

OFFERED BY COUNCILORS SHARON DURKAN AND HENRY SANTANA



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING TO EXPLORE AMENDING THE
BOSTON ZONING CODE TO REMOVE PARKING MINIMUM
REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT

WHEREAS, The City of Boston is committed to advancing sustainable development, unlocking housing supply, addressing the challenges posed by climate change, and alleviating severe urban traffic congestion; *and*

WHEREAS, Minimum parking requirements in the Boston Zoning Code mandate the inclusion of off-street parking spaces in many new residential developments, which increases the cost of housing units, curtails housing supply, and limits the feasibility of creating affordable housing units; *and*

WHEREAS, Eliminating these requirements would allow the housing development market to function better by removing a non-market-based barrier, thereby reducing costs, fostering the creation of more housing, and incentivizing sustainable growth; *and*

WHEREAS, Three years ago, this body voted to amend the Boston Zoning Code to eliminate off-street parking minimums for affordable housing developments which are defined as residential developments where at least 60% of the units are income-restricted at 100% of Area Median Income (AMI) or below; *and*

WHEREAS, The rationale supporting the aforementioned amendment holds true for market-rate housing across the city as well; *and*

WHEREAS, Neighboring jurisdictions such as Cambridge, MA and Somerville, MA have passed measures to remove parking minimums for residential development while having similar car ownership rates per household to Boston; *and*

WHEREAS, Last year, the City Council held a hearing on this issue and heard testimony from housing and planning experts regarding the effectiveness of removing parking minimums as a tool to reduce housing costs and increase affordable housing supply, as well as from many residents who expressed support for these reforms; *and*

WHEREAS, In more recent zoning initiatives including PLAN: Charlestown, PLAN: East Boston, and Roslindale Squares + Streets, the City has eliminated or substantially reduced residential parking minimum requirements, however, the scale and

urgency of Boston's housing crisis warrants consideration of expanding this reform citywide across all neighborhoods; *and*

WHEREAS, For Boston's future goals around climate and housing, as expressed through the Climate Action Plan, potential ADU allowability, and recent increase in IDP requirements to be effective, removing residential parking minimums from the Boston Zoning Code would assist in those goals; **NOW THEREFORE BE IT**

ORDERED, That the appropriate committee of the Boston City Council convene a hearing to examine amending the Boston Zoning Code to remove all residential parking minimums for new development in the City of Boston.

Filed on: January 23, 2026