

Articles 2 and 2A Consolidation - Summary of Updates

Overview:

In their current state, Articles 2 and 2A are incongruent. These incongruencies range from small language or grammatical distinctions to larger inconsistencies related to regulations or regulatory exclusions. Many other definitions have poor formatting and use outdated or hard to understand language.

A number of strategies were utilized to resolve these issues and consolidate the Zoning Code's definitions sections.

- Terms with incongruent definitions between Articles 2 and 2A had definitions either: (1) selected from one of the two existing definitions or (2) edited to combine definitions or clarify meaning.
- Terms with particularly poor formatting or confusing or outdated language were clarified and/or re-formatted.
- Blatantly unnecessary terms were deleted.

Note that these proposed changes to definitions are not intended to substantively affect the meaning, function or operation of the Code, but merely to eliminate the duplication of terms and provide a single set of definitions, applicable to the entire Code..

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Resolving Incongruencies - Definitions Maintaining Either Article 2 OR Article 2A Definition

(RED text marks incongruence, GREEN highlighted text = definition to remain)

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Airport-Related Remote Parking Facility	A parking lot or parking garage from which transportation service is offered to airport premises.	Parking lot or parking garage from which transportation service is offered to airport premises.	Airport-Related Remote Parking Facility	A parking lot or parking garage from which transportation service is offered to airport premises.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Board of Appeal	The Board of Appeal in the Building Department of the City.	The Board of Appeal in the Inspectional Services Department of the City.	Board of Appeal	The Board of Appeal in the Inspectional Services Department of the City.	ISD is the City's Building Department.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Bay Window	A fenestrated projection from the face of a building entirely contained within the following dimensions: (a) depth not to exceed five feet, (b) width not to exceed eighteen feet or seventy percent of the width of the building, whichever is the lesser, and (c) each side to form an angle	A fenestrated projection from the face of a building entirely contained within the following dimensions: (a) depth not to exceed five feet, (b) width not to exceed eighteen feet or seventy percent of the width of the building, whichever is the lesser, and (c) each side to form an	Bay Window	A fenestrated projection from the face of a building entirely contained within the following dimensions: (a) depth not to exceed five feet, (b) width not to exceed eighteen feet or seventy percent of the width of the building, whichever is the lesser, and (c) each side to form an	Small language fix.

	with the face of the building of not less than one hundred thirty-five degrees. (Illustrated in Appendix 2.)	angle with the face of the building of not less than one hundred thirty-five degrees. (Illustrated in Appendix 2 of this Code.)		angle with the face of the building of not less than one hundred thirty-five degrees. (Illustrated in Appendix 2 of this Code.)	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Building	A structure forming a shelter for persons, animals or property and having a roof, exclusive, however, of such frameworks and tents as are customarily used exclusively for outdoor carnivals, lawn parties, or like activities. Where the context allows, the word "building" shall be construed as though followed by the words "or part thereof".	A structure forming a shelter for persons, animals, or property and having a roof, exclusive, however, of such frameworks and tents as are customarily used exclusively for outdoor carnivals, lawn parties, or like activities. Where the context allows, the word "building" shall be construed as though followed by the words "or part thereof".	Building	A structure forming a shelter for persons, animals, or property and having a roof, exclusive, however, of such frameworks and tents as are customarily used exclusively for outdoor carnivals, lawn parties, or like activities. Where the context allows, the word "building" shall be construed as though followed by the words "or part thereof".	Small grammatical fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Check Cashing Business	An establishment offering cash in exchange for checks, money orders, or the like, where the transaction	An establishment offering cash in exchange for checks, money orders, or the like, where the transaction	Check Cashing Business	An establishment offering cash in exchange for checks, money orders, or the like, where the transaction	Small language fix.

	involves a fee or an exchange at other than face value and is not principally in payment for the purchase of goods or services. "Check cashing business" does not include a bank or automatic teller machine.	involves a fee or an exchange at other than face value and is not principally in payment for the purchase of goods or services. "Check chasing business" does not include a bank or automatic teller machine.		involves a fee or an exchange at other than face value and is not principally in payment for the purchase of goods or services. "Check cashing business" does not include a bank or automatic teller machine.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Day Care Center	Any facility operated on a regular basis whether known as a day nursery, nursery school, kindergarten , child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under seven years of age, or children under sixteen years of age if such children are children with special needs as defined in Massachusetts General Laws, Chapter 28A, Section 9, for nonresidential custody and care during part or all of the day separate from their	Any facility operated on a regular basis whether known as a day nursery, nursery school, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under seven years of age, or children under sixteen years of age if such children are children with special needs as defined in Massachusetts General Laws, Chapter 28A, Section 9, for nonresidential custody and care during part or all of the day separate from their parents. Day care	Day Care Center	Any facility operated on a regular basis whether known as a day nursery, nursery school, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under seven years of age, or children under sixteen years of age if such children are children with special needs as defined in Massachusetts General Laws, Chapter 28A, Section 9, for nonresidential custody and care during part or all of the day separate from their parents. Day care	Kindergarten is its own use in both the Base Code and Neighborhood Articles.

	<p>parents. Day care center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of such system are primarily limited to kindergarten, nursery, or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family day care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefor.</p>	<p>center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of such system are primarily limited to nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family day care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefor.</p>		<p>center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of such system are primarily limited to nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a Family Day Care Home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefor.</p>	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Dormitory	Any dwelling (other than a fraternity or sorority house) occupied primarily as a place	Any dwelling (other than a fraternity or sorority house) occupied primarily as a place	Dormitory	Any dwelling (other than a fraternity or sorority house) occupied primarily as a place	Small language fix.

	of temporary abode by persons attending education institutions.	of temporary abode by persons attending educational institutions.		of temporary abode by persons attending educational institutions.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Family Day Care Home	<p>Any dwelling unit which on a regular basis receives, for temporary custody and care during part or all of the day, children under seven years of age, or children under sixteen years of age if such children are children with special needs as defined in Massachusetts General Laws, Chapter 28A, Section 9; provided, however, in either case, that</p> <p>(1) the unit is licensed by the Massachusetts Office of Child Care Services (or a successor agency responsible for the state licensing of home-based child care facilities) for the number of participating children, and</p> <p>(2) the total number of children under sixteen in a family day care home shall</p>	<p>Any dwelling unit which on a regular basis receives, for temporary custody and care during part or all of the day, children under seven years of age, or children under sixteen years of age if such children are children with special needs as defined in Massachusetts General Laws, Chapter 28A, Section 9; provided, however, in either case,</p> <p>(1) the unit is licensed by the Massachusetts Office of Child Care Services (or a successor agency responsible for the state licensing of home-based child care facilities) for the number of participating children, and</p> <p>(2) that the total number of children under sixteen in a</p>	Family Day Care Home	<p>Any dwelling unit which on a regular basis receives, for temporary custody and care during part or all of the day, children under seven years of age, or children under sixteen years of age if such children are children with special needs as defined in Massachusetts General Laws, Chapter 28A, Section 9; provided, however, in either case, that</p> <p>(1) the unit is licensed by the Massachusetts Office of Child Care Services (or a successor agency responsible for the state licensing of home-based child care facilities) for the number of participating children, and</p> <p>(2) the total number of children under sixteen in a</p>	Small language fix.

