



Public Meeting 11/19/2024

# ADU GUIDEBOOK LAUNCH + NEIGHBORHOOD HOUSING ZONING

*We will begin the presentation at 6:05 PM.  
Thank you for coming!*



# ZOOM CONTROLS TO LISTEN TO INTERPRETERS

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**(EN)** Look for the interpretation icon (**globe**) at the bottom of your screen and select the language you want to hear.

**(Caboverdean)** Djobe ikune di interpretason (**un globu**) na parti inferior di tela y selesiona bu língua ki bu kre skuta reunion.

**(Kreyòl Ayisyen)** Chèche ikòn entèpretasyon ki gen fòm (**glòb**) anba ekran ou an epi seleksyone lang ou vle tandè a.

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

**(Tiếng Việt)** Tìm biểu tượng phiên dịch (**hình quả địa cầu**) ở phía cuối màn hình của bạn và chọn ngôn ngữ bạn muốn nghe.

**(简体中文)** 查找屏幕底部的翻译图标(**地球仪**)，然后选择您想听到的语言。

**(繁體中文)** 查找屏幕底部的翻譯圖標(**地球儀**)，然後選擇您想听到的語言。

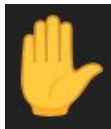
# ZOOM MEETING INFO + TIPS

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- **The Planning Department will be recording this meeting** and posting it on the Planning Department's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial \*9 if joining by phone) **and wait to be called upon to unmute** (dial \*6 if joining by phone) before asking your question or providing comment.



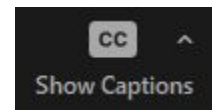
Mute/unmute



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



Turn video on/off



Turn on captions

# WE WANT TO HEAR FROM ALL OF YOU!

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



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



**PLEASE KEEP QUESTIONS OR COMMENTS TO 2 MINUTES**



**RAISE YOUR HAND TO SPEAK AND AVOID INTERRUPTING OTHERS.**



**SPEAK FROM THE “I” AND BE MINDFUL OF THE DIVERSITY OF EXPERIENCES BOTH IN THE ROOM AND NOT.**



# MEET THE TEAM

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**Kathleen Onufer**  
Deputy Director of Zoning



**Will Cohen (Presenter)**  
Senior Planner II



**Andrea Baena (Presenter)**  
Senior Planner I



**Jonathan Palazzolo (Presenter)**  
Senior Urban Designer I

## Squares and Streets team + Staff support:



**Abdul-Razak Zachariah**  
Planner II



**Cyrus Miceli**  
Planner I

## Mayor's Office of Housing



**Adriana Lasso-Harrier**  
Senior Program Manager

# AGENDA

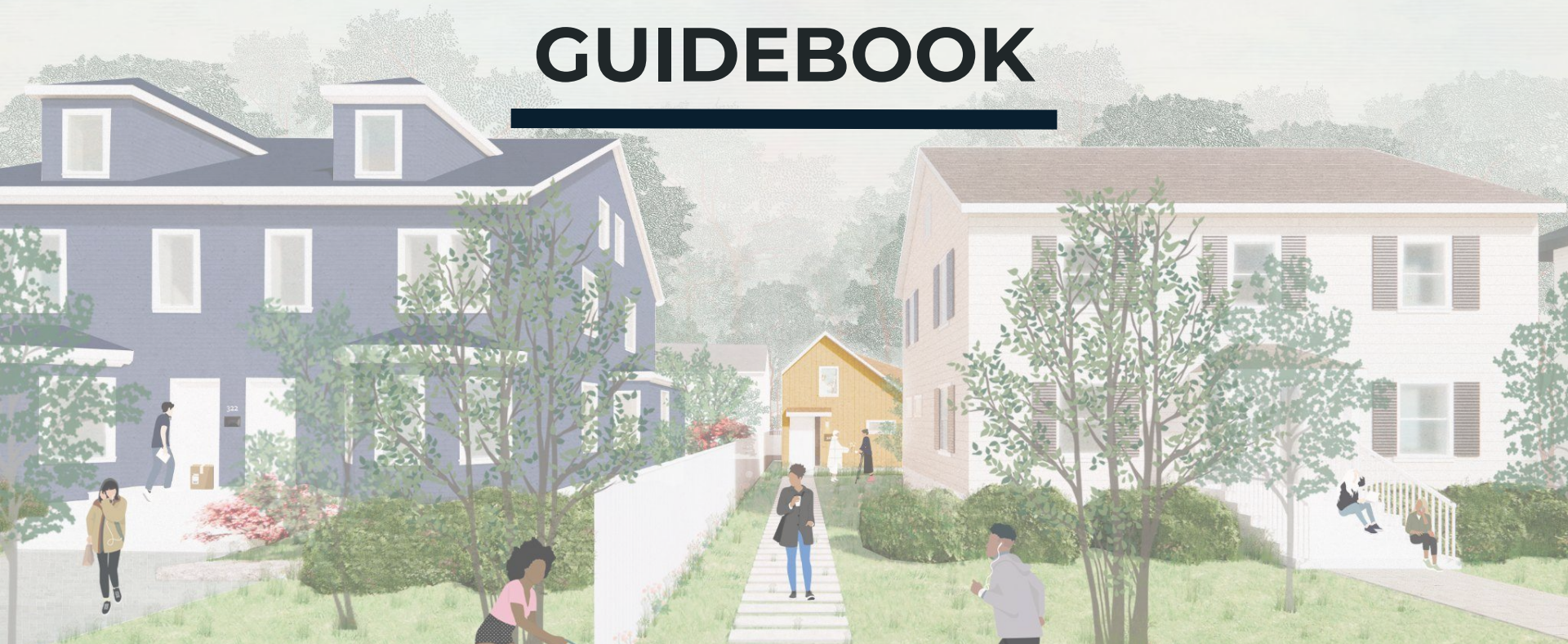
1. **Introduction** - 10 mins
2. **ADU Guidebook** - 15 mins
3. **Q&A** - 20 mins
4. **Zoning for Neighborhood Housing** - 15 mins
5. **Q&A** - 50 mins
6. **Final remarks** - 5 mins





# ADU GUIDEBOOK

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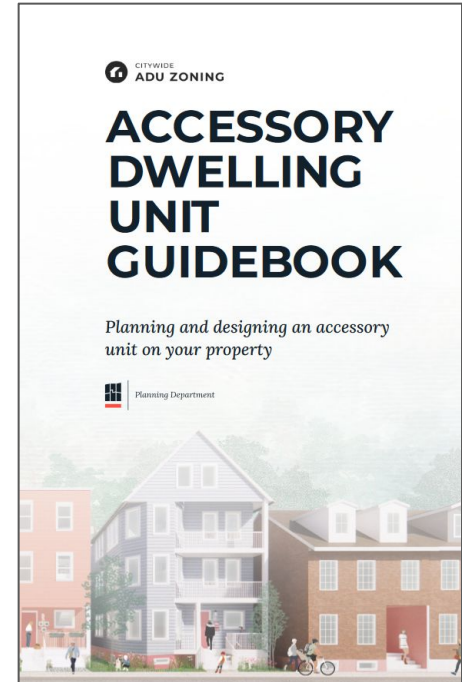
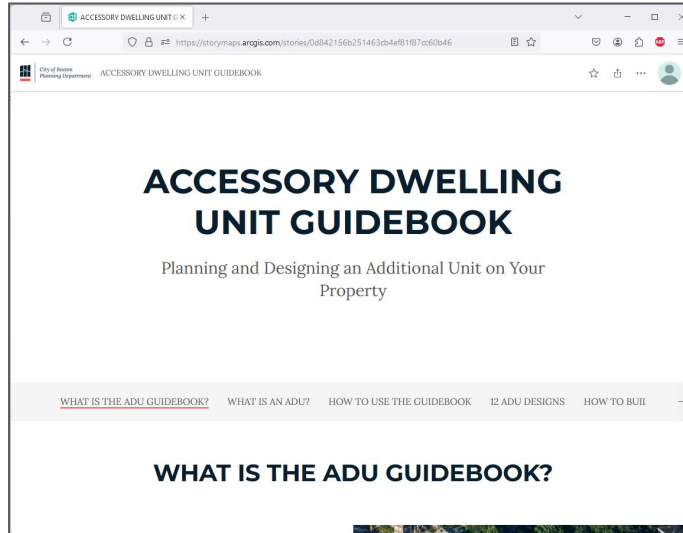
# GUIDEBOOK IS AVAILABLE NOW!

<https://bit.ly/ADU-Guidebook>



Available as an interactive web page, or as a printable PDF.

Copies will be available in all BPL branches soon.





# WHY AN ADU GUIDEBOOK?

This guidebook provides **design inspiration to help owners of small residential properties** understand what kind of **ADU could be right for them and their property**, and what they must consider in order to move forward in the design process.





