumulative with a 3' minimum.
- Goes from 20% conformity to 66% conformity.

Rear yards:

- Current zoning requires 30-40'.
- Median rear yard in RD-3 is 40'. 80% percentile is 23'.
- RD-3 requires 10-20'.
- Goes from 68% conformity to 84% conformity.

Height is unchanged at 35'.

FAR and Lot Coverage West Roxbury:

- Current zoning requires an FAR of 0.3-0.4.
- Median FAR in RD-3 is 0.49. 80% percentile is 0.67.
- RD-3, instead, proposes a lot coverage regulation of 25-35%.
- Median lot coverage in RD-3 is 22%, with an 80% value of 30%
- Goes from 30% conformity for FAR to 89% conformity for lot coverage, with added protection around yards.

DECKER-4 VERSUS EXISTING ZONING

Front yards:

- Current zoning requires 20-25'.
- Median front yard in RD-4 is 14'. 80% value is 9'.
- RD-4 requires 8'.
- Goes from 21% conformity to 87% conformity.

Side yards:

- Current zoning requires 10-12' on each side.
- Median cumulative side yard in RD-4 is 20' with a short side of 5'. 80% value is cumulative 13' with a 2' short side.
- RD-4 requires 6/15' cumulative with a 3' minimum.
- Goes from 12% conformity to 52% conformity.

Rear yards:

- Current zoning requires 30-40'.
- Median rear yard in RD-4 is 36'. 80% value is 23'.
- RD-4 requires 10-15'.
- Goes from 65% conformity to 86% conformity.

FAR and lot coverage:

- Current zoning requires an FAR of 0.3-0.8 (2F-6000, at 0.8, is 22% of RD-4's parcels).
- Median FAR in RD-4 is 0.59. 80% value is 0.88.
- RD-4, instead, proposes a lot coverage regulation of 25-45% by lot size.
- Median lot coverage in RD-4 is 27%, with an 80% value of 37%.
- Goes from 28% conformity for FAR to 73% conformity for lot coverage, with added protection around yards.

Height is unchanged at 35'. (Table C allows 45' and 4 stories in RD-4 for existing buildings adding units)