OFFERED BY COUNCILORS SHARON DURKAN, HENRY SANTANA, LIZ BREADON, CULPEPPER, LOUIJEUNE, PEPÉN, AND WEBER

CITY OF BOSTON
IN CITY COUNCIL

A TEXT AMENDMENT TO THE BOSTON ZONING CODE WITH RESPECT TO PARKING MINIMUMS FOR RESIDENTIAL DEVELOPMENT

WHEREAS, The City of Boston is experiencing a housing crisis marked by high demand, rising costs, and a lack of affordable, diverse housing options for residents of all income levels; *and*

WHEREAS, Housing costs remain at historic highs, with median rents exceeding $3,000 per month and median home prices exceeding $700,000, resulting in more than half of Boston renters being cost-burdened; *and*

WHEREAS, While housing production remains near historic lows and housing costs continue to rise, Boston must utilize all available tools to expand the number of units in the housing pipeline and improve affordability; *and*

WHEREAS, Minimum parking requirements in the Boston Zoning Code mandate the inclusion of off-street parking spaces in many new residential developments, increasing construction costs, constraining housing supply, restricting viable parcels, and ultimately raising housing costs; *and*

WHEREAS, Removing parking mandates increases the financial viability of smaller, "missing middle" housing projects on constrained parcels, which are currently often denied financing because the cost of required parking exceeds the potential rental income of the units; *and*

WHEREAS, Residential developments exceeding 50,000 square feet undergo Article 80 review, where the Boston Transportation Department (BTD) can and does apply maximum parking ratios that supersede underlying zoning; however, no equivalent mechanism exists for smaller projects, leaving small project developers subject to antiquated minimums; *and*

WHEREAS, Even in the absence of municipal mandates, private lenders often impose their own parking requirements during the construction loan underwriting process based on perceived market risk; eliminating parking minimums for new residential allows developers to negotiate these requirements based on actual project needs rather than rigid legal standards; *and*

WHEREAS, Studies from the Metropolitan Area Planning Council reveal that roughly one-third of residential parking spaces in the Boston area sit empty overnight, suggesting the city has been requiring developers to build far more parking than residents actually need; *and*

WHEREAS, Mandated off-street parking encourages higher rates of car ownership and increased vehicle miles traveled, directly exacerbating Boston's nation-leading traffic congestion and undermining the City's 2050 carbon neutrality goals by prioritizing car infrastructure over sustainable, transit-oriented growth; *and*

WHEREAS, Mandating parking requirements requires all residents to pay for the high cost of structured parking regardless of car ownership, disproportionately burdening low income individuals and the one-third of Boston households that do not own a vehicle; *and*

WHEREAS, Eliminating these requirements would remove a costly, non-market-based barrier to housing production and enable flexibility in development by allowing parking to be built based on the needs of each project; *and*

WHEREAS, In 2021, the City of Boston eliminated parking minimums for residential developments where at least 60 percent of the units are income-restricted at 100 percent Area Median Income (AMI) or below and has significantly eliminated or reduced residential parking minimums in recent zoning initiatives; *and*

WHEREAS, Cities across the country and within the Commonwealth, including Austin, Seattle, Minneapolis, San Francisco, Buffalo, Portland, Somerville, Cambridge, and Salem, have enacted similar reforms for residential development; *and*

WHEREAS, The City Council held a hearing on this issue in 2025 during which housing and planning experts highlighted the effectiveness of these reforms in reducing housing costs and increasing affordable housing supply alongside strong support from Boston residents and stakeholders; *and*

WHEREAS, Especially in the current economic environment, as Boston confronts a $50 million budget deficit entering FY27 and faces the smallest proposed year-over-year budget increase since 2009, eliminating parking minimums has the potential to lower development costs, support housing production, and strengthen the City's long-term tax base encouraging sustainable growth; *and*

WHEREAS, The scale and urgency of Boston's housing crisis demands citywide action to reduce barriers to housing production, enable the creation of more affordable housing, and support sustainable, transit-oriented development; ***NOW THEREFORE BE IT***

ORDERED, That the Boston City Council, by and through Councilor Sharon Durkan, submits a petition to edit the text of the Boston Zoning Code.