# OUR AUDIENCE

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## For homeowners:

- Guidance they can give to designers: a mood board backed by architectural expertise
- Outline from City of process from beginning to end of how an ADU takes shape
- Helpful tips and ideas, and a guide about where to learn more details



## For designers / contractors:

- Range of architectural solutions that City considers appropriate for zoning relief and/or approval
- Affirmation of key values City holds relative to purpose of ADUs



## For city government:

- Understanding of the varied forms ADUs that can and should take place in Boston
- End product of what zoning reform should make by-right or with low-friction review

# MANY REASONS TO BUILD AN ADU



→ Aging in place



→ Provide housing and care for a family member



→ Downsize from existing home



→ Generate extra income with a rental unit



→ House a young adult or recent graduate getting started in their career



→ Provide more space for family or friends to visit



“ I'm born and raised in Boston. **My mom has been priced out of the city** and I would love to build her a detached ADU in my yard so she can age with dignity in the city she has lived in most of her life. ”

*Veronica - Hyde Park*



I'd like to build dormers in my attic **so my aging parents can live with me**, and help with future childcare needs. ”

*Michael- Roxbury*



# 12 ADU DESIGNS FOR ALL PROPERTY TYPES

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*Smaller Lots*



*Medium Lots*



*Larger Lots*

Every property and existing building is **unique**, of course, and **each property owner has their own design goals**.

The guidebook presents 12 **realistically buildable ADU designs** that are paired with common home and lot types in Boston. The guidebook shows **options to modify these designs** to meet more specific needs a household may have.

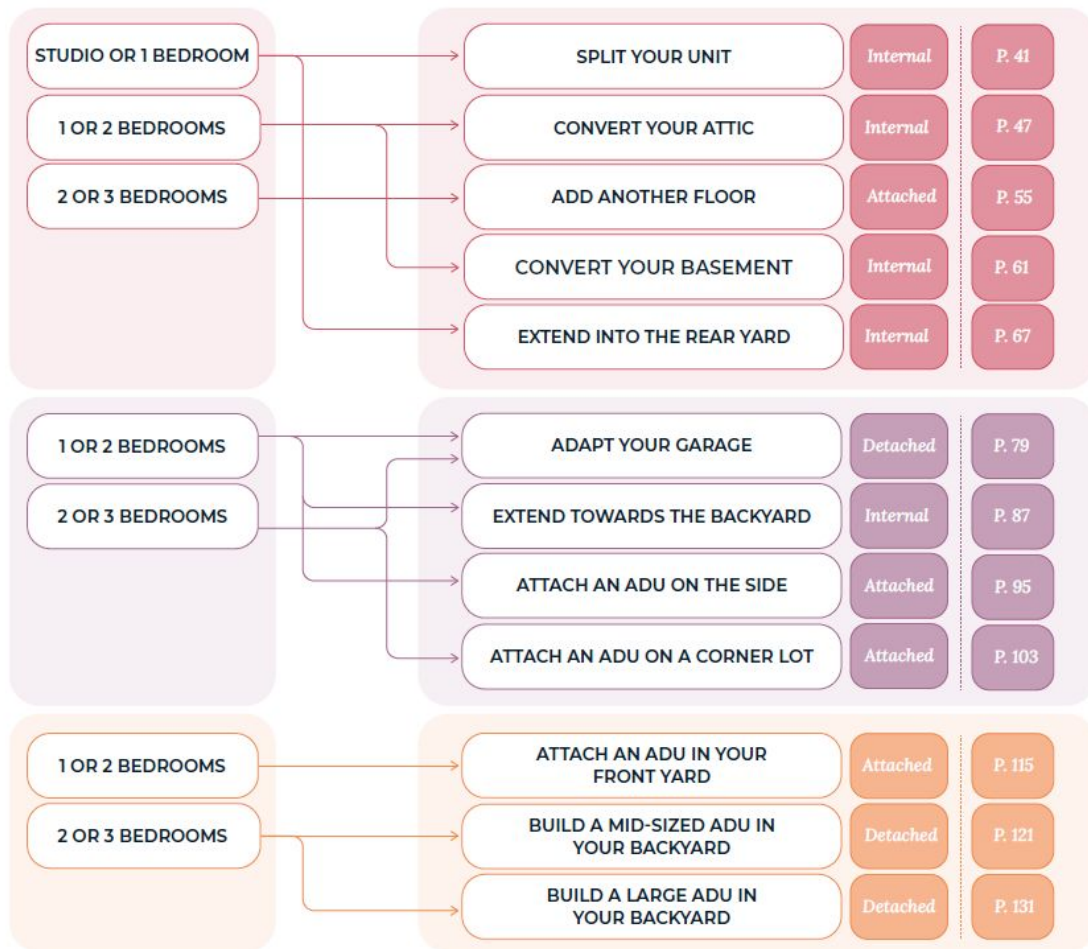
# CHOOSE YOUR OWN (ADU)VENTURE

1. How much space do you have on your lot for an ADU?

## SMALLER LOTS

*My existing house takes up most of the yard.*

2. How many bedrooms do you want in your ADU?



## MEDIUM LOTS

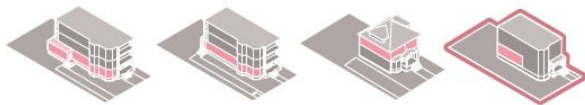
*I have a mid-sized yard or driveway.*

## LARGER LOTS

*There's a lot to mow in the front, side, and rear yard!*

# SMALLER LOTS

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## **SPLIT YOUR UNIT**

*My lot is small, there is limited space in my home to add an ADU and I only need a studio or one-bedroom ADU.*



## **CONVERT YOUR ATTIC**

*I have a home with an unfinished attic. I may add an ADU with just one or two bedrooms.*



## **ADD ANOTHER FLOOR**

*My lot is small, my home is short and I'd like to add an ADU with at least two bedrooms.*



## **CONVERT YOUR BASEMENT**

*I have an unfinished basement that has room for an ADU with good-sized windows on at least one side, and my property is not in a flood-prone area.*



## **EXTEND INTO THE REAR YARD**

*My lot is small, with little to no space on the sides, but has a deep backyard.*



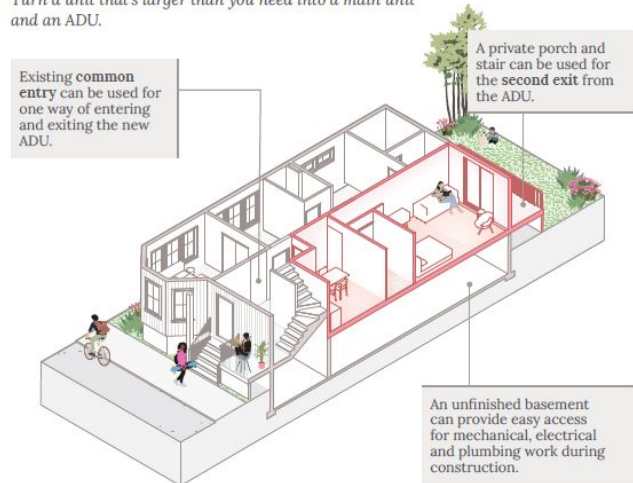
# SPLIT YOUR UNIT

“My lot is small, there is limited space in my home to add an ADU and I only need a studio or one-bedroom ADU.”

## SPLIT YOUR UNIT

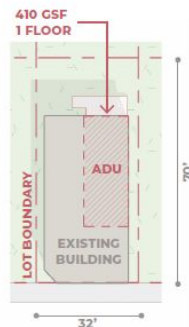


Turn a unit that's larger than you need into a main unit and an ADU.



If your unit is too large for your household now, you can split it, converting the extra space into an ADU. A two- or three-bedroom unit can thus become two smaller units: a 1-bedroom unit and a studio ADU for instance. The ADU could be used to host a family member with more privacy, be rented out for income, or be home to a live-in caregiver. This scheme is designed to work well with the typical two- and three-unit houses found throughout Boston, which usually have one two- or three- bedroom unit on each floor.

