

RESIDENTIAL ZONING DRAFT ZONING TEXT AMENDMENT

Released July 17, 2026

This Residential Districts Draft Zoning Text Amendment and the accompanying Draft Zoning Maps 10A-10B Roslindale, 11A-11E West Roxbury, and Map 12 Hyde Park, represents a draft proposed rezoning for predominantly residential areas of Roslindale, West Roxbury, and Hyde Park.

Text to be added is shown in **green** and text to be deleted is shown in **red with strikethrough**. Existing zoning text is written in **black**. Text describing other proposed changes is written in **purple**. Reasoning for proposed changes are explained in comments on the right side of the draft.

The following zoning articles include proposed changes:

New Article:

- Article 20 - Residential Districts

Substantial Changes:

- Article 8 - Regulation of Uses (Added to Use Table)

Supportive Changes:

- Article 2 - Definitions
- Article 3 - Establishment of Zoning Districts
- Article 23 - Off-Street Parking
- Article 28 - Design Review
- Article 60 - Greater Mattapan Neighborhood District

Insert new Article 20

Article 20 - RESIDENTIAL DISTRICTS

Section 20-1.A - Purpose of Residential Dormer and Decker Districts

Residential Dormer and Decker Districts (RD) are residential areas with shared patterns of yards and small-scale residential buildings. The purpose of these Residential Districts is to preserve existing residential structures; allow for appropriate modifications to existing housing; and to produce infill construction as appropriate, including detached Accessory Dwelling Units (ADUs), townhouses and other small-scale residential buildings, while preserving existing yard patterns. In all Residential Dormer and Decker districts, a conditional use permit may be granted for Dwellings with more Dwelling Units than allowed by the district.

The Residential Dormer and Decker Districts and their purposes are listed here:

- A. The Dormer-2 district (RD-2) is distinguished by homes with low Building Lot Coverage, large Front, Side, and Rear Yards, and sloped roofs. The RD-2 district allows for a maximum of three (3) Dwelling Units, inclusive of ADUs, for existing buildings, and a maximum of two (2) Dwelling Units for new construction.
- B. The Dormer-3 district (RD-3) is distinguished by homes set on Lots with large Front Yards and Rear Yards, mid-sized Side Yards and sloped roofs. The RD-3 district allows for a maximum of three (3) Dwelling Units per Lot, inclusive of any ADU.
- C. The Decker-4 district (RD-4) is distinguished by a range of residential buildings, including, but not limited to, duplexes, townhomes, triple-deckers, four-unit buildings, and ADUs; with mid-sized Side, Front, and Rear Yards. The RD-4 districts allow for a maximum of four (4) Dwelling Units per Lot, inclusive of any ADU.
- D. The Decker-6 district (RD-6) is distinguished by a diverse range of residential buildings with small yards, including, but not limited to, duplexes, townhomes, triple-deckers, and double triple-deckers. The RD-6 districts allow for a maximum of six (6) Dwelling Units per Lot, inclusive of any ADU.

Section 20-1.B - Purpose of Residential Garden Districts

Residential Garden Districts (RG) are areas characterized by land uses that can operate in a campus setting, such as residential complexes with multiple buildings, residential care facilities, schools, and churches, and which often have natural or scenic features. The districts promote the most desirable siting of residential developments, care facilities and other uses on expansive areas of usually at least an acre. A Proposed Project within Residential Garden Districts that meets the conditions of **Section 28.5(d)** is subject to Planning Department site plan review.

The Residential Garden Districts and their purposes are listed here:

- A. The Garden-15 district (RG-15) is distinguished by developments with limited site access, self-contained site circulation, and low-rise structures in areas with scenic viewsheds or expansive tree canopy. This district is regulated to maintain large, contiguous tracts of undisturbed natural landscape by strictly limiting Building Lot Coverage.
- B. The Garden-50 district (RG-50) is distinguished by larger, generally multi-building, predominantly residential development with density of up to 50% Building Lot Coverage. This district is regulated to improve the connectivity and circulation of the site design to the surrounding street grid and achieve appropriate distribution of open spaces alongside accommodating residential growth.
- C. The Garden-65 district (RG-65) is distinguished by larger, generally multi-building, predominantly residential development with density of up to 65% Building Lot Coverage. This district is regulated to improve the connectivity and circulation of the site design to the surrounding street grid and achieve appropriate distribution of open spaces alongside accommodating increased residential growth.

REGULATIONS APPLICABLE IN RESIDENTIAL DISTRICTS

Section 20-2. - Establishment of Residential Districts

- A. **This Section 20-2, together with Section 3-1 (Establishment of Zoning Districts) establishes seven Residential Districts (RD-2, RD-3, RD-4, RD-6, RG-15, RG-50, and RG-65).** Residential Districts are indicated by the designation “RD-2”, “RD-3”, “RD-4”, “RD-6”, “RG-15”, “RG-50”, or “RG-65” on any official zoning map of the City of Boston. The provisions of Article 20 and the remainder of this Code constitute the zoning regulations in Residential Districts. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article and the remainder of this Code, the provision of this Article shall govern.
- B. **Use Regulations Applicable in Residential Districts.** Use regulations for Residential Districts are set forth in Article 8 (Regulation of Uses) and in Table A of this Article.
- C. **Dimensional Regulations Applicable in Residential Districts.**
 - a. Dimensional Regulations for Residential Decker and Dormer Districts are set forth in Table B, Table C, and Table D of this Article.
 - b. Dimensional Regulations for Residential Garden Districts are set forth in Table E of this Article.
- D. **Parking Regulations Applicable in Residential Districts.** Parking Regulations for Residential Districts are set forth in Article 23 (Off-Street Parking).
- E. **Planned Development Areas.** Within a Residential Dormer or Decker District, no Planned Development Area (“PDA”) shall be permitted. Within a Residential Garden District, PDAs shall be permitted as provided for in Section 20-7.

