

Citywide ADU Zoning Zoning Analysis Updates

Wednesday, May 8
6:00pm–7:30pm



**boston planning &
development agency**

Zoom Controls to Listen to Interpreters

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

(Caboverdean) Djobe íkune 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 tande 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.

(Português) Procure o ícone de interpretação (**globo**) na parte inferior da sua tela e selecione o idioma que deseja ouvir.

(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。

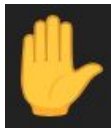


Zoom Meeting Info + Tips

- **The BPDA will be recording this meeting** and posting it on the BPDA'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.



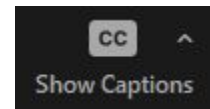
Mute/unmute



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



Turn video on/off



Turn on captions

Please Ask for Clarification!

Ask questions in the chat along the way!

Our staff are available to answer during the presentation.

Ask for us to clarify any terms or concepts we discuss!

We want to make sure that what we cover is accessible to everyone so you can all share your informed feedback.



Citywide Zoning for Accessory Dwelling Units

"This year we will eliminate barriers for residents to build ADUs citywide and support local contractors in getting them built."

- Mayor Wu, State of the City 2024



The City of Boston and the BPDA are working to **eliminate barriers to building Accessory Dwelling Units (ADUs)** by updating zoning to make these small homes as-of-right citywide.

Eliminating Barriers to Building ADUs: Cross-Department Collaboration

Over the course of 2024, the BPDA and the Mayor's Office of Housing / Boston Home Center will work together to ensure that Bostonians have the tools and support they need to build an ADU.

BPDA - Planning & Zoning for ADUs

The BPDA will work to **make it allowable** for Bostonians to build ADUs by updating zoning to allow ADUs by-right.

- Update zoning to align code requirements with existing building patterns and **allow appropriate ADUs** without zoning relief
- Publish an **ADU Guidebook**, a visual guide that helps homeowners understand how an ADU could fit on their lot and style of building

MOH / BHC - Technical Assistance & Financing for ADUs

MOH & BHC will work to **make it accessible** for Bostonians to build ADUs by expanding resources for financing and technical assistance

- Financing tools for low- and moderate-income homeowners
- Clear guidance & staff to help homeowners navigate the process
- Strengthened connections with local builders/contractors community

Diversifying Housing Options with ADUs

ADUs are additional units that can be built either within an existing home or outside of it, such as in a smaller detached dwelling.

ADUs allow homeowners to utilize their property to its fullest potential and do what is right for their family's needs.

- Extra room for growing families, keeping multiple generations close
- Provide opportunities for extra income with an on-site rental unit
- Increase equity on a property



Internal ADU



Attached ADU



Detached ADU

What is an ADU?

An ADU is a self-contained dwelling unit, which includes:

- A **full bathroom** and **kitchen**
- Building code compliant and safe **egress routes**
- Access to **electric and water shut off valves**
- **Sprinklers** as required by building and fire code

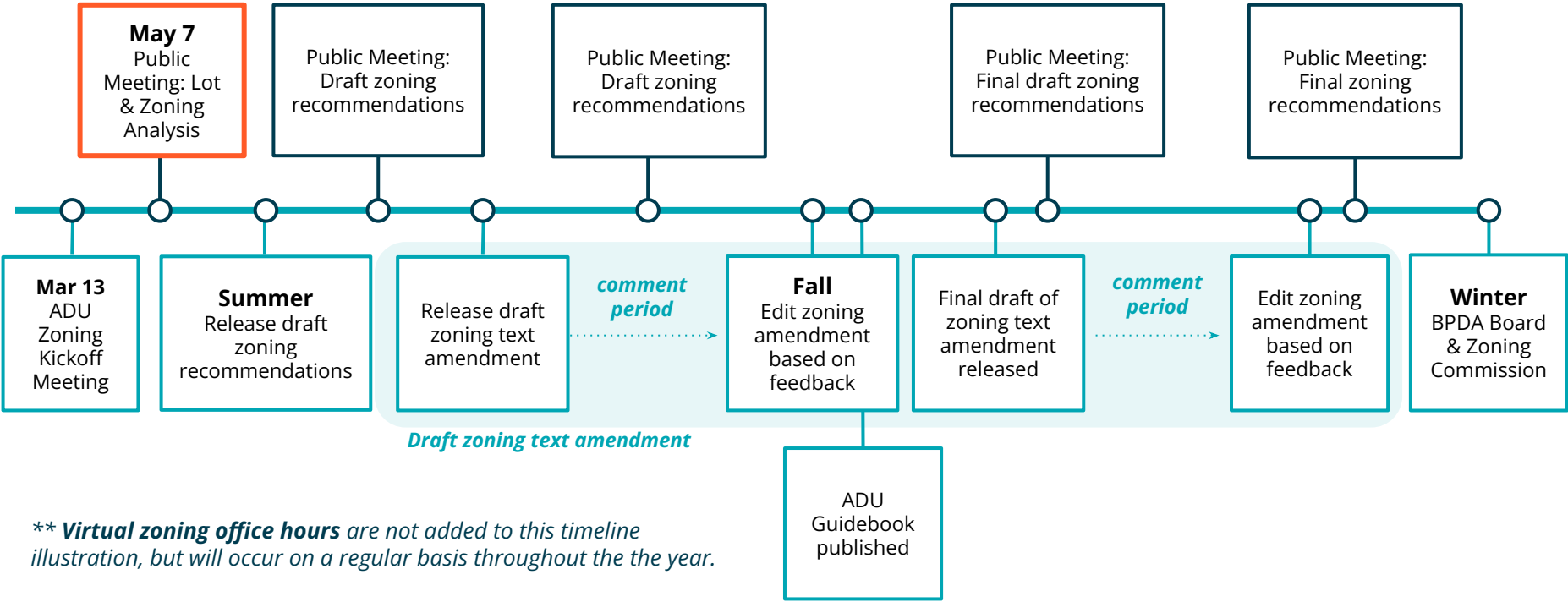


A Brief History of ADUs in Boston

- **ADU 1.0 Pilot (Nov 2017–May 2018)**
 - Pilot allowed owner-occupants of 1-, 2-, and 3-family homes in East Boston, Mattapan, and Jamaica Plain to carve out space within their home to build an ADU. Fifty applicants, twelve received permits, and two completed construction.
- Zoning amendment based on **ADU 1.0 extended citywide (April 2019)**
- **ADU 2.0 Pilot (2021–2022)**
 - Pilot provided technical assistance to convert existing exterior structures (carriage houses and garages) into ADUs. Sixteen residents were guided through the process of getting building permits and zoning relief.
- **ADUs allowed in Mattapan by-right (January 2024)**
 - Allowed either as additions to an existing home or outside of it, such as in a smaller detached dwelling.

ADU Zoning Initiative: Process Timeline

*Focus groups (virtual & in-person) throughout summer:
ADU Guidebook; Draft zoning based on lot types*



*** Virtual zoning office hours are not added to this timeline illustration, but will occur on a regular basis throughout the the year.*

Boston's Current ADU Zoning Allows Internal Units Only

In 2019, zoning was changed to allow homeowners of less than 4 unit buildings to **convert pre-existing spaces** (attics, basements, etc.) into **internal ADUs** as long as they did not expand their home.



Pre-existing unit -
Convert extra independent unit into rental unit



Carve out unit -
divide first floor into two studio units



Basement conversion -
convert basement into an accessible unit



Attic conversion -
convert attic into additional unit

To date, there have been about **150 internal ADUs built across Boston**

Neighborhood	Number of ADUs
Dorchester	39
East Boston	17
Mattapan	17
Roxbury	15
Hyde Park	14
Brighton	11
Jamaica Plain	11
Roslindale	8
South Boston	8
West Roxbury	3

The City's current zoning for ADUs is very limited.

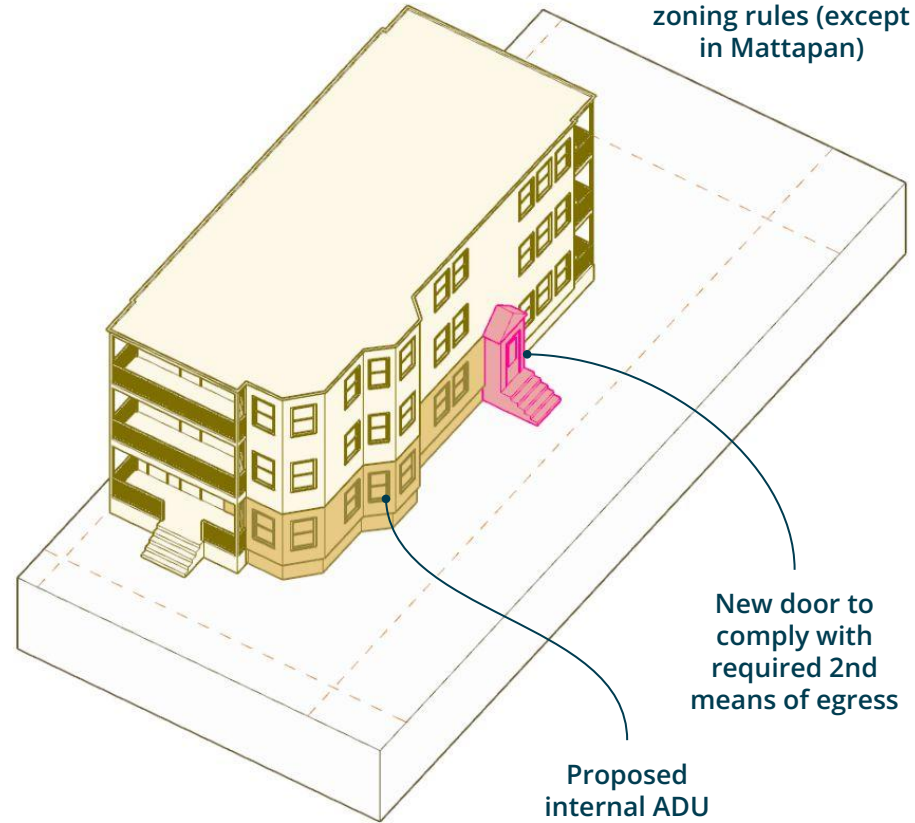
Any change to the size existing structure - even when required for building or fire code - will negate this "exception" to current zoning.

This could be a new stair, dormer, entrance, or small addition that makes an ADU possible.

This means that many ideas for ADUs that fit well into an existing house or lot are non-conforming and require zoning relief from the ZBA.

In Mattapan, zoning was updated earlier this year to address non-conformity and create space within zoning rules for ADUs.

This ADU would not be allowed under the City's* current zoning rules (except in Mattapan)



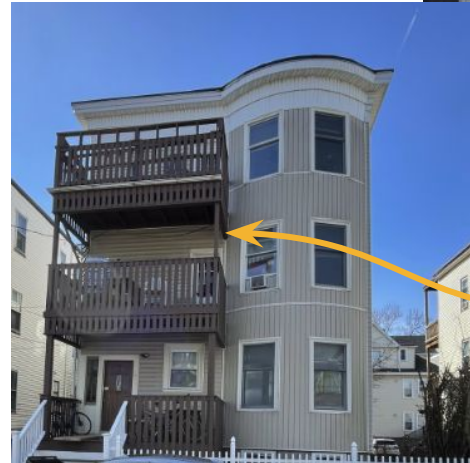
Nonconformity Means No Change Without ZBA Approval

When the zoning code is out of alignment with one or more aspects of a home, this is a “nonconformity,” meaning a homeowner *cannot make any further renovations without zoning relief.*

The following are common renovation projects that frequently require zoning relief and approval from the Zoning Board of Appeal.

- Adding dormers
- Installing balconies/porches/roof decks
- Adding extra rooms
- Increasing square footage of existing rooms
- Raising roof height
- Extending living space into basement or attic
- ***Building an ADU***

Dormers are a common aspect of many homes, but their addition often violates FAR or height maximums.



Adding new porches/decks, or even renovating old ones, can trigger zoning violations.

Nonconformity Means Delay, Cost, and Uncertainty

DETACHED ADU

Meet Stephen. He recently put the finishing touches on his detached ADU in Roxbury. The space will be rented to travel nurses and house visiting family members.



“The only kind of downer to this was it took 21 months to get a permit. That’s almost two years. We started this process in 2021 and last year in 2023, we got it, we actually got the permit, and the right to go. The actual time to build the ADU wasn’t too long. We started in June of 2023, and we finished... in December,” Stephen told us when we toured his ADU last week.

And how does Stephen feel now that his ADU is complete? “Really relieved... it’s quite a long process to do this. That’s why I’m hoping, within the city and within the state, that there’s hopefully going to be an... ADU program, because it took quite a while to build.”



Goals of Right-Sizing Residential Zoning for ADUs

By the end of 2024, the BPDA and the City aim to update residential zoning throughout Boston's neighborhoods. The goals of these zoning updates are:

#1 Allow ADUs to be built on most residential lots



Homeowners will be able to build ADUs without waiting months for unnecessary zoning approval.

#3 Create clear standards for new housing development



Contextual 1 - 4 unit housing will be more quickly permitted and built on vacant lots.

#2 Legalize established neighborhood fabric through right-sized regulations



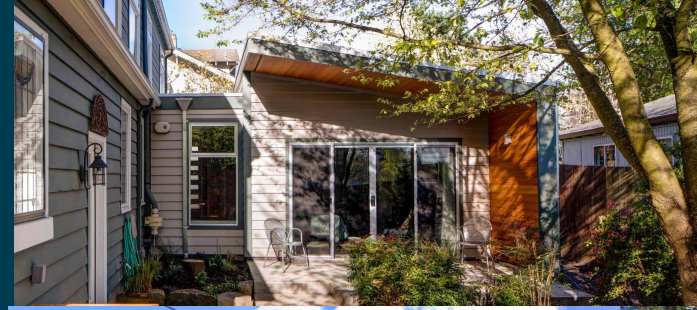
Small-scale renovations will be allowed without first requiring zoning relief for pre-existing nonconformities.

#4 Simplify and streamline zoning text



Residents & design professionals will be able to more easily use the zoning code.