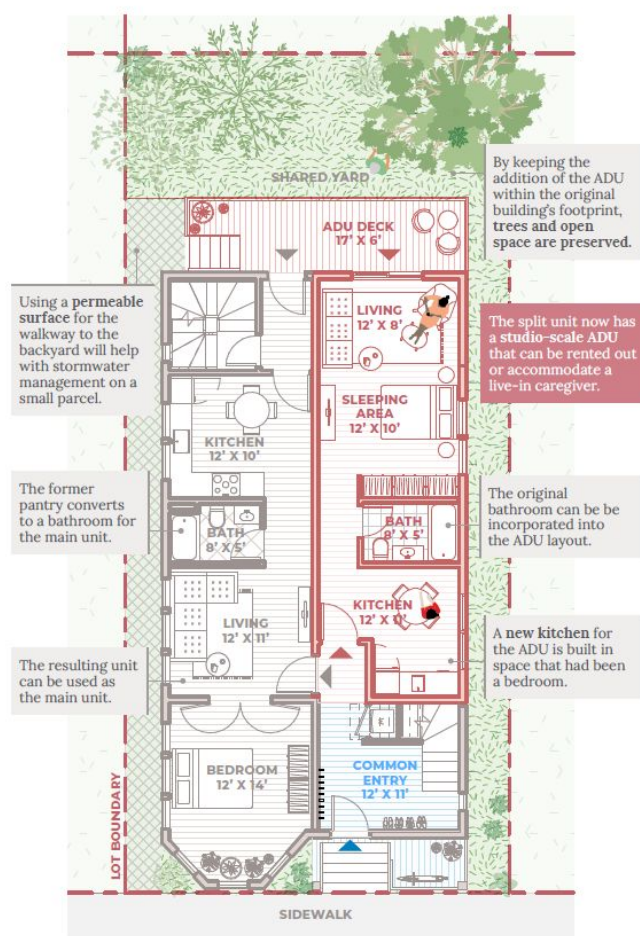
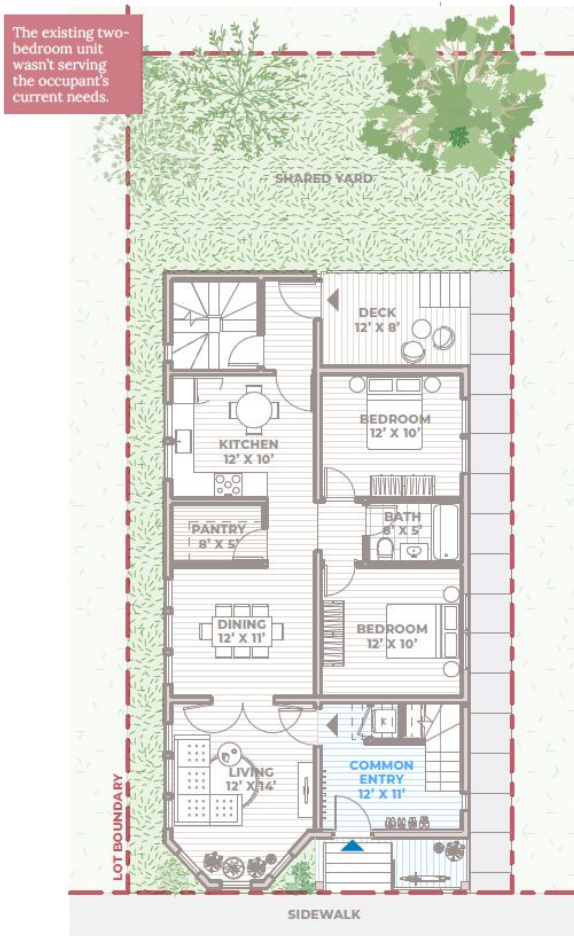
If the building features an unfinished basement and the new ADU is on the first floor, plumbing and electrical updates can be done in the basement without disturbing units above the ADU.



# SPLIT YOUR UNIT

“The two-bedroom unit wasn't serving my current needs.

The split unit now has a studio-scale ADU that I can rent out or accommodate a live-in caregiver.”

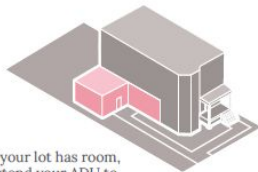




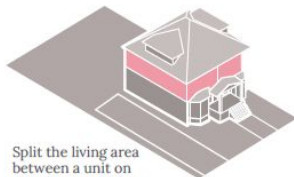
# MORE WAYS TO SPLIT YOUR UNIT

Different versions of this ADU can be adapted to fit your specific building and lot. If you have ample space in the backyard, or if you have a larger side yard, you might consider adding a side extension on the first floor, which would provide additional room for a one- or two-bedroom ADU.

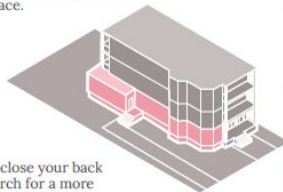
## MORE WAYS TO SPLIT YOUR UNIT



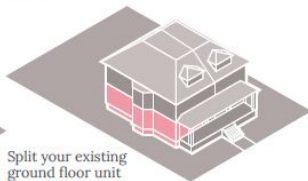
If your lot has room, extend your ADU to the side for additional space.



Split the living area between a unit on one floor and a unit above.



Enclose your back porch for a more ample-sized ADU.



Split your existing ground floor unit into two.

Different versions of this ADU can be adapted to fit your specific building and lot. If you have ample space in the backyard, you could accommodate a larger ADU by enclosing the back porch, therefore increasing the available area for the new unit. Alternatively, if you have a larger side yard, you might consider adding a side extension on the first floor, which would provide additional room for a one- or two-bedroom ADU.

The example used for the book illustrates an ADU designed for a typical two- or three-unit house. The concept of splitting your unit can also be applied to other types of buildings. For wider building types, for example, splitting your unit to create an ADU could yield a more spacious design for your ADU. In these cases you could also choose to create a different entrance on the front for the new unit. There are many examples of side by side duplexes in Boston that can serve as an inspiration.

The Split Your Unit scheme shown on the previous spreads is designed to work well with classic stacked duplex and triplex buildings like this example found in Boston's Allston neighborhood.



An existing semi-detached home could also split their living space between a unit on the first floor and a unit on the second floor. In most cases, this would require the addition of a second means of egress for the second floor unit, similar to this historic example found in Somerville.



If your home is wider than usual, like this precedent in Mattapan, then you may consider splitting it and providing a separate entry door for the ADU.



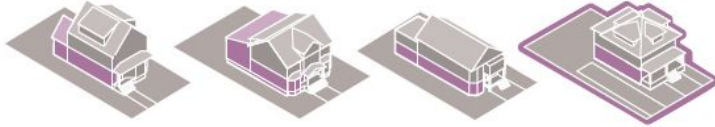
# MEDIUM LOTS

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## **ADAPT YOUR GARAGE**

*My lot has an existing building on it. I'd like to convert it into an ADU separate from the main unit.*



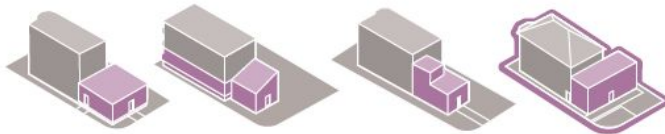
## **EXTEND TOWARDS THE BACKYARD**

*I have a lot with extra backyard space. I'd like to add an ADU with at least two to three bedrooms.*



## **ATTACH AN ADU ON THE SIDE**

*My lot has enough room on the side for an ADU with at least one to two bedrooms.*



## **ATTACH AN ADU ON A CORNER LOT**

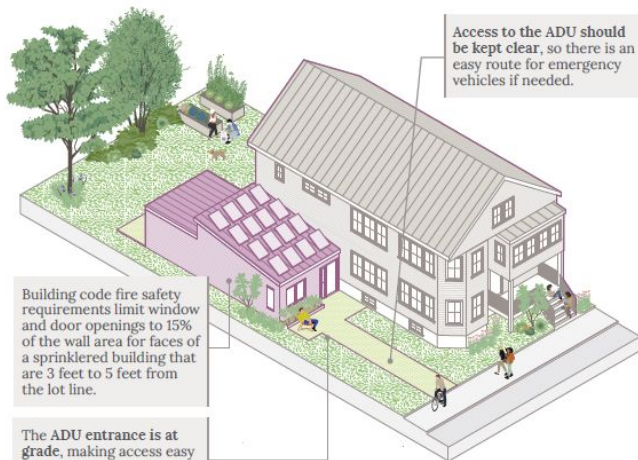
*I have a corner lot and would like to have an ADU that is directly accessible from the street.*

# ATTACH AN ADU ON THE SIDE

## ATTACH AN ADU ON THE SIDE

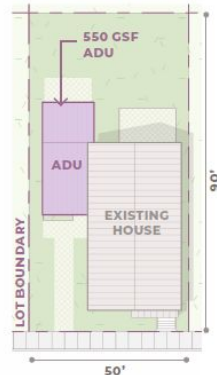


Do you have at least one generous side yard? Consider building an ADU that attaches to the side of your building.



If you have twenty feet or more in one of your house's side yards, an ADU can be added next to your home. This side attached ADU is designed to have a very low impact on the existing building and is situated so that it will be easy to tie into the existing building's water and sanitary lines. The ADU entrance can be at grade, meaning there is no need to climb steps to get in the ADU.

The roof of your ADU can be shaped to let in daylight in cases where window placement may be restricted by code or privacy requirements. Additionally, you could pitch the roof to maximize southern exposure for photovoltaic panels.



“My lot has enough room on the side for an ADU with at least one to two bedrooms.”





# ATTACH AN ADU ON THE SIDE

“ I would like an ADU in my side yard that could house my aging parents.

My parents will have their own space and privacy, and at the same time will be nearby. ”

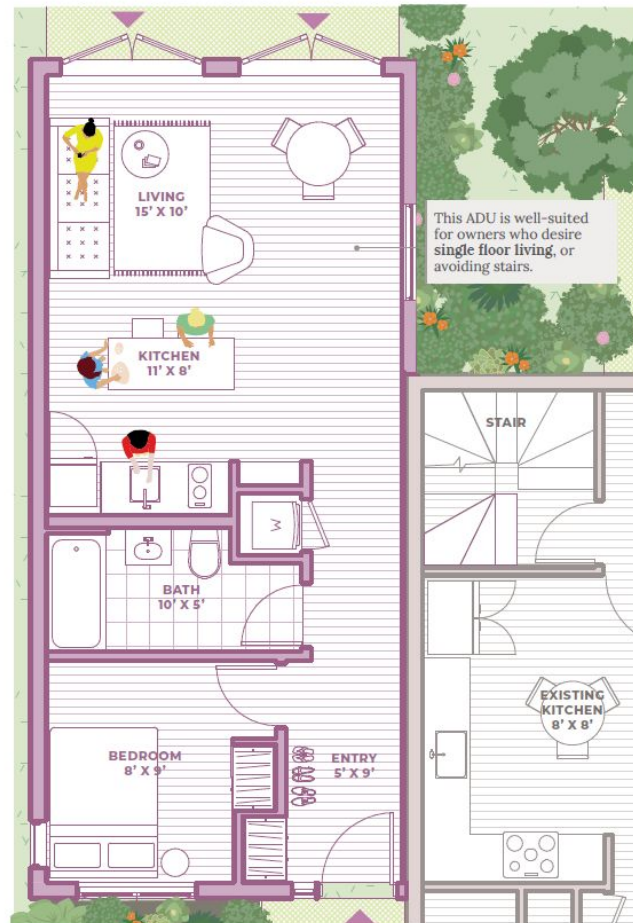
The owner would like to add an ADU to their side yard that could easily house their aging family members.