Filed on: April 13, 2026
Text Amendment Application No. ____
Boston City Council

TO THE BOSTON PLANNING DEPARTMENT AND ZONING COMMISSION OF THE CITY OF BOSTON:

Boston City Council through and by Boston City Councilor Sharon Durkan petition to amend the text of the Boston Zoning Code as follows:

1. In *Section 23-1. Residential Uses:*

   a. Before the text "No structure or land," add the text "In the case of residential uses, including those uses listed in Table B of Section 8-3 (Use Regulations) under Use Items Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 7B, 8, 9, 10, 11, 12, 13, 13A, and 14, no off-street parking shall be required."

   b. Replace the text "Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 7B, 8, 9, 10, 12, 13, 13A, 14, or 15" with "Nos. 15 and 15A"

   c. Strike each instance of "†"

   d. Strike the text "† or, in the case of affordable residential housing, no off-street parking shall be required. Affordable residential housing shall be considered to describe those projects where at least 60% of the proposed residential units are income-restricted at or below 100% of Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development."

2. In *Section 23-6. Off-Street Parking Not Required in Certain Cases:*

   a. In *Subsection 23-6(b)*, replace the text "residential uses" with "any use listed in Table B of Section 8-3 (Use Regulations) under Use Items Nos. 15 and 15A"

   b. In *Subsection 23-6(c)*, before the text "non-residential uses and" add the text "any use listed in Table B of Section 8-3 (Use Regulations) under Use Items Nos. 15 and 15A or"

3. In *Section 23-8. Location*:

   a. In *Subsection 23-8(a)*, replace the text "for residential purposes" with "listed in Table B of Section 8-3 (Use Regulations) under Use Items Nos. 15 and 15A"

4. In *Section 23-11. Required Accessible Parking Spaces.*

   a. Replace the text "For residential uses, accessible parking shall be provided in sufficient numbers to meet the needs of the dwelling unit occupants, and if" with "If"

5. In *Section 41-14.1. Planned Development Areas: Public Benefit Criteria*:

   a. In *Subsection 41.14.1(a)*, add the word "and" after the clause "Residential Uses;"

b. In *Subsection 41.14.1(b)*, strike the word "and" after the clause "effective date of this article;"

c. In *Subsection 41.14.1(c)*, strike the clause "a minimum of 0.7 off-street parking space[2]* is provided for each new on-site dwelling unit or, if a lesser number of spaces is permitted to be provided for such dwelling units pursuant to the terms of any applicable state or federal parking freeze or similar law, the greatest number of spaces permitted for such dwelling units under such parking freeze or similar law," and strike footnote 2.

6. In *Section 43-16.1. Planned Development Areas: Public Benefit Criteria*:

a. In *Subsection 43.16.1(a)*, add the word "and" after the clause "Residential Uses;"

b. In *Subsection 43.16.1(b)(ii)*, strike the word "and" after the clause "in the Chinatown District;"

c. In *Subsection 43.16.1(c)*, strike in its entirety, and strike footnote [2]* in its entirety

d. In *Subsection 43.16.1*, strike the text "and the off-street parking ratio"

7. In *Section 43-23. Off-Street Parking*:

a. Add the text "devoted to a non-residential use" after the words "a Proposed Project in a PDA"

8. In *Section 44-11. Off-Street Parking*:

a. Replace the text "residential, hotel," with "hotel" and strike the text "for residential uses at the rate of one (1) space per dwelling unit and"

9. In *Section 48-9. Design Review and District Design Guidelines*:

a. In *Subsection 48-9.2(d)*, add the text "that make off-street parking available" after the words "Proposed Projects"

10. In *Section 50-43. Off-Street Parking and Loading Requirements*:

a. In *Subsection 50-43.2,* strike the text "or the number of Dwelling Units" and "or the additional number of dwelling units"

b. In *Subsection 50-43.3*, replace the text "; provided, however, that no additional off-street parking shall be required in connection with the alteration or extension of such a Structure for use as a Group Residence Limited, Homeless Shelter, or Lodging House" with ", if any"

c. In *Subsection 50-43.5(a)*, replace the text "the off-street parking facilities required by this Section 50-43 shall be provided" with "off-street parking facilities shall be provided"

d. In *Subsection 50-43.6*, strike the text "provided to comply with this Article"

11. In *Article 50, TABLE H Roxbury Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses*

a. Strike all text in the text in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled: *Residential Uses* in Column: *Off-Street Parking Requirement (space per dwelling unit)*[2] as illustrated below:

