

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: 11/08/2021

DATE OF PROPOSED ORDAINMENT: 12/13/2021



CITY COUNCILNo. C0318-21

IN THE YEAR TWO THOUSAND AND TWENTY-ONE

AN ORDINANCE TO AMEND SECTION 32 – “INCLUSIONARY ZONING” – OF THE CITY OF EVERETT ZONING ORDINANCE

Councilor /s/ Wayne Matewsky, as President

Whereas: This ordinance is to amend Section 32, “Inclusionary Zoning”, of the City of Everett Zoning Ordinance; and

Whereas: Section 12 of the City of Everett Zoning Ordinance enables the City Council to “...amend, supplement, or change these [Zoning] regulations or districts as provided by statute”; and

Whereas: By increasing the required percentage of total units designated as affordable in a housing project, and granting the Planning Board discretion in determining the percentage, the City of Everett will add a greater amount of affordable units to its housing stock.

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:

Section 32 of the City of Everett Zoning Ordinance is hereby amended by amending the following sections of Section 32 of the City of Everett Zoning Ordinance as follows:

To strike out the entirety of Subsection (5):

- (5) For projects proposing a total of ten (10) or more dwelling units and where the project site requires environmental remediation or is located within a FEMA Flood District (or both). the planning board may, in its discretion, reduce the affordable unit requirement to ten percent (10%) of the total number of dwelling units in the development. For any site which has a recorded activity and use

limitation (AUL), a reduction of the affordable unit requirement down to five percent (5%) of the total number of dwelling units shall be automatic.

(C0187-18)

To replace Subsection (5) with the following:

- (5) For projects proposing a total of ten (10) or more dwelling units and either (1) where the project site requires environmental remediation; (2) the project site is located within a FEMA Flood District; or (3) the project site has a recorded activity use limitation (AUL), the planning board may, in its discretion, reduce the affordable unit requirement to ten percent (10%) of the total number of dwelling units in the development.

(C0187-18, C0318-21)

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

November 8, 2021

Enrolled in the City Council

7 yeas: 2 nays

December 13, 2021

Ordained in the City Council

9 yeas: 0 nays

December 15, 2021

Signed: Mayor Carlo DeMaria Jr.

A true copy attest



Sergio Cornelio

Sergio Cornelio, City Clerk