	not exceed ten, including participating children living in the dwelling unit. Family day care home shall not mean a dwelling unit used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation therefor.	family day care home shall not exceed ten, including participating children living in the dwelling unit. Family day care home shall not mean a dwelling unit used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation therefor.		family day care home shall not exceed ten, including participating children living in the dwelling unit. Family day care home shall not mean a dwelling unit used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation therefor.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Lodging House	Any dwelling (other than a boarding house , dormitory, fraternity, sorority house, hotel, motel or apartment hotel) in which living space, with or without common kitchen facilities, is let to five or more persons, who do not have equal rights to the entire dwelling and who are not living as a single, non-profit housekeeping unit. For the purposes of this definition, a family is one person.	Any dwelling (other than a dormitory, fraternity, sorority house, hotel, motel, or apartment hotel) in which living space, with or without common kitchen facilities, is let to five or more persons, who do not have equal rights to the entire dwelling and who are not living as a single, non-profit housekeeping unit. Board may or may not be provided to such persons. For the purposes of this definition, a family is one person.	Lodging House	Any dwelling (other than a dormitory, fraternity, sorority house, hotel, motel, or apartment hotel) in which living space, with or without common kitchen facilities, is let to five or more persons, who do not have equal rights to the entire dwelling and who are not living as a single, non-profit housekeeping unit. Board may or may not be provided to such persons. For the purposes of this definition, a family is one person.	"Boarding House" looped in here, to be deleted.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Lot Width	The shortest horizontal distance between the side lot lines measured perpendicular to the mean direction of two straight lines, one between the foremost and rearmost points of one side lot line, and the other between the foremost and rearmost points of the other side lot line.	The shortest horizontal distance between the side lot lines measured perpendicular to the mean direction of two straight lines, one between the foremost and rearmost points of one side lot line, and the other between the foremost and rearmost points of the other side lot line. Where a minimum lot width is specified in this Code, no main building shall be erected on that part of a lot where the lot width is less than that specified, except if specifically provided.	Lot Width	The shortest horizontal distance between the side lot lines measured perpendicular to the mean direction of two straight lines, one between the foremost and rearmost points of one side lot line, and the other between the foremost and rearmost points of the other side lot line. Where a minimum lot width is specified in this Code, no main building shall be erected on that part of a lot where the lot width is less than that specified, except if specifically provided.	Article 2A provision already triggered in 2.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Mansard Roof	A sloping roof having a pitch of more than sixty (60) degrees to the horizontal. The floor under a mansard roof shall be considered a story as defined in "Story" .	A sloping roof having a pitch of more than sixty (60) degrees to the horizontal. The floor under a mansard roof shall be considered a Story as defined below.	Mansard Roof	A sloping roof having a pitch of more than sixty (60) degrees to the horizontal. The floor under a mansard roof shall be considered a story as defined in "Story".	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Non-conforming Use	A use of a structure or lot that does not conform to a regulation prescribed by this code for the district in which is it located; provided that such use was lawfully in existence on the effective date of this code or, in the case of a use made nonconforming by an amendment of this code, on the effective date of such amendment.	A use of a structure or lot that does not conform to a regulation prescribed by this code for the district in which it is located; provided that such use was lawfully in existence on the effective date of this code or, in the case of a use made nonconforming by an amendment of this code, on the effective date of such amendment.	Non-conforming Use	A use of a structure or lot that does not conform to a regulation prescribed by this code for the district in which it is located; provided that such use was lawfully in existence on the effective date of this code or, in the case of a use made nonconforming by an amendment of this code, on the effective date of such amendment.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Occupied	Shall include the words "designed, arranged, or intended to be occupied".	shall include the words "designed, arranged, or intended to be occupied".	Occupied	Shall include the words "designed, arranged, or intended to be occupied".	Small grammatical fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Public Open Space	An open space in public ownership devoted or to be devoted to a public use with	An open space in public ownership devoted or to be devoted to a public use with	Public Open Space	An open space in public ownership devoted or to be devoted to a public use with	Small numerical clarification.

	only minor accessory buildings, if any. No structure that exceeds twenty feet in height or two thousand square feet in gross floor area shall be considered to be a part of such public open space. "Public open space" shall be construed to include a street.	only minor accessory buildings, if any. No structure that exceeds twenty (20) feet in height or two thousand (2,000) square feet in gross floor area shall be considered to be a part of such public open space. "Public open space" shall be construed to include a street.		only minor accessory buildings, if any. No structure that exceeds twenty (20) feet in height or two thousand (2,000) square feet in gross floor area shall be considered to be a part of such public open space. "Public open space" shall be construed to include a street.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Rounding Numbers, Rule For	When a decimal must be rounded to the nearest whole number, as in the case of off-street parking requirements, or to the nearest foot, under Section 18-2 (as most recently amended on October 22, 1974), and when the only digit dropped is .5, then if the last digit retained is an even number, it shall be left unchanged; but if the last digit retained is an odd number, it shall be increased to the next higher digit. In the case of rounding to the nearest half foot under	When a decimal must be rounded to the nearest whole number, as in the case of off-street parking requirements, or to the nearest foot, and when the only digit dropped is .5, then if the last digit retained is an even number, it shall be left unchanged; but if the last digit retained is an odd number, it shall be increased to the next higher digit. In the case of rounding to the nearest half foot to determine the existing building alignment, if the only digits dropped are .25,	Rounding Numbers, Rule For	When a decimal must be rounded to the nearest whole number, as in the case of off-street parking requirements, or to the nearest foot, and when the only digit dropped is .5, then if the last digit retained is an even number, it shall be left unchanged; but if the last digit retained is an odd number, it shall be increased to the next higher digit. In the case of rounding to the nearest half foot to determine the existing building alignment, if the only digits dropped are .25,	Section 18-2 defines existing provisions of "Existing Building Alignment."

	Section 18-2 (as most recently amended on October 22, 1974), if the only digits dropped are .25, the preceding digit shall be left unchanged; but if the only digits dropped are .75, the preceding digit shall be raised to the next higher number.	the preceding digit shall be left unchanged; but if the only digits dropped are .75, the preceding digit shall be raised to the next higher number.		the preceding digit shall be left unchanged; but if the only digits dropped are .75, the preceding digit shall be raised to the next higher number.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Row House Building or Row House	One of a group of three or more houses sharing a common or party wall on one or both side lot lines.	One of a group of three or more residential buildings on different Lots sharing common or party walls or fire walls, on one or both side lot lines.	Row House Building or Row House	One of a group of three or more residential buildings on different Lots sharing common or party walls or fire walls, on one or both side lot lines.	Residential buildings is more inclusive.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Shall	Shall be considered mandatory and not directory.	shall be considered mandatory and not directory.	Shall	Shall be considered mandatory and not directory.	Small grammatical fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Sign, Area	<p>(a) For a sign, either free-standing or attached, the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.</p> <p>(b) For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording and accompanying designs or symbols together with any background of a different color than the natural color of the building.</p> <p>(c) Where the sign consists of individual letters or symbols attached to or painted on a surface, building, canopy, awning, wall or window, the area shall be considered to be that of the smallest</p>	<p>1. For a sign, either free-standing or attached, the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.</p> <p>2. For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs or symbols together with any background of a different color than the natural color of the building.</p> <p>3. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, canopy, awning, wall, or window, the area shall be considered to be that of the smallest</p>	Sign, Area	<p>1. For a sign, either free-standing or attached, the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.</p> <p>2. For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs or symbols together with any background of a different color than the natural color of the building.</p> <p>3. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, canopy, awning, wall, or window, the area shall be considered to be that of the smallest</p>	Small formatting fix.

	rectangle or other geometric shape which encompasses all of the letters or symbols. (d) Only one face of a two-faced sign shall be counted in computing the area of a sign, or the total area of signs on a sign frontage or on a lot.	rectangle or other geometric shape which encompasses all of the letters or symbols. 4. Only one face of a two-faced sign shall be counted in computing the area of a sign, or the total area of signs on a sign frontage or on a lot.		rectangle or other geometric shape which encompasses all of the letters or symbols. 4. Only one face of a two-faced sign shall be counted in computing the area of a sign, or the total area of signs on a sign frontage or on a lot.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Sign Design, Comprehensive	A plan submitted to the Urban Design Department of the Boston Redevelopment Authority for signs and related architectural features on a sign frontage, a building front or a group of buildings.	A plan submitted to the Urban Design Department of the Boston Redevelopment Authority for signs and related architectural features on a sign frontage, a building front, or a group of buildings.	Sign Design, Comprehensive	A plan submitted to the Urban Design Department of the Boston Redevelopment Authority for signs and related architectural features on a sign frontage, a building front, or a group of buildings.	Small grammatical fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Small Project Review	The review described in Section 80E-1.	The review described as Small Project Review in Section 80E-1.	Small Project Review	The review described as Small Project Review in Section 80E-1.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Story	That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, except that a space used exclusively for the housing above the roof of mechanical equipment of the building shall not be considered to be a story if access to such space may be had only for maintenance of such equipment.	That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, except that a space used exclusively for the housing above the roof of mechanical equipment of a building shall not be considered to be a story if access to such space may be had only for maintenance of such equipment.	Story	That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, except that a space used exclusively for the housing above the roof of mechanical equipment of a building shall not be considered to be a story if access to such space may be had only for maintenance of such equipment.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Street	A public way, alley, lane, court, sidewalk and such parts of public squares and public places as form traveled parts of highways.	A public way, alley, lane, court, sidewalk, and such parts of public squares and public places as form traveled parts of highways.	Street	A public way, alley, lane, court, sidewalk, and such parts of public squares and public places as form traveled parts of highways.	Small grammatical fix.