Zoning Reform for ADUs in Boston





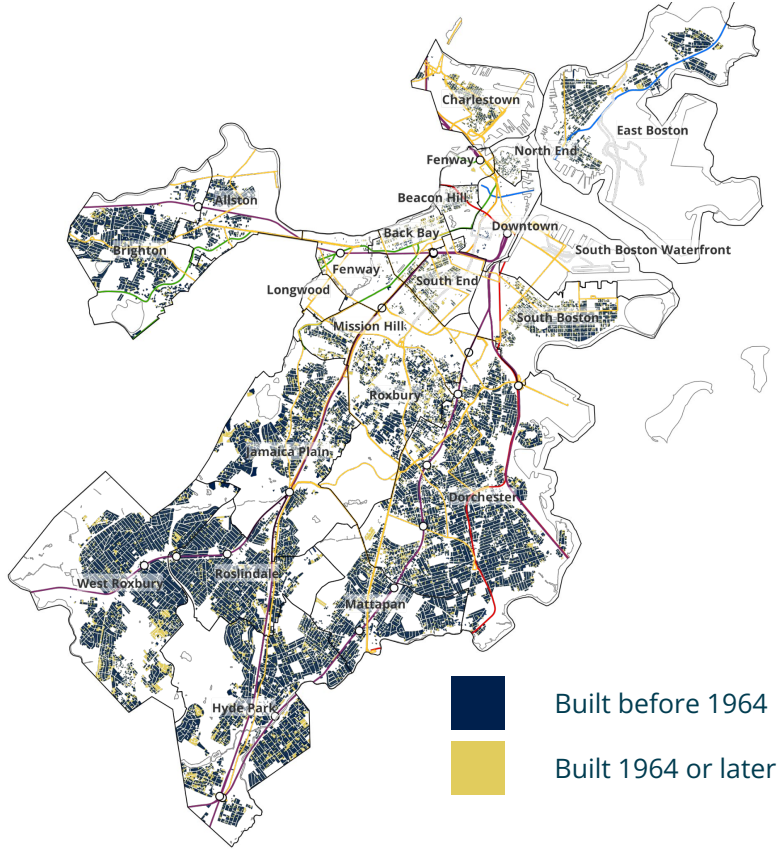
Where is there a mismatch between existing homes and what the zoning code prescribes?

How does this impact ADUs?

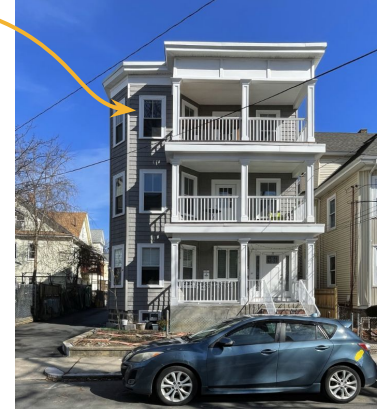


Our zoning was enacted after most housing got built.

Boston's zoning code was created in 1964. But the vast majority of Boston's housing stock was already built before the zoning code was enacted, and never aligned with those rules.



This Brighton triple-decker, built in 1910, is in violation of most of the zoning regulations for its subdistrict.



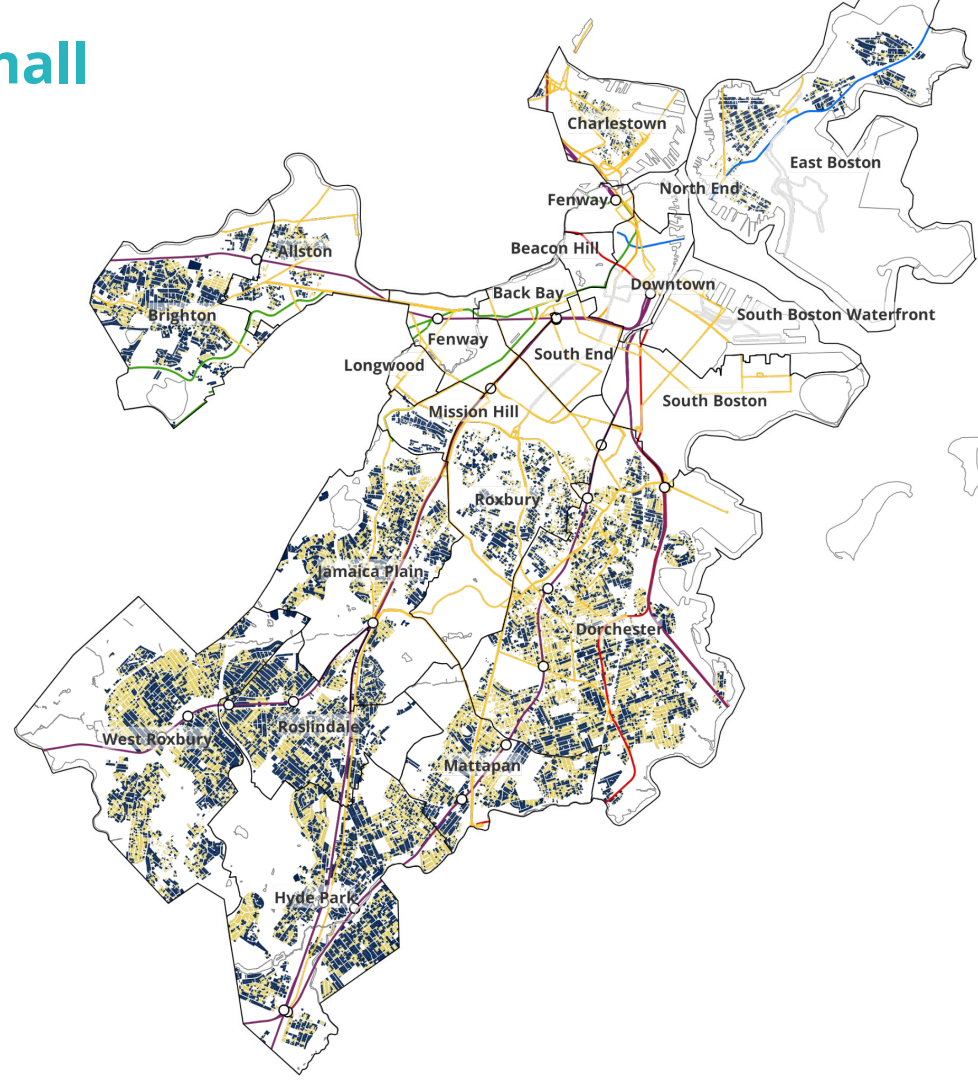
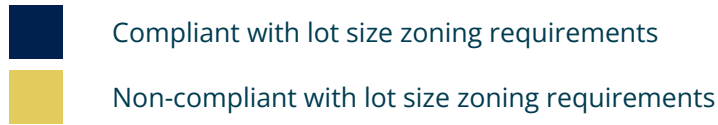
More modern homes may still have zoning violations, as they tend to be designed to match the existing, established character of a neighborhood.



37% of lots in Boston are too small for their zoning district.

In zoning, minimum lot size means that if a parcel is below a certain size, nothing can be built on it.

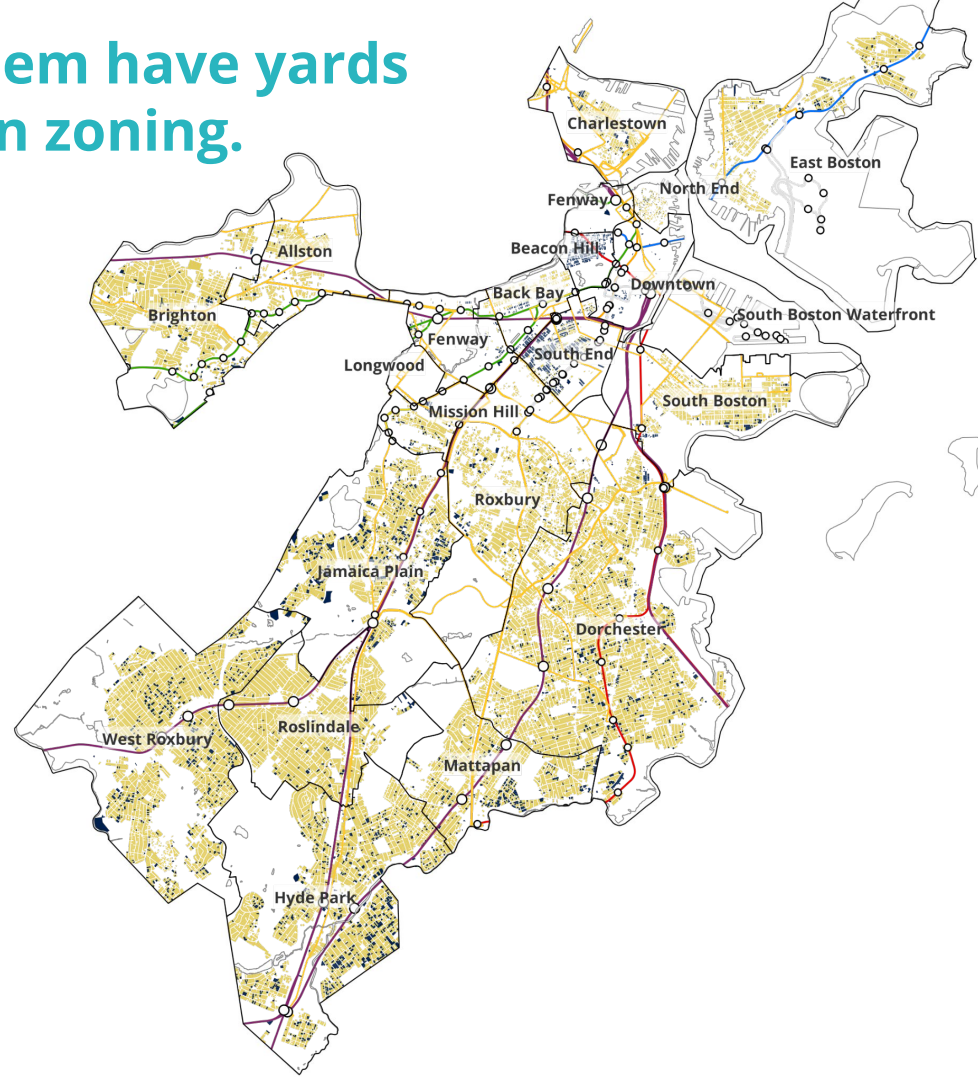
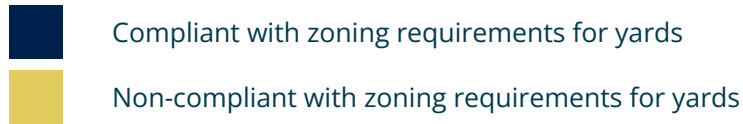
The minimum lot size in the zoning code is more restrictive than the actual lot size on **37%** of Boston's residential parcels. This means that 37% of residential lots would be unbuildable without zoning relief.



90% of lots with buildings on them have yards that don't meet requirements in zoning.

Zoning has different rules for the distance a building must sit from the front, side, and rear edges of a parcel, or the width/depth of yards.

While there are some cases that cannot be calculated citywide (a “modal setback”, where the rules can vary depending on neighboring properties), we estimate that approximately **90% of existing residential buildings** in Boston fail at least one of these rules on where they are allowed to be placed on their property, according to current zoning. Yard violations are the most common zoning violation at the ZBA.



Observation: Residential areas display high amounts of heterogeneity in form.



Roslindale (3F-4000)



Brighton (3F-4000)

All these streets display the typical randomness of building form we know and love about Boston.



Roxbury, 3F-5000



Dorchester 3F-6000

Observation: Building form + unit count don't always follow the logical rules we might expect to see.



These buildings look like six-packs, but they each only hold 3 units. (L - Dorchester; R - Brighton)

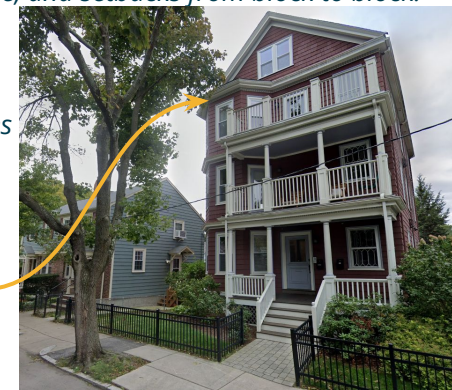


Areas we think of as more standardized (i.e. Southie) still have varied lot sizes, lot coverage, and setbacks from block to block.



2 family dwellings "hide" amongst the 2-story colonial style single family homes in Woodbourne in JP, in a single-family subdistrict.

In typical Boston fashion, there's a 3.5 story triple decker (and several other 3-story, 3-unit friends) casually on the block as well.



Observation: All areas display heterogeneity in unit count.



Roslindale - 2F

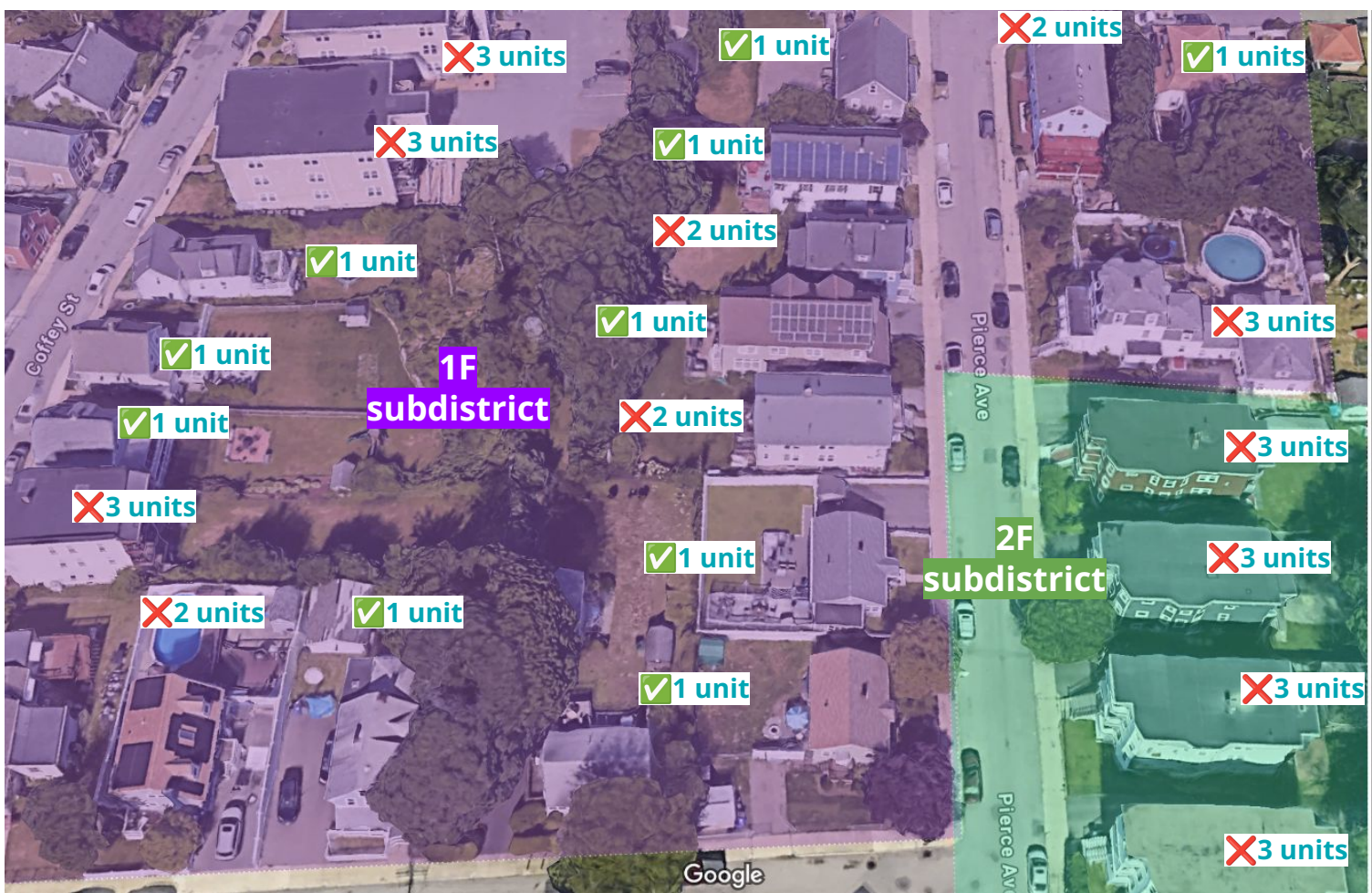


Dorchester - 1F



West Roxbury - 1F

Dorchester
(1F-2F
subdistricts)



Observation: Triple deckers appear in practically every residential neighborhood. They often look different, have varying floorplates, complicate visual cues for density (height/form/unit) and break zoning rules.