	Off-Street Parking Requirement (space per dwelling unit)[2]
Dormitory/Fraternity Uses	~~0.5~~
Hotel Uses	0.7
Residential Uses	
Elderly Housing	~~0.5~~
Group Residence Limited	~~0.5~~
Homeless Shelter	~~0.25~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Affordable Housing	~~0.7~~
Other Residential Uses	~~1.0~~

b. Add text, "None" in the text in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled: *Residential Uses* in Column: *Off-Street Parking Requirement (space per dwelling unit)*[2] as illustrated below:

	Off-Street Parking Requirement (space per dwelling unit)[2]
Dormitory/Fraternity Uses	None
Hotel Uses	0.7
Residential Uses	
Elderly Housing	None
Group Residence Limited	None
Homeless Shelter	None

Lodging House	None
Transitional Housing	None
Affordable Housing	None
Other Residential Uses	None

c. In *Article 50, Residential and Related Uses, Footnotes to Table H Continued*, strike footnote 3 and renumber.

12. In *Section 51-56. Off-Street Parking and Loading Requirements*

a. In *Subsection 51-56.2,* strike the text "or the number of Dwelling Units," and "or the additional number of Dwelling Units"

b. In *Subsection 51-56.4(a)*, replace the text "off-street parking spaces required by this Article for the residential uses" with "off-street parking spaces for the residential uses"

c. In *Subsection 51-56.4(b)*, replace the text "the off-street parking facilities required by this Section 51-56" with "off-street parking facilities"

d. In *Subsection 51-56.4(b)*, strike the text "in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

e. In *Subsection 51-56.5*, strike the text "provided to comply with this Article"

f. In *Subsection 51-56.5(a)*, add the text "if any," after the text "specified by this Article,"

13. In *Article 51, Table J, Allston-Brighton Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses*

a. Strike all text in the text in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled: *Residential Uses* in Column: *Space(s) per Dwelling Unit*[3] as illustrated below

	Space(s) per Dwelling Unit[3]
Dormitory/Fraternity Uses	~~0.5~~
Hotel Uses	0.7
Residential Uses	
Elderly Housing	~~0.5~~

Group Care Limited	~~0.5~~
Homeless Shelter	~~0.25~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Affordable Housing	~~0.7[4]~~
Other Residential Uses	
1-9 units	~~1.75[4]~~
10+	~~2.0[4]~~

b. Add text, "None" in the text in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled: *Residential Uses* in Column: *Space(s) per Dwelling Unit*[3] as illustrated below

	Space(s) per Dwelling Unit[3]
Dormitory/Fraternity Uses	None
Hotel Uses	0.7
Residential Uses	
Elderly Housing	None
Group Care Limited	None
Homeless Shelter	None
Lodging House	None
Transitional Housing	None
Affordable Housing	None
Other Residential Uses	
1-9 units	None
10+	None

c. In *Article 51, Residential and Related Uses, Footnotes to Table J - Continued*, strike footnote 4.

14. In *Section 53-28. Off-Street Parking and Loading*:

a. In *Subsection 53-28.2*, strike the text "or the number of Dwelling Units" and the text "or the additional number of Dwelling Units"

b. In *Subsection 53-28.4(b)*, strike the text "required by this Section 53-28"

c. In *Subsection 53-28.4(b)*, strike the text "in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

d. Strike *subsection 53-28.4(d)*

e. In *Subsection 53-28.5*, strike the text "provided to comply with this Article"

f. In *Subsection 53-28.5(a)*, add the text "if any," after the text "specified by this Article,"

15. In *Article 53, TABLE L East Boston Neighborhood District – Off-Street Parking Requirements: Residential Uses:*

a. Strike all text in Rows: *Household Living – 4+ Dwelling Units*; *Fraternity or Sorority*; *Lodging House*; *Student Housing*; and *Supportive Housing*, in Column: *Off-Street Parking Space(s) per Dwelling Unit* as illustrated below

	Off-Street Parking Space(s) Per Dwelling Unit[3]
Household Living 1-3 Dwelling Units	None
Household Living – 4+ Dwelling Units	~~1~~
Fraternity or Sorority	~~0.5~~
Lodging House	~~0.5~~
Mobile Home Establishment	None
Student Housing	~~0.5~~
Supportive Housing	~~0.25~~

b. Add text, "None" in Rows: *Household Living – 4+ Dwelling Units*; *Fraternity or Sorority*; *Lodging House*; *Student Housing*; and *Supportive Housing*, in Column: *Off-Street Parking Space(s) per Dwelling Unit* as illustrated below

	Off-Street Parking Space(s) Per Dwelling Unit[3]
Household Living 1-3 Dwelling Units	None
Household Living – 4+ Dwelling Units	None
Fraternity or Sorority	None
Lodging House	None
Mobile Home Establishment	None
Student Housing	None
Supportive Housing	None

c. In *TABLE L East Boston Neighborhood District – Off-Street Parking Requirements: Residential Uses, Footnotes to Table L*, strike footnotes 2, 3, 4, and 5.

