

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: 05/13/2024

DATE OF PROPOSED ORDAINMENT: 05/28/2024



CITY COUNCIL..... No. C0032-24

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDINANCE AMENDING THE PARKING REQUIREMENTS, USE
REGULATIONS AND DIMENSIONAL STANDARDS OF SECTION 30 “LOWER
BROADWAY ECONOMIC DEVELOPMENT DISTRICT (LBEDD)” OF THE CITY OF
EVERETT ZONING ORDINANCE**

Councilor /s/ Robert J. Van Campen, as President

Whereas: The purpose of this ordinance is to amend Section 30, “Lower Broadway Economic Development District (LBEDD)”, 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 amending the allowed parking in the LBEDD and the multifamily density and required non-residential component allowed for certain parcels with the LBEDD, the City of Everett can better align future development with the City’s vision of highest and best uses.

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

Be it Ordained by the City Council of the City of Everett, Massachusetts that Appendix A, Section 30 of the Revised Ordinances of the City of Everett is hereby amended as follows:

Sub-section (e)(2)b. “Notes to Table of Use Regulation - Allowance for Multi-Family in Commercial and Employment Sub-Districts” shall be amended in the following manner:

Sub-section (e)(2)b. shall be amended to delete the phrase “the first level of any such Development Project is, with the exception of access to such Multi-Family Use, comprised entirely of one or more non-residential use(s).” and replacing it with the character “:.”;

Sub-section (e)(2)b. shall be further amended to add two new subsections that shall be inserted immediately following said sub-section:

1. Residential units may not comprise more than fifty percent (50%) of the gross floor area (excluding parking) of the first story of any such development project; common amenities, rental and

administrative offices and similar uses customarily accessory to multi-family residential use shall not count toward this limit; and (C0032-24)

- 2. The first story of each structure containing residential units shall contain one (1) or more commercial uses comprising an area of at least twenty (20) square feet for each residential unit contained within the structure. Such uses may include any of the uses listed as permitted under the "Commercial" category in Appendix A to this Section 30, Table of Use Regulations. (C0032-24)

Sub-section (f)(1): "Table of Dimensional Standards," shall be amended in the following manner:

Res. Density. Min. Lot Area per Dwelling Unit, Employment Zoning Sub-Districts shall be amended by adding a footnote (e) to the Min. Lot Area per Dwelling Unit by Special Permit: table entry as follows: "2,000 (e)"

Sub-section (f)(2)e. "Notes to Table of Dimensional Standards" shall be added as the last note in the list of notes as follows:

- "e. Except that for any lot larger than two acres, the Min. Lot Area per Dwelling Unit allowed by Special Permit shall be 350 square feet."; (C0032-24)

Sub-section (g)(1): "Table of Parking Requirements," shall be amended in the following manner:

Use: "Industrial" shall be amended by deleting the existing table entry for Minimum Required Parking "1 per usable SF" and replacing it with the following new table entry "1 per 1,000 SF of GSF"

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

May 13, 2024 Enrolled by the City Council
9 yeas, 0 nays (Absent – Matewsky, Away – DiPierro)
May 28, 2024 Ordained by the City Council
10 yeas, 0 nays, (Away –DiPierro)
June 4, 2024 Signed: Mayor Carlo DeMaria, Jr.

A true copy attest



Sergio Cornelio

Sergio Cornelio, City Clerk