- F. **Requirements for Design Review within a Residential Garden District.** To ensure high high-quality site design and the preservation of natural features within Residential Garden Districts, design review as set forth in **Article 28 Section 28.5(d)** shall apply.

Commented [1]: Explanation: Design review triggers for Residential Garden Districts added to Article 28

TABLE A: - ADDITIONAL USE AND PERFORMANCE STANDARDS

Uses and use categories have the meanings set forth in Article 8 Table A unless otherwise defined.

USE AND PERFORMANCE STANDARDS	RD-2	RD-3	RD-4	RD-6
STANDARDS FOR RESIDENTIAL USES				
Dwelling Units Per Lot (max)	2, except that Buildings existing on Jan 1, 2027 may have 3.	3	4	6

TABLE B: - DIMENSIONAL REGULATIONS IN RESIDENTIAL DORMER AND DECKER DISTRICTS

LOT STANDARDS	RD-2	RD-3	RD-4	RD-6	
Building Lot Coverage (max) for Lots less than or equal to 3800 sf	25%	35%	40%	60%	
Building Lot Coverage (max) for Lots between 3800 - 6899 sf	25%	35%		55%	
Building Lot Coverage (max) for Lots greater than or equal to 6900 sf	25%			30%	
Permeable Area of Lot (min)	45%	30%	25%	15%	
Front Yard (min)	15'	12'	8'	4'	

Rear Yard (min)	20'	15'	10'
Side Yard (min)	20' cumulative 3' minimum	15' cumulative 3' minimum	10' cumulative 3' minimum

BUILDING FORM STANDARDS	RD-2	RD-3	RD-4	RD-6
Building Height in Feet (max)	35'		35'	45'
Building Height in Stories (max)	3 Third Story must be a Sloped Roof Story		3	4
Building Floor Plate (max)	2,200 sf	2,000 sf		2,200 sf
Multiple Buildings (detached) allowed on Lot	Yes			
Distance between Multiple Buildings (detached) on Lot (min)	12'	10'	5'	

TABLE C: - DIMENSIONAL REGULATIONS FOR A PROPOSED PROJECT THAT IS ADDING DWELLING UNIT(S) ON A LOT THAT RETAINS A BUILDING BUILT BEFORE JANUARY 1, 2027, IN RESIDENTIAL DORMER AND DECKER DISTRICTS

LOT STANDARDS	RD-2	RD-3	RD-4	RD-6
Building Lot Coverage (max) for Lots less than or equal to 3800 sf	30%	35%	45%	See Table B
Building Lot Coverage (max) for Lots between 3800 - 6899 sf	30%	35%		See Table B
Building Lot Coverage (max) for Lots greater than or equal to 6900 sf	30%			See Table B

LOT STANDARDS	RD-2	RD-3	RD-4	RD-6
Permeable Area of Lot (min)	See Table B			
Front Yard (min)	See Table B			
Rear Yard (min)	10'			
Side Yard (min)	10' cumulative 3' minimum		3' minimum	

BUILDING FORM STANDARDS	RD-2	RD-3	RD-4	RD-6
Building Floor Plate	2,600 sf	2,400 sf		2,600 sf
Building Height in Feet (max)	35'		45'	
Building Height in Stories (max)	3 Third Story must be a Sloped Roof Story		4	
Building Floor Plate for ADU (Detached) (max)	900 sf			
Building Height for ADU (Detached) in Feet (max)	25' or height of the Main Building, whichever is smallest		25' or height of the Main Building, whichever is smallest	
Building Height for ADU (Detached) in Stories (max)	2 or height of the Main Building, whichever is smallest Second Story must be a Sloped Roof Story		2 or height of the Main Building, whichever is smallest	
Multiple Buildings (detached) allowed on Lot	See Table B			
Distance between Multiple Buildings (detached) on Lot (min)	5'			See Table B

Section 20-3. - Conditional Use Permit for New Building(s) Exceeding The Maximum Units Allowed by Table A

A new Building containing more units than allowed in Table A may be erected if it:

1. complies with the Dimensional Regulations in Table D;
2. contains no more than 16 units;
3. and, after public notice and hearing subject to Article 6 (Conditional Uses), the Board of Appeal grants a conditional use.

In reaching its decision, the Board of Appeal shall consider whether such Proposed Project has the potential of increasing accessibility and affordability in the immediate vicinity as well as compatibility with the surrounding area.

TABLE D: - DIMENSIONAL REGULATIONS FOR NEW BUILDING(S) EXCEEDING THE MAXIMUM UNITS ALLOWED BY TABLE A IN RESIDENTIAL DORMER AND DECKER DISTRICTS

LOT STANDARDS	RD-2	RD-3	RD-4	RD-6
Building Lot Coverage (max) for Lots less than or equal to 3800 sf	See Table B		45%	60%
Building Lot Coverage (max) for Lots between 3800 - 6899 sf	See Table B		45%	60%
Building Lot Coverage (max) for Lots greater than or equal to 6900 sf	See Table B		45%	60%
Lot Frontage (min)	-	55'		
Front Yard (min)	See Table B			
Rear Yard (min)	See Table B		18'	
Side Yard (min)	25' cumulative 5' minimum	15' cumulative 5' minimum		
Permeable Area of Lot (min)	See Table B			