Dorchester



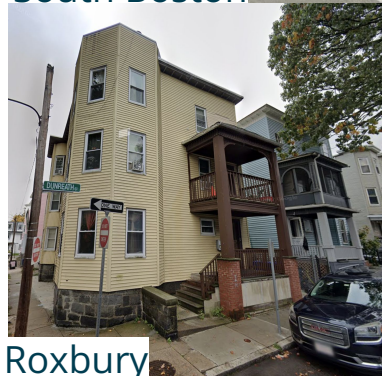
South Boston



Roslindale



Jamaica Plain



Roxbury



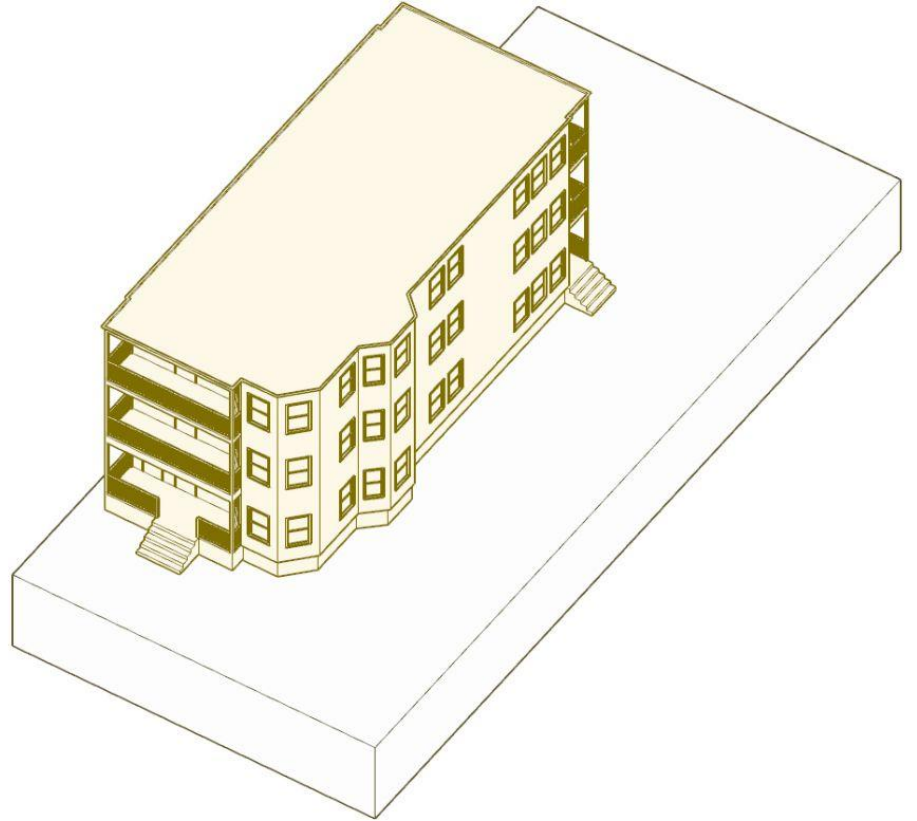
Allston

Current Zoning and Existing Buildings

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...

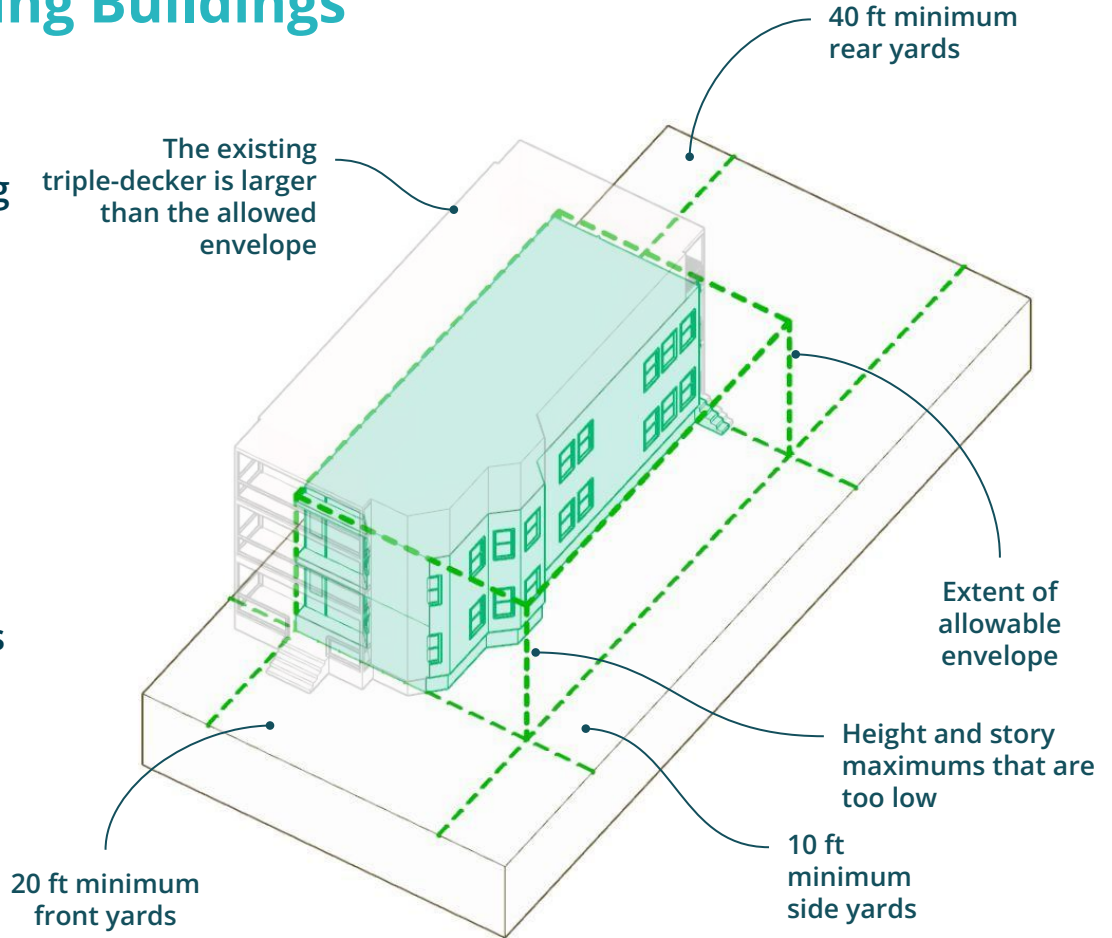


Current Zoning and Existing Buildings

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

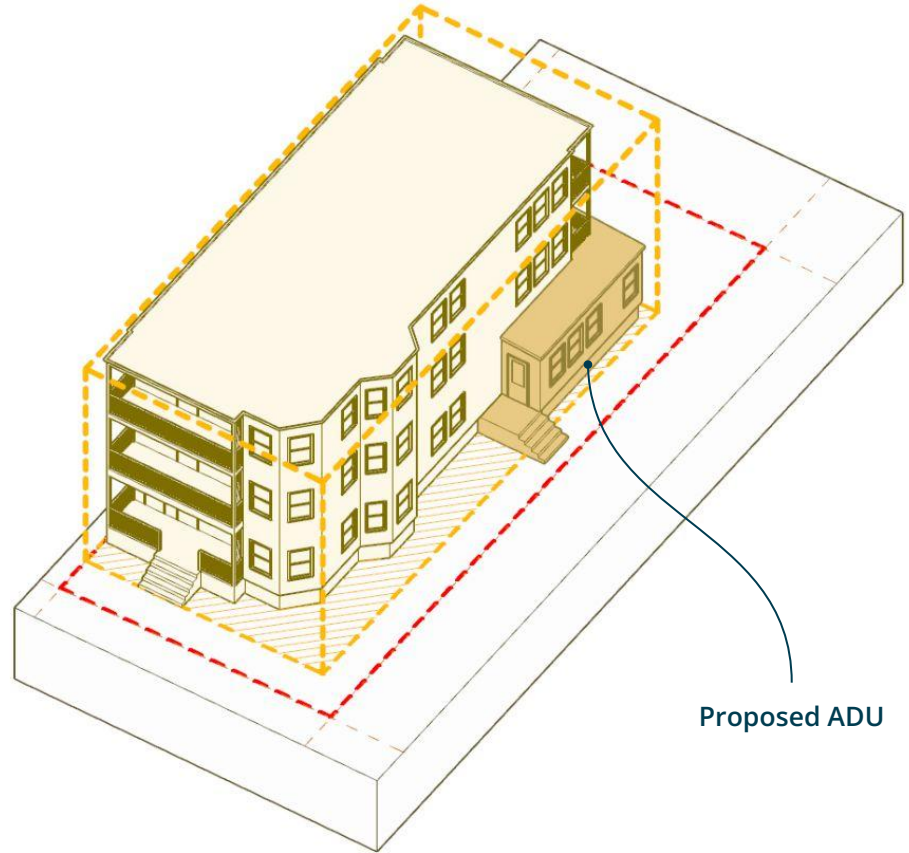


Current Zoning and ADUs

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

Any zoning changes that may come out of this effort must **provide a zoning envelope that is right-sized to allow for the development of future ADUs.**

The envelope needs to be flexible enough to allow many types and sizes of ADUs which will best match each lot and building type.



Takeaways from observations

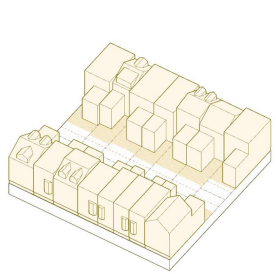
- In any given zoning subdistrict, there is a wide variety of the kinds of homes that appear. **ADUs will look different on different lots.**
- This affects not just the number of units, but also building height, size of unit, and shape and size of building floor plate. **ADUs will need to adjust their form and layout accordingly.**
- Triple-deckers appear across Boston, and themselves vary strikingly in appearance. **Finding a set of common solutions for ADUs here is key.**
- Building height, unit count, and FAR by themselves do not consistently predict the overall feel of a residential area. **To allow for ADUs in these locations, we need to identify other zoning mechanisms that are more consistent.**

Analysis of Lot and Building Patterns across Boston

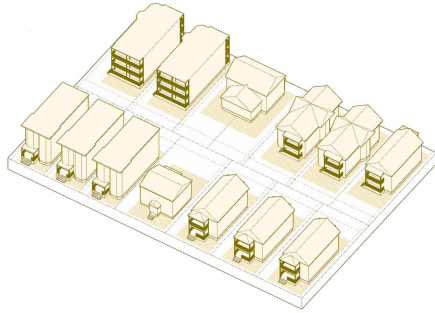


Patterns within Boston's Heterogenous Form

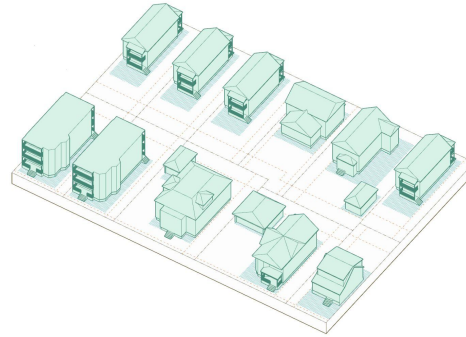
While the built form of our city varies widely, thinking differently about buildings and the space surrounding them has exposed some very broad patterns. We have to understand these patterns so that we know how ADUs can and cannot fit.



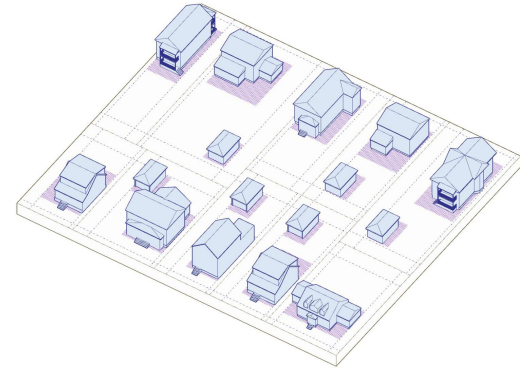
Type A - Attached
*Small, narrow, and often
with row houses*



Type A - Detached
Small and narrow lots



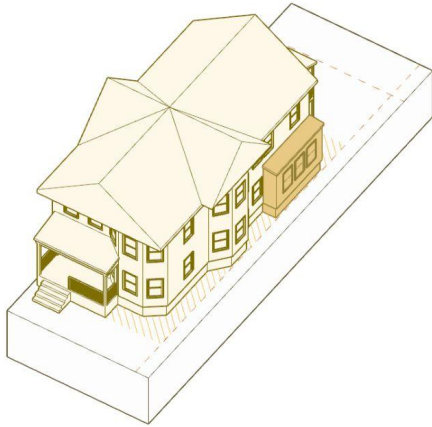
Type B
*Highly variable form and
lots*



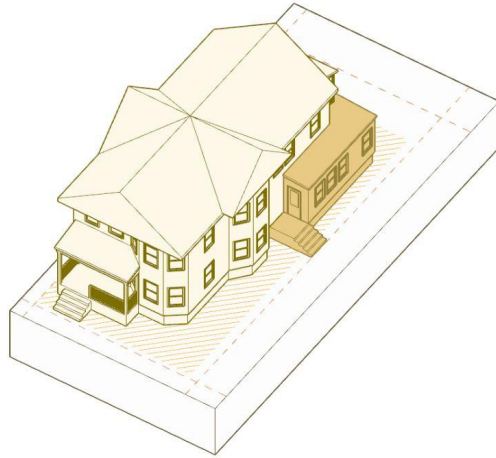
Type C
*Large lots and plenty of
space*

How do ADUs Fit in these Patterns?

