

Draft Zoning Text Amendment for Approval to Petition:

Resolving Clerical Errors and Clarifications in the Boston Zoning Code



Planning Department

CITY of **BOSTON**

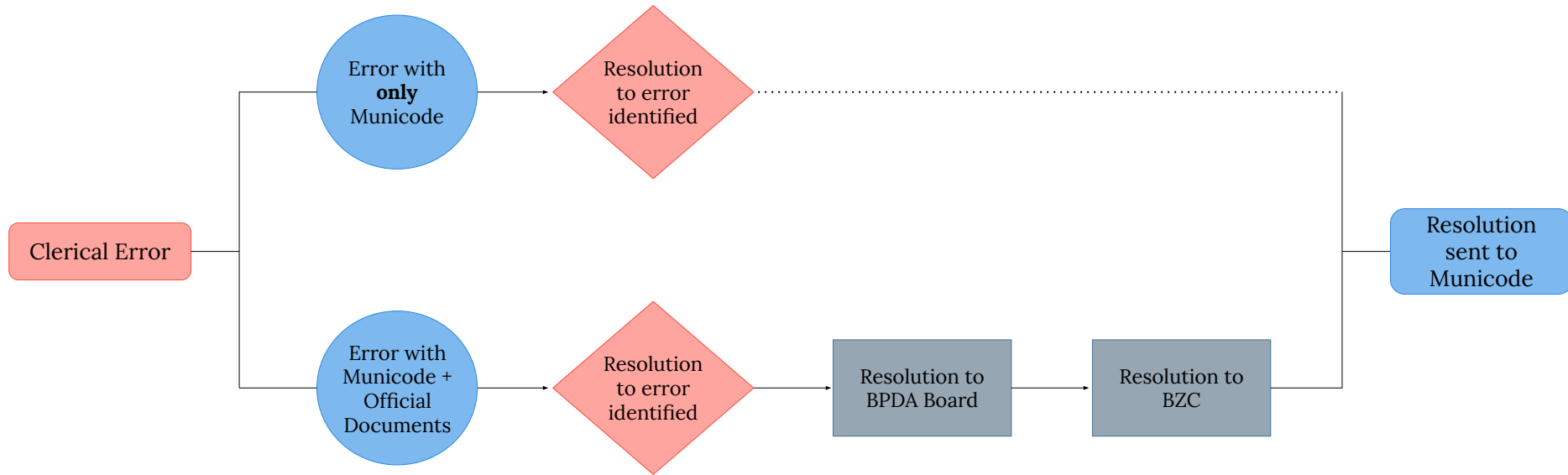
OVERVIEW

The Planning Department's Zoning Reform team will be making amendments to the Boston Zoning Code on an ongoing basis, to resolving clerical errors and clarifications existing across its various articles. This amendment features resolutions to six (6) existing errors, spread across five (5) different articles of the Code.

These resolutions clarify misrepresented terms and language, and correct instances of incorrectly cited or missing footnote/section references. This update **does not** establish any new regulations and does not change the functioning of the Code's existing regulations.

Errors within the Zoning Code are identified and collected continuously, through both staff review of the Code and public comment. If you find an error in the Zoning Code, please reach out to planningzoningqs@boston.gov.

PROCESS OF IDENTIFYING AND CORRECTING ERRORS



CLARIFICATION OF TERM

Section 8-3. - Use Regulations.

Table A Definitions

Entertainment/Events. A facility which is primarily devoted to hosting live entertainment events, including but not limited to event centers, theaters, cinemas, night clubs, concert halls, arenas, and stadiums, or similar use. Such use may include concessions and other food service incidental to the Entertainment/Events use and receive a Live Entertainment License.

Extra Small - Capacity less than 250 persons.

Small - Capacity of 251-500 persons.

Medium - Capacity of 501-2,000 persons.

Large - Capacity of 2,001-9,999 persons.


Extra Large - Capacity greater than or equal to 10,000 persons.

Allow for Entertainment/Event spaces to allow for food service while not needing to be zoned for an Accessory Restaurant - requested by the ISD to simplify the interpretation of requests to add concessions to event and entertainment spaces

CLARIFICATION OF REQUIREMENT

Section 42A-18. - Use Regulations Applicable in the North End Waterfront Subdistrict and Downtown Waterfront Subdistrict.

- 2. Facilities of Public Accommodation.** Within the North End Waterfront and Downtown Waterfront Subdistrict, any Proposed Project with 10,000 square feet ~~in the~~ or greater of gross floor area, involving new construction or a change of use on the first story, the use of at least forty percent (40%) of the gross floor area of the first story of such Proposed Project shall be for indoor Facilities of Public Accommodation, otherwise allowed for such Proposed Project or conditional and permitted pursuant to Article 6.



Add in clarifying information about the requirement which has been taken from the Harbor Park Plan

UPDATING SYMBOLOGY

Section 42F-13. - Charlestown Navy Yard Dimensional Regulations

TABLE B Occupancy Limits for New Development Area

Location	Maximum New Square Feet of Gross Floor Area*
(a) Parcel	440,000
(b) Parcel 5	325,000
(c) Parcels 6 and 7	1,625,000†
(d) Pier 5	245,000‡
(e) Piers 6, 7, 8, and 9	28,000
(f) Housing Priority Area	144,000

Change to ‡ to accurately address the footnote for Pier 5

* The Maximum New Square Feet of Gross Floor Area allowed before January 1, 1994, may also be constructed and occupied after January 1, 1994.

† Provided that no more than 550,000 square feet, not including off-street parking, shall be occupied prior to January 1, 1994. Parking uses shall be included in the computation of total square feet of floor area of occupancy on Parcels 6 and 7 whether such uses are located above or below grade. Of the 1,625,000 square feet of gross floor area of occupancy available within the stated limit, 450,000 square feet shall be reserved exclusively for parking and shall not be available for other uses.

‡ Provided that none of such area on Pier 5 shall be occupied prior to January 1, 1994.

UPDATING SECTION NUMBERING

Article 51 Footnotes to Table D

5. See Section ~~51-50.2~~ 51-57.2, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.



Change section reference due to a re-numbering from previous text amendments

SIMPLIFY TEXT AND ADD ADDITIONAL CLARIFICATION

Section 80A-2. - Public Notice and Comment

3. Publication of Notice.

(a) **Manner of Publication.** Whenever the Boston Redevelopment Authority is required by this Article to publish notice pursuant to this Section 80A-2, the Authority shall publish such notice online via the Planning Department website, via an electronic distribution list available to the public, and to the City's public agencies ~~in any electronic publication that is issued on the City's behalf and is distributed in general circulation to the City's public agencies~~ within the time periods required by this Section 80A-2. If such notice concerns the issuance of a Scoping Determination or Adequacy Determination that waives further review, the Boston Redevelopment Authority shall publish notice of the issuance of such Determination online via the Planning Department website.

→ Simplify the phrasing of this requirement

↓ Clarify procedures for two specific Planning Dept documents

CONCLUSION

The Planning Department's Zoning Reform team continues to implement a review process to reduce the reduction of errors in our zoning adoption process.

THANK YOU



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