BUILDING FORM STANDARDS	RD-2	RD-3	RD-4	RD-6
Building Floor Plate (max) for a Building with 4 or fewer units	See Table B			
Building Floor Plate (max) for a Building with 5 or 6 units	2,400 sf			See Table B
Building Floor Plate (max) for a Building with 7 to 16 units	4,000 sf			
Building Height in Feet (max)	35'		45'	See Table B
Building Height in Stories (max)	3		4	See Table B
Multiple Buildings (detached) allowed on Lot	See Table B			
Distance between Multiple Buildings (detached) on Lot (min)	See Table B			

TABLE E: - DIMENSIONAL REGULATIONS IN RESIDENTIAL GARDEN DISTRICTS

LOT STANDARDS	RG-15	RG-50	RG-65
Building Lot Coverage (max) for Lots less than or equal to 500,000 sf	15%	50%	65%
Building Lot Coverage (max) for Lots between 500,001 - 999,999 sf	15%	50%	65%
Building Lot Coverage (max) for Lots greater than or equal to 1,000,000 sf	5%	50%	65%

LOT STANDARDS	RG-15	RG-50	RG-65
Front Yard (min)	50'	-	-
Rear Yard (min)	50'	-	-
Side Yard (min)	50'	-	-
Permeable Area of Lot (min)	55%	-	-

BUILDING FORM STANDARDS	RG-15	RG-50	RG-65
Building Floor Plate (max)	30,000 sf	50,000 sf	60,000 sf - For a Building Floor Plate located above 85' or 7 stories, 20,000 sf
Building Height in Feet (max)	45'	85'	180'
Building Height in Stories (max)	4	7	-
Multiple Buildings (detached) allowed on Lot	Yes		
Distance between Multiple Buildings (detached) on Lot (min)	-		

Section 20-4. - Application of Dimensional Requirements

- a. **Two or More Buildings on One Lot.** If on one Lot there are two or more Buildings, which may or may not be Dwellings, the Yard requirements of this Code shall apply at each actual Lot Line and not as if each Building were on a separate Lot.
- b. **Accessory Structures in required Rear or Side Yard.** Accessory Structures may be erected in a required Rear and/or Side Yard; provided that:
 - a. No such Accessory Structure is located nearer than three (3) feet to any Lot Line;
 - b. If the Accessory Structure is a detached ADU, that it complies with the height requirements for detached ADUs in the district;

- c. If the Accessory Structure is not a detached ADU, that is no more than fifteen (15) feet in height

Section 20-5. - Nonconformity for Existing Buildings and Uses in Residential Dormer and Decker Districts

1. **General Rule.** The general rules for nonconforming buildings are found in **Section 9-2A.**
2. **Exceptions to Section 9-2A.**
 - (a) **Horizontal Extensions.** A nonconforming Side Yard or Rear Yard maybe be extended horizontally, provided that the extension:
 - (i) does not encroach any further than the Side Yard or Rear Yard established by the existing nonconformity in the same Side Yard or Rear Yard; and
 - (ii) does not encroach farther than the existing Building into a required Front Yard.
 - (b) **Vertical Extensions.** A nonconforming Front Yard, Side Yard, Rear Yard, or Permeable Area of Lot may be extended vertically, provided that the extension:
 - (i) does not extend beyond the existing Building Floor Plate; and
 - (ii) does not exceed the maximum Building Height allowed; and
 - (iii) complies with any Sloped Roof Story requirements in the provisions of this Article.
 - (c) **Permeable Area of Lot.** A Driveway or walkway on a property with a non-conforming Permeable Area of Lot may nevertheless be altered, maintained, and/or resurfaced provided that the non-conforming Permeable Area of Lot is not worsened.

Commented [2]: Explanation: The draft Updates to Dimensional Definitions and Code Structure Amendment re-organizes Article 9. This draft reflects the proposed draft re-organization.

Section 20-6. - Streetscape, Sidewalk, and Street Tree Bonus for Proposed Projects in Residential Dormer and Decker Districts

For the purpose of creating space to expand the City's tree canopy and to ensure the accessibility of sidewalks forming a traveled public right-of-way, this section establishes an optional bonus for Proposed Projects in each Residential Dormer and Decker district.

- a. **Requirement to Record an Easement.** To be eligible for the bonuses in **Section 20-6.b**, a Proposed Project must record a highway easement with the City of Boston Department of Public Works that extends five (5) feet horizontally from the Front Lot Line(s) into the interior of the Lot along the entire length of all Front Lot Line(s).
- b. **Bonuses in Dormer and Decker Districts.** Upon recording of an easement according to **Section 20-6.a**, a Proposed Project shall be entitled to the following bonuses pursuant to the district in which it is located.
 - a. **Within Residential Dormer-2.** For Buildings existing on Jan 1, 2027, the maximum Dwelling Units allowed on a Lot shall be four (4). For construction that does not maintain a Building existing on Jan 1, 2027, the maximum number of Dwelling Units shall be three (3). All dimensional requirements of Table C instead of Table B shall apply for all Proposed Projects, except that the minimum Side Yard shall be three (3) feet per and twenty five (25) feet cumulative, and a Sloped Roof Story is no longer required for the third Story.

- b. **Within Residential Dormer-3.** The maximum Dwelling Units allowed on a Lot shall be four (4) and all dimensional requirements of Table C instead of Table B shall apply for all Proposed Projects, except that the minimum Side Yard shall be three (3) feet and fifteen (15) feet cumulative and a Sloped Roof Story is no longer required for the third Story.
- c. **Within Residential Decker-4.** The maximum Dwelling Units allowed on a Lot shall be six (6) and all dimensional requirements of Table C instead of Table B shall apply for all Proposed Projects, except that the minimum Side Yard shall be three (3) feet and fifteen (15) feet cumulative.
- d. **Within Residential Decker-6.** The maximum Dwelling Units allowed per lot shall be sixteen (16). The dimensional requirements of Table D instead of Table B shall apply for all Proposed Projects, except that the minimum Front Yard shall be six (6) feet, the minimum Side Yard shall be five (5) feet and ten (10) feet cumulative, and the minimum Rear Yard shall be ten (10) feet.

