

Correcting Zoning Code Errors

Summary of Changes - April 2025



Planning Department

CITY of BOSTON

OVERVIEW



The Planning Department's Zoning Reform team will be making amendments to the Boston Zoning Code on an ongoing basis, to correct clerical errors existing across its various articles.

This amendment features resolutions to fifteen (15) existing errors, spread across twenty (20) different articles of the Code. These resolutions clarify misrepresented terms and language, and correct instances of incorrectly cited or missing footnote/section references. This update does **not establish any new regulations** and does **not change the functioning** of the Code's existing regulations.

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

PROCESS

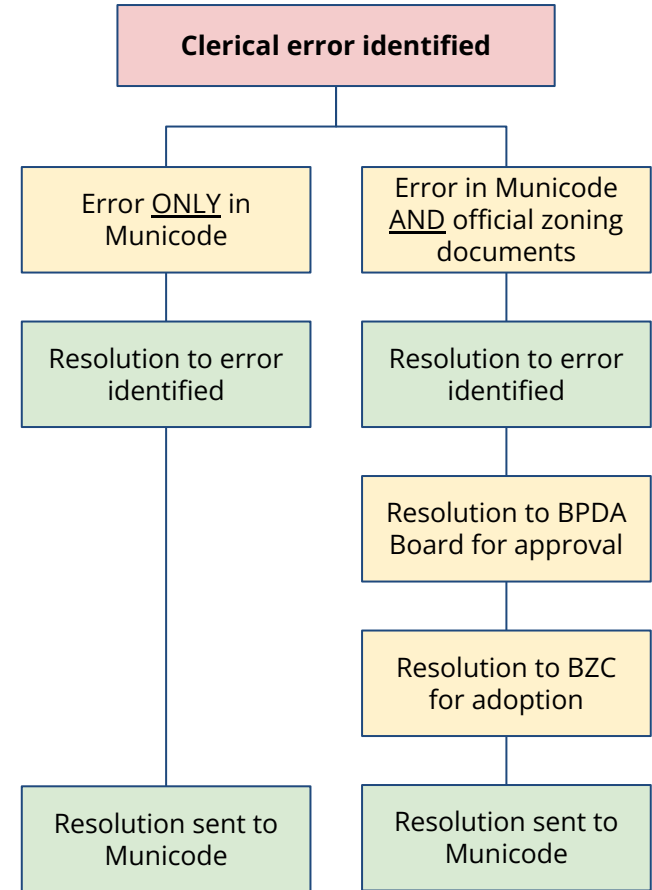
There are two pathways through which clerical errors in the Zoning Code are resolved. Which pathway is used depends on which version of the Zoning Code the error is present in.

Administrative Updates:

- Resolves errors caused by inaccurate transcriptions of officially adopted zoning amendments by Municode (*the online version of the Zoning Code*).
- These resolutions are submitted to Municode because they bring Municode into consistency with lawfully adopted zoning.

Formal Adoption Processes:

- Resolves errors existing in both Municode and adopted zoning amendments that relate to mis-transcribed content in official zoning documents.
- These resolutions must go through the formal BPDA approval and BZC adoption process because they fix issues present in officially adopted zoning amendments.



MISCELLANEOUS FOOTNOTE CITATION ERRORS

TRANSCRIPTION ERRORS

Amend multiple tables across different articles of the Zoning Code (51, 53, 66, 68) to resolve incorrect footnote citations by inserting appropriate footnote and section references .

Table C - Fenway Neighborhood District Residential Subdistricts Dimensional Regulations

Multifamily Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addtl Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum		Usable Open Space ⁽¹⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽²⁾ Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
						Stories	Feet					
MFR-1												
Any Dwelling	none	none	none	none	4.0	N/A	60	100	(3) (2)	none	20	25
Other Use	none	none	none	none	4.0	N/A	60	N/A	(3) (2)	none	20	25

Correct "(3)" to "(2)" to match footnote citation in the column's title

Article 68: Table G (Off-Street Parking and Loading Requirements Footnotes)

Table G - South Boston Neighborhood District Off-Street Parking Requirements

Footnotes to Table G

1. The provisions of this Table F do not apply to Proposed Projects that are subject to Large Project Review **See Section 67-32 Section 68-33** (Off-Street Parking and Loading Requirements).

