

Offered by Councilors Matt O'Malley and Frank Baker
Ciommo, Edwards, Essaibi-George, Flaherty, Flynn, Janey, McCarthy, Pressley, Wu
and Campbell



CITY OF BOSTON

IN THE YEAR TWO THOUSAND EIGHTEEN

IN CITY COUNCIL

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 footprint refers to achieving net zero carbon emissions by equalizing a measured amount of carbon released with an equivalent amount sequestered or offset; and
- WHEREAS:** The Committee of Environment, Sustainability and Parks of the Boston City Council has reviewed 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 to create high performance buildings that 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 City Councilors Matt O'Malley and 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 measures from the interior face of the wall and therefore provides an opportunity to install more insulation as a component for a net zero carbon building envelope.

Filed in Boston City Council: October 1, 2018

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* petitions 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.

Petitioner: Boston City Council
By: City Councilors Matt O'Malley
and Frank Baker
Address: One City Hall Square – Fifth Floor
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Date: October 1, 2018