Both ADU and existing house have direct access to backyard.

Layout of existing house is unchanged by the addition of the ADU.

OVERALL GROUND FLOOR PLAN



This ADU is well-suited for owners who desire single floor living, or avoiding stairs.

ENLARGED ADU FLOOR PLAN

# ATTACH AN ADU ON THE SIDE

“ This ADU is well-suited for single floor living, or avoiding stairs.

My parents will have access to the backyard that we share, while keeping their privacy. ”



Clerestory windows above kitchen let in light while preserving privacy.

Sliding glass doors can be used provide access to sunlight and for natural ventilation.

Kitchen island can double as an eating area. An efficient kitchen will leave more space available for living area.

Full bathroom and washer / dryer are located next to entry hall.

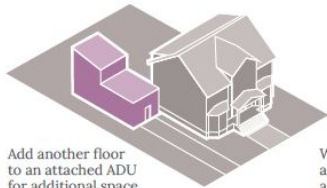
Bedroom is positioned to allow for windows looking towards front yard. Large windows will make a small room feel larger.



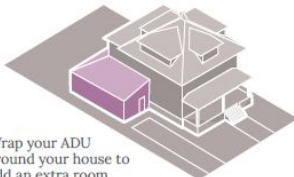
# MORE WAYS TO ATTACH AN ADU ON THE SIDE

If your side yard is larger than what is shown in this design, you might be able to apply a similar design logic to create a more spacious ADU, such as a one or two-bedroom unit added to the side of your home.

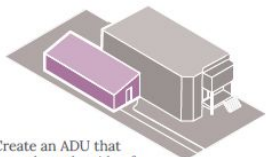
## MORE WAYS TO ATTACH AN ADU ON THE SIDE OF YOUR BUILDING



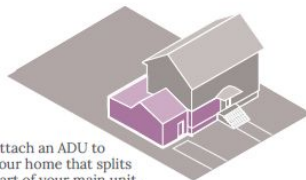
Add another floor to an attached ADU for additional space.



Wrap your ADU around your house to add an extra room.



Create an ADU that runs along the side of your lot if you have space.



Attach an ADU to your home that splits part of your main unit.

If your side yard is larger than what is shown in the design shown on previous pages, you might be able to apply a similar design logic to create a more spacious ADU, such as a one- or two-bedroom unit added to the side of your home. For instance, a wider side yard could accommodate a larger ADU footprint, providing additional living space without reducing the size of the main unit.

Elements like porches or decks at the front or rear of your ADU are optional. Whether they are feasible depends on the size of your yard. For example, a deep backyard might allow for a spacious deck, while a smaller yard might limit these options. When planning for decks, it's also important to consider any existing trees. **Preservation of good sized trees should be a priority.** Their placement could influence the size and location of the deck, ensuring that the natural landscape is maintained alongside your new ADU.



This diagram illustrates the twenty foot minimum requirement for building a side yard ADU on both an infill lot (left) and a corner lot (right).

An existing screened porch like the one at this West Roxbury home could be the starting point for a new ADU in your side yard.



With large existing homes on large parcels like this Roslindale home, the ADU may be created by using part of the existing home in addition to new construction in the side yard.



Even small attachments on the side of a principal building, like this one in Jamaica Plain, can aid in the creation of an ADU.



# LARGER LOTS

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## **ATTACH AN ADU IN YOUR FRONT YARD**

*I have a larger lot, and I want to build an ADU without obstructing any of my backyard.*



## **BUILD A MID-SIZED ADU IN YOUR BACKYARD**

*My lot has enough width on the sides or space in the backyard, and I'd like to build a detached ADU with one to two bedrooms.*



## **BUILD A LARGE ADU IN YOUR BACKYARD**

*My lot is large, with lots of space to the sides and back. I'd like to add an ADU that can house several people.*

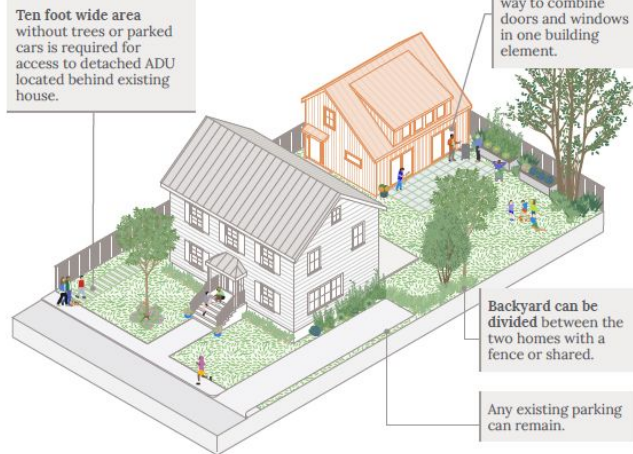
# BUILD AN ADU IN YOUR BACKYARD

## BUILD A MID-SIZED ADU IN YOUR BACKYARD



Do you have a good sized backyard? Consider building a new “tiny house” or prefabricated ADU.

Ten foot wide area without trees or parked cars is required for access to detached ADU located behind existing house.



Sliding doors can be a cost effective way to combine doors and windows in one building element.

Backyard can be divided between the two homes with a fence or shared.

Any existing parking can remain.

This detached, new build ADU is a 1.5 story, 1,025 square foot stand alone cottage. It is suitable for a small household with one or two occupants. The version shown utilizes a saltbox style roof and large dormer on one side of the roof facing the back yard.

The ADU is positioned so the backyard could be divided into two separate spaces or used in common by both homes. A minimum 10 foot wide fire access path is maintained on one side of the house, unencumbered by parked cars, so that the fire department can access the ADU in the event of an emergency. Because of the distance from the public right of way, the ADU will require sprinklers.



“My lot has enough space in the backyard, and I’d like to build a detached ADU with one to two bedrooms.”





# BUILD AN ADU IN YOUR BACKYARD

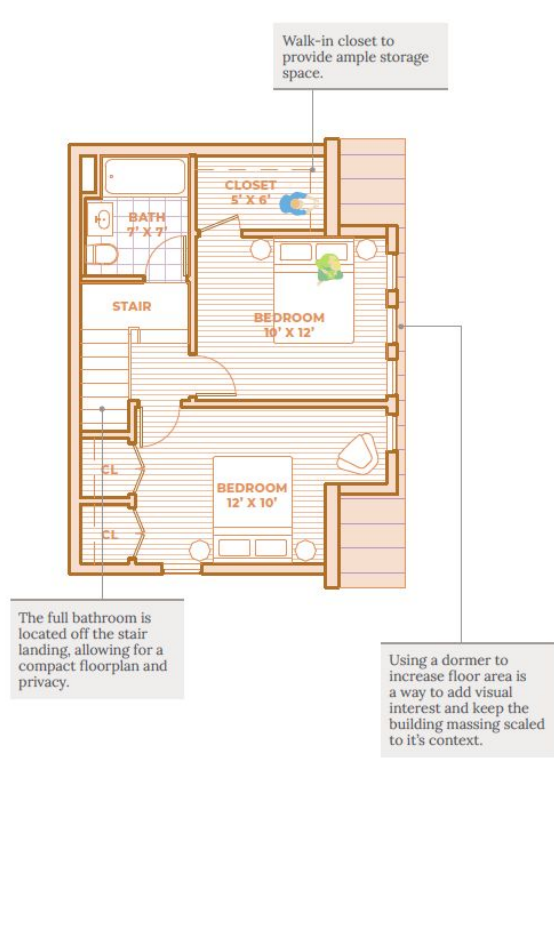
“ I am looking for a means of additional income, and want to build an ADU that is large enough to rent to a pair of roommates or a family. ”



123

ENLARGED FIRST FLOOR PLAN: ADU

1/8" = 1'-0"



1/8" = 1'-0"

ENLARGED SECOND FLOOR PLAN : ADU

124

# BUILD AN ADU IN YOUR BACKYARD

“ I can choose to share the backyard with the ADU residents or divide it with vegetation or a fence. ”



With the extra lot space between the main unit and the ADU, additional outdoor programs, such as garden boxes, can be included.