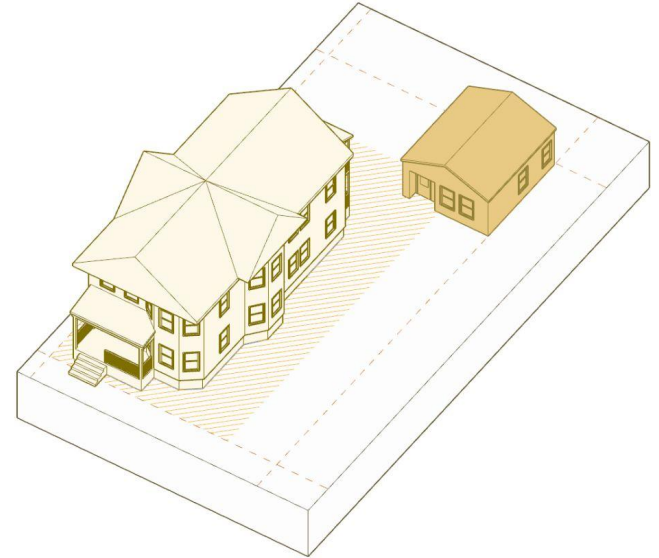
Understanding these spatial patterns throughout Boston's existing and heterogeneous built fabric will allow us to accommodate many types and sizes of ADUs. Allowing variability in ADU design is vital for ensuring all areas of our city have the ability to create ADUs.



Small Lot



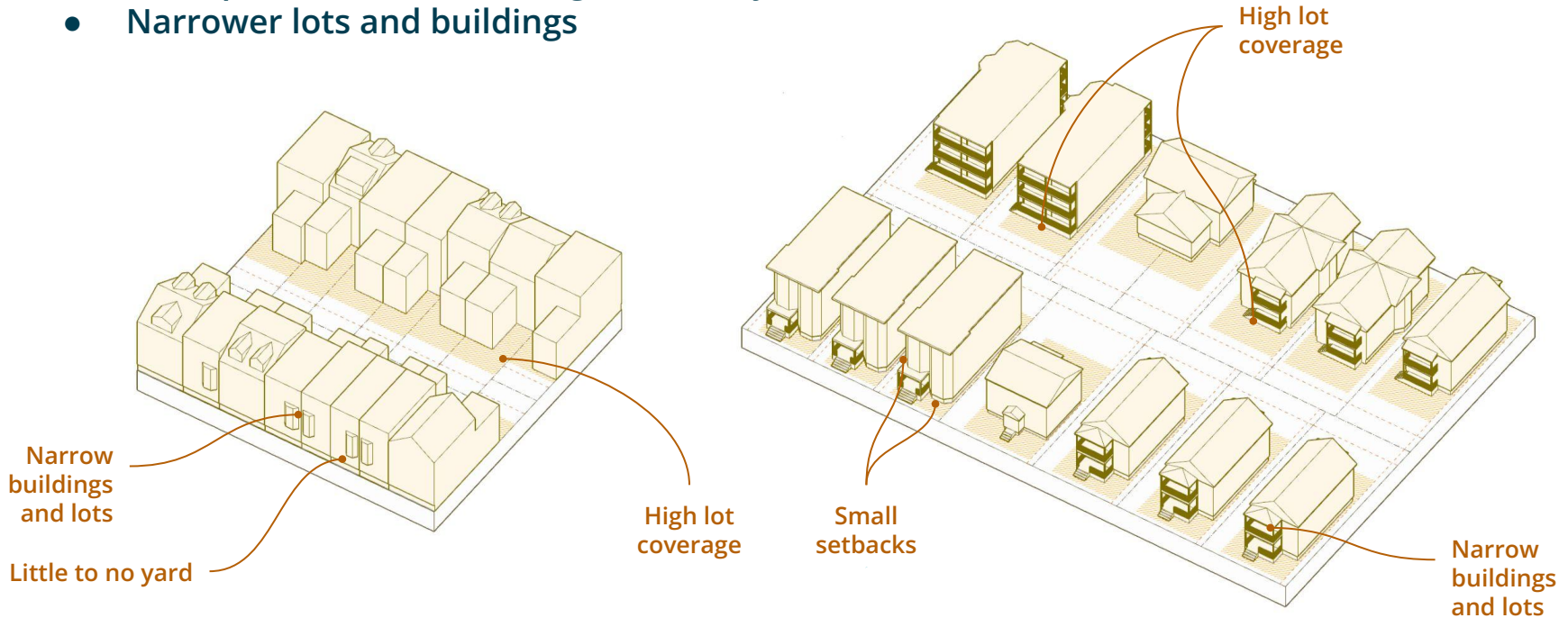
Medium Lot



Large Lot

Small and Narrow Lots (Type A) - Dimensional Patterns

- Smaller, tighter lots
- Higher lot coverage
- Less space between buildings (smaller yards)
- Narrower lots and buildings



Small and Narrow Lots (Type A) - Attached



Roxbury
3F-4000, RH // XS, Less Space



Charlestown
3F-2000 // XS, Less Space



East Boston
3F-2000 // XS, Less Space

Small and Narrow Lots (Type A) - Detached



Dorchester
3F-5000 // S, Less Space



Mission Hill
3F-2000 // S, Less Space



Roxbury
3F-4000// S, Less Space



Dorchester
2F-5000 // S, Less Space

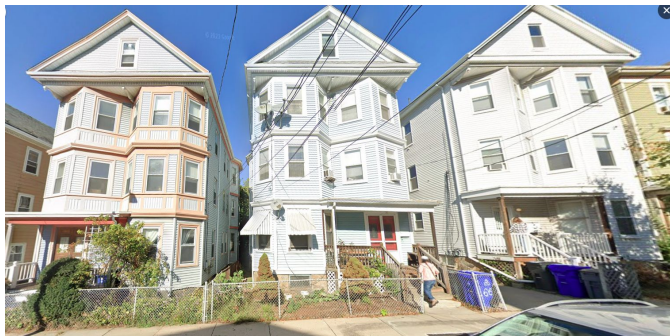
Small and Narrow Lots (Type A) - Detached



Dorchester
2F-5000// M, Less Space



South Boston
MFR// S, Less Space



Mission Hill
3F-2000// M, Less Space

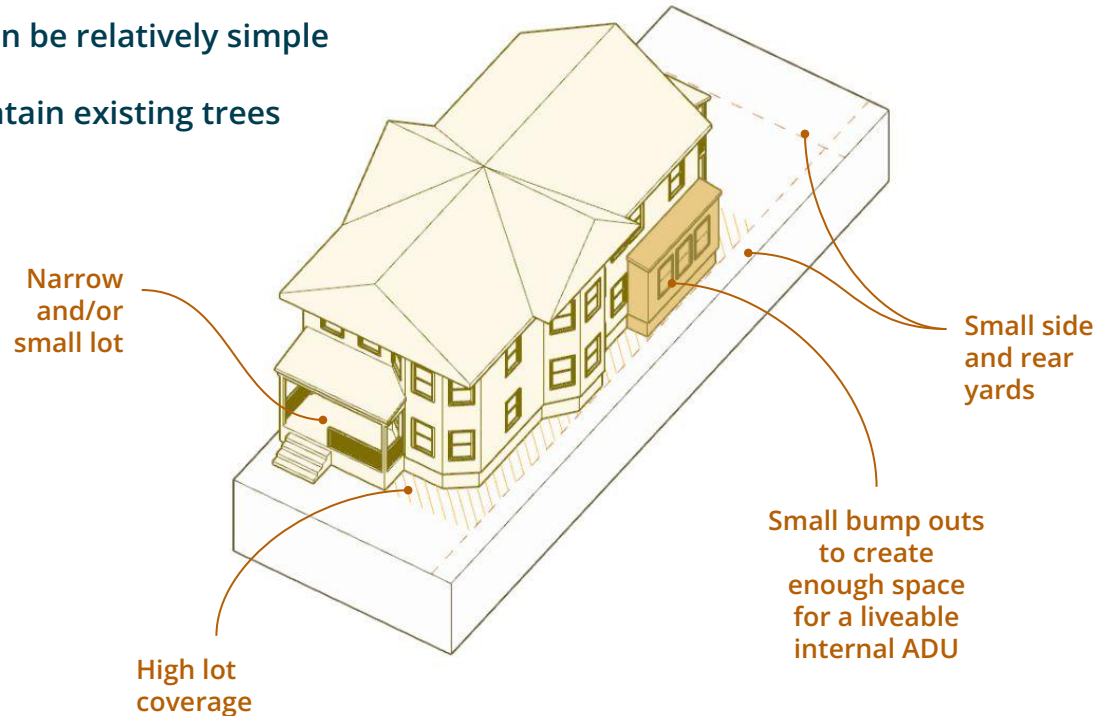


East Boston
2F-2000// XS, Less Space

How will ADUs fit? - Small Lots

On smaller lots or lots with existing higher lot coverage an ADU may be something as simple as a small bump out to make enough liveable interior space for a fully interior ADU.

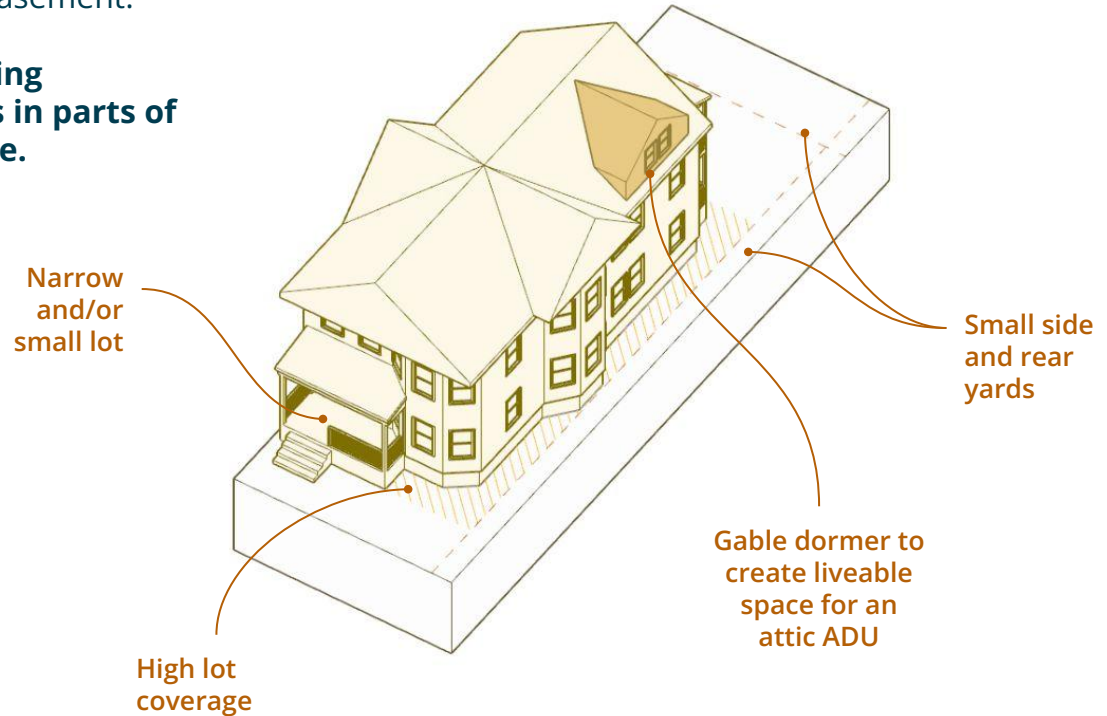
- Small interventions like this can be relatively simple ways to add an ADU
- Smaller projects can help maintain existing trees and open space



How will ADUs fit? - Small Lots

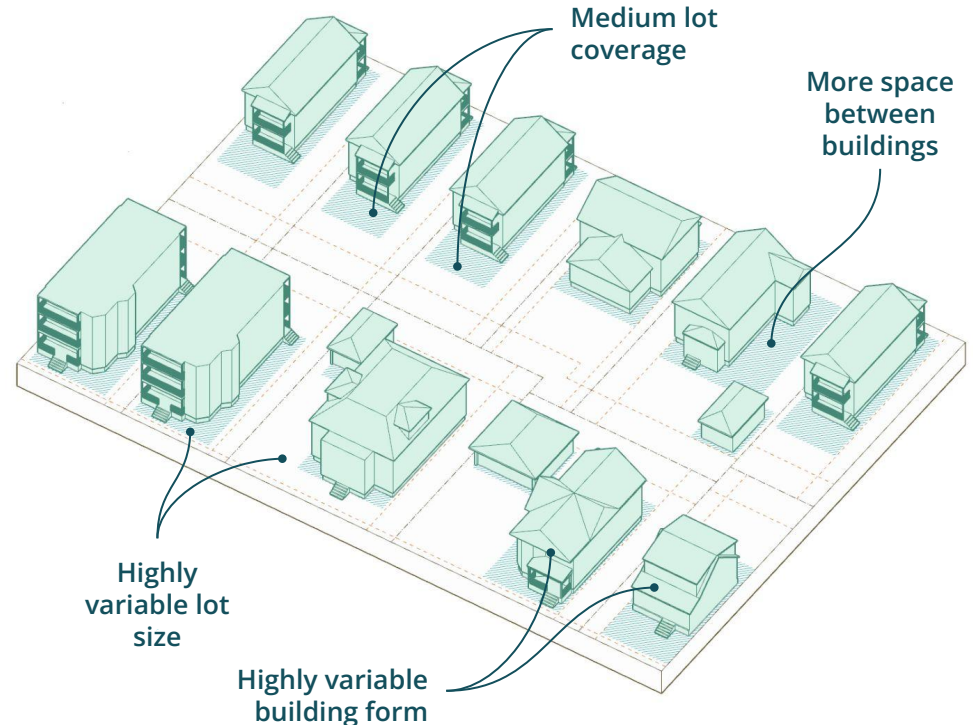
Discrete interventions on smaller lots can take many forms. Sometimes this will look like a dormer in an attic or top floor. Sometimes this will look like adding a covered second entry for a basement.

It is important that future ADU zoning accommodates many types of ADUs in parts of the city where space is less available.