Correct "Section 67-32" - which cites the wrong zoning article - to "Section 68-33"

MISCELLANEOUS TRANSCRIPTION ERRORS

TRANSCRIPTION ERRORS

Resolve typos and instances of miscited section references in Article 53 and Article 79.

Article 79: Section 4 - Table A (Required Inclusionary Zoning Unit Contributions)

A. Required Percentages.

Rental - Covered Projects with 7 or ere ^{more} Dwelling Units, including Small Projects (Article 80E) and not Planned Development Areas (Article 80C)			
	Zone A	Zone B	Zone C
On Site	17% of total Dwelling Units or 17% of the Usable Square Footage of the Covered Project. Such IZ Units shall be set aside for households with an average of 60% of AMI (Max 70% of AMI).		
Off Site	Not allowed		

Correct "ore" to "more"

Correct to reference appropriate Section 53-29

Article 53: Section 29 (Application of Dimensional Requirements)

Section 53-29. - Application of Dimensional Requirements.

4. **Special Provisions for Corner Lots.** If a Lot abuts more than one Street, the requirements for Front Yards shall apply along every Street Line except as otherwise provided in this ~~Section 53-27~~ ^{Section 53-29}. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line that is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.

“ACCESSORY FAMILY CHILD CARE HOME” - LAND USE

CLARIFICATION

Update the name of “Accessory Family Day Care Home” to “Accessory Family Child Care Home,” to better align the land use term with the language of the Planning Department’s previously adopted Citywide Childcare Zoning. This change affects terms listed in Article 8 (Table A) and Article 53 (Tables A, B, C, D, & E).

Amend to “Accessory
Family Child Care Home”

ACCESSORY USES						
Accessory Drive-Through	F	F	F	F	F	F
Accessory Dwelling Unit (Detached)	C	C	F	F	F	F
Accessory Dwelling Unit (non-Detached)	C	C	F	F	F	F
Accessory Electrical Vehicle Charging	A	A	A	A	A	A
Accessory Entertainment/Events	C	A	A	A	A	A
Accessory Family Day Care Home	A	A	A	A	A	A

Accessory Family Day Care Home. Subject to the provisions of Section 8-2.5 (Accessory Uses), the use of a dwelling unit for receiving, on a regular basis, temporary custody and care during part or all of the day, children under seven (7) years of age, or children under sixteen (16) years of age if those children have special needs, and receiving for temporary custody and care for a limited number of hours children of school age under regulations adopted by the Board of Early Education and Care as defined in Massachusetts General Laws; provided, however, in either case that:

ARTICLE 26 - FORMATTING ERRORS

FORMATTING ERROR

Correct formatting errors in Squares + Streets zoning (Article 26) relating to the capitalization of section titles and relocation of misaligned bullet points/figure titles to their appropriate locations.

Place bullet "E" below bullet "D"

Place "Figure 1" title above illustrated lot and building standards diagrams

Section 26-2. - Establishment of squares + streets districts

Capitalize "Squares + Streets Districts"

- A. This [Section 26-2](#), together with [Section 3-1](#) (Establishment of Zoning Districts) establishes six Squares + Streets Districts (S0, S1, S2, S3, S4, and S5). A Squares + Streets District is indicated by the designation "S0", "S1", "S2", "S3", "S4", or "S5" on any official zoning map of the City of Boston. The provisions of [Article 26](#) and the remainder of this Code constitute the zoning regulations in a Squares + Streets District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article and the remainder of this Code, the provision of this Article shall govern.
- B. **Use Regulations Applicable in Squares + Streets Districts.** Use regulations for Squares + Streets districts are set forth in [Article 8](#) (Regulation of Uses) and in Table A of this Article. (Additional Use and Performance Standards)
- C. **Dimensional Regulations Applicable in Squares + Streets Districts.** Dimensional Regulations for Squares + Streets districts are set forth in Table B of this Article. The illustrations included in Figure 1 of this Article depict the dimensional standards set forth in Table B. Where conflicts exist between an illustration or other graphic and the text of any provision of this Code, the text shall govern.
- D. **Parking and Loading Regulations Applicable in Squares + Streets Districts.** Parking regulations for Squares + Streets districts are set forth in [Article 23](#) (Off-Street Parking). Loading regulations for Squares + Streets are set forth in [Article 24](#) (Off-Street Loading).