Section 20-7. - Establishment of Areas in Residential Garden Districts within which a Planned Development Area May Be Permitted

This Section 20-7, establishes areas within which Planned Development Areas (PDA), as described in Section 3.2.E, may be permitted within Residential Garden Districts and sets forth applicable development criteria specific to Residential Garden Districts. For additional approval standards for Planned Development Plans, see Section 80C-4 (Standards for Planned Development Area Review Approval).

- A. **Regulations for PDAs in Residential Garden Districts.** Planned Development Areas (PDA) are permitted in RG-15, RG-50, and RG-65 Districts. The purpose of establishing Residential Garden Districts as an area in which a PDA may be permitted is to provide flexible zoning regulations for large sites with extensive landscape or topography; to encourage housing growth that meets community needs for affordability, accessibility, and services; achieve excellent site design, inclusive improved circulation and access; and to enhance the existing qualities of the natural environment and open spaces.
 - a. **Use Regulations.** A Proposed Project within a PDA shall comply with the use regulations of the underlying zoning district, except as those regulations are expressly modified by an approved Development Plan.
 - b. **Dimensional and Parking Regulations.** The dimensional and parking regulations of a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan.

ARTICLE 8 - REGULATION OF USES

Section 8-2. - General Use Provisions.

5. **Accessory Uses.** The following provisions apply to any Accessory Use.

b) **Limitation of Area.** Any such accessory use on a lot shall be limited to no more than twenty-five percent of the floor area of principal or main use(s) to which such use is accessory, unless such accessory use is Accessory Electric Vehicle Charging, Accessory Dwelling Unit (Detached), ~~Accessory Dwelling Unit (non-Detached)~~, Accessory Parking, Accessory Public Transit Use, Accessory Smoking Area, Shared Parking.

Commented [3]: Explanation: Non-detached ADUs will no longer be a distinct use in Article 8. The types of units that are currently considered non-detached ADUs (i.e. Additional Dwelling Units) will still be allowed but will just be included in the regular unit count of a building. This simplifies the regulations and definitions for ADUs.

Section 8-3. - Use Regulations.

TABLE A: - USE REGULATIONS

Key:

Districts.

S = Squares + Streets

SKY = Skyline

IS = Institutional

RD = Residential Dormer and Decker

RG = Residential Garden

Subdistricts.

Chinatown Neighborhood District

R-1 = Residential Subdistrict

R-10 = Residential Subdistrict

CC = Community Commercial Subdistrict

Status.

ALLOWED

A = Allowed

A-G - C = Allowed only on basement or ground floor (Conditional on upper stories)

A-G - F = Allowed only on basement or ground floor (Forbidden on upper stories)

CONDITIONAL

C = Conditional

C-G - F = Conditional only on basement or ground floor (Forbidden on upper stories)

FORBIDDEN

F = Forbidden

* = Subject to district Use and Performance Standards specific to the designated use.

Other Use and Performance Standards may apply for all buildings in a district or for certain groups of uses if indicated by the corresponding district article.

See [Section 3-1](#) (Division of the City into Districts) for listing of districts.

	Residential Dormer and Decker		Residential Garden	
	RD-2, RD-3, RD-4	RD-6	RG-15	RG-50, RG-65
OPEN SPACE USES				
Cemetery	C	C	C	C
Private Open Space	A	A	A	A
Publicly Accessible Open Space	A	A	A	A
CIVIC USES				
Child Care/Adult Health Center	A	A	A	A
Community Center	A	A	A	A
Municipal Use	A	A	A	A
Place of Worship	A	A	A	A
School, K - 12	A	A	A	A
RESIDENTIAL USES				
Artists' Live-Work	A	A	A	A
Fraternity or Sorority	F	F	F	F
Household Living	A*	A*	A	A

Commented [4]: Explanation: Household Living is consolidated across unit counts in Table A, with individual Articles describing the relevant unit breakdowns within their respective districts.

Lodging House	C	C	C	C
Mobile Home Establishment	C	C	C	C
Shelter Facility	C	C	C	C
Supportive Housing	A	A	A	A
COMMERCIAL USES				
Adult Entertainment	F	F	F	F
Art Studios	C	C	C	C
Bank	F	F	F	F
Check Casher	F	F	F	F
Drive-in	F	F	F	F
Entertainment/Events - Extra Small	F	F	F	F
Entertainment/Events - Small	F	F	F	F
Entertainment/Events - Medium	F	F	F	F
Entertainment/Events - Large	F	F	F	F
Entertainment/Events - Extra Large	F	F	F	F
Funeral Home	F	F	F	F
Grocery Store - Small	F	F	C	C

Grocery Store - Large	F	F	F	C
Hotel - Small	F	F	F	F
Hotel - Large	F	F	F	F
Indoor Recreation	C	C	C	C
Makerspace	C	C	C	C
Museum	C	C	C	C
Office - Small	F	F	F	F
Office - Medium	F	F	F	F
Office - Large	F	F	F	F
Office - Extra Large	F	F	F	F
Research Laboratory	F	F	F	F
Restaurant - Small	F	F	F	C
Restaurant - Large	F	F	F	F
Retail Cannabis Establishment	F	F	F	F
Retail Store - Small	F	F	F	F
Retail Store - Medium	F	F	F	F
Retail Store - Large	F	F	F	F
Retail Store - Extra Large	F	F	F	F