# BUILD AN ADU IN YOUR BACKYARD

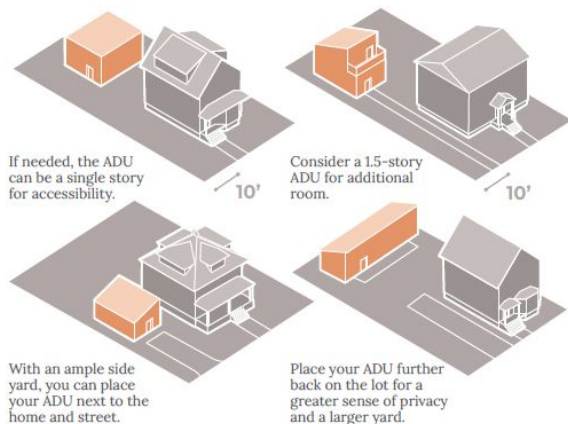
“Using a dormer to increase floor area is a way to add visual interest and keep the building massing scaled to its context. ”



# MORE WAYS TO BUILD AN ADU IN YOUR BACKYARD

A detached ADU in the backyard can come in many different sizes and shapes. Start by thinking about the best spot for your backyard ADU, making sure you can create a ten-foot-wide access path for fire safety and avoid disturbing any existing trees.

## MORE WAYS TO BUILD A MID-SIZED ADU IN YOUR BACKYARD



A detached ADU in the backyard can come in many different sizes and shapes. Start by thinking about the best spot for your backyard ADU, making sure you can create a ten-foot-wide access path for fire safety and avoid disturbing any existing trees. Once you've identified the ideal spot, you can explore different design alternatives with your architect or find inspiration from other ADUs that better suit your needs. This type of ADU may also be possible in your side yard if it is large enough.

A modular ADU could be a great option for this design, offering flexibility and efficiency in the building process. Some common prefabricated or modular ADUs include studio units, one-bedroom layouts, and even two-bedroom designs. These modular options can be customized to fit your space and needs, often with quicker installation times compared to traditional construction.

Mid-sized accessory buildings are already found in many parts of Boston.



In this example of a one-story ADU on a large lot, the glass doors and sidelites function both for egress and access to light and air.

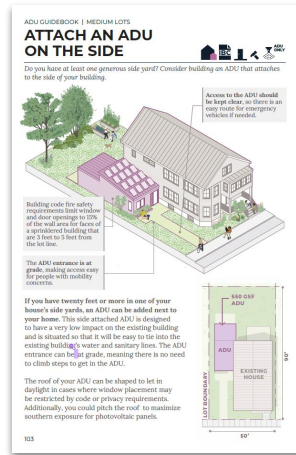


Since a detached ADU will only need to comply with the residential code, it can sometimes be smaller than internal or attached ADUs added to two- or three-unit buildings. (image: Perry Builders)



# A FIRST STEP, BUT MORE TO COME!

- ➔ **The Guidebook does not come with actual zoning changes, and all of the ideas presented in it will require the same relief from the ZBA that is currently required (for lots outside of Mattapan).**
- ➔ **Planning Department will use the ADU Guidebook as a guide for recommendations we make to the Zoning Board of Appeal**



# WHERE CAN YOU FIND THE ADU GUIDEBOOK?

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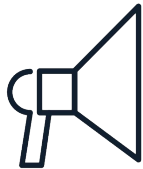
## Guidebook Online

- Accessible digital version:  
<https://bit.ly/ADU-Guidebook>



## Physical copies available citywide

- All BPL branches will have a copy of the guidebook
- Reference copies will also be available at City Hall and when staff are out at community events



## Help us spread the word!

If you belong to a group and are interested in helping us getting this resource to potential ADU users, please reach out to: [residentialzoning@boston.gov](mailto:residentialzoning@boston.gov)



# WE WANT TO HEAR FROM ALL OF YOU!

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



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



**PLEASE KEEP QUESTIONS OR COMMENTS TO 2 MINUTES**



**RAISE YOUR HAND TO SPEAK AND AVOID INTERRUPTING OTHERS.**



**SPEAK FROM THE “I” AND BE MINDFUL OF THE DIVERSITY OF EXPERIENCES BOTH IN THE ROOM AND NOT.**

# Q&A - ADU Guidebook

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# ZONING FOR NEIGHBORHOOD HOUSING

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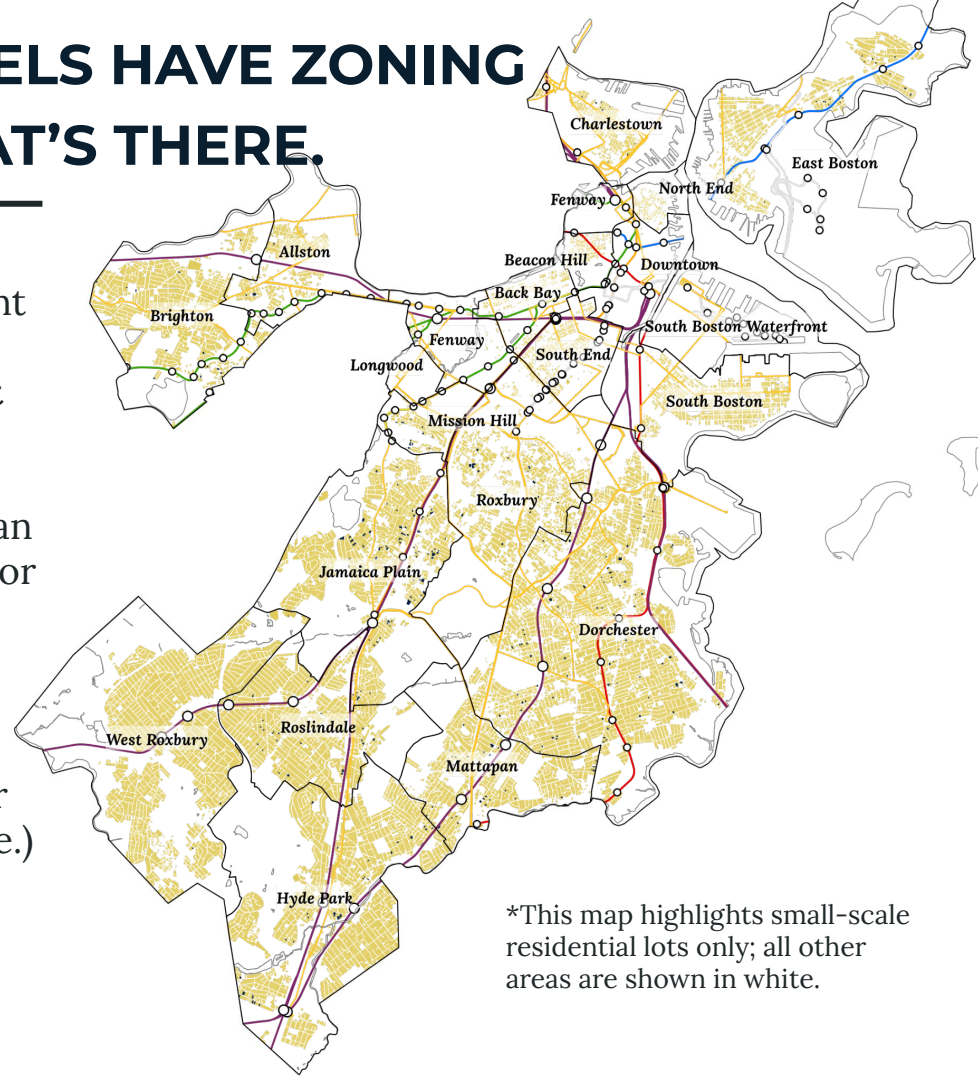
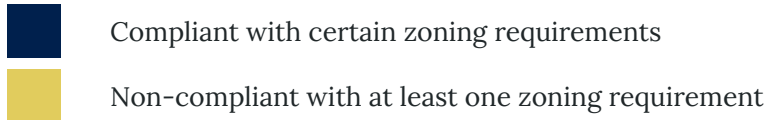


# 99% OF RESIDENTIAL PARCELS HAVE ZONING THAT FAILS TO MATCH WHAT'S THERE.

Without case-by-case zoning relief, the current zoning code effectively declares that **nothing should be built in Boston that looks like what is currently in Boston.**

This is true whether it is infill on a vacant lot, an ADU, or a simple change like adding a dormer or rebuilding a porch.

**(99% of parcels fail to conform** to unit count, lot size, floor area ratio, or yard requirements. This does not account for parking or any other zoning rules that cannot be measured citywide.)



\*This map highlights small-scale residential lots only; all other areas are shown in white.