Illustrated Lot Standards		
	A	Building Lot Coverage
	B	Permeable Area of Lot
	C	Front Yard
	D	Side Yard
	E	Rear Yard

E. Within a Squares + Streets District, no Planned Development Area shall be permitted.

Illustrated Building Envelope Standards		
	A	Building Floor Plate
	B	Building Width
	C	Building Height
	D	Highest Story Rear Setback
	E	Ground Floor Ceiling Height
	F	Ground Floor Active Use Requirement

FIGURE 1: ILLUSTRATED LOT AND BUILDING ENVELOPE STANDARDS

ARTICLE 50 - TRANSPORTATION + VEHICULAR USES

TRANSCRIPTION ERROR

Amend incorrect citations of Article 2A (which no longer exists) found in the “Transportation Uses” and “Vehicular Uses” categories of Article 50’s Table B. Insert the proper land use types (taken from the Article 2 definitions) and allowances (matching existing regulations) to align formatting with the Code’s other tables.

Remove the Article 2A mention and insert the land use types (with the same allowances) from the correct Article 2 use category definitions

Table B - Roxbury Neighborhood District - Residential Subdistricts - Use Regulations

Transportation Uses

	Two Family (2F)	Three Family (3F)	Row House (RH)	Multifamily Residential (MFR)	Multifamily Residential / Local Services (MFR/LS)
All (see Article 2A)	F	F	F	F	F
Airport	F	F	F	F	F
Bus terminal	F	F	F	F	F
Garage with dispatch	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F
Motor freight terminal	F	F	F	F	F
Rail freight terminal	F	F	F	F	F
Railroad passenger station	F	F	F	F	F

Vehicular Uses

	Two Family (2F)	Three Family (3F)	Row House (RH)	Multifamily Residential (MFR)	Multifamily Residential / Local Services (MFR/LS)
All (see Article 2A)	F	F	F	F	F
Bus servicing or storage	F	F	F	F	F
Carwash	F	F	F	F	F
Gasoline station	F	F	F	F	F

ARTICLE 53 - LANGUAGE CLARIFICATIONS

TRANSCRIPTION ERROR

Amend the residential subdistrict descriptions in Section 53-4 to show the correct names of each subdistrict.

CLARIFICATION

In Table A of the Article 53 Tables, update the language of footnote 2 to provide additional clarification explaining the existing regulations relating to maximum residential occupancy in EBR-3 subdistricts.

Article 53: Section 4 (Establishment of Residential Subdistricts)

Section 53-4. - Establishment of Residential Subdistricts.

This Section 53-4 establishes the following Residential Subdistricts within the East Boston Neighborhood District. Residential Subdistricts are established to preserve existing residential areas, provide for new infill construction appropriate to the existing fabric, and to allow minor changes to residences to occur as of right. Additionally, Residential Subdistricts allow for limited commercial development on Corner Lots and certain mid-block lots.

1. **East Boston Residential-2.5 ("EBR-2.5") Subdistricts.** EBR-2.5 Subdistricts allow a maximum of two (2) Dwelling Units and a maximum building height of two and a half (2.5) stories.
2. **East Boston Residential-3 ("EBR-3") Subdistricts.** EBR-3 Subdistricts allow a maximum of three (3) Dwelling Units and a maximum Building Height of three (3) stories.
3. **East Boston Residential-4 ("EBR-4") Subdistricts.** EBR-4 Subdistricts allow Multifamily Dwellings and a maximum Building Height of four (4) stories.

	East Boston Residential-2.5 (EBR-2.5)		East Boston Residential-3 (EBR-3)		East Boston Residential-4 (EBR-4)	
	Corner Lot	Mid-Block Lot	Corner Lot	Mid-Block Lot	First Story & Basement	2nd Story & Above
Household Living - 3-6 Dwelling Units	F	F	A (2)	A (2)	A	A

Table A - East Boston Neighborhood District - Residential Subdistricts - Use Regulations

Footnotes to Table A

1. Notwithstanding any contrary provision of this Table A, the provisions of Sections 53-8 through 53-10 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any use that is located on Tidelands subject to Chapter 91 of the Massachusetts General Laws
2. Where designated "A," and the Lot Frontage is over fifty-five (55) feet, up to six (6) dwelling units are allowed. Where designated "A," and the Lot Frontage is fifty-five (55) feet or less, up to three (3) dwelling units are allowed. For Corner Lots, see also Section 53-29.14 (Measurement of Lot Frontage on Corner Parcels).