16. In *Section 54-21. Off-Street Parking and Loading Requirements*:

a. In *Subsection 54-21.5(b)*, strike the text "required by this Section 54-21"

b. In *Subsection 54-21.5(b)*, strike the text "in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

c. In *Subsection 54-21.6*, strike the text "provided to comply with this Article"

d. In *Subsection 54-21.6(a)*, add the text "if any," after the text "specified by this Article,"

17. In *Article 54, TABLE E North End Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses*

a. Strike the text in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled: *Residential Uses* in Column: *Off-Street Parking Requirement (spaces per dwelling unit)*[2] as illustrated below

	Off-Street Parking Requirement (spaces per dwelling unit)[2]
Dormitory/Fraternity Uses	~~0.5~~
Hotel Uses	0.7
Residential Uses	
Elderly Housing	~~0.5~~

Group Residence Limited	~~0.5~~
Homeless Shelter	~~0.25~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses	~~1.0~~[(3)(4)]

b. Add text, "None" in the text in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled: *Residential Uses* in Column: *Space(s) per Dwelling Unit*[3] as illustrated below

	Off-Street Parking Requirement (spaces per dwelling unit)[2]
Dormitory/Fraternity Uses	None
Hotel Uses	0.7
Residential Uses	
Elderly Housing	None
Group Residence Limited	None
Homeless Shelter	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	None

c. In *Article 54, TABLE E North End Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses, Footnotes to Table E*, strike footnotes 3 and 4.

18. In *Section 55-40. Off-Street Parking and Loading Requirements*:

a. In *Subsection 55-40-2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 55-40.4(b)*, strike the text "required by this Section 55-40"

c. In *Subsection 55-40.4(b)*, strike the text "in either of the following cases: (1) where the

main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

d. In *Subsection 55-40.5*, strike the text "provided to comply with this Article"

e. In *Subsection 55-40.5(a)*, add the text "if any," after the text "specified by this Article,"

19. In *Article 55, Table J Jamaica Plain Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses*:

a. Strike the text in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit*[(3)] as illustrated below

	Spaces per Dwelling Unit[(3)]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	~~0.2~~
Group Residence Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses[(4), (5)]	
1-3 units	~~1.0~~
4-0 units	~~1.25~~
10+ units	~~1.5~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the

Row titled: *Residential Uses*, in Column: *Spaces per Dwelling Unit*[3] as illustrated below

	Spaces per Dwelling Unit[3]
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	None
Group Residence Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	
1-3 units	None
4-0 units	None
10+ units	None

c. In *Article 55, Table J Jamaica Plain Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses, Footnotes to Table J*, strike footnotes 4 and 5.

20. In *Section 56-39. Off-Street Parking and Loading Requirements*:

a. In *Subsection 56-39.2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 56-39.4(b)*, strike the text "required by this Section 56-39"

c. In *Subsection 56-39.4(b)*, strike the text "in either of the following cases: (1) where the

main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

d. In *Subsection 56-39.5*, strike the text "provided to comply with this Article"

e. In *Subsection 56-39.5(a)*, add the text "if any," after the text "specified by this Article,"

21. In *Article 56, Table I West Roxbury Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses*:

a. Strike the text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses*, in Column: *Spaces per Dwelling Unit*[2] as illustrated below

	Spaces per Dwelling Unit[3]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	~~0.2~~
Group Residence Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses[3], [4]	
1-3 units	~~1.0~~
4-0 units	~~1.25~~
10+ units	~~1.5~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the

Row titled: *Residential Uses*, in Column: *Spaces per Dwelling Unit*[2] as illustrated below

	Spaces per Dwelling Unit[2]
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	None
Group Residence Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	
1-3 units	None
4-0 units	None
10+ units	None

c. In *Article 56, Table I West Roxbury Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses, Footnotes to Table I*, strike footnotes 3 and 4.