Resolving Incongruencies - Combined/Edited Definitions

(RED text marks incongruence)

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Accessory Use	A use customarily incident to, and on the same lot as, a main use.	<p>A use customarily incident to, and on the same lot as, a main use.</p> <p>Subject to the provisions of Article 10, including but not limited to, any of the following, when not a main use: not more than four (4) accessory amusement game machines in a commercial establishment or in a noncommercial establishment, accessory art use, accessory drive-through restaurant, accessory drive-through retail, accessory family day care home, accessory home occupation, accessory industrial use, accessory keeping of animals, accessory keeping of laboratory animals, accessory manufacture of products, accessory outdoor cafe, accessory parking, accessory personnel quarters, accessory professional office in a</p>	Accessory Use	<p>A use customarily incident to, and on the same Lot as, a main use.</p> <p>(See this Article for definitions of certain Accessory Uses. See Article 10 for regulations applicable to Accessory Uses.)</p>	<p>Combines and consolidates Articles 2 and 2A definitions.</p> <p>Worked with ISD to ensure no unintended consequences, and make this section clearer and more predictable in interpretation.</p>

		<p>dwelling, accessory repair garage, accessory services for apartment or hotel residents, accessory services incidental to educational uses or hospitals, accessory storage of flammable liquids incidental to lawful use, accessory swimming pool or tennis court, accessory wholesale business, or accessory use ordinarily incidental to a lawful main use.</p> <p>Not subject to the provisions of Article 10, and whether or not on the same lot as the main use to which it is related, uses including but not limited to any of the following: accessory clinic or offices for hospitals, accessory dormitory, accessory machine shop, accessory offices for university, accessory railroad storage yard, accessory scientific laboratory, or accessory truck or bus servicing.</p>			
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Dwelling Unit	A room or group of rooms forming a habitable unit for one family, or one group residence limited as defined in "Group residence, limited" of this Section 2-1, with facilities used or intended to be used for living, sleeping, cooking and eating; but not including any use contained in artists' mixed-use space as defined in "Artists' mixed-use".	A room or group of rooms forming a habitable unit for one family, or one group residence limited as defined in this Section 2A-1, with facilities used or intended to be used for living, sleeping, cooking, and eating; but not including any use contained in artists' mixed uses.	Dwelling Unit	A room or group of rooms forming a habitable unit for one family, or one "Group Residence, Limited," with facilities used or intended to be used for living, sleeping, cooking, and eating; but not including any use contained in artists' mixed uses.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Dwelling, Multi-Family	A building containing three or more dwelling units, but not including a motel.	A building containing four or more dwelling units, but not including a motel.	Dwelling, Multi-Family	For projects in the Neighborhood Districts or projects undergoing Article 80 development review, a building containing four or more dwelling units. For all other projects, a building containing three or more dwelling units. Not including a motel.	Combined Articles 2 and 2A definitions.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Dwelling, Semi-Attached	A dwelling having a party wall in common with another dwelling but which otherwise is designed to be and is substantially separate from any other structure or structures except accessory buildings.	A dwelling attached to another dwelling on a separate lot by a firewall only on one side, and containing one or two dwelling units.	Dwelling, Semi-Attached	Two dwellings attached by a common party wall, but detached from other structures, sitting on different lots. Can contain one or two dwelling units.	Re-worded. Combined Articles 2 and 2A definitions. Dwelling unit limit already applies to Neighborhoods, where that provision almost entirely applies.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Family	One person or two or more persons related by blood, marriage, adoption, or other analogous family union occupying a dwelling unit and living as a single non-profit housekeeping unit, provided that a group of five or more persons who are enrolled as full-time, undergraduate students at a post-secondary educational institution shall not be deemed to constitute a family. A group residence,	One person or two or more persons related by blood, marriage, adoption, or other analogous family union occupying a dwelling unit and living as a single, non-profit housekeeping unit, provided that a group of five or more persons who are enrolled as full-time, undergraduate students at a post-secondary educational institution shall not be deemed to constitute a	Family	One person or two or more persons related by blood, marriage, adoption, or other analogous family union occupying a dwelling unit and living as a single non-profit housekeeping unit, provided that a group of five or more persons who are enrolled as full-time, undergraduate students at a post-secondary educational institution shall not be deemed to constitute a	Small language fix.

	limited, as defined in "Group residence, limited" of this Section 2-1 shall be deemed a family.	family. A group residence, limited, as defined in this Section 2A-1 shall be deemed a family.		family. A group residence, limited, as defined in "Group residence, limited" shall be deemed a family.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Floor Area, Gross	<p>The sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding</p> <p>(a) garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade,</p> <p>(b) basement and cellar areas devoted exclusively to uses accessory to the operation of the structure, and</p> <p>(c) areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning</p>	<p>The sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding</p> <p>(a) garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade,</p> <p>(b) basement and cellar areas devoted exclusively to uses accessory to the operation of the structure,</p> <p>(c) areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as</p>	Floor Area, Gross	<p>The sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by their exterior limits, but excluding the areas specified in part 1 of this definition.</p> <p>1. <u>Areas excluded from calculation of Gross Floor Area.</u></p> <p>(a) <u>Garage space:</u> garage space in the basement of a building, and grade-level garage space accessory to a dwelling; however, above-grade parking shall be included in gross floor area,</p> <p>(b) <u>Accessory uses below</u></p>	<p>Re-worded and re-formatted.</p> <p>Combined Articles 2 and 2A definitions.</p>

	<p>equipment, plumbing, electrical equipment, laundry facilities and storage facilities, provided, however, that in an H-2-45, H-2-65, H-3-65, L-2-65 or B-3-65 district no area in an existing structure previously included in gross floor area and no area in any addition to an existing structure, except areas not used or designed to be used for human occupancy, such as attics, basements, cellars or space under sloping eaves, shall be excludable from gross floor area as area for storage facilities or laundry facilities.</p>	<p>heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities, and (d) public transit improvements by or for a Public Agency within the Lot, above or below grade, including head houses and/or structures designated for use by, access to or egress from public transit services, provided that any exterior changes are subject to Small Project Review.</p>		<p><u>grade</u>: basement and cellar areas devoted exclusively to uses accessory to the operation of the structure,</p> <p>(c) <u>Certain above-grade mechanical equipment</u>: Except as otherwise specified in part 2 of this definition (concerning laundry and storage areas in certain districts), areas elsewhere in the structure devoted to housing mechanical equipment that is customarily located in the basement or cellar, such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities,</p> <p>(d) <u>Public transit improvements</u>: Public transit improvements by or for a Public Agency within the Lot, above or below grade, including head houses and/or structures designated for use by, access to or egress from public transit services, provided that any</p>	
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				<p>exterior changes are subject to Small Project Review.</p> <p>2. <u>Areas not excludable in certain districts:</u> In an H-2-45, H-2-65, H-3-65, L-2-65 or B-3-65 district, floor area is not excludable from the calculation of Gross Floor Area as an area for storage facilities or laundry facilities if:</p> <p>(i) the floor area was previously included in Gross Floor Area in an existing structure, or</p> <p>(ii) the floor area is located in an addition to an existing structure; except that floor area in an addition shall be excludable from Gross Floor Area if it is used for storage or laundry facilities in areas not used or designed to be used for human occupancy (such as attics, basements, cellars or space under sloping eaves).</p>	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Floor Area Ratio	The ratio of gross floor area of a structure to the total area of the lot.	<p>The ratio of gross floor area of a structure to the total area of the lot. Except as otherwise provided in this Code, the ratio which the gross floor area of all structures on a lot exclusive of floor area required to meet the off-street parking requirements of this Code bears to the area of the lot shall not exceed the maximum floor area ratio specified in this Code. In calculating the area of the lot for the purpose of determining floor area ratio, the following parts of the lot shall be excluded:</p> <p>(a) every part required by any other structure or use to comply with any requirements of this Code, and</p> <p>(b) every part the ownership of which is transferred subsequent to the effective date of this Code if such part is required for compliance</p>	Floor Area Ratio	<p>Floor Area Ratio (FAR). The ratio of Gross Floor Area of a structure to the total area of the Lot. (See "Floor Area, Gross.)</p> <p><u>Maximum FAR.</u> Except as otherwise provided in this Code, the ratio of the gross floor area of all structures on a Lot to the total area of the Lot shall not exceed the maximum Floor Area Ratio specified in this Code. For purposes of calculating maximum FAR, Gross Floor Area excludes the floor area required to meet the off-street parking requirements of this Code.</p> <p><u>Calculation of Lot Area.</u> For the purposes of determining the Floor Area Ratio of a structure or use, the calculation of Lot area excludes:</p> <p>(a) any area needed by any other structure or use to comply with any</p>	<p>Re-worded and re-formatted.</p> <p>Kept Article 2A definition largely in tact.</p>

		with the provisions of this Code concerning minimum lot size, lot width, lot frontage, minimum usable open space per dwelling unit, and front yard, side yard, and rear yard		requirement of this Code, and (b) any area needed for compliance with the requirements of this Code concerning minimum Lot size, Lot width, Lot frontage, minimum usable open space per dwelling unit, Front Yard, Side Yard, or Rear Yard, if the ownership of that area was transferred subsequent to the effective date of this Code.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Grade	The average elevation of the nearest sidewalk at the line of the street or streets on which the building abuts, except as otherwise provided in Section 16-8 as such section pertains to the restricted roof structure district in the North End , or in the case of a building not abutting on a street, the average elevation of the ground between the building and the lot line or a line	The average elevation of the nearest sidewalk at the line of the street or streets on which the building abuts, except in the case of a building not abutting on a street, the average elevation of the ground between the building and the lot line or a line twenty (20) feet from the building, whichever is nearer; but in no event shall the average elevation of such ground be taken to be more	Grade	<u>General Rule.</u> Except as otherwise provided in this Code, The average elevation of the nearest sidewalk at the line of the street or streets on which the building abuts. 1. <u>Building Not Abutting a Street.</u> In, except as otherwise provided in Section 16-8 as such section pertains to the restricted roof structure district in the	Re-worded and re-formatted.

