

Text Amendment Application No. 474
Boston Redevelopment Authority
Additional Dwelling Units

TEXT AMENDMENT NO. 428

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing does hereby amend the text of the Boston Zoning Code, as amended, as follows:

1. By amending **Article 53, East Boston Neighborhood District** as follows:
 - A. In **Section 53-8, Use Regulations Applicable in Residential Subdistricts**:
 - i. After the first paragraph of said Section 53-8, insert the following paragraph:

Additional Dwelling Unit. Within the East Boston Neighborhood District, an Additional Dwelling Unit, as defined in Section 53-61, 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. An Additional Dwelling Unit may be established in the East Boston Neighborhood District for a time period not to exceed eighteen (18) months from the effective date of this Section 53-8.

- B. In **Section 53-61, Definitions**, insert the following definition:
- i. **Additional Dwelling Unit.** One self-contained, non-transient residential living unit providing complete independent living facilities incorporated entirely within the footprint of the existing residential structure (a) which itself does not contain more than three dwelling units; and (b) in which the Owner is a resident of the residential structure.

- C. In **Table A (East Boston Neighborhood District, Use Regulations in Residential Subdistricts)**, **Table B (East Boston Neighborhood District, Use Regulations in Neighborhood Business Subdistricts)**, **Table C (East Boston Neighborhood District, Use Regulations in Waterfront Manufacturing Subdistricts, Waterfront Service Subdistricts, Waterfront Commercial Subdistricts, and Maritime Economy Reserve (MER) Subdistricts)**, **Table D (East Boston Neighborhood District, Use Regulations in Conservation Protection Subdistricts, Corridor Enhancement Subdistricts, Community Facilities Subdistricts, Waterfront Community Facilities Subdistricts, Local Industrial Subdistricts, and Economic Development Areas)**, in each Table, next to the use category "Residential Uses," insert the following footnote in appropriate numerical order:

- i. For Additional Dwelling Units, see Section 53-8.

2. By amending **Article 55, Jamaica Plain Neighborhood District** as follows:

- A. In **Section 55-8, Use Regulations Applicable in Residential Subdistricts**:

- i. After the first paragraph of said Section 55-8, insert the following paragraph:

Additional Dwelling Unit. Within the Jamaica Plain Neighborhood District, an Additional Dwelling Unit, as defined in Section 55-45, 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. An Additional Dwelling Unit may be established in the Jamaica Plain Neighborhood District for a time period not to exceed eighteen (18) months from the effective date of this Section 55-8.

- B. In **Section 55-45, Definitions**, insert the following definition:
- i. **Additional Dwelling Unit.** One self-contained, non-transient residential living unit providing complete independent living facilities incorporated entirely within the footprint of the existing residential structure (a) which itself does not contain more than three dwelling units; and (b) in which the Owner is a resident of the residential structure.
- C. In **Table A (Jamaica Plain Neighborhood District, Use Regulations, Residential Subdistricts and Conservation Protection Subdistricts)**, **Table B (Jamaica Plain Neighborhood District, Use Regulations, Neighborhood Business Subdistricts)**, **Table C (Jamaica Plain Neighborhood District, Use Regulations, Local Industrial Subdistricts and Industrial Development Areas)**, **Table D (Jamaica Plain Neighborhood District, Use Regulations, Neighborhood Institutional Subdistricts)**, in each Table, next to the use category "Residential Uses," insert the following footnote in appropriate numerical order:
- i. For Additional Dwelling Units, see Section 55-8.

3. By amending **Article 60, Greater Mattapan Neighborhood District** as follows:

A. In **Section 60-8, Use Regulations Applicable in Residential Subdistricts**:

i. After the first paragraph of said Section 60-8, insert the following paragraph:


Additional Dwelling Unit. Within the East Boston Neighborhood District, an Additional Dwelling Unit, as defined in Section 60-45, 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. An Additional Dwelling Unit may be established in the East Boston Neighborhood District for a time period not to exceed eighteen (18) months from the effective date of this Section 60-8.

B. In **Section 60-45, Definitions**, insert the following definition:


i. **Additional Dwelling Unit.** One self-contained, non-transient residential living unit providing complete independent living facilities incorporated entirely within the footprint of the existing residential structure (a) which itself does not contain more than three dwelling units; and (b) in which the Owner is a resident of the residential structure.

C. In **Table A (Greater Mattapan Neighborhood District, Use Regulations, Residential Subdistricts)**, **Table B (Greater Mattapan Neighborhood District, Use Regulations, Neighborhood Business Subdistricts)**, **Table C (Greater Mattapan Neighborhood District, Use Regulations, Enterprise Protection Subdistricts, Local Industrial Subdistricts, Neighborhood Institutional Subdistricts and Community Facilities Subdistricts)**, in each Table, next to the use category "Residential Uses," insert the following footnote in appropriate numerical order:


- i. For Additional Dwelling Units, see Section 60-8.

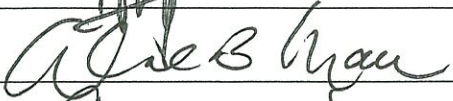


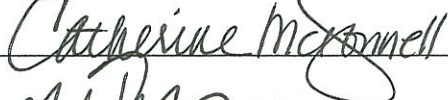
 Chairman





 Vice Chairman




















In Zoning Commission


Adopted: November 8, 2017

Attest: 

 Executive Secretary

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Mayor, City of Boston

Date: 11-9-17

The foregoing amendment was presented to the Mayor on NOVEMBER 8, 2017 and was signed by him on NOVEMBER 9, 2017 whereupon it became effective on NOVEMBER 9, 2017, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Executive Secretary
Boston Zoning Commission