

City of Revere, MA
Public Hearing Notice

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, September 29, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 30, 2025 at 5:30PM in the 2nd Floor Conference Room, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ESTABLISHMENT OF THE FENNO STREET AFFORDABLE HOUSING OVERLAY DISTRICT.

Be it ordained by the City of Revere, MA as follows:

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.30, entitled “Fenno Street Affordable Housing Overlay District”, which includes the following Sections:

17.30.000 Purpose. The Fenno Street Affordable Housing Overlay District (“FSAHOD”) is herein established as an overlay district. The purpose of the FSAHOD is to encourage the orderly and comprehensive development of underutilized and isolated land through the creation of an affordable, multi-family residential neighborhood that will include appropriately sized, deed restricted affordable housing and will advance the goals of promoting the common good, encouraging housing for persons of all income levels, improving the quality of life of all residents of Revere, enhancing and expanding open space, housing development, and transportation, securing public safety from fire, flood, and other natural catastrophes, providing sufficient light and air, making adequate provision for transportation, water, water supply, drainage, sewerage, parks, open space, and preservation of natural resources, preserving or increasing public amenities, and providing adequate net tax revenue to offset any effects posed by large-scale development. Proposed development within the FSAHOD serves the goals and objectives set forth in the City of Revere’s 2020 Next Stop Revere Master Plan, which include:

- A. The creation of new, income-restricted and transit-oriented affordable housing.
- B. The mitigation of displacement pressures and the creation of greater housing stability for vulnerable residents.
- C. Ensuring that the overall supply of new housing is affordable to all of Revere’s residents.
- D. Mitigating the impacts of an increasingly expensive housing market.
- E. Drafting affordable protection overlay zones to prioritize the development of affordable housing.

17.30.010 Boundaries. The FSAHOD is within the RB District. The boundary of the FSAHOD includes the following parcels: 22-343-1 and 22-343-2.

17.30.020 Applicability and Effect.

- A. “Developer” shall mean any person or entity that proposes to develop or re-develop land within the FSAHOD and requests that the provisions of this Chapter apply to its proposed project.
- B. To the extent there is any conflict or inconsistency between the provisions of this Chapter and those governing the underlying Zoning District, the provisions of this Chapter shall govern.
- C. A Developer shall qualify for the development of land within the FSAHOD pursuant to this Chapter if the proposed development is to contain affordable housing, as such term is defined in Chapter 17.29 of this Title, subject to an affordable housing restriction, as such term is defined in Chapter 17.29 of this Title, provided that the proposed affordable housing restriction is to run for a period of at least thirty years.
- D. The provisions of this Chapter shall be effective immediately after: (1) the Developer submits the Site Plan Review application required by Section 17.17.060 of this Title to the Site Plan Review Committee requesting that the provisions of this Chapter apply to its proposed project, which application shall be supplemented with information sufficient to demonstrate that the proposed development is consistent with the standards and criteria set forth herein and in Chapter 17.17; and (2) the Site Plan Review Committee approves the Site Plan submitted by the Developer under the standards established by Section 17.17.070 of this Title.

17.30.030 Allowed Uses.

Any person or entity who proposes a development within the FSAHOD shall not use, construct, erect, place, alter, or convert, in whole or in part, any building, structure, or land for any purpose or in any manner other than for one or more of the uses listed below, which are to be permitted by right in place of any limitations in the underlying zoning district. Any use not specifically listed below as an allowed use shall be prohibited.

- A. Dwelling, single-family.
- B. Dwelling, two-family.
- C. Dwelling, duplex.
- D. Dwelling, townhouse.
- E. Dwelling, apartment.
- F. Parking lot; parking structure; private parking lot structure; including rental car agency principally for residents, employees and visitors in the FSAHOD; ride sharing services principally for residents, employees and visitors in the FSAHOD, and vehicle cleaning services.

- G. All accessory uses customary and incidental to any of the above.
- H. Mixed use, to mean uses within a single building or parcel that consist of two or more allowed uses.

17.30.040 Dimensional Regulations.

A. Where a person or entity has elected or is required to comply with the provisions of this Chapter, the dimensional regulations set forth below apply to any project within the FSAHOD and the dimensional regulations applicable in the underlying district as set forth in Chapter 17.24 of this Title shall not apply in the FSAHOD. For purposes of determining whether the proposal satisfies the below requirements, the entire area of the FSAHOD shall be considered one lot, irrespective of the individual lots or parcels comprising that area. Contiguous land located outside of the FSAHOD, regardless of whether such land is contained within the City of Revere or City of Chelsea, but owned or controlled by an entity (or related entity) owning land within the FSAHOD, may be used to satisfy dimensional requirements.