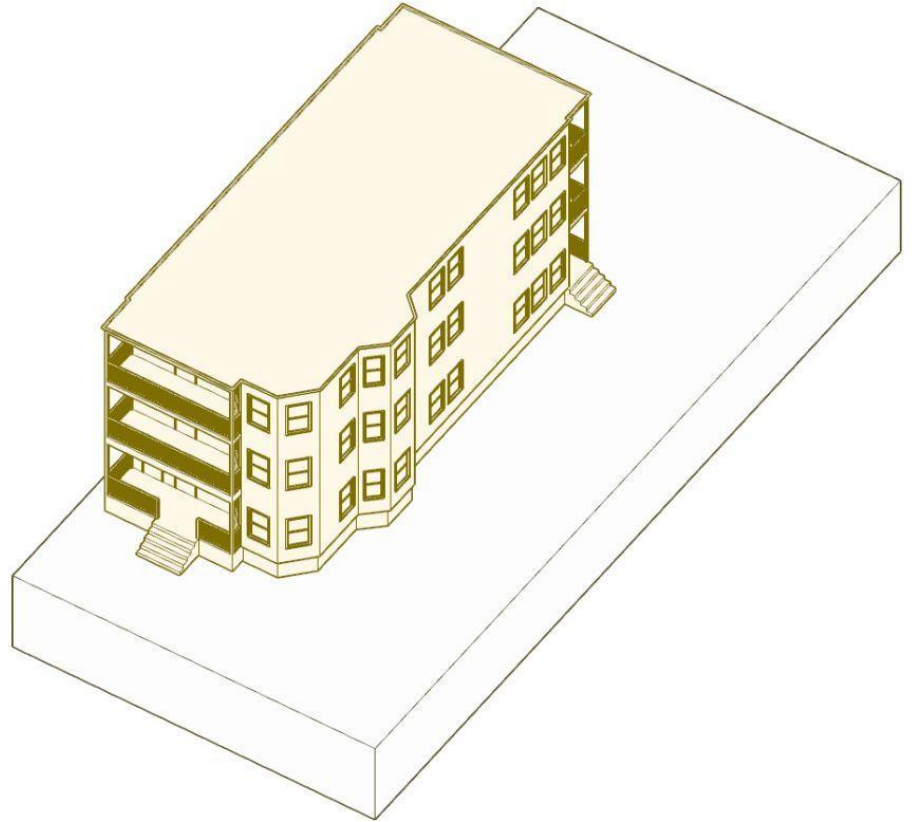
# CURRENT ZONING AND EXISTING BUILDINGS

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Currently the code does not match up well with the city's existing fabric.

Many homes that we know and love do not fit within the three-dimensional envelope created by the existing code.

For example, this triple decker in what is currently a 2F-5000 subdistrict has a number of problems...

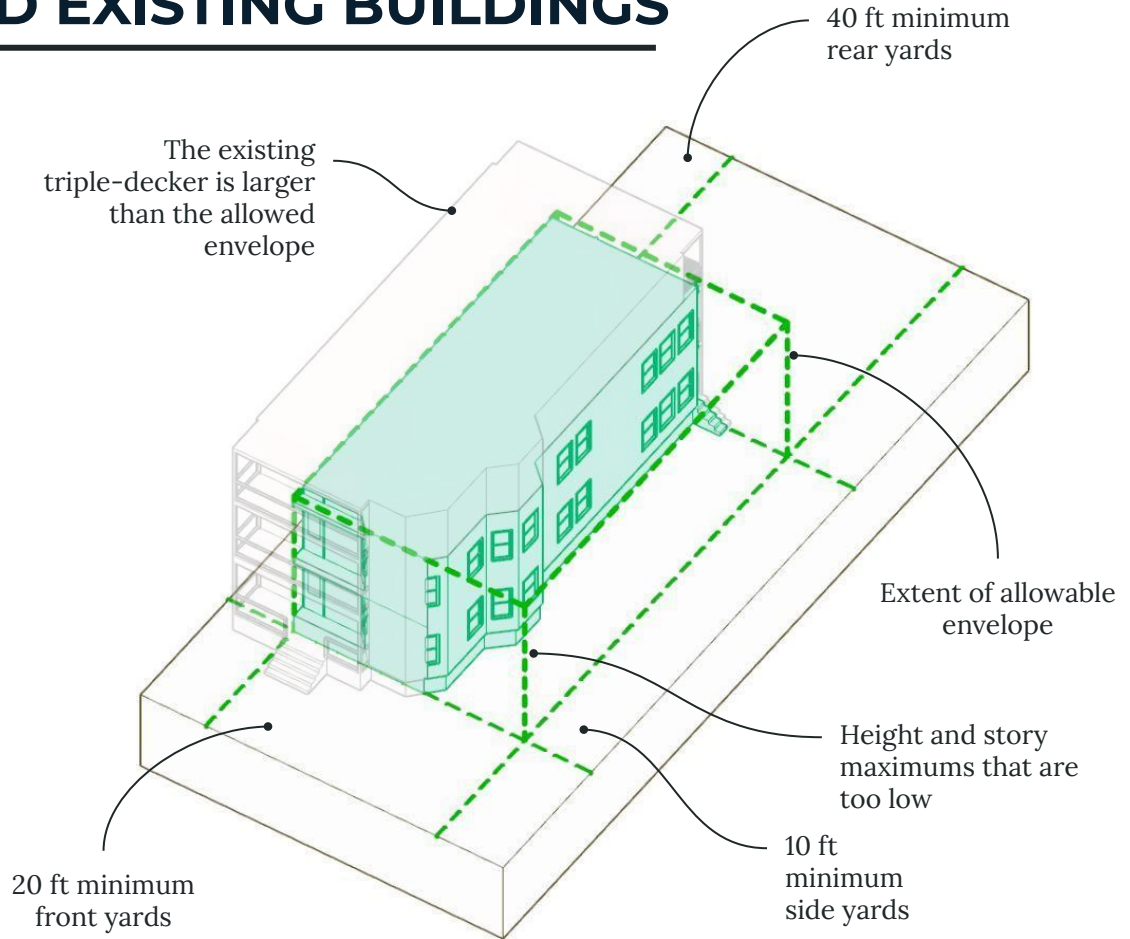


# CURRENT ZONING AND EXISTING BUILDINGS

The portion of the building shown is green is inside the existing zoning envelope. Any portion of the building outside of that box is not allowed...

That means this historic triple decker, a quintessential Boston housing typology, is not compliant with our current zoning code.

- Front, rear, and side yard requirements are so extensive that the existing structure does not fit.
- Maximum height limits and story limits are lower than the existing structure.

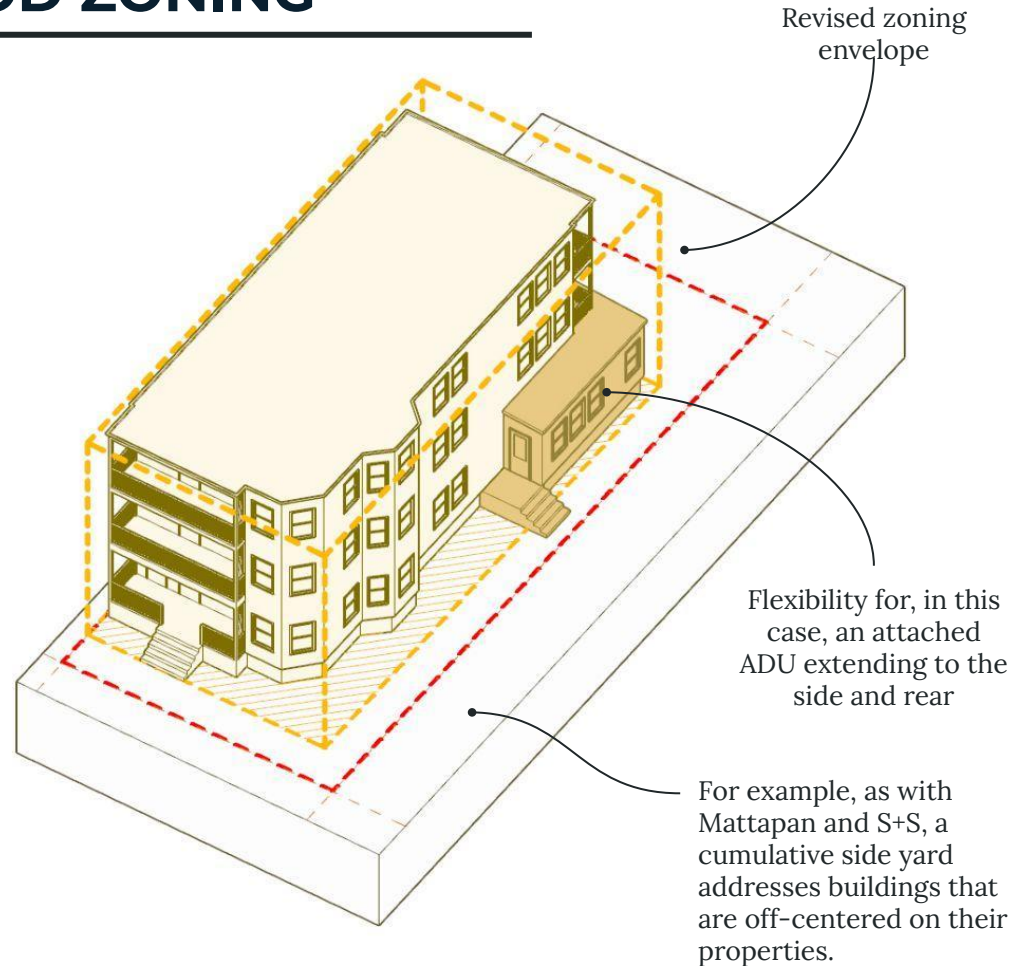




# UPDATING NEIGHBORHOOD ZONING

Without addressing the underlying issues in the current zoning code, **ADUs cannot be easily built anywhere in the city.**

Any zoning changes that may come out of this effort must provide a zoning envelope that is not only right-sized to allow for the development of **future ADUs**, but also flexible enough to allow **small-scale renovations and property maintenance to occur.**



# WHAT WILL UPDATED RESIDENTIAL ZONING DO FOR BOSTONIANS?

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- **Enable** the construction of ADUs
- **Simplify upkeep and renovation** of existing homes
- **Reduce the time and cost of renovations and construction** of new small-scale housing
- **Provide predictability** to the community at large around what is and is not acceptable, removing the case-by-case variance pattern of the current appeals process
- **Maintain consistency with statewide policy** relative to ADUs and housing production



Photo of Mattapan

# HOW WILL WE REZONE?

In this first phase, we will focus on **areas with mostly large lots** where properties have **up to four units** (portions of Dorchester, Hyde Park, Jamaica Plain, Roslindale, and West Roxbury).