	twenty (20) feet from the building, whichever is nearer; but in no event shall the average elevation of such ground be taken to be more than five (5) feet above or below the average elevation of the ground immediately contiguous to the building.	than five (5) feet above or below the average elevation of the ground immediately contiguous to the building.		<p>North End, or in the case of a building not abutting on a street, grade shall be the average elevation of the ground between the building and: (i) the Lot line, or (ii) a line twenty (20) feet from the building, whichever is nearer; but in no event shall the average elevation of such ground be taken to be more than five (5) feet above or below the average elevation of the ground immediately contiguous to the building.</p> <p>2. <u>North End Restricted Roof Structure District. In the North End restricted roof structure district, the provisions of Section 16-8 of this Code (Restricted Roof Structure Districts) govern when in conflict with this definition of Grade.</u></p>	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Group Care Residence, General	Premises for the residential care or supervision (but not including custodial care) of	Premises for the residential care or supervision (but not including custodial care) of	Group Care Residence, General	Premises for the residential care or supervision (but not including custodial care) of	Updated language.

	ex-alcoholics, ex-drug addicts, pre-release or post-release convicts or juveniles under seventeen years of age who are under the care of correctional agencies of the Commonwealth, but not including the residential care of mentally ill, mentally retarded, or physically handicapped persons if such care is licensed, regulated or operated by the Commonwealth of Massachusetts or operated by a vendor under contract with the Commonwealth.	ex-alcoholics, ex-drug addicts, pre-release or post-release convicts or juveniles under seventeen years of age who are under the care of correctional agencies of the Commonwealth, but not including premises licensed, regulated, or operated by the Commonwealth of Massachusetts or operated by a vendor under contract with the Commonwealth for the residential living, care, or supervision in any single dwelling unit of five or more mentally ill or mentally retarded persons or persons with disabilities.		people experiencing substance use disorder, or previously or currently incarcerated individuals, juveniles under seventeen years of age who are under the care of correctional agencies of the Commonwealth, but not including "Group residence, limited."	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Building Height / Height of Building	The vertical distance from grade to the top of the highest point of the roof beams of a flat roof, or the mean level of the highest gable or of the slope of a hip roof, excluding belfries, cupolas, domes, monuments,	The vertical distance from grade to the top of the highest point of the roof beams of a flat roof, or the mean level of the highest gable or of the slope of a hip roof, excluding belfries, cupolas, domes,	Building Height or Height of Building	Building Height (or Height of Building) means the vertical distance from grade to a certain point at the top of the building, as specified in this definition. This definition contains the	Re-worded and re-formatted. 2A provisions already existing in Article 16, of which the Base Code is subject to.

	<p>church spires, water, observation, radio and transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flagpoles, aerials, elevator penthouses, water tanks, monitors, signs, or other roof structures and penthouses normally built above the roof and not used or designed to be used for human occupancy, but such structures shall be erected only to such heights, and cover only such areas, as are necessary to accomplish the purpose they are intended to serve, provided that in any event, the total area of such roof structures and penthouses does not exceed 33 1/3 percent of the total of all roof areas, measured horizontally, of such building, except that, for any Proposed Project that</p> <p>(a) is subject to Article 80B (Large Project Review); and (b) is within a downtown district established under Section 3-1C, "height of</p>	<p>monuments, church spires, water, observation, radio and transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flagpoles, aerials, elevator penthouses, water tanks, monitors, signs, or other roof structures and penthouses normally built above the roof and not used or designed to be used for human occupancy, but such structures shall be erected only to such heights, and cover only such areas, as are necessary to accomplish the purpose they are intended to serve, provided that in any event, the total area of such roof structures and penthouses does not exceed 33 1/3 percent of the total of all roof areas, measured horizontally, of such building. A mansard roof shall be considered a flat roof.</p> <p>Where a maximum building height is specified in this Code, or in a second numerical suffix in the designation of subdistrict as</p>		<p>following parts:</p> <ol style="list-style-type: none"> 1. Measurement of Building Height 2. Rules for roof structures and penthouses not for occupancy 3. Maximum Building Height 4. Building Height exception for a structure adjacent to a non-conforming structure <p>1. <u>Measurement of Building Height</u>: The upper point for the measurement of Building Height depends on the roof type and building location, as listed in this part 1.</p> <p>(a) <u>In a Downtown district established under Section 3-1C</u>, if a building is subject to Article 80B (Large Project Review), Building Height shall be measured to the top of the structure of the last occupied floor.</p> <p>(b) <u>For all other buildings</u>, Building Height shall be measured to one of the following points:</p>	<p>Combined Article 2 & 2A terms.</p>
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	<p>building" means the vertical distance from grade to the top of the structure of the last occupied floor.</p> <p>A mansard roof shall be considered a flat roof.</p>	<p>provided in a neighborhood district article, no building or part of a building in a district, and devoted to a use specified, shall exceed the number of stories or feet in height so specified except as provided herein.</p> <p>Whenever a legally existing structure not excepted above exceeds the height limit specified in a neighborhood district article on a lot in the same district as , and adjoining, the lot on which such legally existing structure is located a structure may be built to a height greater than said height limit, but shall not project above a line drawn between the highest point of said legally existing structure and any point at the height limit whose distance from said highest point is three times the height of said highest point above the height limit.</p>		<p>(i) For a flat roof: the highest point of the roof beams. For purposes of measuring Building Height, a mansard roof is considered a flat roof.</p> <p>(ii) For a non-flat roof: the mean level of the highest gable or the mean level of the slope of the roof.</p> <p>2. <u>Rules for roof structures and penthouses not for occupancy.</u></p> <p>(a) <u>Examples of roof structures and penthouses not for occupancy.</u> Examples of the roof structures and penthouses to which this part 2 applies include belfries, cupolas, domes, monuments, church spires, water towers, observation towers, radio and other transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flagpoles, aerials, elevator penthouses, water tanks, monitors, signs, and the like.</p>	
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				<p>(b) <u>Exemption from measurement of Building Height</u>. Roof structures and penthouses normally built above the roof and not used or designed to be used for human occupancy are not included in the measurement of Building Height, if the total area of such roof structures and penthouses does not exceed 33 1/3 percent of the total of all of the building's roof areas (measured horizontally).</p> <p>(c) <u>Maximum dimensions of exempted roof structures and penthouses</u>. Roof structures and penthouses exempted from the measurement of Building Height may be erected only to such heights, and cover only such areas, as are necessary to accomplish the purpose they are intended to serve.</p> <p>3. <u>Maximum Building Height</u>. Where the applicable zoning specifies a maximum</p>	
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				<p>Building Height, whether in number of stories or feet, no building or part of a building shall exceed that height.</p> <p>4. <u>Building Height exception for a structure on a Lot adjacent to a non-conforming structure.</u> The exception provided in this part 4 of the definition of Building Height does not apply in the following districts: H-2-45, H-3-65, B-3-65, B-6-90a, B-6-90b, B-8-120a, and B-8-120c. In all other districts: If a legally existing structure that is not excepted from the measurement of Building Height exceeds the maximum Building Height specified by the applicable zoning, a structure built on an adjoining Lot also may exceed the maximum Building Height specified for its location, with the following limitations:</p> <p>(a) the adjoining Lot must be located in the same zoning district or subdistrict (and</p>	
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				<p>not limited to a lower Building Height by an applicable overlay district), and</p> <p>(b) the structure on the adjoining Lot may not project above a line drawn between the following two points:</p> <p>(1) the highest point of the legally existing, nonconforming structure, and</p> <p>(2) a point located (i) at the maximum <u>height</u> set by the zoning for that location, and (ii) at a <u>distance</u> equal to 3 times the difference between the height of the legally nonconforming structure and the height allowed by the zoning.</p> <p>Example: If the legally nonconforming structure is 70 feet tall in a 65-foot height zone (so 5 feet above the allowed height), the line is drawn between: (Point 1) the highest point of the nonconforming structure (at</p>	
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				70 feet), and (Point 2) a point 65 feet high, and 12 feet away from the first point.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Inspectional Services, or Inspectional Services Department, Commissioner of	See clause (8).	See "Building Commissioner."	Inspectional Services	The building department of the City of Boston.	ISD Commissioner accounted for in the Building Commissioner definition. ISD was undefined.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Lot Area	The horizontal area of the lot exclusive (a) of any area in a street or private way open to public use, and (b) of any fresh-water area more than ten feet from the shoreline, and (c) of any salt-water area below the mean high-tide line.	The horizontal area of the lot exclusive (a) of any area in a street or private way open to public use, and (b) of any fresh-water area more than ten (10) feet from the shoreline, and (c) of any salt-water area below the mean high-tide line.	Lot Area	The horizontal area of the lot exclusive (a) any area in a street or private way open to public use, and (b) any fresh-water area more than ten (10) feet from the shoreline, and (c) any salt-water area below the mean high-tide line. <u>Calculation of Lot Area.</u> In	Re-formatted.

