

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF  
EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED: 12/12/2022

DATE OF PROPOSED ORDAINMENT: 12/27/2022



**CITY COUNCIL..... No. C0442-22**

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

**AN ORDINANCE AMENDING SECTION 30 OF THE REVISED ZONING  
ORDINANCES**

Councilor /s/ John F. Hanlon, as President

**Whereas:** The City of Everett Zoning Ordinance, Section 30 (“Lower Broadway Economic Development District”) allows for the use of “Gaming Establishment” in the Resort Casino Overlay District.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that the Revised Ordinances of the City of Everett be amended as follows:

BY THE CITY COUNCIL OF THE CITY OF EVERETT, under the authority of G.L. c. 40A, as amended, that, for the purposes set forth in Section 2A of Chapter 808 of the Acts of 1975 and to promote the general welfare of the city, protect the health and safety of its inhabitants, encourage the most appropriate use of land within the city, retain the natural resources, and protect, conserve and increase the value of property, the Everett Zoning Map be amended to modify certain subdistrict boundaries within the Lower Broadway Economic Development District, and that Section 30 of the Zoning Ordinance of the City of Everett be amended to modify certain dimensional requirements within the Lower Broadway Economic Development District, as set forth below:

**Amendment No. 1:**

The City of Everett Zoning Ordinance and the Zoning Map are hereby amended to modify the boundary of the Resort Casino Overlay District so as to extend over and across Broadway (Route 99) to encompass and include all of the land within the City of Everett bounded by Dexter Street, Robin Street, Mystic Street, Bow Street, and Broadway, as shown on the attached updated Zoning Map. As a result of this amendment, the following parcels will be located within the Resort Casino Overlay District (as well as within the underlying zoning district as shown on the Zoning Map):

Address	City of Everett Assessor's Parcel ID
12 Dexter Street	H0-07-000024
3-5 Bow Street	H0-07-000082
2 Thompson Place	H0-07-000072
23 Mystic Street	H0-07-000071
33 Mystic Street	H0-07-000069
35 Mystic Street	H0-07-000067
39-43 Mystic Street	H0-07-000063
51 Mystic Street	H0-07-000060
14-16 Robin Street	H0-07-000056
15 Broadway	H0-07-000017

This amendment does not change the underlying zoning districts for the aforementioned parcels.

**Amendment No. 2**

The City of Everett Zoning Ordinance is hereby amended by modifying the first row of the Table of Dimensional Standards contained in Section 30(F)(1) of the Ordinance by deleting “30%” under the Min. Open Space column and inserting in its place “25%”, as demonstrated below [in which text shown with ~~strike through~~ is to be deleted and text shown with **bold/underline** is to be added]:

1. Table of Dimensional Standards

		Min. Open Space
Zoning Sub-Districts		
Resort Casino Overlay	Gaming	<del>30%</del>
District	Establishment	<b><u>25%</u></b>

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.

12/12/2022                      Enrolled by the City Council  
    8 - 1, (Nay – Hanlon, Away – Nguyen, Absent – Le))

01/09/2023                      Ordained by the City Council  
    8 – 1 (Nay- Hanlon, Absent – Le, Smith)

01/16/2023                      Signed: Mayor Carlo DeMaria Jr.

A true copy attest



*Sergio Cornelio*

Sergio Cornelio, City Clerk