22. In *Section 59-37. Off-Street Parking and Loading Requirements*:

a. In *Subsection 59-37.2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 59-37.4(b)*, strike the text "required by this Section 59-37"

c. In *Subsection 59-37.4(b)*, strike the text "in either of the following cases: (1) where the

main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

d. In *Subsection 59-37.5*, strike the text "provided to comply with this Article"

e. In *Subsection 59-37.5(a)*, add the text "if any," after the text "specified by this Article,"

23. In *Article 59, Table J Mission Hill Neighborhood District – Off-Street Parking Requirements: Off-Street Parking Requirements Residential and Related Uses*[(1)]:

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses*, in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	~~2.0~~
Hotel and Conference Center Uses	0.7
Bed and Breakfast	1.0
Conference Center	2.0[(4)]
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	~~0.2~~
Group Residence Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses[(3), (5)]	~~1.0~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses*, in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Spaces per Dwelling Unit[(2)]

Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.7
Bed and Breakfast	1.0
Conference Center	2.0[4]
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	None
Group Residence Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	None

c. In *Article 59, Table J Mission Hill Neighborhood District – Off-Street Parking Requirements: Off-Street Parking Requirements Residential and Related Uses[1], Footnotes to Table J*, strike footnotes 3 and 5.

24. In *Section 60-32. Off-Street Parking and Loading Requirements*:

a. In *Subsection 60-32.2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 60-32.4(b)*, strike the text "required by this Section 60-32"

c. In *Subsection 60-32.4(b)*, strike the text "in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

d. In *Subsection 60-32.5*, strike the text "provided to comply with this Article"

e. In *Subsection 60-32.5(a)*, add the text "if any," after the text "specified by this Article,"

25. In *Article 60, TABLE H Greater Mattapan Neighborhood District – Off-Street Parking*

Requirements: Greater Mattapan Neighborhood District – Residential and Related Uses – Off-Street Parking Requirements[(1)]:

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses*, in Column: *Spaces per Dwelling Unit[(2)]* as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	0.2
Bed and Breakfast	0.2
Conference Center	0.2 [(4)]
Executive Suites	0.2
Hotel	0.2
Motel	0.2
Residential Uses	
Accessory Dwelling Unit	~~0~~
Elderly Housing	~~0.2~~
Group Residence Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses[~~(3), (5)~~]	~~0.75~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses*, in Column: *Spaces per Dwelling Unit[(2)]* as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.2

Bed and Breakfast	0.2
Conference Center	0.2 [4]
Executive Suites	0.2
Hotel	0.2
Motel	0.2
Residential Uses	
Accessory Dwelling Unit	None
Elderly Housing	None
Group Residence Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	None

c. In *Article 60, TABLE H Greater Mattapan Neighborhood District – Off-Street Parking Requirements: Greater Mattapan Neighborhood District – Residential and Related Uses – Off-Street Parking Requirements[1], Footnotes to Table H- Continued*, strike footnotes 3, 4, and 5.

26. In *Section 61-24. Off-Street Parking and Loading Requirements*:

a. In *Subsection 61-24.2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 61-24.4(b)*, strike the text "required by this Section 61-24"

c. In *Subsection 61-24.4(b)*, strike the text "provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4, may grant permission for such facilities to be on another Lot in the same ownership where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot."

d. In *Subsection 61-24.5*, strike the text "provided to comply with this Article"

e. In *Subsection 61-24.5(a)*, add the text "if any," after the text "specified by this Article,"

27. In *Article 61, TABLE D Audubon Circle Neighborhood District – Residential and Related Uses – Off-Street Parking Requirements: Audubon Circle Neighborhood District and Related Uses Off-Street Parking Requirements*:

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses* and each Row including and after the Row titled: *Residential Uses* in Column: *Off-Street Parking Requirements (spaces per dwelling unit)*[(2)] as illustrated below

	Off-Street Parking Requirements (spaces per dwelling unit)[(2)]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	~~0.5~~
Elderly Housing	~~0.2~~
Group Residence Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses[~~(3), (4)~~]	
1-3 units	~~1.0~~
4-9 units	~~1.25~~
10+ units	~~1.5~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses* and each Row including and after *Residential Uses* in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Off-Street Parking Requirements (spaces per dwelling unit)[(2)]

Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	None
Elderly Housing	None
Group Residence Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	
1-3 units	None
4-9 units	None
10+ units	None

c. In *Article 61, TABLE D Audubon Circle Neighborhood District – Residential and Related Uses – Off-Street Parking Requirements: Audubon Circle Neighborhood District and Related Uses Off-Street Parking Requirements, Footnotes to Table D*, strike footnotes 3 and 4.