Everything, Everywhere, All at Once (Type B) - Dimensional Patterns

- Larger and wider lots, but generally in the medium category
- Lot coverage in the medium range of the city
- Highly variable lot size and shape
- Highly variable building form and shape
- More space room between buildings, larger yards



Everything, Everywhere, All at Once (Type B)



Jamaica Plain
3F-4000 // M, Less Spac

Roslindale
2F-5000 // M, Less Space



Allston
2F-5000 // M, Less Spac

Dorchester
25-5000 //M, Less Space



Everything, Everywhere, All at Once (Type B)



Brighton
2F-5000 // M, Less Space



Brighton
1F-3000 // M, Less Space



R
3

Mattapan
R2 //S, More Space



Everything, Everywhere, All at Once (Type B)



Jamaica Plain
3F-4000 // L, Less Space



Brighton
3F-4000 // M, Less Space



Brighton
3F-4000//S, More Space

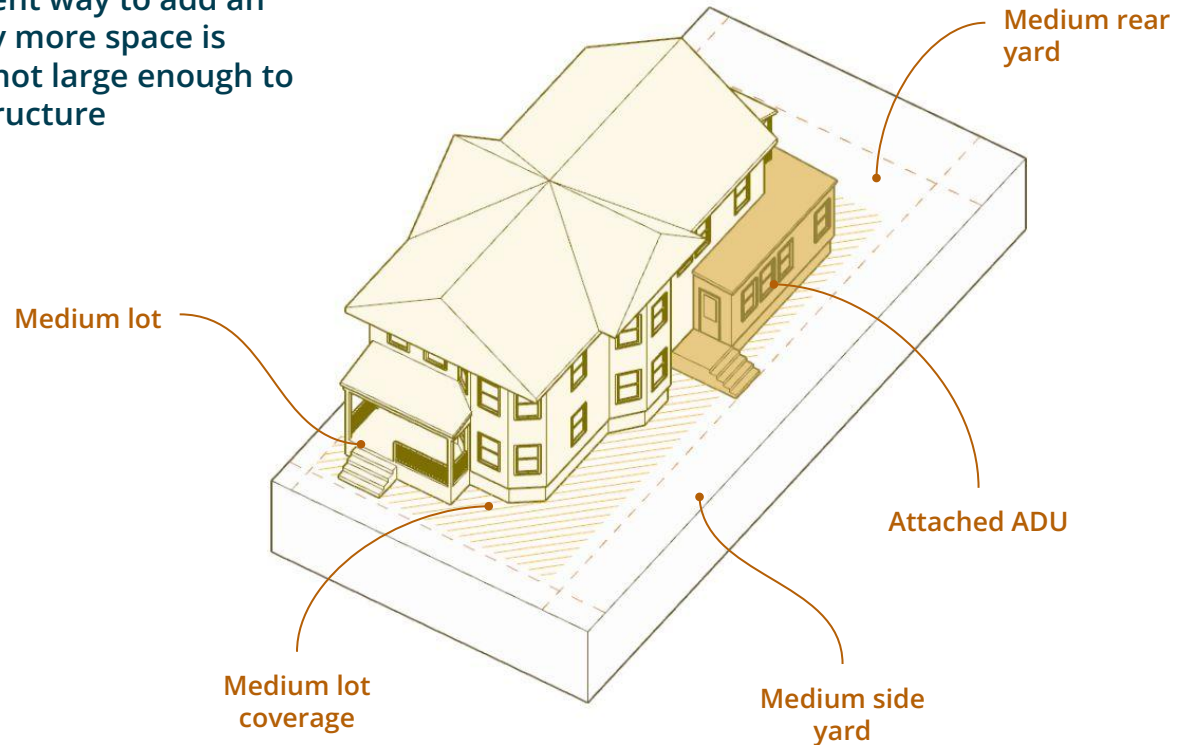


Roslindale
2F-5000 // M, Less Space

How will ADUs fit? - Medium Lots

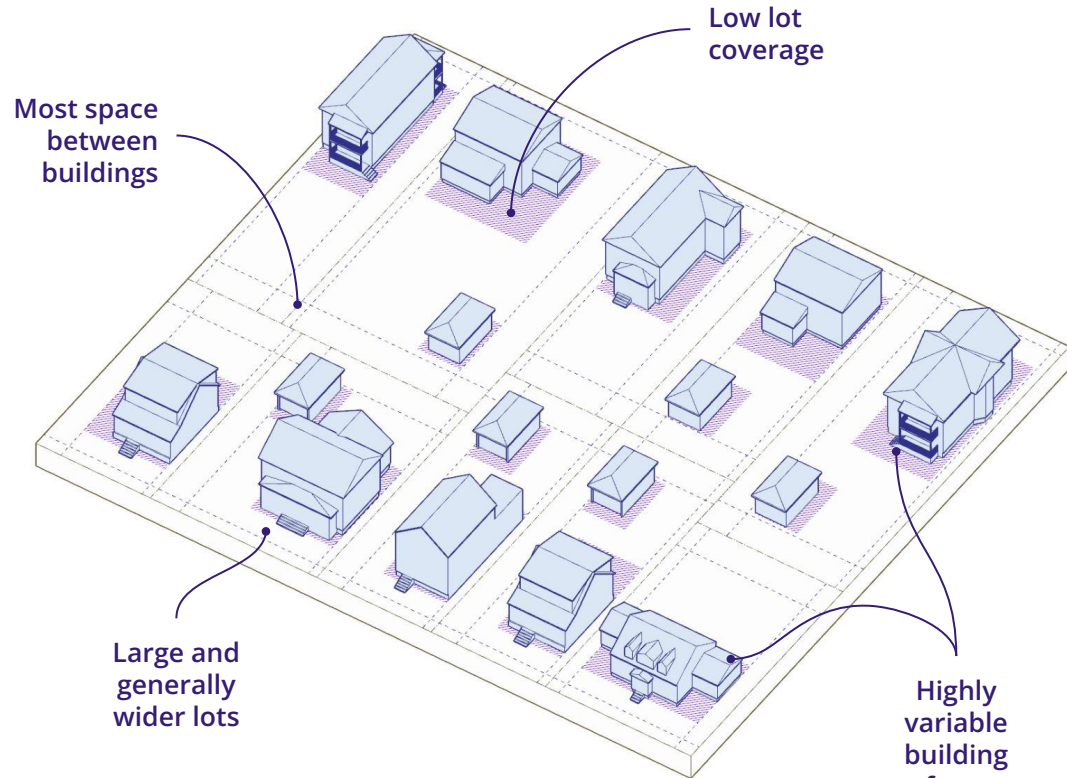
On medium lots or lots with existing medium lot coverage an ADU may take the form of a small attached unit.

- Attached ADUs are an efficient way to add an additional unit when slightly more space is available but yards are still not large enough to provide for a stand alone structure



Big Lots (Type C) - Dimensional Patterns

- Largest and widest lots - medium and large lot categories are well represented
- Lot coverage in the low range of the city
- Like the other types, highly variable building form and shape
- The most ample space between buildings, especially at the rear of lots and buildings



Big Lots (Type C)



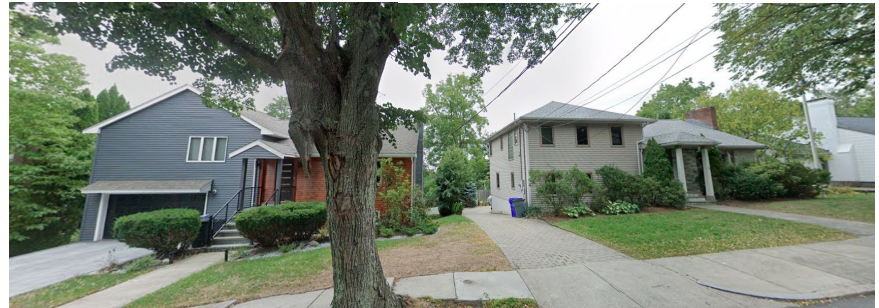
Roslindale
1F-6000// L, More Space

Hyde Park
1F-9000// L, More Space



Hyde Park
1F-6000//M, Less Space

Jamaica Plain
1F-9000//L, More Space



Big Lots (Type C)



West Roxbury
1F-8000//L, More Space



Dorchester
1F-7000//L, Less Space



Mattapan
R1//L, Less Space

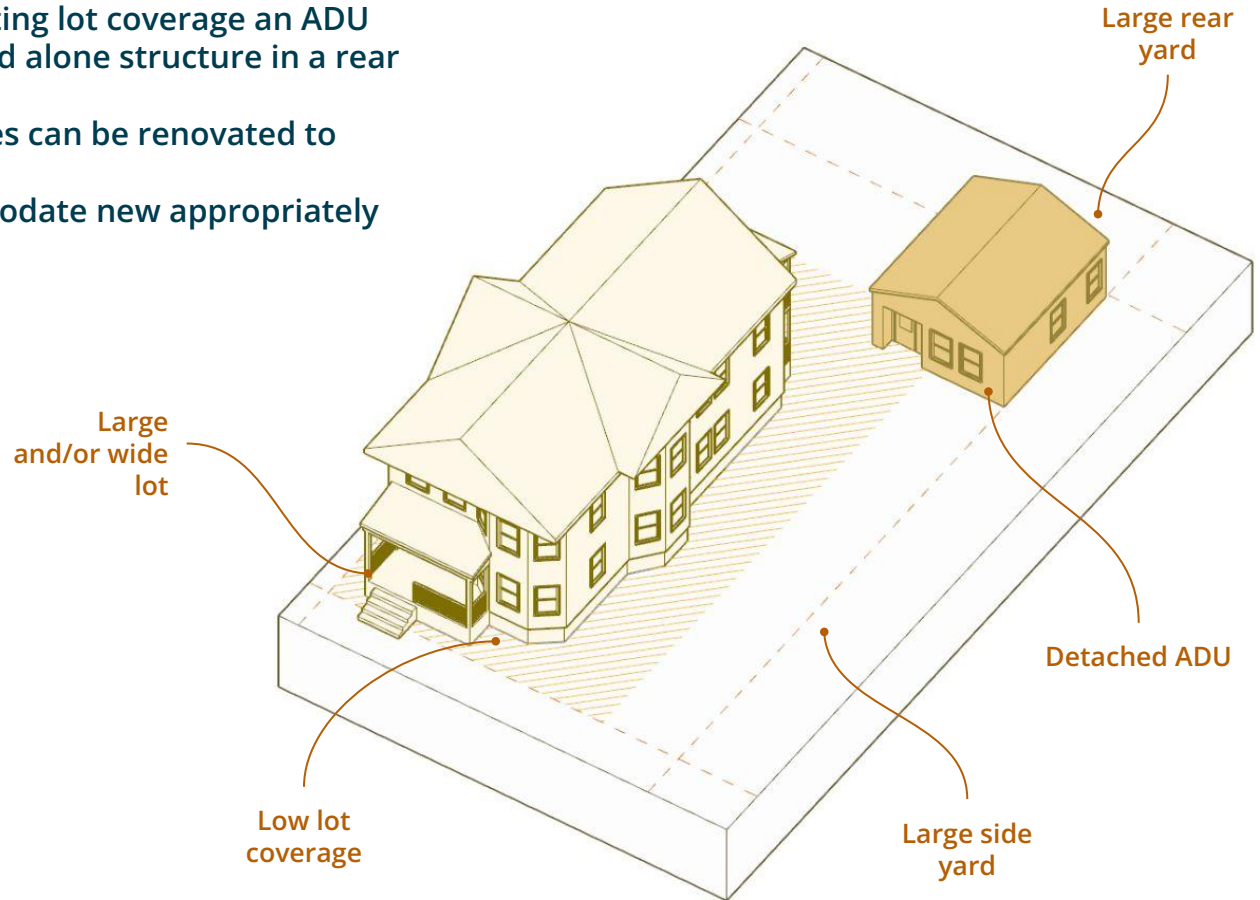


Roslindale
2F-5000//L, Less Space

How will ADUs fit? - Large Lots

On large lots or lots with low existing lot coverage an ADU may take the form of a small stand alone structure in a rear or large side yard.

- Garages and carriage houses can be renovated to accommodate ADUs
- Large lots can also accommodate new appropriately sized stand alone ADUs



How wide a lot is and how big a lot is are both important to determine its “type”

Based on this analysis, two key properties about a parcel can provide most of the information needed to decide what “kind” of parcel it is: **lot width** and **lot area**.

For this analysis we define a set of increasing thresholds.

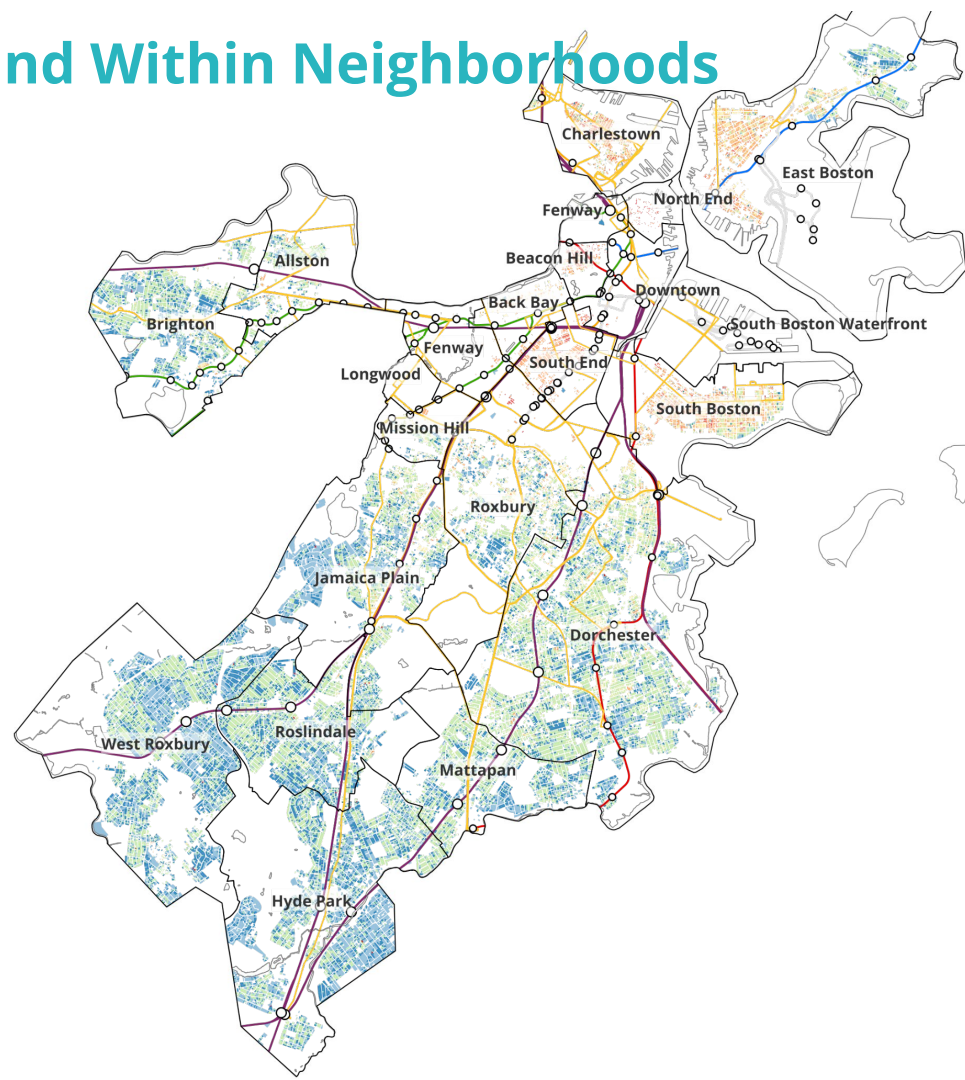
A parcel’s “type” would be the smallest category where the **width** and **area** are smaller than the limits listed to the right.