		In computing the area of a lot or the dimensions of the yards required for any building or use, there shall not be included any land which was used to meet the minimum area or minimum yard space required by law for any other building or use at the time of its erection or inception, and which would be required to meet the requirements of this code for such other building or use. This prohibition shall apply whether or not such land is still in the same ownership as when it was used as aforesaid.		computing the area of a lot or the dimensions of the yards required for any building or use, there shall not be included any land which was used to meet the minimum area or minimum yard space required by law for any other building or use at the time of its erection or inception, and which would be required to meet the requirements of this code for such other building or use. This prohibition shall apply whether or not such land is still in the same ownership as when it was used as aforesaid.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Sign, Electronic	An on-premise or off-premise sign that allows for periodic changes in copy, images and/or symbols by electronic means.	An on-premise sign that allows for periodic changes in copy, images and/or symbols by electronic means.	Sign, Electronic	A sign that allows for periodic changes in copy, images and/or symbols by electronic means.	On-/off-premise provision not used in sign review.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Sign Frontage	The length along a ground floor building front, facing a street or a private way accessible from a street, which is occupied by a separate and distinct use, as defined by Article 8 ; the length along a ground floor building side facing a street, which is occupied by a separate and distinct use or by the same use which occupies the front of said building.	The length in feet along a ground floor building front, facing a street or a private way accessible from a street, which is occupied by a separate and distinct use; the length along a ground floor building side facing a street, which is occupied by a separate and distinct use or by the same use which occupies the front of said building.	Sign Frontage	On the front of a building, Sign Frontage is the length in feet along a ground floor building front, facing a street, or a private way accessible from a street, which is occupied by a separate and distinct use. On the side of a building, the Sign Frontage is the length along a ground floor building side facing a street, which is occupied by a separate and distinct use or by the same use that occupies the front of the building.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Story, Half	A story used or designed to be used for human occupancy that has a floor area measured four (4) feet vertically from the floor of not more than one-half (½) the area of the floor next below and in which the ceiling area or plane,	A story used or designed to be used for human occupancy that has a floor area measured four (4) feet vertically from the floor of not more than one-half (½) the area of the floor next below and in which the ceiling area or plane,	Story, Half	A story that is used or designed to be used for human occupancy, and that meets the following dimensions: (i) the floor area, measured four (4) feet vertically from the floor, does not occupy	Re-worded and re-formatted.

	<p>measured at a height of seven and one-third (7-1/3) feet above the floor, is a minimum of one-third (1/3) the area of the floor.</p>	<p>measured at a height of seven and one-third (7-1/3) feet above the floor, is a minimum of one-third (1/3) the area of the floor.</p> <p>For the purpose of determining Building Height, the floor area of a dormer on a dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of the existing structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation of a half story. However, the floor area of such dormers shall be included in gross floor area of the dwelling.</p>		<p>more than one-half (½) the area of the floor next below, and</p> <p>(ii) the ceiling area or plane, measured at a height of seven and one-third (7-1/3) feet above the floor, is a minimum of one-third (1/3) the area of the floor.</p> <p>1. <u>Treatment of dormers:</u> The floor area of dormers shall be included in the gross floor area of a dwelling. <u>Exception from Building Height:</u> For the purpose of determining Building Height, the floor area of up to two (2) dormers on a dwelling shall be excluded from the floor area calculation for a <u>half story</u>, if each of the excluded dormers meets the following requirements:</p> <ul style="list-style-type: none"> - the dormer is not wider than eight (8) feet; and - the ridge line of the dormer does not exceed the ridge line of the structure of which it is a part, or thirty-five (35), 	
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				whichever is less.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Usable Open Space	Space suitable for recreation, swimming pool, tennis court, gardens, or household service activities, such as clothes drying. Such space must be at least seventy-five percent open to the sky, free of automotive traffic, parking, and undue hazard, and readily accessible by all those for whom it is required. Where a minimum usable open space per dwelling unit is specified in this Code, there shall be allotted and maintained for lawful outdoor uses other than off-street parking on every lot within the district, and devoted to the use specified, for each dwelling unit intended for family occupancy the minimum usable open space so specified. All or a part of this requirement may be met by suitable designed and	Space suitable for recreation, swimming pool, tennis court, gardens, or household service activities, such as clothes drying. Such space must be at least seventy-five percent (75%) open to the sky, free of automotive traffic, parking, and undue hazard, and readily accessible by all those for whom it is required. Where a minimum usable open space per dwelling unit is specified in this Code, there shall be allotted and maintained for lawful outdoor uses other than off-street parking on every lot within the district, and devoted to the use specified, for each dwelling unit intended for family occupancy the minimum usable open space so specified. So much of the	Usable Open Space	Space suitable for recreation, swimming pool, tennis court, gardens, or household service activities, such as clothes drying. Such space must be at least seventy-five percent (75%) open to the sky, free of automotive traffic, parking, and undue hazard, and readily accessible by all those for whom it is required. 1. <u>Required Usable Open Space</u> . Unless otherwise specified in this Code, where the zoning applicable to a Lot specifies a minimum Usable Open Space per dwelling unit, the specified amount of land must be allotted and maintained for lawful outdoor uses, other than off-street parking. Minimum usable open space per dwelling unit	Re-worded and re-formatted. Roof deck provisions already used in Sub-Article 80 and Article 80 review.

	<p>accessible space on balconies of main buildings or on the roofs of main buildings, wings of main buildings or on the roofs of accessory buildings provided that accessible space on roofs are part of a Green Roof Project with no more than 25% of the green roof area physically accessible to the intended occupant. So much of the front, side, and rear yards required by this Code for the lot as is not devoted to an accessory building or off-street parking or driveway purposes shall be included in computing usable open space for the purposes of this Article. Minimum usable open space per dwelling unit requirements shall not apply to hotels, motels, hospitals, dormitories, or other residential structures intended and design primarily for transient occupancy.</p>	<p>front, side, and rear yards required by this Code for the lot as is not devoted to an accessory building or off-street parking or driveway purposes shall be included in computing usable open space for the purposes of this Article.</p> <p>Minimum usable open space per dwelling unit requirements shall not apply to hotels, motels, hospitals, dormitories, or other residential structures intended and designed primarily for transient occupancy.</p>		<p>requirements shall not apply to hotels, motels, hospitals, dormitories, or other residential structures intended and designed primarily for transient occupancy.</p> <p>2. <u>Calculation of Usable Open Space</u>. The following areas shall be included in the calculation of Usable Open Space:</p> <p>(a) <u>Open Space in Required Yards</u> - space in required Front, Side, and Rear Yards that is not devoted to accessory buildings, off-street parking, or driveways;</p> <p>(b) <u>Open Space on Balconies</u> - suitably designed and accessible space on the balconies of a main building (including balconies on wings of a main building);</p> <p>(c) <u>Open Space on Roofs</u> - accessible space on the roof of a main or accessory building that is part of a</p>	
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				Green Roof Project, if no more than 25% of the Green Roof area is physically accessible to the dwelling occupants.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Yard, Front	An open space extending across the full width of the lot and lying between the front lot line and the nearest building.	An open space extending across the full width of the lot and lying between the front lot line and the nearest building. Where a minimum depth of front yard is specified in this Code, so much of every lot within the district or subdistrict specified, and devoted to the use specified, as lies between the street line and a line inside the lot parallel to, and such minimum depth from, the street line is hereby required as a front yard. Within a required front yard, no planting other than shade trees shall be maintained more than five (5) feet above the average natural grade of the front yard and no structure shall	Yard, Front	An open space extending across the full width of the Lot and lying between the Front Lot line and the nearest building. 1. <u>Front Yard Measurement.</u> (a) <u>General Rule.</u> Unless otherwise specified by this Code, where a minimum depth of Front Yard is specified, the required depth of Front Yard is measured: (i) from the Front Lot line (ii) to a line drawn inside the lot, parallel to the Front Lot line, at the depth required for the Front Yard. (b) <u>Front Yard Required for Each Building or Use.</u> The land in the required Front	Re-worded and re-formatted. Regulations in 2A definition already exist in Article 20, which Base Code is subject to.

		<p>be erected except:</p> <p>(1) fences and walls not over five (5) feet in height above the average natural grade in such front yard;</p> <p>(2) steps, terraces, open porches without roofs, and the like, if not extending more than three (3) feet above the floor of the first story; and</p> <p>(3) signs that conform with Article 11. (See also "Lot Area".)</p> <p>In the case of lots to which the existing building alignment depth applies, the required front yard shall be that portion of the lot as lies between the street line and a line inside the lot parallel to and at the depth calculated to be the existing building alignment depth.</p>		<p>Yard for a building or use may not be used in computing the required Front Yard for another building or use. (See the definition of Lot Area.)</p> <p>(c) <u>Existing Building Alignment</u>. Where a Lot is required by this Code to conform to the Existing Building Alignment of the block, the depth required for the Front Yard is the depth of the Existing Building Alignment.</p> <p>2. <u>Plantings and Structures Inside Required Front Yard</u>. Within a required Front Yard, no planting other than shade trees shall be maintained more than five (5) feet above the average natural grade of the Front Yard. Within the required Front Yard, no Structure shall be erected except:</p> <p>(a) fences and walls not over five (5) feet in height above the average natural grade of the Front Yard;</p>	
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				<p>(b) steps, terraces, open porches without roofs, and the like, that do not extend more than three (3) feet above the floor of the first story;</p> <p>(c) signs that conform with Article 11 (Signs).</p>	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Yard, Rear	An open space immediately behind the rearmost main building on the lot and extending across the full width of the lot.	An open space immediately behind the rearmost main building on the lot and extending across the full width of the lot. Except as otherwise provided in this Code, where a minimum depth of rear yard is specified for a district or subdistrict, so much of every lot within the district or subdistrict specified, and devoted to the use specified, as lies between the rear lot line and a line inside the lot parallel to, and such minimum depth from, the	Yard, Rear	<p>An open space immediately behind the rearmost main building on the Lot, and extending across the full width of the Lot.</p> <p>1. <u>Rear Yard Measurement.</u></p> <p>(a) <u>General Rule.</u> Except as otherwise specified in this Code, where a minimum depth of Rear Yard is specified, the required depth of Rear Yard is measured: (i) from the Rear Lot Line (ii) to a line drawn inside the Lot, parallel to the Rear Lot Line,</p>	<p>Re-worded and re-formatted.</p> <p>Regulations in 2A definition already exist in Article 20, which Base Code is subject to.</p>