Service Establishment - Small	F	F	F	C
Service Establishment - Large	F	F	F	F
Social Club	F	F	F	F
Standalone ATM	F	F	F	F
HIGHER EDUCATION USES				
College or University Use	F	F	C	C
School, Trade, or Professional	C	C	C	C
HEALTH CARE USES				
Clinic	F	F	A	A
Hospital Use	F	F	A	A
Nursing Home Use	C	A	A	A
TRANSPORTATION USES				
Airport-Related Remote Parking Facility	F	F	F	F
Gasoline Station	F	F	F	F
Major Transportation Facility	F	F	F	F
Motor Vehicle Rentals	F	F	F	F
Motor Vehicle Sales	F	F	F	F

Standalone Parking Garage	F	F	F	F
Standalone Parking Lot	C	C	C	C
Vehicular Services	F	F	F	F
INDUSTRIAL AND STORAGE USES				
Crematory	F	F	F	F
Food and Beverage Production	F	F	F	F
General Industrial	F	F	F	F
Light Manufacturing or Trade Establishment	F	F	F	F
Non-retail Cannabis Establishment	F	F	F	F
Restricted Industrial	F	F	F	F
Self-Storage	F	F	F	F
Storage of Fuel or Minerals	F	F	F	F
Storage of Supplies and Scrap	F	F	F	F
Urban Agriculture	See Article 89			
Warehouse or Distribution Center	F	F	F	F
ACCESSORY USES				
Accessory Drive-Through	F	F	F	F

Accessory Dwelling Unit (Detached)	A	C	C	C
Accessory Electrical Vehicle Charging	A	A	A	A
Accessory Entertainment/Events	F	F	F	F
Accessory Family Day Care Home	A	A	A	A
Accessory Helicopter Landing Facility	F	F	F	C
Accessory Home Occupation	A	A	A	A
Accessory Keeping of Animals	See Article 89			
Accessory Keeping of Laboratory Animals	F	F	F	F
Accessory Motor Vehicle Rental	F	F	F	C
Accessory Office	C	A	A	A
Accessory Parking	A	A	A	A
Accessory Personnel Quarters	F	F	A	A
Accessory Public Transit Uses	A	A	A	A
Accessory Self Storage	C	C	C	C
Accessory Smoking	F	F	F	F
Shared Parking	A	A	A	A

TABLE A DEFINITIONS

ACCESSORY AND ANCILLARY USES

Accessory Dwelling Unit (Detached). A self-contained, ~~non-transient~~ Dwelling Unit contained within a separate building, with its own separate entrance but on the same Lot as the Dwelling Unit, ~~where the Owner is also a resident. The following regulations apply to all Detached ADUs:~~

- ~~1. The Detached ADU has a building floor plate less than or equal to 900 sf or the building floor plate of the primary structure, whichever is less.~~
- ~~2. The Detached ADU has a height no greater than 1 and 1/2 stories or no greater than the height of primary structure, whichever is smaller.~~
- ~~3. A lot may contain up to one (1) Detached ADU.~~
- ~~4. The Detached ADU must be at least 5 feet from any other structure on the lot.~~

A Detached Accessory Dwelling Unit shall not be subject to the provisions of Section 8-2.5b. The residential structure to which the conversion is occurring must be registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.

Accessory Dwelling Unit (non-Detached). A self-contained, non-transient dwelling unit with its own separate entrance, incorporated within the footprint of the principal residential structure where the Owner is also a principal resident. ADUs may be constructed through the incorporation of exterior changes to the existing structure, such as a bump-out, extension, or similar addition to the existing envelope of the structure that result in an increase in overall building footprint. The following regulations apply to all non-detached ADUs:

- ~~1. The additional gross square footage created by the non-detached ADU shall add no more than 75% of the gross square footage of the principal unit or 1250 square feet, whichever is smaller.~~
- ~~2. The extension, addition, or bump-out of the primary structure to create a non-detached ADU shall be no taller than the height of the primary structure.~~
- ~~3. A lot shall only contain one (1) non-Detached ADU, however a lot may contain one (1) nondetached ADU and one (1) Detached ADU.~~

~~An non-Detached Accessory Dwelling Unit shall not be subject to the provisions of Section 8-2.5b. The residential structure to which the conversion is occurring must be registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.~~

Accessory Home Occupation. Subject to the provisions of Section 8-2.5 (Accessory Uses), an occupation for compensation customarily carried on in, or in another Structure on the same Lot as, a Dwelling Unit by a person residing therein which involves receiving clients or customers. Such occupation shall ~~require only equipment ordinarily incident to a dwelling unit,~~ not involve the on-site employment of more than 3 persons not resident in a Dwelling Unit on the lot, ~~and shall not involve trading in merchandise.~~ Home occupations include, but shall not be limited to: piano lessons, tutoring, therapy, artisanal crafts, small-scale manufacturers for working on the production of goods, and similar uses, and which ~~are clearly incidental to the dwelling for dwelling purposes and produce no nuisance and~~ do not change the character of the Dwelling Unit or Lot, thereof.

Commented [5]: Explanation: This change of zoning removes the zoning prohibition on short-term rentals in Accessory Dwelling Units. Any short-term rental must comply with the City's Short-Term Rental Ordinance, which significantly restricts the eligibility of any property or ADU to serve as a short term rental. Short term rentals are only allowed in owner-occupied units.