28. In *Section 62-28. Off-Street Parking and Loading Requirements*:

a. In *Subsection 62-28.2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 62-28.4(b)*, strike the text "required by this Section 62-28"

c. In *Subsection 62-28.4(b)*, strike the text "provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4,

may grant permission for such facilities to be on another Lot in the same ownership where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot."

d. In *Subsection 62-28.5*, strike the text "provided to comply with this Article"

e. In *Subsection 62-28.5(a)*, add the text "if any," after the text "specified by this Article,"

29. In *Article 62, TABLE E Charlestown Neighborhood District – Off-Street Parking Requirements[(1)]: TABLE E – Continued Charlestown Neighborhood District – Residential and Related Uses – Off-Street Parking Requirements[(1)]:*

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled *Residential Uses*, in Column: *Spaces per Dwelling Unit[(2)]* as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	0.2
Bed and Breakfast	0.2
Conference Center	0.7
Executive Suites	0.2
Hotel	0.2
Motel	0.2
Residential Uses	
Elderly Housing	~~0.2~~
Group Residence Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses[~~(3), (4)~~]	
1-2 units	~~0~~

3-6 units	~~0~~
7-9 units	~~1~~
10+ units	~~1~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses* and each Row after the Row titled *Residential Uses* in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.2
Bed and Breakfast	0.2
Conference Center	0.7
Executive Suites	0.2
Hotel	0.2
Motel	0.2
Residential Uses	
Elderly Housing	None
Group Residence Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	
1-2 units	None
3-6 units	None
7-9 units	None
10+ units	None

c. In *Article 62, TABLE E Charlestown Neighborhood District – Off-Street Parking Requirements[(1)]: TABLE E – Continued Charlestown Neighborhood District – Residential and Related Uses – Off-Street Parking Requirements[(1)], Footnotes*, strike footnote 4.

30. In *Section 63-24. Off-Street Parking and Loading Requirements:*

a. In *Subsection 63-24.2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 63-24.4(b)*, strike the text "required by this Section 63-24"

c. In *Subsection 63-24.5*, strike the text "provided to comply with this Article"

d. In *Subsection 63-24.5(a)*, add the text "if any," after the text "specified by this Article,"

31. In *Article 63, TABLE D Bay Village Neighborhood District – Residential and Related Uses – Off-Street Parking Requirements:*

a. Strike the text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Off Street Parking Requirement (space per dwelling unit)[2, 3]* as illustrated below

	Off Street Parking Requirement (space per dwelling unit)[2, 3]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	0.2
Residential Uses~~(3)~~	
Elderly Housing	~~0.2~~
Group Residence Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses~~[4, 5, 6]~~	~~0.7~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit[(2)]* as illustrated below

	Off Street Parking Requirement (space per dwelling unit)[2, 3]

Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.2
Residential Uses(3)	
Elderly Housing	None
Group Residence Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses[4, 5, 6]	None

c. In *Article 63, TABLE D Bay Village Neighborhood District – Residential and Related Uses – Off-Street Parking Requirements, Footnotes to Table D*, strike footnotes 3, 4, 5, and 6.

32. In *Section 64-10. Density Limitation Regulations:*

a. In *Subsection 64-10(b)*, strike the text "or parking requirements" and the text ", and the off-street parking per Dwelling Unit"

33. In *Section 64-36. Off-Street Parking and Loading Requirements:*

a. In *Subsection 64-36.2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 64-36.4(c)*, strike the text "required by this Section 64-10"

c. In *Subsection 64-36.5*, strike the text "provided to comply with this Article"

d. In *Subsection 64-36.5(a)*, add the text "if any," after the text "specified by this Article,"

34. In *Article 64, TABLE H South End Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses:*

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Off Street Parking Requirement (space per dwelling unit)[2, 3]* as illustrated below

	Off Street Parking Requirement (space per dwelling unit)[2, 3]
Dormitory/Fraternity Uses	~~0.5~~

Hotel and Conference Center Uses	0.7
Residential Uses~~(3)~~	
Elderly Housing	~~0.5~~
Group Residence Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses~~4, 5, 6, 7~~	~~0.7~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit(2)* as illustrated below

	Off Street Parking Requirement (space per dwelling unit)[2, 3]
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.7
Residential Uses	
Elderly Housing	None
Group Residence Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	None

c. In *Article TABLE H South End Neighborhood District – Off-Street Parking Requirements: Residential and Related Uses, Footnotes to Table H*, strike footnotes 3, 4, 5, and 7.