		<p>rear lot line is hereby required as a rear yard within which no structure shall be erected, except those projections allowed into side yards (see "Yard, Side" requirements) may project the same distance into rear yards but in no case within ten (10) feet of a rear lot line or within eight (8) feet of an accessory building. (See also "Lot Area".)</p>		<p>at the depth required for the Rear Yard.</p> <p>(b) <u>Rear Yard Required for Each Building or Use</u>. The land in the required Rear Yard for a building or use may not be used in computing the required Rear Yard for another building or use. (See the definition of Lot Area.)</p> <p>2. <u>Structures Inside Rear Yard</u>. Within a required Rear Yard, no Structure shall be erected, other than those allowed into Side Yards (see "Yard, Side"). Those Structures may extend the same distances into a Rear Yard that are allowed in a Side Yard, except that they may not come within ten (10) feet of a Rear Lot Line or within eight (8) feet of an accessory building.</p>	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Yard, Side	An open space along the side	An open space along the side	Yard, Side	An open space along the side	Re-worded and

	<p>line of a lot, extending from the front yard line to the rear yard line; in the case of a side yard abutting on a street, extending to the rear lot line.</p>	<p>line of a lot, extending from the front yard line to the rear yard line; in the case of a side yard abutting on a street, extending to the rear lot line. Except as otherwise provided in this Code, where a minimum width of side yard is specified in this Code, so much of every lot within the district or subdistrict specified, and devoted to the use specified, as lies between the lot line on one side of such lot and a line inside the lot parallel to, and such minimum width from, such lot line, and also so much of every such lot as lies between the lot line on the other side of such lot and a line inside the lot parallel to, and such minimum width from, such lot line, are hereby required as side yards.</p> <p>Within a required side yard, no planting other than shade trees shall be maintained more than six (6) feet above the average natural grade in such yard and no structure</p>		<p>line of a Lot, extending from the Front Yard line to:</p> <p>(i) the Rear Yard line (see “Yard, Rear”), or (ii) for a Side Yard abutting a street, the Rear Lot Line.</p> <p>1. <u>Side Yard Measurement.</u></p> <p>(a) <u>General Rule.</u> Except as otherwise specified in this Code, where a minimum depth of Side Yard is specified, the depth of each required Side Yard is measured: (i) from the Lot line on one side of the Lot (ii) to a line drawn inside the Lot, parallel to that Lot line, at the depth required for the Side Yard.</p> <p>(b) <u>Side Yard Required for Each Building or Use.</u> The land in the required Side Yard for a building or use may not be used in computing the required Side Yard for another building or use. (See the definition of Lot Area.)</p>	<p>re-formatted.</p> <p>Regulations in 2A definition already exist in Article 20, which Base Code is subject to.</p>
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		<p>shall be erected except:</p> <p>(a) fences and walls not over six feet in height above said average natural grade in such side yard,</p> <p>(b) steps, terraces, open porches without roofs and the like, if not extending more than three (3) feet above the floor of the first story,</p> <p>(c) porches not over half the length of the side wall, ground story bays and open iron fire escapes, if not coming within three (3) feet of any side lot line and not extending more than three and one half (3-½) feet into the side yard,</p> <p>(d) other fire escapes, bays, balconies, chimneys, and flues, if not coming within three (3) feet of any side lot line and not extending into the side yard more than one-third (1/3) of the width of such yard nor more than three and one-third (3-1/3) feet in any event,</p> <p>(e) belt courses, leaders, sills, pilasters, lintels, and</p>		<p><u>2. Plantings and Structures Inside Required Front Yard.</u></p> <p>Within a required Side Yard, no planting other than shade trees shall be maintained more than six (6) feet above the average natural grade of the Side Yard.</p> <p>Within the required Side Yard, no Structure shall be erected except:</p> <p>(a) fences and walls not over six (6) feet in height above the average natural grade of the Side Yard;</p> <p>(b) steps, terraces, open porches without roofs, and the like, that do not extend more than three (3) feet above the floor of the first story;</p> <p>(c) other protrusions that: (i) do not come within three (3) feet of a side lot line, and (ii) do not extend into the Side Yard by more than the following distances:</p> <p>- for porches not over half</p>	
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		<p>ornamental features, if not coming within three (3) feet of any side lot and not more extending more than one (1) foot into the side yard, and(f)cornices and gutters, if not coming within three (3) feet of any side lot line and not extending more than two (2) feet into the side yard. (See also "Lot Area".)</p>		<p>the length of the side wall of the building, and for ground story bays and open iron fire escapes: three and one-half (3-1/2) feet,</p> <ul style="list-style-type: none"> - for other fire escapes, bays, balconies, chimneys, and flues: one-third (1/3) of the width of the Side Yard, or three and one-third (3-1/3) feet, - for belt courses, leaders, sills, pilasters, lintels, and ornamental features: one (1) foot, - for cornices and gutters: two (2) feet. 	
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Clarification & Re-Formatting

(RED text marks text clarified or re-formatted)

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Accessory Services for Apartment and Hotel Residents	N/A	Subject to the provisions of Article 10, in buildings with more than fifty dwelling units, and in hotels with more than fifty (50) sleeping rooms, newsstand, barber shop, dining room, and similar services primarily for the occupants thereof, when conducted wholly within the building and entered solely from within the building.	Accessory Services for Apartment and Hotel Residents	Subject to the provisions of Article 10, in buildings with more than fifty dwelling units, and in hotels with more than fifty (50) sleeping rooms: newsstand, barber shop, dining room, and similar services primarily for the occupants thereof, when conducted wholly within the building and entered solely from within the building.	Small grammatical fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Artists' Mixed-Use	The use of all or a portion of a Building for both habitation and either Art Use or Arts Studio use, or a combination thereof, provided that any portion of a Building devoted to such use shall be (a)occupied by persons certified as artists pursuant to the Boston Redevelopment Authority's Artist Certification Process,	The use of all or a portion of a Building for both habitation and either Art Use or Arts Studio use, or a combination thereof, provided that any portion of a Building devoted to such use shall be (a)occupied by persons certified as artists pursuant to the Boston Redevelopment Authority's	Artists' Mixed-Use	The use of all or a portion of a Building for both habitation and either Art Use or Arts Studio use (see Studio, Arts), or a combination thereof, provided that any portion of a Building devoted to such use shall be: (a) occupied by persons certified as artists pursuant to the Boston	Small language fix.

	(b) design in accordance with Boston Redevelopment Authority standards and guidelines for artists' mixed-use space, and (c)subject to an agreement for artists' housing with the Boston Redevelopment Authority.	Artist Certification Process, (b) design in accordance with Boston Redevelopment Authority standards and guidelines for artists' mixed-use space, and (c)subject to an agreement for artists' housing with the Boston Redevelopment Authority.		Redevelopment Authority's Artist Certification Process, (b) designed in accordance with Boston Redevelopment Authority standards and guidelines for artists' mixed-use space, and (c) subject to an agreement for artists' housing with the Boston Redevelopment Authority.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Basement	That portion of a building which is more than thirty-five percent (35%) of the height of the story below grade.	That portion of a building which is more than thirty-five percent (35%) of the height of the story below grade.	Basement	A building story where more than thirty-five percent (35%) of the story's height is below grade. Where this Code specifies a maximum number of stories, that number of stories shall not include a basement.	Re-worded.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Block	The lot or lots fronting on the same side of the same street between two streets intersecting such street on	The lot or lots fronting on the same side of the same street between two streets intersecting such street on	Block	The lot or lots fronting on the same side of a street, between two other streets that form the side	Re-worded.

	such side with no other such intersecting street intervening.	such side with no other such intersecting street intervening.		boundaries of the block.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Custodial Care Facility	N/A	A facility which provides protective supervision and guardianship for drug addicts, alcoholics, or mentally ill or mentally deficient persons.	Custodial Care Facility	A facility which provides custodial care, supervision and/or guardianship for people experiencing substance use disorder, or with cognitive disabilities, or with mental health disabilities.	Updated language.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Dumpster	Any dumpster, container, drum or compactor greater than one cubic yard in volume used for the storage of waste, refuse, garbage, construction debris or similar material. For the purpose of this Code, a dumpster shall be treated as an Accessory or Ancillary use where the dumpster is serving as the primary means for disposal	Any dumpster, container, drum or compactor greater than one cubic yard in volume used for the storage of waste, refuse, garbage, construction debris or similar material. For the purpose of this Code, a dumpster shall be treated as an Accessory or Ancillary use where the dumpster is serving as the primary	Dumpster	Any dumpster, container, drum or compactor greater than one cubic yard in volume used for the storage of waste, refuse, garbage, construction debris or similar material. For the purpose of this Code, a dumpster shall be treated as an Accessory or Ancillary use where the dumpster is serving as the primary	Small language fix.