Lot Type	Max Width (feet)	Max Area (sq ft)
Extra-Extra Small	15	1000
XS, Less Space	25	2500
XS, More Space	30	1500
S, Less Space	34	3740
S, More Space	40	3200
M, Less Space	55	6600
M, More Space	60	4800
L, Less Space	70	9100
L, More Space	>	>

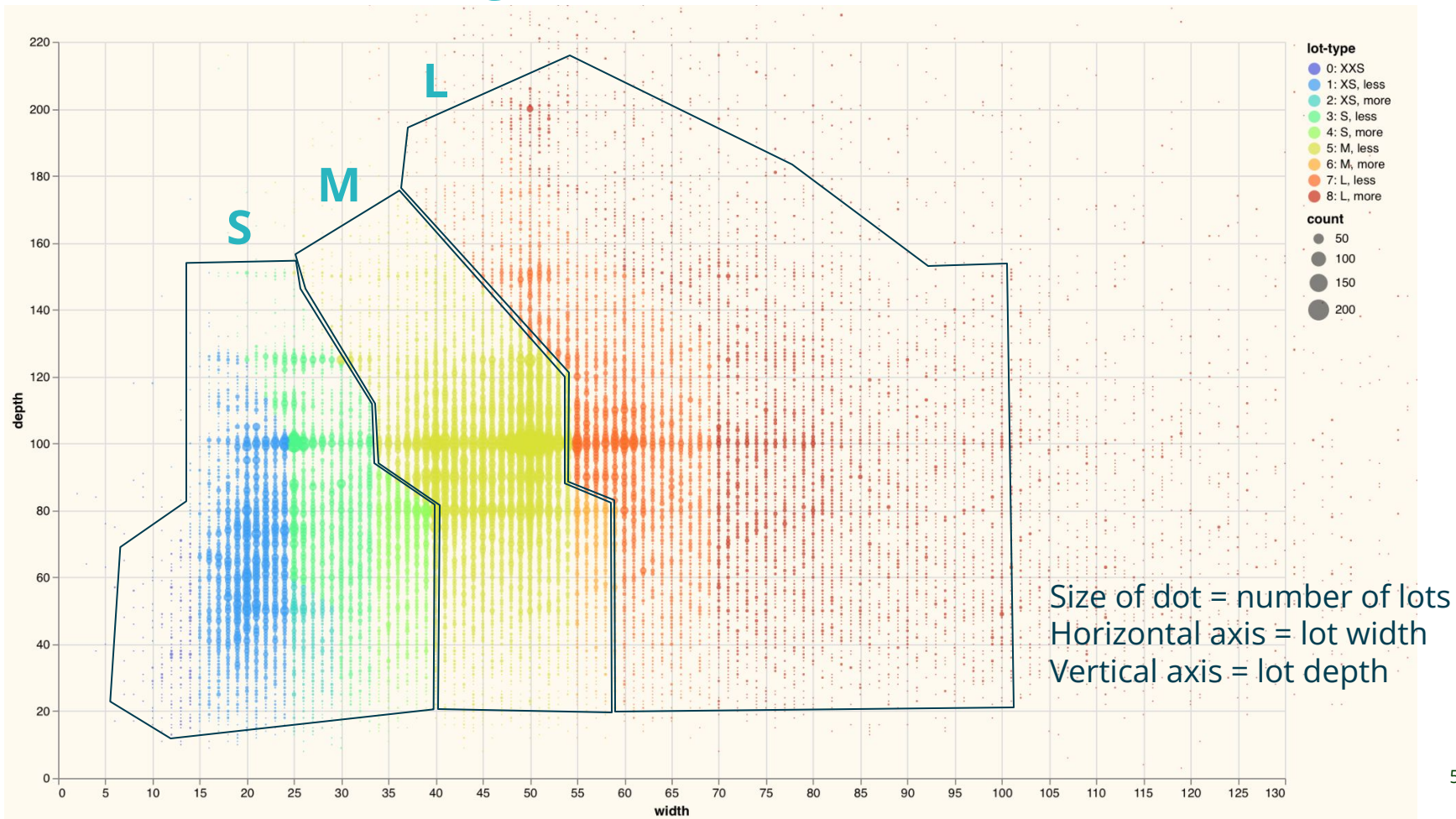
Lot Types Vary Across the City and Within Neighborhoods



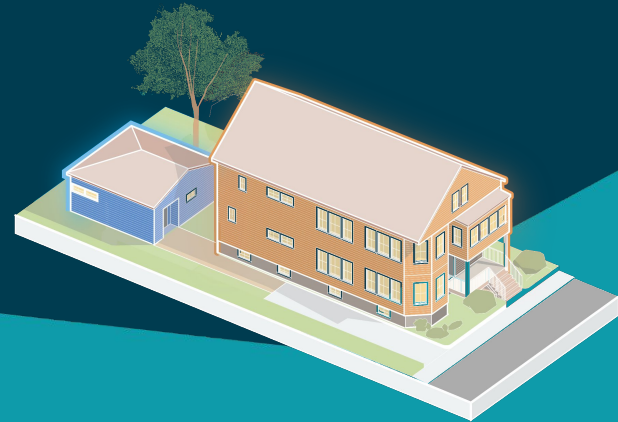
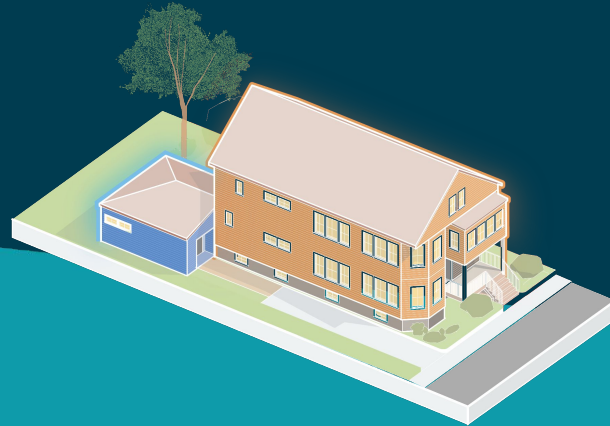
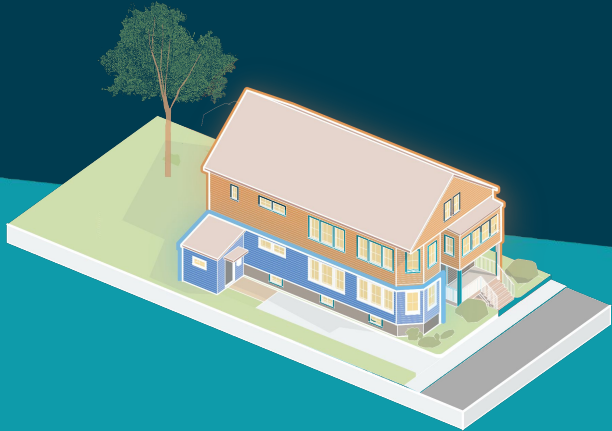
Lot Type	Max Width (ft)	Max Area (sqft)
XXS	15	1000
XS, Less Space	25	2500
XS, More Space	30	1500
S, Less Space	34	3740
S, More Space	40	3200
M, Less Space	55	6600
M, More Space	60	4800
L, Less Space	70	9100
L, More Space	>70	>9100



Small, medium, and large lots all occur across Boston.



Using this Data to Enable ADUs: Next Steps



Allowing ADUs Starts With Updating Zoning

Citywide ADU Zoning will **right-size** residential zoning to make it easier to build the type of residential projects, including ADUs, that will support Bostonians' housing needs.



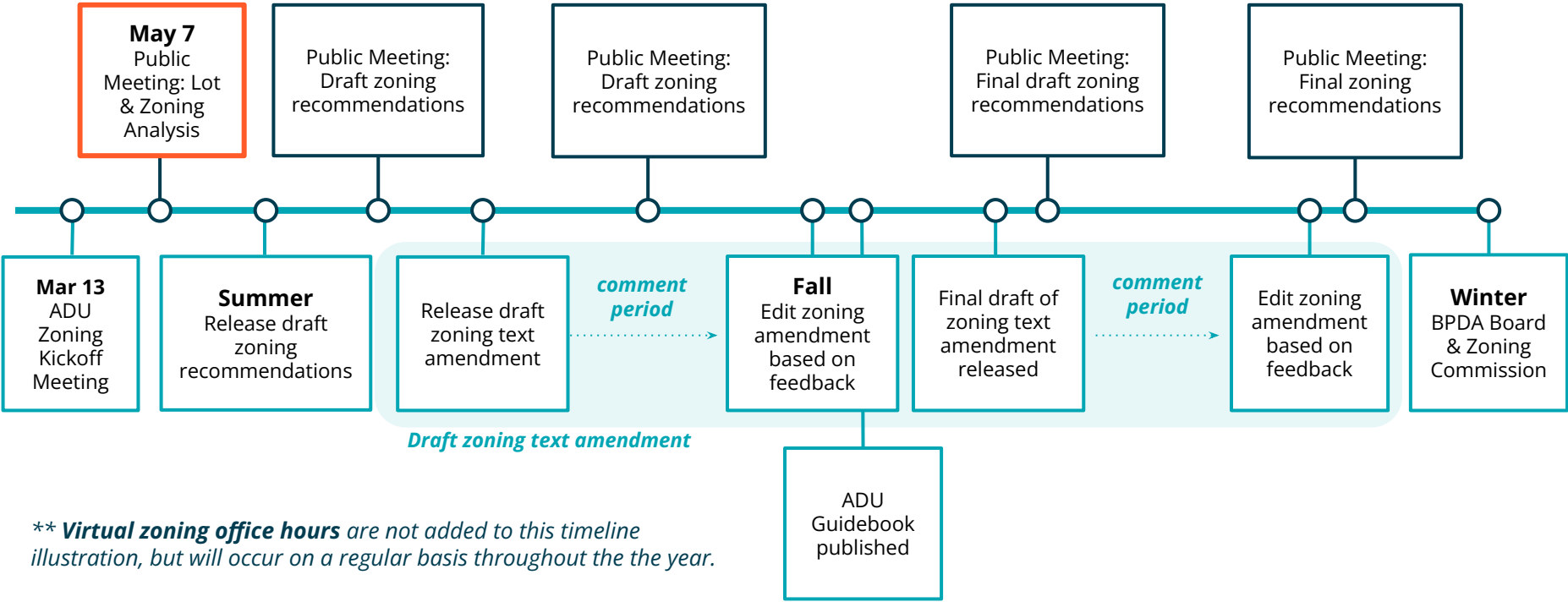
Right-size = update the zoning code to match existing neighborhood built form.

We are going to continue to analyze lot patterns and building forms so we can make recommendations for how ADUs can best fit into different types of lots and buildings.

Then will draft zoning that matches existing building/lot patterns, and makes space for an appropriate ADU to fit.

ADU Zoning Initiative: Process Timeline

*Focus groups (virtual & in-person) throughout summer:
ADU Guidebook; Draft zoning based on lot types*



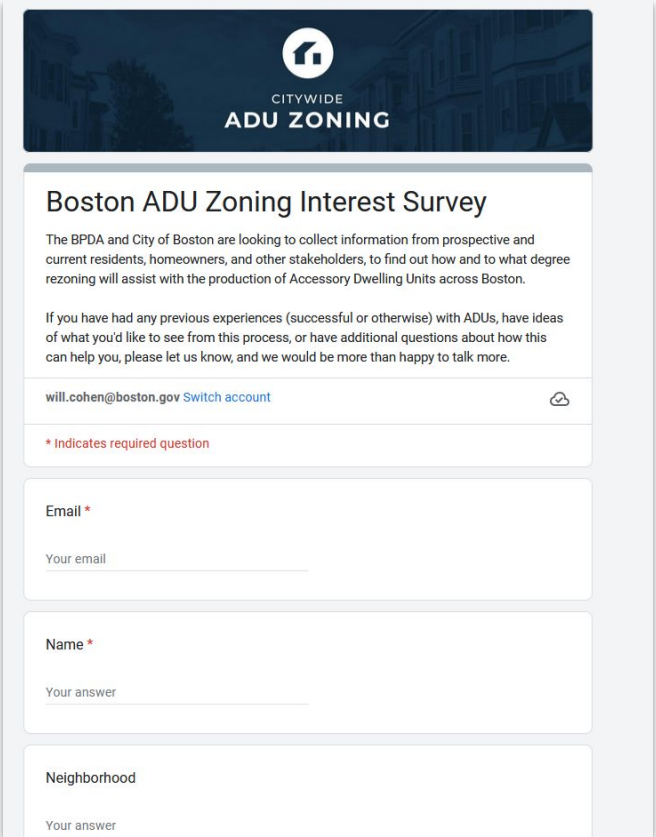
*** Virtual zoning office hours are not added to this timeline illustration, but will occur on a regular basis throughout the the year.*

ADU Zoning Interest Survey

As we continue to think about zoning, we need to hear more from you all about your experiences and questions to date relative to ADUs:

<https://forms.gle/QyjRjX13XpBPKtwa9>

This survey form is also available on the ADU Zoning Initiative website.



The screenshot shows a digital survey form titled "Boston ADU Zoning Interest Survey". At the top, there is a dark blue header with a white house icon and the text "CITYWIDE ADU ZONING". Below the header, the survey title is displayed in a large, bold font. The main body of the form contains a paragraph of introductory text, a paragraph of instructions, and a contact email address. Below this, there is a red asterisk indicating a required question. The form then features three input fields: "Email *", "Name *", and "Neighborhood", each with a "Your answer" label and a text input line.

**CITYWIDE
ADU ZONING**

Boston ADU Zoning Interest Survey

The BPDA and City of Boston are looking to collect information from prospective and current residents, homeowners, and other stakeholders, to find out how and to what degree rezoning will assist with the production of Accessory Dwelling Units across Boston.