Commented [6]: Explanation: Removing owner-occupancy requirements brings this definition of ADU into alignment with MA state law.

Commented [7]: Explanation: Moving dimensional limits for ADUs to district articles so that they can be changed to fit the needs of each district

Commented [8]: Explanation: Non-detached ADUs will no longer be a distinct use in Article 8. The types of units that are currently considered non-detached ADUs (i.e. Additional Dwelling Units) will still be allowed but will just be included in the regular unit count of a building. This simplifies the regulations and definitions for ADUs.

Commented [9]: Explanation: The definition of Accessory Home Occupation is expanded to allow for low-impact home businesses such as instructional lessons, professional counseling, and artisanal crafts. This change legalizes these expanded uses for any structure on a residential lot.

Household Living. A dwelling that contains one or more Dwelling Units and that is not any other residential use defined in this [Section 8-3](#). The presence of an asterisk(*) indicates that a maximum number of Dwelling Units or other requirement for Household Living Use is further established in ~~Table A of this Section 8-3, unless otherwise specified in~~ the Code.

Commented [10]: Explanation: Dwelling unit maximums being moved from Article 8 Table A to district articles

ARTICLE 8 - REGULATION OF USES

TABLE A: - USE REGULATIONS

	Squares + Streets (S)							Institutional		Chinatown Neighborhood District			Skyline	
	S0	S1	S2	SC	S3, S3-6	S4	S5	IS-1	IS-2	R-1	R-10	CC	SKY-LOW	SKY
RESIDENTIAL USES														
Household Living 1-4 units	A	A	A	A	A	A	C	C*	C*	A	A	C-G +A	C	
Household Living 5-8 units	A	A	A	A	A	A	A	C*	C*	A	A	C-G +A	A	
Household Living 9-14 units	A	A	A	A	A	A	A	C*	C*	A	A	C-G +A	A	A
Household Living 15+ units	F	A	A	A	A	A	A	C*	C*	F	A	C-G +A	A	A
Household Living	A*	A	A	A	A	A	A	C*	C*	A*	A	C-G A	A	
ACCESSORY USES														
Accessory Dwelling Unit (non-Detached)	C	C	F	F	F	F	F	F	F	A	F	F	F	

Commented [11]: Explanation: This amendment will make 1-4 unit lots allowed instead of conditional in S5

Commented [12]: Explanation: This amendment will make 1-4 unit lots allowed instead of conditional in SKY-LOW and SKY

Commented [13]: Explanation: Consolidating Household Living to one line in the use table. The Code will rely on dwelling unit maximums in the district or subdistrict articles.

Commented [14]: Explanation: Updated zoning that references Article 8 for uses relies on updated rules for total unit count and dimensional rules and so no longer requires this definition as a separate use.

ARTICLE 43 - CHINATOWN NEIGHBORHOOD DISTRICT

TABLE A: - ADDITIONAL USE AND PERFORMANCE STANDARDS

USE AND PERFORMANCE STANDARDS	R-1	CC
STANDARDS FOR RESIDENTIAL USES		
Dwelling Units Per Lot (max)	14	-

Commented [15]: Explanation: Moving unit maximum from Article 8 to Article 43 because of consolidation of Housing Living to a one line in the Article 8 use table

ARTICLE 2 - DEFINITIONS

REMOVE: Accessory Dwelling Unit (non-Detached).

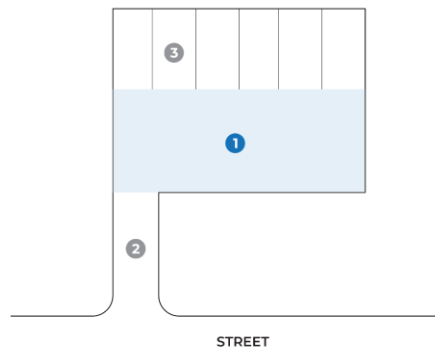
REMOVE: Accessory Dwelling Unit (Detached).

Insert the following new definitions and diagrams in appropriate alphabetical order to the existing Section 2.1:

Drive Aisle. A circulation route for vehicular traffic that connects to a Driveway and is not in the public right of way. Drive Aisles are used as a passageway or maneuvering area for vehicles to enter and exit Parking Spaces.

Diagram Key:

- ① Drive Aisle
- ② Driveway
- ③ Parking Space



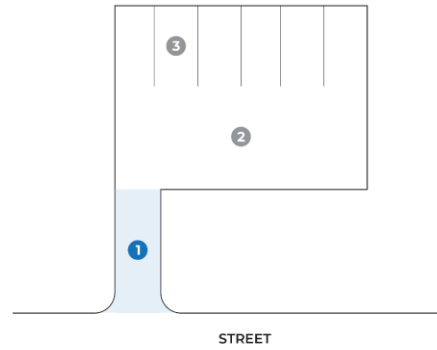
Driveway. An area of pavement, gravel, or other material that supports the safe movement of Motor Vehicles on private property that connects a public way with a parking or loading area.

Commented [16]: Explanation: Moving Accessory Dwelling Unit definitions from Article 2 to Article 60 because Article 60 is the only article that relies on these definitions in Article 2. Other Articles which have Accessory Dwelling Units use the Article 8 definitions.

Commented [17]: Explanation: adding definitions for terms which are used in the screening and buffering requirements for the RD districts in Article 23

Diagram Key:

- ① Driveway
- ② Drive Aisle
- ③ Parking Space



Parking Facility. The combined area of all Parking Spaces, Drive Aisles, and Driveways.

Parking Space. An area designated for the parking of a Motor Vehicle. Such Parking Space may be demarcated by pavement markings.