	for a Main Use, including the storage of construction debris generated on the respective lot on which said Main use is located, and a dumpster or storage of dumpsters shall be treated as an Accessory or Ancillary use when used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility.	means for disposal for a Main Use, including the storage of construction debris generated on the respective lot on which said Main use is located, and a dumpster or storage of dumpsters shall be treated as an Accessory or Ancillary use when used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility.		means for disposal for a Main Use, including the storage of construction debris generated on the lot on which the Main use is located, and a dumpster or storage of dumpsters shall be treated as an Accessory or Ancillary use when used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor yard, or site assigned and licensed solid waste management facility.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Existing Building Alignment	N/A	The distance between the street line and the face of the building which , as measured by lot widths along said street line, occurs most frequently. The method for making this calculation shall be as follows: 1. For each developed lot on	Existing Building Alignment	The Front Yard depth that occurs most frequently along a block, as measured by lot widths along the block. The existing building alignment may also be referred to as the “modal front yard depth”.	Re-worded and re-formatted.

		<p>the same side of the same street the distance between the street line and the nearest building is measured. The measurement is rounded off to the nearest half foot if the said buildings are attached and to the nearest foot if the said buildings are detached. The width of each lot is then measured. These measurements may be scaled off from a reliable plan or map.</p> <p>2. The widths of all lots with the same front yard depth are added up.</p> <p>3. The front yard depth with the largest total width is the minimum front yard depth for the block. If two or more front yard depths have equal lot widths, the one closest to the required front yard shall be the minimum front yard depth.</p> <p>The existing building alignment may also be referred to as the modal</p>		<p>1. <u>Calculation of Existing Building Alignment – General Rule.</u> The Existing Building Alignment (or “modal front yard depth”) is calculated by measuring lot widths and the depths of Front Yards along a block, as follows:</p> <p>(a) <u>Measurement of Front Yard depth:</u> Along the same side of a Street on a block, the Front Yard depth of each developed Lot is measured. These measurements may be scaled off from a reliable plan or map. <u>Rounding rule:</u> If the buildings are attached, the measurement is rounded off to the nearest half-foot. If the buildings are detached, the measurement is rounded off to the nearest foot.</p> <p>(b) <u>Calculation of Lot widths:</u> Along the same side of the Street on a block, the widths of all Lots with the same Front Yard depth are added together.</p> <p>(c) <u>Identification of Existing Building Alignment:</u> For the</p>	
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		<p>front yard depth.</p> <p>In a block in which there is a uniform or dominant building line at the upper story level which differs from the modal front yard depth because of ground floor projections, no structure in excess of one story shall be built between the minimum front yard depth and the faces of abutting buildings at the upper story levels.</p>		<p>same side of the Street on a block, the Front Yard depth occurring across the largest total Lot width shall be the Existing Building Alignment (or “modal front yard depth”). If two or more Front Yard depths occur across equal total Lot widths, the depth most similar to the Front Yard required by this Code shall be the Existing Building Alignment (or “modal front yard depth”).</p> <p>2. <u>Building Setback Required for Upper Story Dominant Building Line.</u> On a block in which there is a uniform or dominant building line at the upper story level that differs from the Existing Building Alignment (or “modal front yard depth”) because of ground floor projections, the part of a Structure above one story shall not extend beyond the faces of abutting buildings at the upper story levels.</p>	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Flowed Tidelands	N/A	Present submerged lands and tidal flats which are subject to tidal action at the time of license application under Chapter 91 .	Flowed Tidelands	Present submerged lands and tidal flats which are subject to tidal action at the time of license application under M.G.L. Chapter 91.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Green Building	Structures and their surrounding landscapes designed, constructed, and maintained to decrease energy and water usage and costs, to improve the efficiency and longevity of building systems, and to decrease the burdens imposed on the environment and public health.	Structures and their surrounding landscapes designed, constructed, and maintained to decrease energy and water usage and costs, to improve the efficiency and longevity of building systems, and to decrease the burdens imposed on the environment and public health.	Green Building	A structure and its surrounding landscapes designed, constructed, and maintained to decrease energy and water usage and costs, to improve the efficiency and longevity of building systems, and to decrease the burdens imposed on the environment and public health.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Group Residence, Limited	Premises licensed, regulated, or operated by the Commonwealth of Massachusetts or operated	Premises licensed, regulated or operated by the Commonwealth of Massachusetts or operated	Group Residence, Limited	A facility for the residential living, care, or supervision in any single dwelling unit of five or more people	Updated language

	by a vendor under contract with the Commonwealth for the residential living, care, or supervision in any single dwelling unit of five or more mentally ill or mentally retarded persons or persons with disabilities.	by a vendor under contract with the Commonwealth for the residential living, care, or supervision in any single dwelling unit of five or more mentally ill or mentally retarded persons or persons with disabilities.		experiencing substance use disorder, physical or cognitive disabilities or mental health disabilities which is licensed, regulated, or operated by the Commonwealth of Massachusetts or operated by a vendor under contract with the Commonwealth.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Harborpark	N/A	Includes: (i) the Harborpark District, as established pursuant to Section 3-1D of this Code; (ii) in the Port Norfolk Neighborhood District, established pursuant to Article 35 , any Waterfront Lot, as that term is used in said Article 35 ; (iii) in the East Boston Neighborhood District, established pursuant to Article 53, any Waterfront Subdistrict and any Tidelands subject to M.G.L. Chapter 91.	Harborpark	Includes: (i) the Harborpark District, as established pursuant to Section 3-1D of this Code; (ii) in the Dorchester Neighborhood District, established pursuant to Article 65, any Waterfront Lot, as that term is used in said Article 65; (iii) in the East Boston Neighborhood District, established pursuant to Article 53, any Waterfront Subdistrict and any Tidelands subject to M.G.L. Chapter 91.	Updated Harborpark Neighborhood Districts.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Institutional Master Plan Review	N/A	The review described as Institutional Master Plan Review in Section 80D-1 .	Institutional Master Plan Review	The review described as Institutional Master Plan Review in Section 80D-1 of this Code.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Large Project Review	N/A	The review described as Large Project Review in Section 80B-1 .	Large Project Review	The review described as Large Project Review in Section 80B-1 of this Code.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Lot Area per Dwelling Unit	N/A	Where a minimum lot area for each additional dwelling unit is specified in this Code, the minimum lot area for the first dwelling unit on the lot shall be the minimum lot size; and the minimum additional lot area for each additional dwelling unit thereon shall be the minimum lot area for each additional dwelling unit specified in said code. For	Lot Area per Dwelling Unit	Where a minimum lot area for each additional dwelling unit is specified in this Code, the minimum lot area for the first dwelling unit on the Lot shall be the minimum lot size; and the minimum additional Lot area for each additional dwelling unit on the Lot shall be the required minimum lot area for each additional dwelling unit.	Re-worded and re-formatted.

		<p>residential structures not divided into dwelling units, each two (2) sleeping rooms for single or double occupancy and each four (4) beds in sleeping rooms that contain beds for more than two (2) persons shall be deemed to constitute one (1) dwelling unit; provided that a limited group care residence as defined in this Article shall be deemed to constitute one (1) dwelling unit for purposes of this Article. For nonresidential structures, and for structures where nonresidential uses are combined with residential uses, each fifteen hundred (1,500) square feet of gross floor space devoted to nonresidential uses shall be deemed to constitute one (1) dwelling unit.</p>		<p><u>Calculation of Dwelling Units.</u> For purposes of determining the required Lot Area per Dwelling Unit, the number of dwelling units is determined as follows:</p> <p>(a) For a residential structures not divided into dwelling units (other than a Limited Group Care Residence), each two (2) sleeping rooms for single or double occupancy, and each four (4) beds in sleeping rooms that contain beds for more than two (2) persons, shall be deemed to constitute one (1) dwelling unit.</p> <p>(b) A Limited Group Care Residence, as defined in this Article, shall be deemed to constitute one (1) dwelling unit.</p> <p>(c) For nonresidential structures, and for structures where nonresidential uses are combined with residential uses, each fifteen hundred</p>	
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				(1,500) square feet of gross floor space devoted to nonresidential uses shall be deemed to constitute one (1) dwelling unit.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Lot, Depth	The horizontal distance between the front and rear lot lines measured by the length, within the lot, of a straight line connecting the midpoint of a straight line between the foremost points of the side lot lines with the midpoint of a straight line between the rearmost points of the side lot lines.	The horizontal distance between the front and rear lot lines measured by the length, within the lot, of a straight line connecting the midpoint of a straight line between the foremost points of the side lot lines with the midpoint of a straight line between the rearmost points of the side lot lines.	Lot, Depth	The horizontal distance between the front and rear Lot lines. This distance is measured by a straight line connecting the midpoints of the following two lines: (i) at the front of the Lot, a straight line between the foremost points of the side lot lines, and (ii) at the rear of the Lot, a straight line between the rearmost points of the side lot lines.	Re-worded and re-formatted.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Lot Line, Front	The line separating the lot from the street. The owner of a lot abutting on two or more streets may designate as the	The line separating the lot from the street. The owner of a lot abutting on two or more streets may designate	Lot Line, Front	The line separating the lot from the street. Where a lot abuts two or more streets, the owner may designate	Re-worded.

