

Offered by Councilors Matt O'Malley and Frank Baker



CITY OF BOSTON

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IN THE YEAR TWO THOUSAND NINETEEN

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IN CITY COUNCIL

**AN ORDER REGARDING A TEXT AMENDMENT FOR  
BOSTON ZONING CODE FOR GROSS FLOOR AREA**

**WHEREAS:** The City of Boston is committed to carbon neutrality efforts to reduce reliance on fossil fuels, promote sustainable and resilient development, and combat global climate change; and

**WHEREAS:** A net-zero-carbon building is defined as one whose energy is supplied or offset by 100% renewable sources and, thus, does not add to greenhouse gas (GHG) emissions; and

**WHEREAS:** The Committee of Environment, Sustainability and Parks of the Boston City Council has reviewed 2018 Docket #0263: the benefits of Net Zero Carbon requirements and incentives for the future construction in the City of Boston; and

**WHEREAS:** There is a significant demand for modern designs to create high performance buildings and could benefit from innovative suggestions to the Boston Zoning Code; and

**WHEREAS:** The Floor Area Ratio (FAR) is defined in Article 2A: Definitions Applicable in Neighborhood Districts and in Article 80 as the ratio of the gross floor area of a structure to the total area of the lot; and

**WHEREAS:** The Floor Area, Gross is defined in Article 2A: Definitions Applicable in Neighborhood Districts and in Article 80 as the sum of areas of the several floors of the structure, as measured by the exterior faces of the wall; and

**WHEREAS:** The measurement of structures from the interior faces of the wall can give leeway to net zero carbon projects by providing a more flexible mechanism to encourage more insulation for individual projects; **NOW THEREFORE BE IT**

**ORDERED:** That the Boston City Council, by and through Councilor Matt O'Malley and Councilor Frank Baker, submits a petition to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, to change the definition of the gross floor area so that when the Floor Area Ratio (FAR) is calculated with the total area of the lot, it may be measured from the interior face of the wall if the project meets the definition of a net-zero-carbon building.

Filed in Boston City Council: January 11, 2019

Text Amendment Application No. \_\_\_\_\_

Boston City Council

Amending **Article 2A (Definitions Applicable in Neighborhood Districts and in Article 80)**, within the definition of "Floor Area, Gross," to change the word "exterior" to "interior" faces of the wall.

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

Boston City Council through and by ***Boston City Councilors Matt O'Malley and Frank Baker*** petition to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended as follows:

Amending Article 2A (Definitions Applicable in Neighborhood Districts and in Article 80, Development Review and Approval), Meaning of Certain Words and Phrases, within the definition of "Floor Area, Gross," to use the "interior" faces of the wall rather than the "exterior" faces of the wall for net-zero-carbon buildings.

Petitioner: Boston City Council  
By: Councilors Matt O'Malley and Frank Baker  
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Date: January 11, 2019