If you have had any previous experiences (successful or otherwise) with ADUs, have ideas of what you'd like to see from this process, or have additional questions about how this can help you, please let us know, and we would be more than happy to talk more.

will.cohen@boston.gov [Switch account](#)

* Indicates required question

Email *
Your email _____

Name *
Your answer _____

Neighborhood
Your answer _____

How to Stay Involved

For now, fill out our interest survey, linked here and also on the ADU zoning initiative page. (<https://forms.gle/QyjRjX13XpBPKtwa9>)

Attend a follow-up office hours event in the next two weeks to discuss the analysis and information we presented this evening. Links to register in advance are on the ADU zoning initiative page.

- [Wednesday, May 15: 12p-1p](#)
- [Friday, May 17: 10a-11a](#)
- [Monday, May 20: 3p-4p](#)

This summer, expect further engagement on your and your neighbors' experiences trying to build an ADU.

Later in the summer, we'll come with updated analysis on how zoning might need to change to allow ADUs.

Discussion Questions

- Are there parts of this lot and building pattern analysis that you want to know more about?
- Have you built an ADU, or are you in the process of doing so? If so, what are some important things that you think staff should know as we work to make the process simpler and more efficient for homeowners?

Questions or comments?

*If you have questions about Citywide ADU Zoning,
please email will.cohen@boston.gov.*

Appendix

Nonconformity Means Delay, Cost, and Uncertainty

Even projects that are approved the very first time at the Zoning Board of Appeals undergo a review process that takes an average of 6 months. The additional work required for lawyers, architects, and community process increases costs.

Costs increase even more for projects that require a redesign and resubmission to the ZBA.

Mean Days Between Filing and Hearing Date, by Hearing Date Month





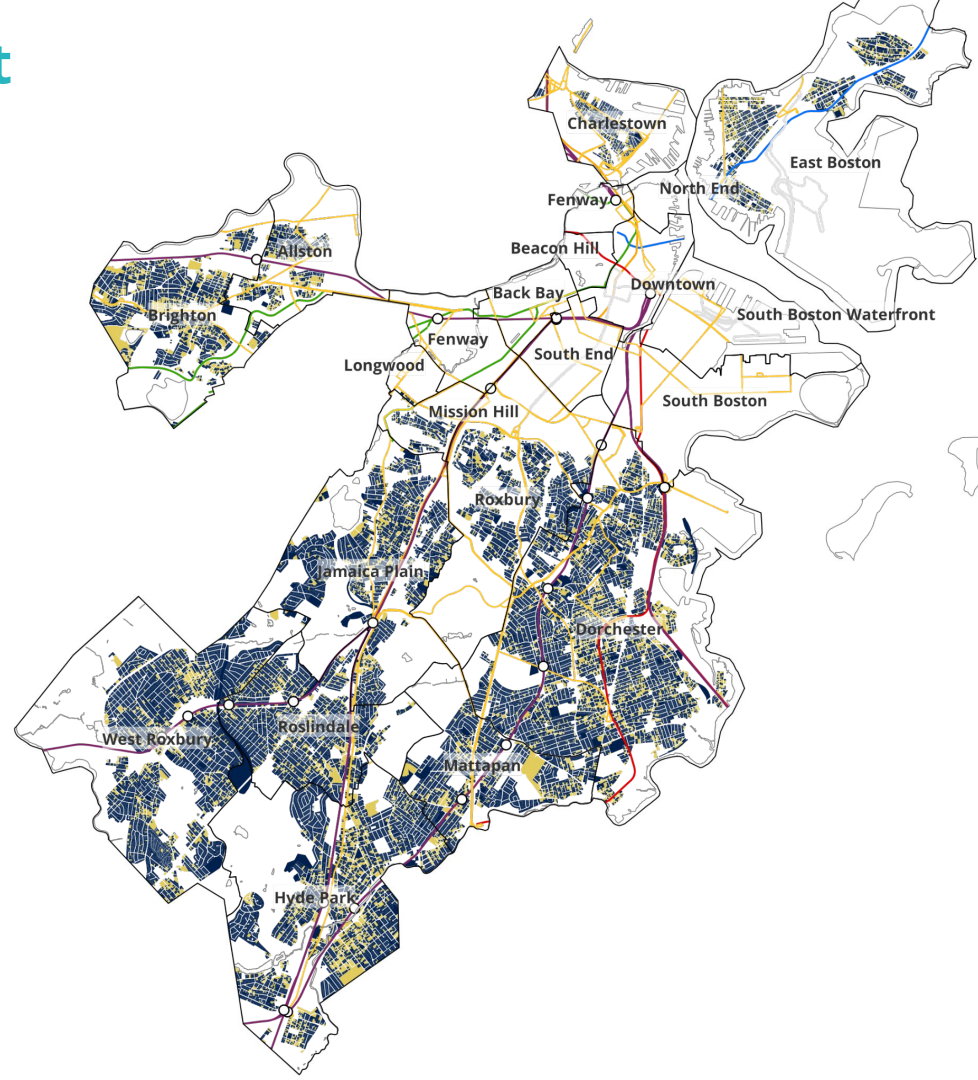
Nonconformity with Unit Count

In zoning, maximum unit count sets a cap on the number of units that can be on a single parcel.

The maximum unit count in the zoning code is more restrictive than the actual current unit count on **16%** of Boston's residential parcels.

We are showing residential parcels with 1-6 units, and do not anticipate ADUs being appropriate tools in parts of Boston that have been recently rezoned or where landmarks designations already dramatically limit what could happen without zoning relief anyway.



-  Compliant with unit count zoning requirements
-  Non-compliant with unit count zoning requirements

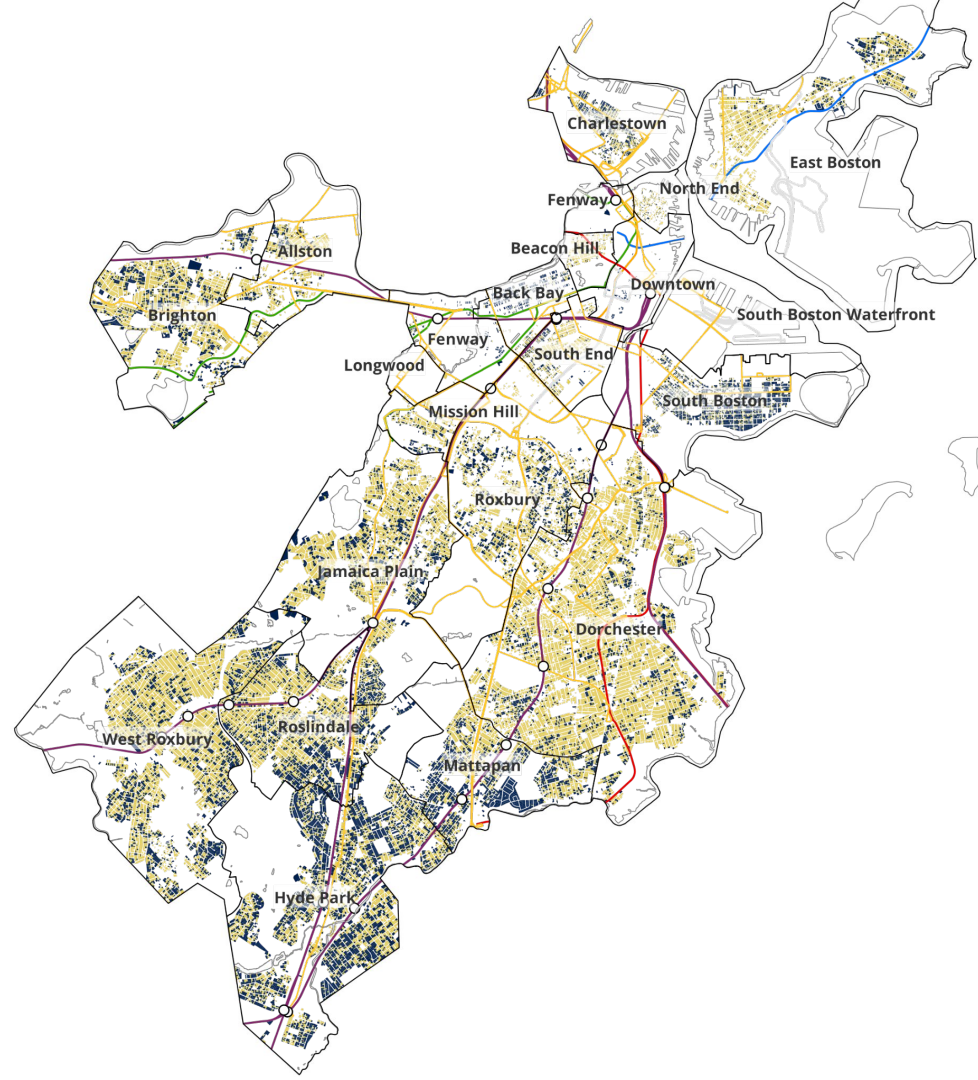


Nonconformity with FAR

“Floor Area Ratio” (FAR) is the amount of building on a parcel relative to the size of that parcel.

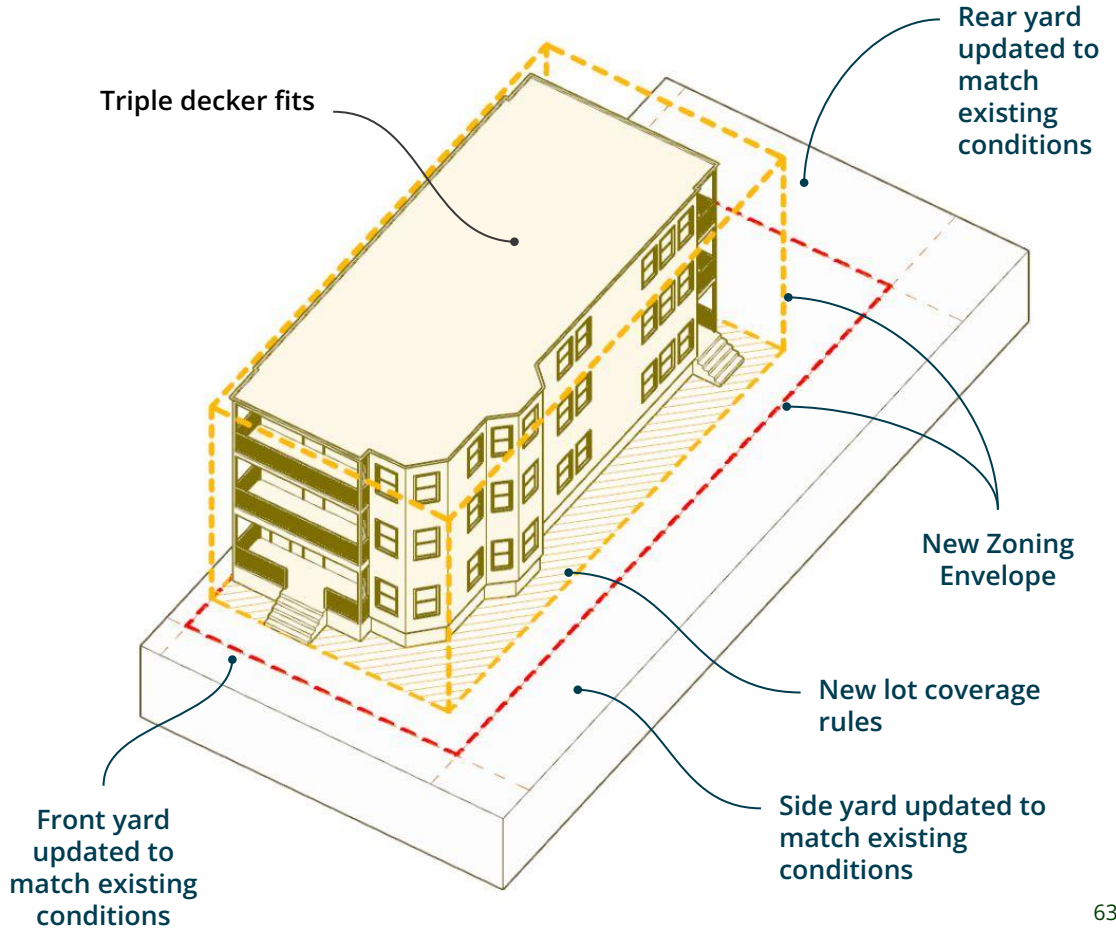
71% of Boston’s residential lots have an FAR that exceeds what zoning allows, which means that that 71% of parcels have buildings which according to the zoning code are bigger than should be allowed.

-  Compliant with floor-area ratio (FAR) zoning requirements
-  Non-compliant with floor-area ratio (FAR) zoning requirements



Right Sizing Dimensional Standards - Zoning Envelope

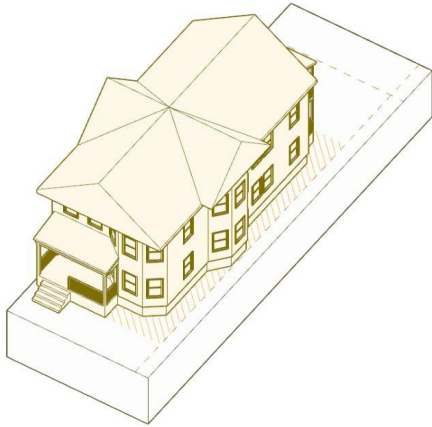
If we look at the triple-decker we studied earlier, an updated zoning envelope would ideally make this beloved housing type fully compliant with the zoning code.



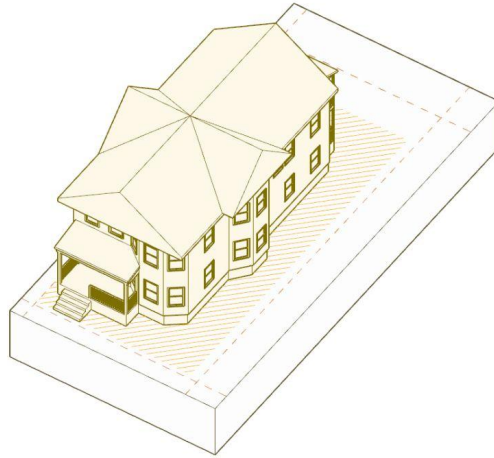
Right Sizing Dimensional Standards

Using the patterns we just discussed, what changes to dimensional standards do we need in order to update the zoning?