ARTICLE 60 - ACCESSORY USE ALLOWANCES

TRANSCRIPTION ERROR

Insert proper allowances for three (3) accessory uses currently without them in Table C of Article 60. These inserted allowances align with both the Article's draft zoning materials as well as the regulation of such uses elsewhere in the City.

Article 60: Table C (Accessory and Ancillary Uses)

Table C - Greater Mattapan Neighborhood District - Enterprise Protection Subdistricts, Local Industrial Subdistricts, Neighborhood Institutional Subdistricts and Community Facilities Subdistricts - Use Regulations

Accessory and Ancillary Uses

In each subdistrict of the Greater Mattapan Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Section 8-2.5 (Accessory Uses) and Section 23-9.a (Location of Accessory Parking), unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table C and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

	Enterprise Protection (EP)	Local Industrial (LI)	Neighborhood Institutional (NI)	Community Facilities (CF)
Accessory storage of flammable liquids and gases Small ⁽¹²⁾	C	F	A	F
Large ⁽¹²⁾	C	F	C	F
Accessory storage or transfer of toxic	F	F	A	F
Accessory wholesale business	C	A	F	F
Ancillary use ⁽¹⁷⁾	C	C	C	C

Insert proper allowances for three (3) accessory land uses



ARTICLE 65 - DIMENSIONAL REGULATIONS

TRANSCRIPTION ERRORS

Make amendments to Table C of Article 65 to amend mislabeled dimensional regulations and insert previously adopted dimensional requirements for two (2) existing residential subdistricts (which are mapped, but not currently listed in the dimensional tables).

Insert dimensional regulations for existing 2F-3000 & 3F-D-4000 subdistricts (which represent unchanged holdovers from the area's previous zoning)

Correct mislabeled rear yard regulations to match those of all other dimensional tables

Two-Family Residential Subdistrict

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addtl Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ⁽¹⁾		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽²⁾	Front Yard Minimum Depth (Feet) ⁽³⁾	Side Yard Minimum Width (Feet) ⁽⁴⁾	Rear-Yard Minimum by Accessory Depth (Feet)	Rear-Yard Maximum Occupancy by Accessory Building (Percent)
						Stories	Feet					
2F-3000 ⁽⁵⁾												
1 Family Detached or Semi-Attached or 2 Family Detached	3,000 for 1 or 2 units	N/A	30	30	0.9	2 ½	35	600	5	5	20	25
Any other Dwelling or Use	3,000	N/A	30	30	0.9	2 ½	35	none	10	7	20	20
3F-D-4,000 ⁽⁵⁾												
Triple-Decker Detached	4,000	N/A	40	40	1.3	3	40	300	7	5	30	25
Any other Dwelling or Use	4,000 for 1 or 2	2,000	40	40	1.3	3	35	300	7	5	30	20

TEXT AMENDMENT NO. 454

TRANSCRIPTION ERRORS

Insert footnotes and footnote references regarding adopted off-street parking requirements for “affordable residential housing,” which were inaccurately transcribed in seventeen (17) zoning articles.

Insert following footnotes and footnote references, rectifying inconsistencies in initial transcription of adopted Text Amendment No. 454

Article 63: Table D - Bay Village Neighborhood District - Residential and Related Uses - Off-Street Parking Requirements

See Table Footnote: (1)

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

Footnotes to Table D

- Any dwelling converted for more families in separate dwelling units must meet not less than one-half the off-street parking requirements of this Table D.
- Off-street parking facilities are not required unless more than two car spaces are required by this Table D.
- For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement shall be 0.7 parking spaces per Dwelling Unit.
- or, in the case of affordable residential housing, no parking shall be required. Affordable residential housing shall be considered to describe those projects where at least 60% of the proposed residential units are at or below 100% of Area Median Income (AMI), as by the U.S. Department of Housing and Urban Development.