35. In *Section 65-41. Off-Street Parking and Loading Requirements:*

a. In *Subsection 65-41.2,* strike the text "or the number of dwelling units" and "or the additional number of dwelling units"

b. In *Subsection 65-41.4(b)*, strike the text "required by this Section 65-41"

c. Strike *Subsection 65-41.4(d)*

d. In *Subsection 65-41.5*, strike the text "provided to comply with this Article"

e. In *Subsection 65-41.5(a)*, add the text "if any," after the text "specified by this Article,"

f. In *Subsection 65-41.6,* replace the text "Such facilities" with "Any parking facilities"

36. In *Article 65, TABLE F Dorchester Neighborhood District – Off-Street Parking Requirements*[(1)]

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	~~0.2~~
Group Residence, Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing or Homeless Shelter	~~0.25~~
Other Residential Uses[(3), (4)]	
1-3 units	~~1.0~~
4-9 units	~~1.25~~

10+ units	~~1.5~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	None
Group Residence, Limited	None
Lodging House	None
Transitional Housing or Homeless Shelter	None
Other Residential Uses	
1-3 units	None
4-9 units	None
10+ units	None

c. In *Article 65, TABLE F Dorchester Neighborhood District – Off-Street Parking Requirements, Footnotes to Table F – Continued*, strike footnote 4.

37. In *Section 66-42. Off-Street Parking and Loading Requirements:*

a. Replace the text "The required off-street parking spaces for all Proposed Projects are set

forth in Table F. For any Proposed Project that is subject to, or has elected to comply with, Large Project Review, the required loading facilities shall be determined through such review, in accordance with the provisions of Article 80. The minimum required off-street loading spaces for all other Proposed Projects are set forth in Table G." with "The maximum off-street parking spaces for all Proposed Projects are set forth in Table F. The minimum required off-street loading spaces for all other Proposed Projects are set forth in Table G. For any Proposed Project that is subject to or has elected to comply with Large Project Review under the provisions of Article 80, the required loading facilities shall be determined through such review."

b. In *Subsection 66-42.1*, replace the text "required" with "maximum allowed"

c. In *Subsection 66-42.2*, replace the text "the off-street parking facilities required" with "maximum allowed off-street parking facilities"

d. In *Subsection 66-42.3*, replace the text "the required number of off-street parking spaces for such Lot shall be the total of the required number of off-street parking spaces for each use" with "maximum allowed number of off-street parking spaces for such Lot shall be the total of the maximum allowed number of off-street parking spaces for each use"

e. In *Subsection 66-42.4(b)*, replace the text "the off-street parking facilities required by this Section 66-42 shall be provided" with "off-street parking facilities shall be provided"

f. In *Subsection 66-42.4(c),* strike the text ", provided that there is a permanent allocation of the requisite number of spaces for each use, and that the total number of spaces is not less than the aggregate of the number of spaces required for each use, unless the Board of Appeal determines that a reduction in the total number of required off-street parking spaces is appropriate because shared parking arrangements, in which parking spaces are shared by different uses for which peak parking use periods are not coincident, will adequately meet the parking demand associated with the Proposed Project."

g. Strike *Subsection 66-42.4(d)*

h. In *Subsection 66-42.5*, strike the text "provided to comply with this Article"

i. In *Subsection 66-42.6,* strike the text "All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long a use requiring them exists" and replace the text "Such facilities" with "Any parking facilities"

38. In *Section 66-43. Application of Dimensional Requirements:*

a. In *Subsection 66-43.6 Side Yards of Certain Narrow Lots*, after the text "off-street loading parking or off-street loading facilities" strike the text "required by this Article"

39. In *Article 66, TABLE F - Fenway Neighborhood District Off-Street Parking Requirements*

a. Strike all text in: Row: *Residential Uses*; Column: *Minimum* as illustrated below

	Minimum	Maximum
Residential Uses	~~0.75 spaces per dwelling unit[(2)]~~	0.75 spaces per dwelling unit[(2)]
Other Uses	None	0.75 spaces per 1,000 gross square feet

b. Add text, "None" in Row: *Residential Uses*; Column: *Minimum* as illustrated below

	Minimum	Maximum
Residential Uses	None	0.75 spaces per dwelling unit[(2)]
Other Uses	None	0.75 spaces per 1,000 gross square feet

c. In *Article 66, TABLE F – Fenway Neighborhood District Off-Street Parking Requirements, Footnotes to Table F*, strike footnote 3.