ARTICLE 3 - ESTABLISHMENT OF ZONING DISTRICTS

Section 3-1. - Division of City Into Districts

For the purposes of this code, the City is hereby divided into districts as follows:

one class of mixed use district: S (squares and streets)

~~two~~four classes of residential districts: R (general); H (apartment); RD (Dormer and Decker); RG (Garden)

two classes of business districts: L (local); B (general)

three classes of industrial districts: M (restricted manufacturing); I (general); MER (maritime economy reserve)

one class of open space district: OS (open space)

downtown districts (established pursuant to [Section 3-1C](#) (Neighborhood District)), as listed in Subsection (f) of this Section;

neighborhood districts (established pursuant to [Section 3-1B](#) (Downtown District), as listed in Subsection (g) of this Section;

the Harborpark District (established pursuant to [Section 3-1D](#)), as listed in Subsection (h) of this Section; and

special districts (established pursuant to [Section 3-1E](#)), as listed in Subsection (i) of this Section.

Land in private ownership shall not be included in the open space class of district without the written consent of the owner.

~~Some of Each of~~ the residential, business, and industrial classes are further subdivided into subdistricts, ~~some of~~ which are identified by a number specifying the maximum allowed floor area ratio, and some of which have a second number specifying a height limit. The open space district may be divided into open space subdistricts in accordance with the provisions of Article 33. Mixed Use Districts, downtown districts, neighborhood districts, special districts, and the Harborpark District are divided into variously titled subdistricts and subareas, as set forth in the applicable articles of this code.

(a) **Mixed Use Districts:** S0, S1, S2, SC, S3, S3-6, S4, S5

(b) **Residential Districts:** R-.8 General, H-1-50, H-1, H-2-65, H-2 Apartment, H-3-65, H-3, H-4, H-5, RD-2, RD-3, RD-4, RD-6, RG-15, RG-50, RG-65

Commented [18]: Explanation: clarified that not all districts have subdistricts as described in this sentence

(c) **Business Districts:** L-.5, L-1, L-2-65, L-2, B-1, B-2, B-3-65, B-4, B-6-90a General, B-6-90b, B-8-120a, B-8-120b, B-8-120c, B-8, B-10

(d) **Industrial Districts:** M-1, M-2 Restricted Manufacturing, M-4, M-8, I-2 General Industrial, MER-2, Maritime Economy Reserve

(e) **Open Space Districts:** OS (Open Space), OS-A (Air-Right), OS-CM (Cemetery), OS-G (Community Garden), OS-P (Parkland), OS-RC (Recreation), OS-SL (Shoreland), OS-S (Stadium), OS-UP (Urban Plaza), OS-UW (Urban Wild), OS-WA (Waterfront Access Area)

ARTICLE 23 - OFF-STREET PARKING

Section 23-6. - Off-Street Parking Not Required in Certain Cases.

(d) When a use occurs on a lot located in a **Residential District specified in Article 20**, Squares + Streets District specified in Article 26, Skyline District specified in Article 31, Institutional District specified in Article 34, or Chinatown Neighborhood District specified in Article 43 and designated on any official Boston Zoning Map, off-street parking facilities are not required for such lot and such use.

Section 23-9. - Design.

All off-street parking facilities shall meet the following specifications:

(a) Locations of Accessory Parking. Within a Residential Decker and Dormer District, Accessory off-street parking shall not occupy any part of the Front Yard except for that part of a Front Yard that overlaps with a Side Yard. Accessory off-street parking in all other residential or mixed use districts shall not occupy any part of the Front Yard required by this code and may only occupy Side Yards required by this code if located more than five feet from the side lot line.

Commented [19]: Explanation: Adding rule for location of accessory parking for the RD districts. Unlike the existing citywide parking location restriction, this allows for typical driveways, which are often located within part of the required Front Yard and close the the Side Lot Line.

(h) Screening and Buffering in Residential Dormer and Decker Districts. Screening and buffering for Parking Spaces and Drive Aisles in a Residential Dormer or Decker District is required as follows:

- i. **Applicability for Screening and Buffering.** Parking Spaces and Drive Aisles in an unenclosed Parking Facility with four or more parking spaces must be screened or buffered. Parking Spaces and Drive Aisles that are required to include screening or buffering shall be screened or buffered from abutting Lots not in common ownership. In the case of Parking Spaces or Drive Aisles abutting each other on separate lots and accessed by a shared driveway, such abutting Parking Spaces and Drive Aisles shall not require screening and buffering between each other.
- ii. **Design of Screening and Buffering.** Screening or buffering shall consist of:
 1. Screening with fencing that is constructed to be at least sixty percent (60%) opaque and no lower than four (4) feet and no higher than six (6) feet; or
 2. Buffering with a strip of densely planted trees and shrubs no less than three (3) feet wide and no less than three (3) feet tall.

ARTICLE 28 - DESIGN REVIEW

Section 28-5. - Design Review Regulations for Specific Zoning Districts and Overlays

(d) Within a Residential Garden District. The Site Plan Component of Article 80 Small Project Review shall apply to any Proposed Project in a Residential Garden District if such Proposed Project:

- a. Increases the Gross Floor Area of an existing Building by more than one thousand (1,000) square feet; or

Commented [20]: Explanation: Adding new text to ensure procedures for site plan review of changes within Garden District properties.

- b. Proposes the construction of a new Building of one thousand (1,000) square feet or more; or
- c. Decreases the Permeable Area of Lot by one thousand (1,000) square feet or more; or
- d. Adds four (4) or more unenclosed Parking Spaces in a Parking Facility.