B. Specific Dimensional Regulations Applicable in the FSAHOD.

Lot Frontage:	0 (ft.)_
Minimum sq. ft.:	1-acre (43,560 sq. ft.)
Yard Setbacks – front:	None.
Yard Setbacks – rear:	None.
Yard Setbacks- side:	None.
Minimum Open Space:	10%. As used herein, "open space" shall mean and include parks, playgrounds, active sports and recreation areas, passive recreation areas, plazas, benches and sitting areas, greens and lawns, wooded, natural, and wetland areas, pedestrian and bicycle paths, sidewalks and walkways, exercise areas and rooms, handball, paddleball, and/or squash courts, tennis courts, basketball courts, swimming pools, and building patios, courtyards, and terraces. For the avoidance of doubt, for purposes of calculating open space, all of the land within the FSAHOD, including land within any and all private ways, shall be considered one lot.
Maximum Principal Building Coverage:	85%
Maximum Height:	90 (ft.). Parapets less than five feet high, chimneys, flag poles, ventilators, water tanks, antennas, penthouses, solar panels, wind generators and associated towers, and other projections used for or intended to be used exclusively for utility or telecommunications services or access to the roof may exceed the height limitations of this Chapter by not more than thirty feet.
Maximum Stories:	7. For purposes of calculating the number of stories of a building in the FSAHOD, the number of stories shall be

	measured from the mean level of the finished grade at the building.
Maximum Fence Height:	10 (ft.)
Floor Area Ratio:	N/A
Lot Frontage and Access:	For the purposes of the FSAHOD, lot frontage and access may be established to public or private ways within the City of Revere or the City of Chelsea by (1) connection to contiguous lots under common ownership or control and/or (2) via easement.
Lots and Internal Lot Lines:	For the purposes of the FSAHOD, contiguous lots under common ownership or control shall be considered a single lot for the purpose applying dimensional requirements and internal lot lines shall be disregarded.
Setbacks:	For the purposes of the FSAHOD, setbacks shall not apply with respect to setbacks from boundary lines with any contiguous lots under common ownership or control or adjacent lot through which the property holds easement rights.

17.30.060 Parking, Loading, and Driveways.

- A. Within the FSAHOD, not less than 0.60 parking spaces shall be required per apartment dwelling unit.
- B. Tandem parking is allowed with no more than two vehicles to be parked back to back in tandem. All parking spaces available through such tandem parking shall be considered available offstreet parking spaces for the purpose of determining compliance within the FSAHOD.
- C. Notwithstanding any other provision of this Chapter, the parking and loading requirements for any project within the FSAHOD may be satisfied: (i) using shared parking spaces that serve different uses having parking demand at different times upon a finding by the SPRC that any such parking or loading adequately serves the needs of the proposed development in the FSAHOD, and/or (ii) by parking spaces located on any lot within 200 feet of the lot on which the building will be located, provided that such lot is in common ownership or control.
- D. Notwithstanding any other provision of this Chapter, off-street parking, loading and loading facilities, and driveways shall comply with the dimensions for parking spaces, loading facilities and spaces and driveways, including minimum widths for parking aisles and access and egress driveways, as required pursuant to Chapter 17.28 of this Title, provided that the following deviations from these requirements may be requested, substantiated, and approved through the site plan review process: (i) up to twenty-five percent (25%) of spaces may be compact spaces the dimensions of which shall be 7.5 feet by 16 feet; (ii) in lieu of any otherwise applicable limitations on intrusions or encroachments, the limit within the FSAHOD shall be 12 inches; and, (iii) widths of

driveways, access points, and aisles may be reduced and/or supplemented via easement, provided that such driveways and aisles meet the requirements of service and fire protection vehicles. In addition, off-street parking and loading facilities shall provide adequate lighting and screening as required by the Site Plan Review Committee pursuant to site plan review.

- E. No resident of any development within the FSAHOD will be entitled to on-street parking rights or privileges on any of Revere street; and no developer and/ or manager of any such development will be entitled to seek any zoning relief from this requirement now or in the future.

17.30.70 General Regulations for the FSAHOD.

- A. Multiple buildings on a lot shall be allowed in the FSAHOD, provided that the building separation requirements of service and fire protection vehicles, as determined and approved through the site plan review process, are met.
- B. Within the FSAHOD, retaining walls shall be allowed subject to site plan review by the Site Plan Review Committee.
- C. Within the FSAHOD, accessory signs (standing and attached) shall be allowed subject to approval by the Site Plan Review Committee.
- D. Notwithstanding any other provision of this Chapter, after the issuance of site plan review letter and any building permits based thereon, the owner of the property on which the development is proposed may divide or subdivide the property and convey the property or portions thereof to related or unrelated entities, as necessary to complete the development plans, and this subdivision or conveyance shall be deemed to be in compliance with this section and shall not render the resulting properties in violation of this ordinance.
- E. Notwithstanding any other provision of this Title, after the issuance of site plan review letter and any building permits based thereon, any development constructed under the provisions of this Chapter in compliance with the same shall be deemed to be in compliance with this ordinance and the expiration of any affordable housing restriction related to the development shall not render the development in violation of this ordinance.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
9/10/25
9/17/25

Notice mailed on 9/9/2025
MGL c. 40A, s. 5