

## REGULATIONS GOVERNING DESIGN

^SECTION 50-38. **Roxbury Neighborhood District Design Review.** In order to ensure that growth in the Roxbury Neighborhood District is compatible with the character of the buildings and landscape and that new development is of a quality that enhances the neighborhood visually and economically and is not damaging to environmental quality, design review is required for certain Proposed Projects through Large Project Review (Urban Design Component) or Small Project Review (Design Component), pursuant to Article 80 of this Code.

1. Applicability of Design Review. To determine whether a Proposed Project is subject to Large Project Review, see Section 80B-2 (Applicability of Large Project Review).

To determine whether a Proposed Project is subject to Small Project Review, see Section 80E-2.1 (Applicability of Small Project Review: Design Component) and this Section 50-38.1. In addition to those Proposed Projects specified in Section 80E-2.1, the following Proposed Projects are subject to the Design Component of Small Project Review pursuant to subsection (b) (IV) (Design Review Required by Underlying Zoning) of Section 80E-2.1:

- (a) Any Proposed Project to erect a new building or structure in a Neighborhood Design District;
- (b) Any exterior alteration affecting more than three hundred (300) square feet of the Street Wall facade above the Ground Floor Ceiling Height of a Proposed Project visible from any public street or public open space within a Neighborhood Design District or Boulevard Planning District; or
- (c) Any exterior alteration changing the roof shape, cornice line, height of Street Wall, or Building Height of an existing Building within a Neighborhood Design District or Boulevard Planning District. However, those Proposed Projects within a Boulevard Planning District in which the underlying subdistrict is an Industrial Development Area shall not be subject to design review pursuant to (a) and (b) above.
- (d) Any Proposed Project within a Neighborhood Design District, if visible from a public street or public open space, that proposes the erection of a new building or the addition or expansion of an existing building or structure by more than seven hundred fifty (750) square feet or more of gross floor area. In connection with the design review for such Proposed Projects, to the extent that they are not subject to Article 80 Small or Large Project Review, the Boston Redevelopment Authority shall notify abutters, the Roxbury Neighborhood Council, the Mayor's Office of Neighborhood Services, and the relevant District City Councilor within five (5) days of its receipt of all materials required for such review. A fourteen (14)-day public comment period concerning the Proposed Project shall commence upon the issuance of this notice.