ARTICLE 53 - EAST BOSTON NEIGHBORHOOD DISTRICT

Throughout the use tables, delete the rows for “Accessory Dwelling Unit (non-Detached)”

ARTICLE 60 - GREATER MATTAPAN NEIGHBORHOOD DISTRICT

Section 60-3. - Use Regulations Applicable in Residential Subdistricts.

Within the Residential Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table A of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table A is subject to the provisions of [Article 6](#). Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location.

Additional Dwelling Unit. Within the Greater Mattapan Neighborhood District in 2F, 3F, and MFR Residential Subdistricts, an Additional Dwelling Unit, as defined in [Article 2](#), shall be subject to the Use Regulations set forth in Table A of this Article; however said Additional Dwelling Unit shall be an Allowed Use. where it may otherwise be Conditional or Forbidden provided that it is the addition of no more than one (1) dwelling unit to the existing structure; and shall be exempt from all requirements of this Code provided that the Additional Dwelling Unit does not involve any bump out, extension or construction to the existing envelope of the structure which results in the addition of Gross Floor Area and that the residential structure to which the conversion is occurring is owner-occupied and registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion.

Use definitions:

Accessory Dwelling Unit (Detached). A self-contained Dwelling Unit contained within a separate structure, with its own separate entrance, but on the same Lot. A Detached Accessory Dwelling Unit shall not be subject to the provisions of Section 8-2.5b.

Commented [21]: Explanation: Updated zoning that references Article 8 for uses relies on updated rules for total unit count and dimensional rules and so no longer requires this definition as a separate use.

Commented [22]: Explanation: Moving Accessory Dwelling Unit definitions from Article 2 because this is the only Article that relies on them being in Article 2. Other Articles which have Accessory Dwelling Units use the Article 8 definitions.

Commented [23]: Explanation: This definition is repeated in Article 8, but moving it here to Article 60 allows it to be removed it from Article 2

Accessory Dwelling Unit (non-Detached). A self-contained Dwelling Unit with its own separate entrance, incorporated within the footprint of the principal residential structure. ADUs may be constructed through the incorporation of exterior changes to the existing structure, such as a bump-out, extension, or similar addition to the existing envelope of the structure that result in an increase in overall building footprint. A non-Detached Accessory Dwelling Unit shall not be subject to the provisions of Section 8-2.5b.

Commented [24]: Explanation: This definitions is only necessary in Article 60 because there are specific dimensional tables for buildings with ADUs. For other districts, non-detached ADUs can be included within the regular allowed envelope and so the definition of non-detached ADU is not needed

TABLE A - Greater Mattapan Neighborhood District - Residential Subdistricts - Use Regulations

Key: A=Allowed, C=Conditional, F=Forbidden

For definitions of use categories and certain specific uses, see Article 2 and Section 60-3.

Table D - Dimensional Regulations for Lots in Residential-1 (R1) and Residential-2 (R2) Subdistricts with Accessory Dwelling Units, Non-Detached or Detached*

Lot Size	Building Lot Coverage	Permeable Area of Lot Minium	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Width (Feet)	Building Height Maximum		Minimum Lot Frontage (Feet)
Less than ≤5,000 sf	60%	15%	5'	3'	20'	40'	3 ½	20'
Greater than ≥5,000 sf	50%	15%	5'	3'	20'	40'	3 ½	20'

Commented [25]: Explanation: Definitions of Accessory Dwelling Unit (Detached) and Accessory Dwelling Unit (non-Detached) have been moved to Section 60-3

Commented [26]: Explanation: Dimensional Regulations for Lots Adding Accessory Dwelling Units are already the same for the Residential-2 and Residential-1 districts, so they are being consolidated into one table

*Non-Detached and Detached Accessory Dwelling Units within the Greater Mattapan Neighborhood District must also comply with the following dimensional regulations ~~comply with the dimensional regulations set forth in Article 2:~~

- The additional gross square footage created by the Non-Detached ADU shall add no more than 75% of the gross square footage of the principal unit or 1,250 square feet, whichever is smaller.
- The extension, addition, or bump-out of the primary structure to create a Non-Detached ADU shall be no taller than the height of the primary structure.
- A lot shall only contain one (1) Non-Detached ADU, however a lot may contain one (1) Non-Detached ADU and one (1) Detached ADU.
- The Detached ADU has a building floor plate less than or equal to 900 sf or the building floor plate of the primary structure, whichever is less.

5. The Detached ADU has a height no greater than 1½ stories or no greater than the height of primary structure, whichever is smaller.
6. A lot may contain up to one (1) Detached ADU.
7. The Detached ADU must be at least 5 feet from any other structure on the lot.

**Detached Accessory Dwelling Units (as defined in Article 2) may be built within the rear yard.

REMOVE:

Dimensional Regulations for Lots in Residential-2 Adding Accessory Dwelling Units*

Lot Size	Building Lot Coverage	Permeable Area of Lot Minimum	Front Yard Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Width (Feet)	Building Height Maximum		Minimum Lot Frontage (Feet)
<5,000 sf	60%	15%	5'	3'	20'	40'	3 ½	20'
>5,000 sf	50%	15%	5'	3'	20'	40'	3 ½	20'

Commented [27]: Explanation: moving dimensional limits for Accessory Dwelling Units out of the definitions to simplify the definitions and put dimensional limits together

Commented [28]: Explanation: Dimensional Regulations for Lots Adding Accessory Dwelling Units are already the same for the Residential-2 and Residential-1 districts, so they are being consolidated into one table

Commented [29]: Explanation: Dimensional Regulations for Lots Adding Accessory Dwelling Units are already the same for the Residential-2 and Residential-1 districts, so they are being consolidated into one table