40. In *Section 67-32. Off-Street Parking and Loading Requirements:*

a. In *Subsection 67-32.2,* strike the text "or the number of Dwelling Units" and "or the additional number of dwelling units"

b. In *Subsection 67-32.4(b)*, strike the text "required by this Section 67-32"

c. In *Subsection 67-32.4(b)*, strike the text "in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

d. In *Subsection 67-32.5*, strike the text "provided to comply with this Article"

e. In *Subsection 67-32.5(a)*, add the text "if any," after the text "specified by this Article,"

41. In *Article 67, TABLE F – Continued: Roslindale Neighborhood District Off-Street Parking Requirements: Residential and Related Uses[(1)]*

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit[(2)]* as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	0.7

Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	~~0.5~~
Group Residence, Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing or Homeless Shelter	~~0.25~~
Other Residential Uses[3], [4]	~~2.0~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit*[2] as illustrated below

	Spaces per Dwelling Unit[2]
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	None

Group Residence, Limited	None
Lodging House	None
Transitional Housing or Homeless Shelter	None
Other Residential Uses	None

c. In *Article 67, TABLE F – Continued: Roslindale Neighborhood District Off-Street Parking Requirements: Residential and Related Uses*, strike footnotes 3 and 4.

42. In *Section 68-33. Off-Street Parking and Loading Requirements:*

a. In *Subsection 68-33.2,* strike the text "or the number of Dwelling Units" and "or the additional number of dwelling units"

b. In *Subsection 68-33.4(b)*, strike the text "required by this Section 68-33"

c. In *Subsection 68-33.4(b)*, strike the text "in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

d. In *Subsection 68-33.5*, strike the text "provided to comply with this Article"

e. In *Subsection 68-33.5(a)*, add the text "if any," after the text "specified by this Article,"

f. In *Subsection 68-33.6,* replace the text "Such facilities" with "Any parking facilities"

43. In *Article 68, TABLE G – Continued: South Boston Neighborhood District Off-Street Parking Requirements Residential and Related Uses*[(1)]

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7

Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	~~0.5~~
Group Residence, Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing or Homeless Shelter	~~0.25~~
Other Residential Uses[(3), (5)]	~~1.5~~[(4)]

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	None
Group Residence, Limited	None
Lodging House	None
Transitional Housing or	None

Homeless Shelter	
Other Residential Uses	None

c. In *Article 68, TABLE G – Continued: South Boston Neighborhood District Off-Street Parking Requirements Residential and Related Uses*, strike footnotes 3, 4, and 5.

44. In *Section 69-29. Off-Street Parking and Loading Requirements:*

a. In *Subsection 69-29.2,* strike the text "or the number of Dwelling Units" and "or the additional number of dwelling units"

b. In *Subsection 69-29.4(b)*, strike the text "required by this Section 69-29"

c. In *Subsection 69-29.4(b)*, strike the text "in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2)"

d. In *Subsection 69-29.5*, strike the text "provided to comply with this Article"

e. In *Subsection 69-29.5(a)*, add the text "if any," after the text "specified by this Article,"

f. In *Subsection 69-29.6,* replace the text "Such facilities" with "Any parking facilities"

45. In *Article 69, TABLE F Hyde Park Neighborhood District Off-Street Parking Requirements Residential and Related Uses*[(1)]

a. Strike all text in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit*[(2)] as illustrated below

	Spaces per Dwelling Unit[(2)]
Dormitory/Fraternity Uses	~~0.5~~
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0

Residential Uses	
Elderly Housing	~~0.5~~
Group Care, Limited	~~0.5~~
Lodging House	~~0.5~~
Transitional Housing	~~0.25~~
Other Residential Uses~~(2), (3), (4)~~	~~2.0~~

b. Add text, "None" in the Row titled: *Dormitory/Fraternity Uses*, and each Row after the Row titled: *Residential Uses* in Column: *Spaces per Dwelling Unit*(2) as illustrated below

	Spaces per Dwelling Unit(2)
Dormitory/Fraternity Uses	None
Hotel and Conference Center Uses	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
Residential Uses	
Elderly Housing	None
Group Care, Limited	None
Lodging House	None
Transitional Housing	None
Other Residential Uses	None

c. In *Article 69, TABLE F Hyde Park Neighborhood District Off-Street Parking*

Requirements Residential and Related Uses, strike footnotes 3 and 4 and strike footnote (2) from Row titled: *Other Residential Uses*.

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