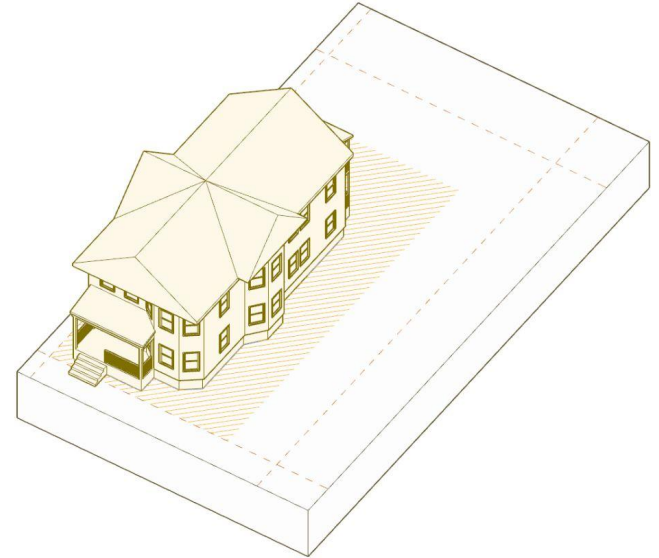
- Rules related to lots and spaces around buildings
- Rules related to buildings and their size



Small Lot



Medium Lot

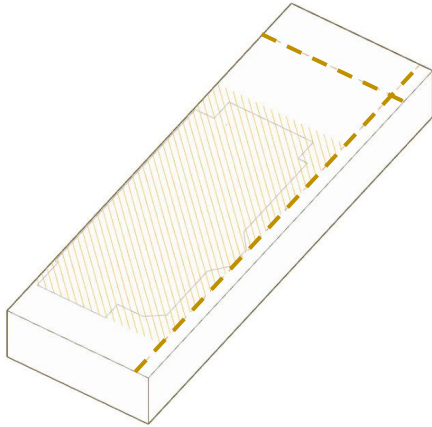


Large Lot

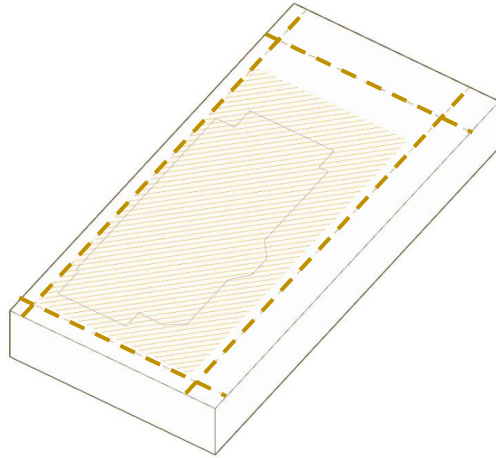
Right Sizing Dimensional Standards - Yards

Lot and Spatial Standards

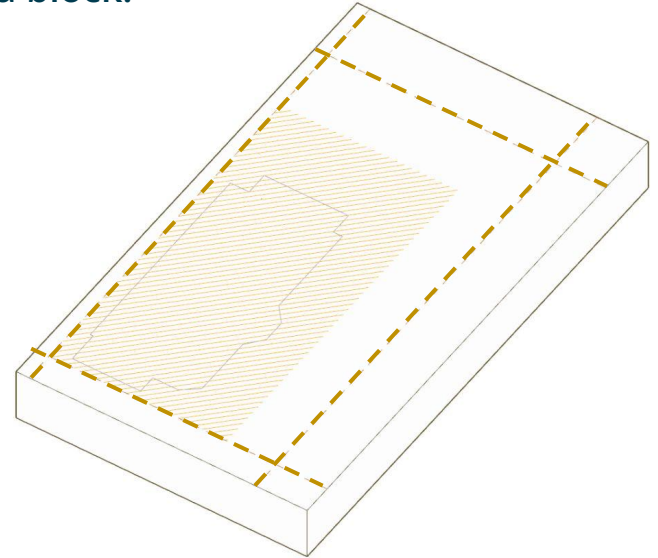
Yard requirements establish the **relationships between homes, the public realm, and other buildings**. They are part of a toolbox to help control how much yard & permeable space occurs on lots, and how much space occurs between buildings on a block.



Small Lot



Medium Lot

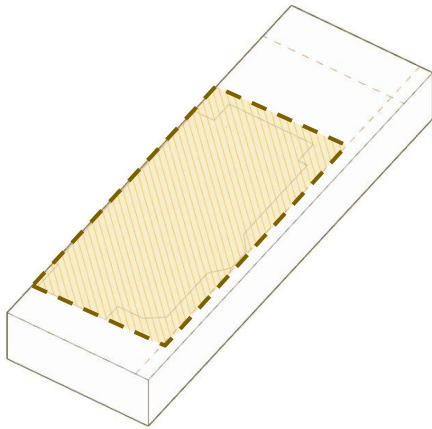


Large Lot

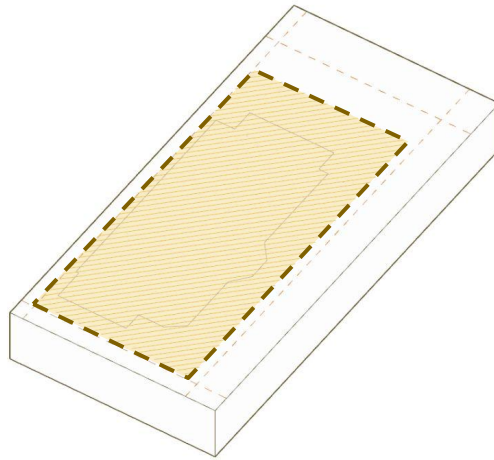
Right Sizing Dimensional Standards - Lot Coverage

Lot and Spatial Standards

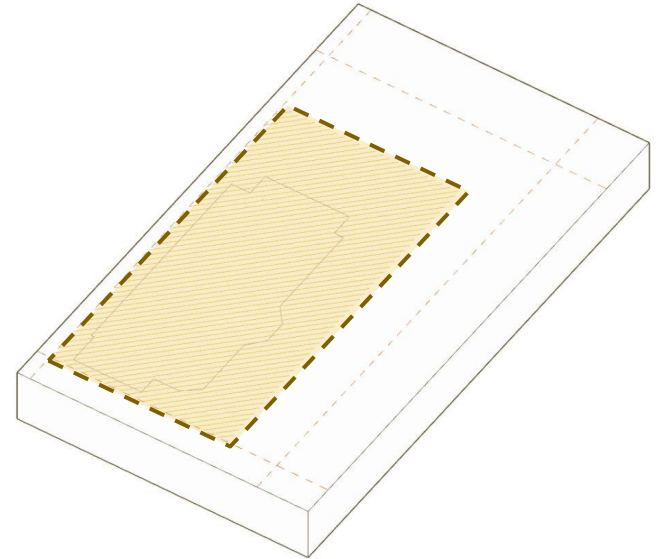
Lot coverage establishes how much of the lot may be covered by buildings. Lot coverage works in conjunction with setbacks to determine how much yard & permeable space must be provided on a lot.



Small Lot



Medium Lot

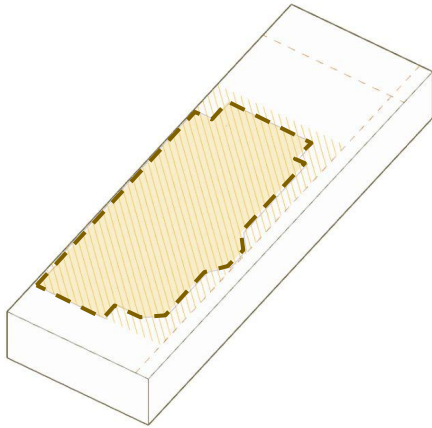


Large Lot

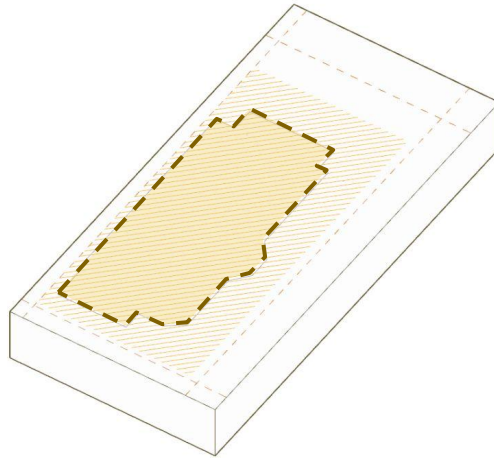
Right Sizing Dimensional Standards - Floorplate Maximum

Building Scale Standards

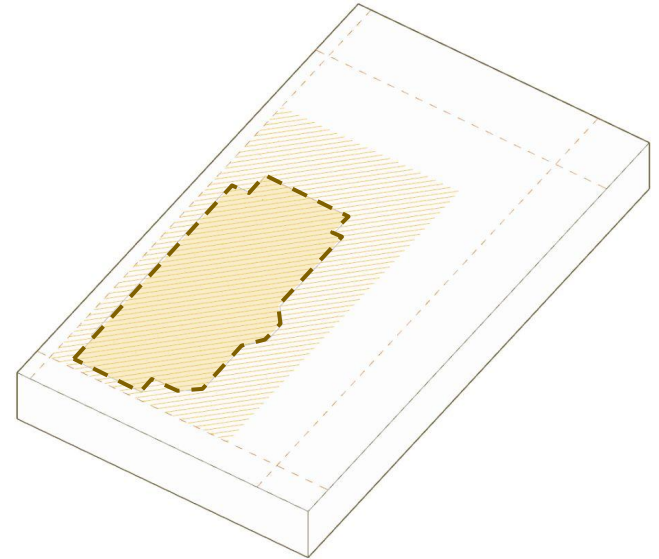
Floor plate maximums determine the horizontal size of a building itself, regardless of lot size. Even as lot coverage and setbacks adjust with lot size, floor plate maximums can remain constant.



Small Lot



Medium Lot



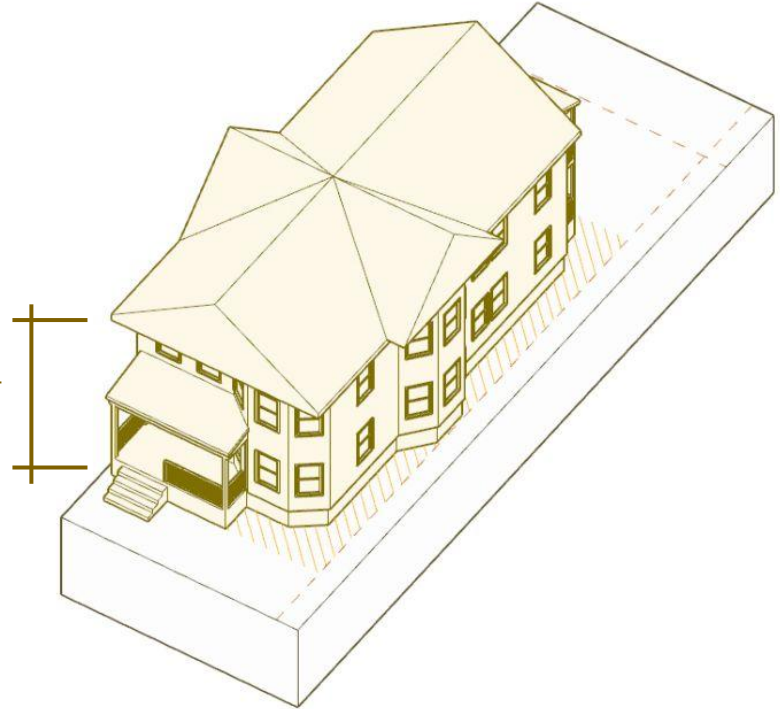
Large Lot

Right Sizing Dimensional Standards - Building Height

Building Scale Standards

Maximum building height - in feet and/or stories - controls the vertical size of buildings and, in conjunction with floorplate maximums, ultimately how bulky they feel from the public realm.

X ft/X stories



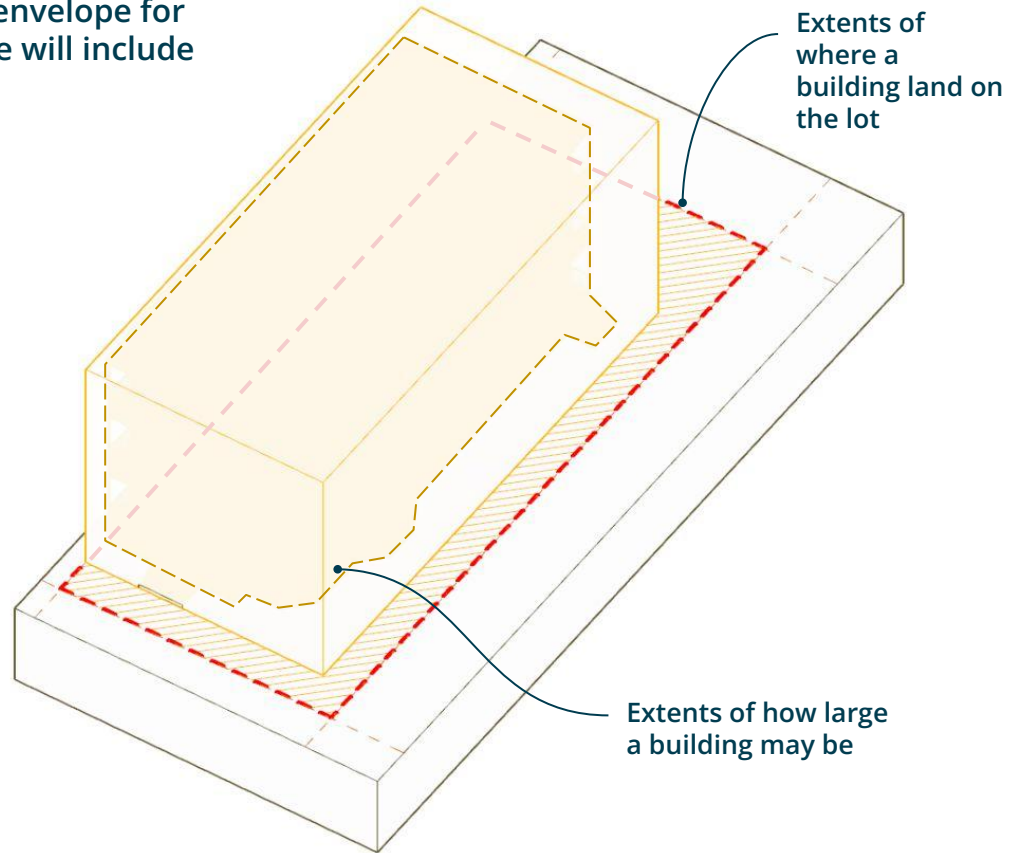
Right Sizing Dimensional Standards - Zoning Envelope

All of these tools work together to create a zoning envelope for each building on each lot. This new zoning envelope will include two concepts...

- Where buildings can land
- How large buildings may be

Setbacks establish the size of the horizontal red rectangle seen to the right. **This area sets the rules for where a building may land on the lot.**

Floorplate maximums, height maximums, and lot coverage establish the size of the smaller orange box. **This volume sets the rules for how large a building may be. Buildings may vary in size and shape but must fit within this volume.**



Right Sizing Dimensional Standards - Zoning Envelope & ADUs

The proposed zoning envelope we are studying must also be right-sized to allow for the development of future ADUs.

The envelope needs to be flexible enough to allow many types and sizes of ADUs which will best match each lot and building type.