	front lot line whichever of the two widest streets he chooses.	as the front lot line whichever of the two widest streets he chooses.		either of the two widest streets as the Front Lot Line.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Lot Size	N/A	Where a minimum lot size is specified in this Code, no main building shall be erected, nor main use established, on any lot for which such size is specified, if such lot is of lesser size, except if specifically provided.	Lot Size	Where the zoning applicable to a lot specifies a minimum lot size, no main building shall be erected, nor main use established, on a Lot of lesser size.	Re-worded.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Lot Width	N/A	The shortest horizontal distance between the side lot lines measured perpendicular to the mean direction of two straight lines, one between the foremost and rearmost points of one side lot line, and the other between the foremost and rearmost points of the other side lot	Lot Width	The shortest horizontal distance between the side lot lines. <u>Measurement of Lot Width.</u> Lot width shall be measured perpendicular to the mean direction of two straight lines: (i) one between the foremost and rearmost points of one side lot line,	Re-formatted.

		line. Where a minimum lot width is specified in this Code, no main building shall be erected on that part of a lot where the lot width is less than that specified, except if specifically provided.		and (ii) the other between the foremost and rearmost points of the other side lot line. Unless specifically provided, where a minimum lot width is specified in this Code, no main building shall be erected on that part of a Lot where the lot width is less than that specified.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Maritime-Dependent Industrial Uses	"Maritime-dependent industrial uses. Marine terminals and related structures for the transfer between ship and shore of goods and/or passengers transported in waterborne commerce; facilities associated with marine terminals for the storage of goods transported in waterborne commerce; manufacturing facilities relying on the bulk receipt of shipments of goods by waterborne commerce; wharves, piers, docks, and processing and storage	N/A	Maritime-Dependent Industrial Uses	Marine terminals and related structures for the transfer between ship and shore of goods and/or passengers transported in waterborne commerce; facilities associated with marine terminals for the storage of goods transported in waterborne commerce; manufacturing facilities relying on the bulk receipt of shipments of goods by waterborne commerce; wharves, piers, docks, and processing and storage facilities for the commercial fishing industry; dry docks	Clarification of Maritime Economy Reserve.

	<p>facilities for the commercial fishing industry; dry docks and other facilities related to the construction, servicing, storage, maintenance, or repair of vessels and other marine structures; and other docks, piers, wharves, berths, dolphins, or mooring facilities for tow boats, barges, dredges, ferries, commuter boats, water buses, water taxis, or other vessels engaged in waterborne commerce, port operations, or marine construction. MER districts contain, or are adjacent to,</p> <p>(a) navigable channels of 12 feet or more in depth at mean low tide; or (b) tidelands and associated lands abutting such channels that by their topography, size, and relationship to residential neighborhoods are suited for maritime-dependent industrial use. Where an area is being used or, within the five (5) years prior to the establishment of the MER</p>			<p>and other facilities related to the construction, servicing, storage, maintenance, or repair of vessels and other marine structures; and other docks, piers, wharves, berths, dolphins, or mooring facilities for tow boats, barges, dredges, ferries, commuter boats, water buses, water taxis, or other vessels engaged in waterborne commerce, port operations, or marine construction.</p> <p>Maritime Economy Reserve (MER) District. MER districts contain, or are adjacent to, (a) navigable channels of 12 feet or more in depth at mean low tide; or (b) tidelands and associated lands abutting such channels that by their topography, size, and relationship to residential neighborhoods are suited for maritime-dependent industrial use. Where an area is being used or, within the five (5) years prior to the establishment of the MER</p>	
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	district in this code, has been used for a maritime-dependent industrial use, this requirement is deemed to have been met."			district in this code, has been used for a maritime-dependent industrial use, this requirement is deemed to have been met.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Motor Vehicle	<p>A self-propelled, wheeled, non-rail conveyance with gas-, electric-, solar- or other non-muscle powered engine (such as cars, trucks, motorcycles, minibikes, pocket bikes, mopeds, power scooters, electric skateboards) with the exception of :</p> <p>(a)personal mobility devices designed for use on sidewalks and pedestrian areas (such as Electronic Personal Assistive Mobile Device or ""EPAMD""s and segways) as well as those with impaired mobility (such as wheelchairs); and(b)motor vehicles with primarily an</p>	<p>A self-propelled, wheeled, non-rail conveyance with gas-, electric-, solar- or other non-muscle powered engine (such as cars, trucks, motorcycles, minibikes, pocket bikes, mopeds, power scooters, electric skateboards) with the exception of :</p> <p>(a)personal mobility devices designed for use on sidewalks and pedestrian areas (such as Electronic Personal Assistive Mobile Device or ""EPAMD""s and segways) as well as those with impaired mobility (such as wheelchairs); and(b)motor vehicles with primarily an</p>	Motor Vehicle	<p>A self-propelled, wheeled, non-rail conveyance with gas-, electric-, solar- or other non-muscle powered engine (such as cars, trucks, motorcycles, minibikes, pocket bikes, mopeds, power scooters, electric skateboards) with the exception of:</p> <p>(a) personal mobility devices designed for use on sidewalks and pedestrian areas (such as Electronic Personal Assistive Mobile Device or ""EPAMD""s and segways), including those designed for persons with impaired mobility (such as wheelchairs); and</p>	Small language fix and re-formatted.

	agricultural or industrial purpose (such as tractors and riding lawn mowers)."	agricultural or industrial purpose (such as tractors and riding lawn mowers)."		(b) motor vehicles with primarily an agricultural or industrial purpose (such as tractors and riding lawn mowers).	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Parapet Line	A horizontal line at the mean height of the wall of the building nearest to, and substantially parallel with, the lot line from which a setback is being measured.	A horizontal line at the mean height of the wall of the building nearest to, and substantially parallel with, the lot line from which a setback is being measured.	Parapet Line	For purposes of measuring a parapet setback, the parapet line is a horizontal line that is measured: (i) along the wall of the building nearest to, and substantially parallel with, the Lot line from which the setback is being measured, and (ii) at the mean height of that wall.	Re-formatted.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Planned Development Area Review	N/A	The review described as Planned Development Area Review in Section 80C-1.	Planned Development Area Review	The review described as Planned Development Area Review in Section 80C-1 of this Code.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Small Project Review	N/A	The review described as Small Project Review in Section 80E-1 .	Small Project Review	The review described as Small Project Review in Section 80E-1 of this Code.	Small language fix.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Transportation Access Plan	N/A	A document prepared in accordance with Section 80B-3.1 that identifies the impact of a Proposed Project on the Transportation Network and describes proposed mitigation and monitoring measures.	Transportation Access Plan	A document prepared in accordance with Section 80B-3.1 (Large Project Review, Scope) that identifies the impact of a Proposed Project on the Transportation Network and describes proposed mitigation and monitoring measures.	Clarified purpose of Section 80B-3.1.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Transportation Network	N/A	The elements of the publicly-owned facilities and accessible ways within the Impact Area of a Proposed Project, as set forth pursuant to Section 80B-3.1 , and all aspects of operation and	Transportation Network	The elements of the publicly-owned facilities and accessible ways within the Impact Area of a Proposed Project, as set forth pursuant to Section 80B-3.1 (Large Project Review, Scope), and	Clarified purpose of Section 80B-3.1.

		maintenance of such ways and facilities.		all aspects of operation and maintenance of such ways and facilities.	
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Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Wholesale Business	N/A	A facility for the sale of goods, merchandise, or commodities, in gross, primarily for the purpose of resale.	Wholesale Business or Wholesale Use	A facility for the sale of goods, merchandise, or commodities, in gross, primarily for the purpose of resale.	Combined "Wholesale Business" and "Wholesale Use" definition. Existing "Wholesale Use" to be deleted as definition refers only to this term.

Deleted Terms

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Boarding House	Any dwelling (other than a hotel, motel, apartment hotel, dormitory, fraternity or sorority house) in which board is provided to five or more persons who are not living as a single, non-profit housekeeping unit. For the purposes of this definition, a family is one person.	N/A	N/A	DELETED	Merged with "Lodging House" definition.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Physically Handicapped Person	N/A	Defined in Chapter 521 of the Code of Massachusetts Regulations, as amended.	N/A	DELETED	Only used with "Accessible or Accessible to Physically Handicapped Person" Requested deletion from the Boston Disabilities Commission.

Article 2/2A Term	Article 2 Definition	Article 2A Definition	New Term	New Definition	Notes
Wholesale Use or a Wholesale Business	N/A	Wholesale Use or a wholesale business	N/A	DELETED	Redundant, replaced with new "Wholesale Business or Wholesale Use" definition.