

OFFERED BY COUNCILORS BRIAN WORRELL, ERIN J. MURPHY, BREADON, CULPEPPER, FITZGERALD, FLYNN, LOUIJEUNE, AND MEJIA



## CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

### ORDER FOR A HEARING TO EXAMINE ELIMINATING MINIMUM LOT SIZE REQUIREMENTS IN DISTRICT 4

**WHEREAS,** The Mayor's Office of Housing owns 915 vacant lots across the city, including 187 in District 4; *and*

**WHEREAS,** That number is only a portion of the vacant lots across the city, which could be used for the creation of residential or commercial property; *and*

**WHEREAS,** The Mayor's Office of Housing has successfully launched three phases of Welcome Home Boston and an expansion of GROW Boston in order to utilize some of the vacant lots; *and*

**WHEREAS,** Hundreds of city-owned vacant lots remain, including more than 100 in District 4 as well as a number of privately owned vacant lots; *and*

**WHEREAS,** The current zoning laws require a minimum lot size ranging from 3,000 to 7,000 square feet across District 4 for single-family to three-family units; *and*

**WHEREAS,** Vacant lots are often targeted for illegal dumping, storage of vehicles, and numerous other code enforcement violations; *and*

**WHEREAS,** In District 4, more than 60 vacant city-owned lots are under the 3,000 square-foot minimum lot requirement and dozens more are smaller than the 7,000 square-foot minimum lot requirement; *and*

**WHEREAS,** Cities across the country, including Spokane, Washington, and Austin, Texas, have reduced their minimum lot size in order to spur building production; *and*

**WHEREAS,** Boston's Squares and Streets program relies primarily on building lot coverage and setback requirements rather than minimum lot size; *and*

**WHEREAS,** Removing the minimum lot size requirement across District 4 would allow for the creation of additional housing by right on vacant lots, and would allow for more existing housing in the district to conform with current zoning regulations; **NOW, THEREFORE BE IT**

***ORDERED:*** That the appropriate committee of the Boston City Council hold a hearing about eliminating minimum lot size in District 4, and that the Planning Department, Mayor's Office of Housing, and other interested parties shall be invited to attend.

Filed on: June 1, 2026