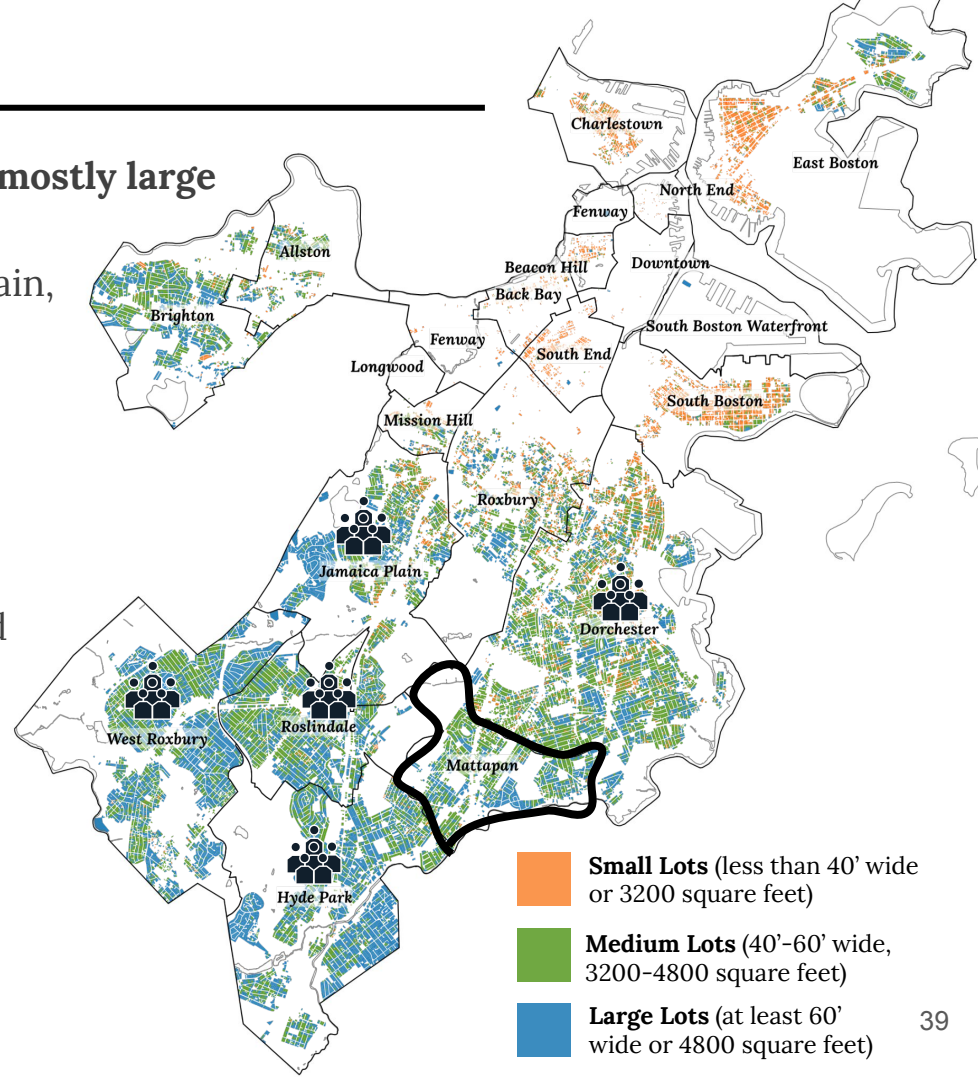
- **Areawide meeting(s)** to discuss citywide considerations,



- **Neighborhood public meetings (virtual and in-person)** where we will discuss and adjust the framework to the logic of each neighborhood character, and



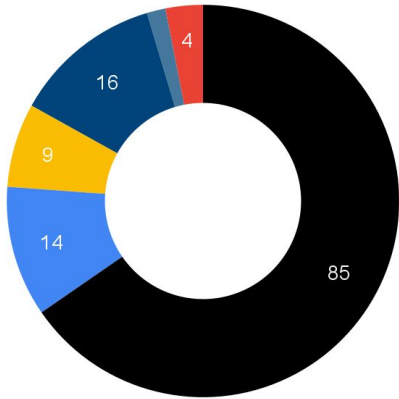
- **Smaller meetings** with elected officials, neighborhood organizations, and stakeholders for more individualized feedback.



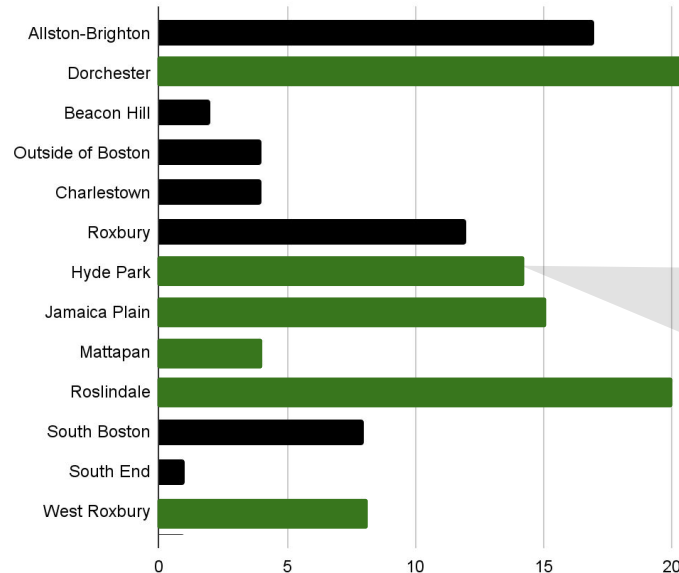
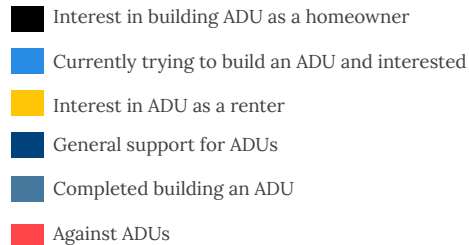


# IMMEDIATELY AFTER THE MAY PUBLIC MEETING, MORE THAN 100 PEOPLE EXPRESSED INTEREST IN ADUS

People in many neighborhoods are interested in ADUs.



ADU Interest Survey with 136 participants



We have lived in Ashmont for 39 years, my wife and I are 72. We would like to build an **ADU to age in place** so that **my daughter and son-in-law could be prepared to assist us.**

*Barry, Dorchester*

With a **very old home** it would **almost impossible to create a basement unit.** Not only would it be **prohibitively expensive**, it would take an **excessively long time.**

*Michael, Hyde Park*

# WHO IS ASKING ABOUT ADUS?



## YOUNG FAMILIES STAYING IN BOSTON

“ If I could build an ADU on my property, my in-laws could move to Greater Boston. **This would make it a lot easier to raise children here.** ”

*Evan, Roslindale*

## SENIORS AGING IN PLACE

“ I'm born and raised in Boston- **my mom** has been priced out of the city and I would love to build her a detached ADU in my yard so she can **age with dignity in the city she has lived in most of her life.** ”

*Veronica, Hyde Park*



## HOMEOWNERS LOOKING TO FIX THEIR HOME

“ We would like to **raise the roofline or at least put in dormers** for a 2nd floor sleeping area. **We'd need variances for this right now.** ”

*Julie, Jamaica Plain*



# “AND YOU MAY ASK YOURSELF... HOW DID I GET HERE?”

**FEWER THAN 200 ADUS**

**PERMITTED CITYWIDE VIA PILOTS**

(and fewer actually built)

**NOV 2017-MAY 2018**

Internal ADUs for East Boston, Mattapan, and JP. 50 applicants, 2 built ADUs.

**2021-2022**

Tech assistance converting exterior structures into ADUs. 16 participants.

**STATE OF CITY 2024**

“This year we will eliminate barriers for residents to build ADUs citywide”

**2025**

Eliminate barriers in areas with mostly large lots

**WE ARE HERE**

**ADU 1.0 PILOT**

**CITYWIDE ADU 1.0 ZONING**

**ADU 2.0 PILOT**

**MATTAPAN REZONING**

**ADU GUIDEBOOK**

**PHASE 1 ZONING**

**ADDL RESI ZONING**

**APRIL 2019**

ADU 1.0 pilot **extended citywide**

**2018-2024**

PLAN: Mattapan, and ADU by-right zoning adopted

**2024**

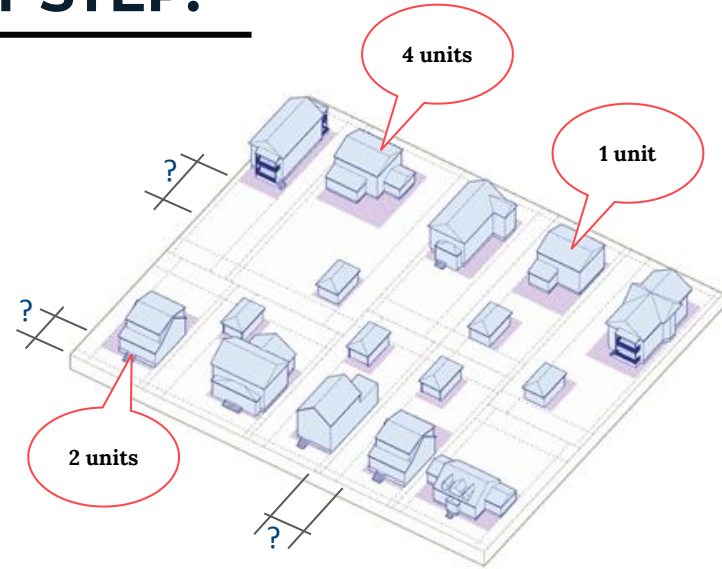
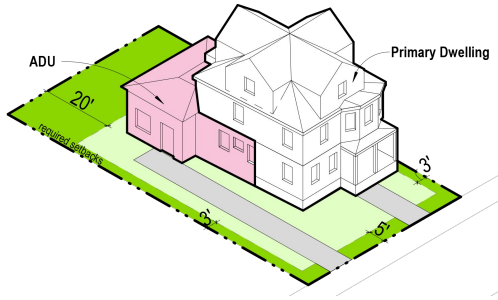
ADU Guidebook to be released

**2026+**

Eliminate barriers in areas with mostly small and medium lots



# LARGE LOTS ARE THE LOGICAL NEXT STEP.



**Mattapan zoning has already done a big part of the work for large lots!**

**PLAN: Mattapan (2018-2024)** successfully piloted new zoning and ADUs on large lots.

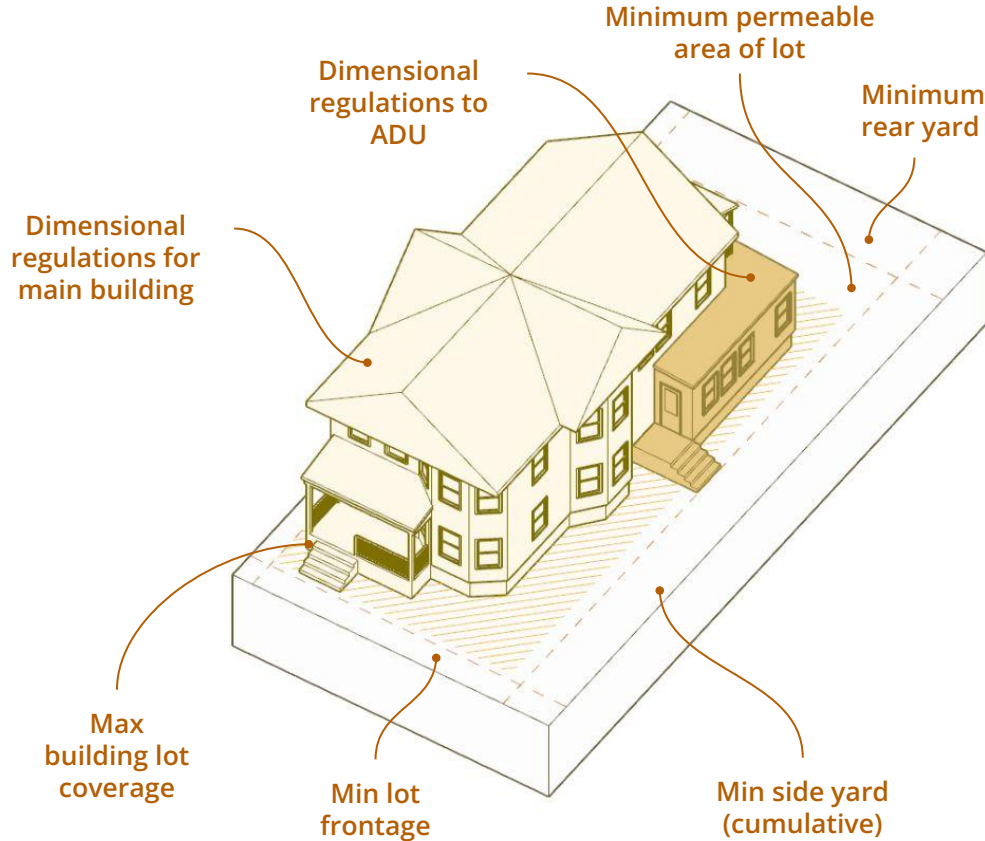
**Large lots are everywhere!**

- Bigger lots can accommodate the widest range of ADUs
- Enable ADUs and decrease the amount of ZBAs  
(53% of ZBAs since Sept '23 have been in 1F, 2F and 3F zoning subdistricts)

**Apply updated zoning across multiple neighborhoods**

# BUILDING OFF MATTAPAN'S NEW ZONING

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Mattapan's zoning was a substantial **rewrite of Boston's approach to use and dimensional regulations** relative to zoning.

**Key innovations** include:

- Allowing additional units for ADUs
- Cumulative side yards
- Lot coverage
- Minimum permeable area of lot

Many of these ways of considering the characteristics of a lot are **also part of Squares + Streets zoning**, and we will bring them to updated neighborhood zoning as well.

# PHASE 1 TIMELINE: AREAS WITH MOSTLY LARGER LOTS

MOH WORK IN MATTAPAN AND CITYWIDE CONTINUES IN PARALLEL ON GUIDING UP TO 20 ADUS THROUGH CONSTRUCTION

TECHNICAL ASSISTANCE FOR  
ADUS CITYWIDE

INTRODUCING NEW LOAN PRODUCTS  
FOR MATTAPAN ADUS

CONSTRUCTION OF  
MATTAPAN ADUS

NOV 2024

ADU Guidebook Launch  
and Public Meeting 1

Area-specific meetings and civic association  
workshops for areas with large lots and up to 4 units

APR 2025

Public  
Meeting 2

MAY 2025

Board

JUN 2025

Zoning  
Commission

ADU  
GUIDEBOOK

DRAFT MAP + TABLES

PUBLIC  
COMMENT  
PERIOD

DRAFT  
AMENDMENT

APPROVAL  
PROCESS

BRIEF  
ELECTED  
OFFICIALS

BRIEF HOUSING  
SUPPORTERS

BRIEF CIVIC  
ASSOCIATIONS

*More time for engagement for future phases  
for areas with medium and small lots*

OVERLAPPING WORKSTREAM:  
FUTURE PHASES TO BE COMPLETED IN EARLY 2026



# HOW TO STAY INVOLVED

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- **Take a look at the guidebook!**
  - Accessible digital version:  
<https://bit.ly/ADU-Guidebook>
  - Printed copies will be available at all BPL branches soon
- **Office Hours for additional questions.**
  - Wednesdays, December 4, 11, and 18 from 1-2 pm
  - Register here: <https://bit.ly/ADU-office-hours>
  - If you would prefer meet in the evening, please email us at:  
[residentialzoning@boston.gov](mailto:residentialzoning@boston.gov)
- **Sign up for our Zoning Notices & Updates list to receive project updates at <https://bostonplans.org/about-us/get-involved/>**
- **Citywide virtual meeting on initial findings**
  - Monday, January 13, 2025 at 6pm



## OTHER SMALLER MEETINGS

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- **Meetings with Civic Associations:** We are reaching out to civic associations in the neighborhoods involved in this first phase (Dorchester, Hyde Park, Jamaica Plain, Roslindale, and West Roxbury), but are also happy to talk to any other group in these areas.
- **Focus groups with key professionals:** Are you a local contractor or architect interested in making part of a focus group to help us design the rules for building in residential neighborhoods?

Reach out to [residentialzoning@boston.gov](mailto:residentialzoning@boston.gov) to schedule a meeting

# HELP US DEFINE PRIORITIES WITH A SURVEY

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**What are your priorities when it comes to setting rules for building in residential neighborhoods?**

Survey will be up until the end of the year, and will be available on the zoning initiative's web page soon!

- Take the survey at:  
<https://forms.gle/Wkcbc2KVMwq4rrXA9>





# WE WANT TO HEAR FROM ALL OF YOU!

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



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



**PLEASE KEEP QUESTIONS OR COMMENTS TO 2 MINUTES**



**RAISE YOUR HAND TO SPEAK AND AVOID INTERRUPTING OTHERS.**



**SPEAK FROM THE “I” AND BE MINDFUL OF THE DIVERSITY OF EXPERIENCES BOTH IN THE ROOM AND NOT.**

# Q&A - Neighborhood Rezoning

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# NEXT STEPS

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- **Take a look at the guidebook!**
  - Accessible digital version:  
<https://bit.ly/ADU-Guidebook>
  - Printed copies will be available at all BPL branches soon
- **Take the Priorities Survey here:** <https://forms.gle/Wkcbc2KVMwq4rrXA9>
- **Office Hours for additional questions.**
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**ADU  
Guidebook**



**Priorities  
Survey**





**THANK YOU!**

