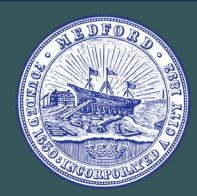


# City of Medford Community Development Board

2024-2026 Zoning Update

June 5, 2024





# Agenda

Process, Timeline, and Next Steps

Review and recommend to City Council:

- ▶ Updated table of Uses.
- ▶ Existing zoning map in digital/GIS format.
- ▶ Modified/New Definitions.
- ▶ Municipal Site Plan Review.



## Project Team



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# Process

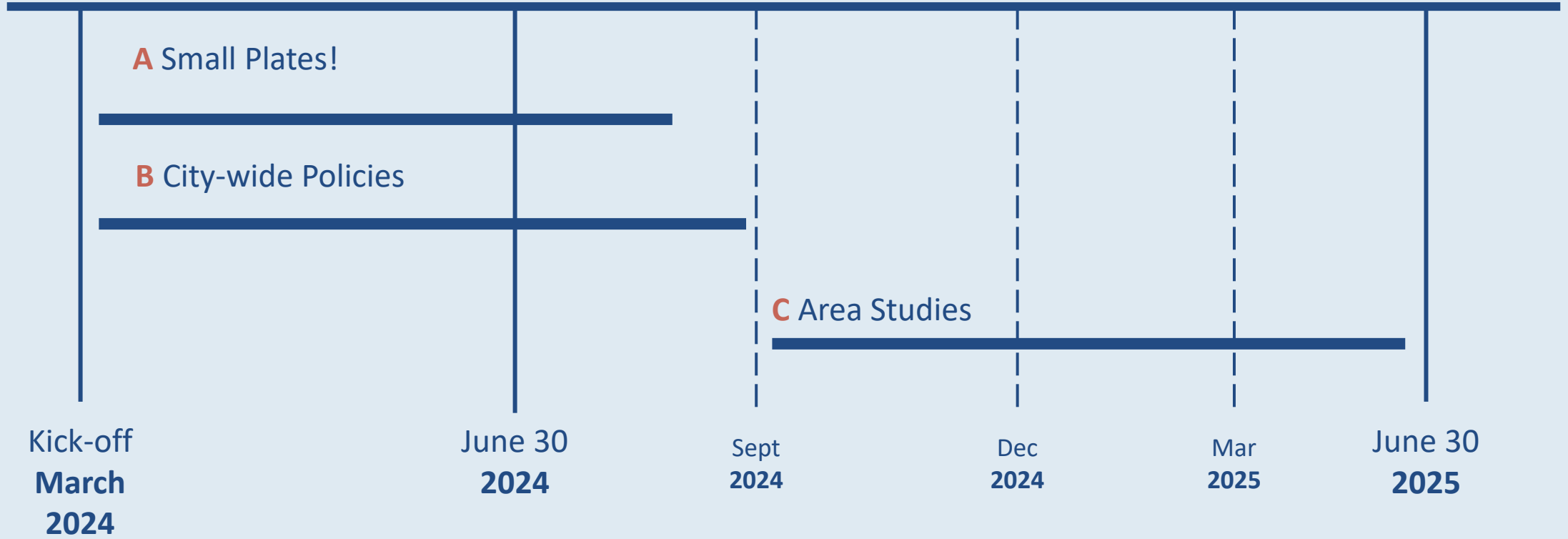
## Update Medford's Zoning Ordinance

- ▶ Missing elements from recodification
  - ▶ E.g. Definitions, administration
- ▶ Recommendations from past planning efforts
  - ▶ E.g. Comprehensive Plan, Climate, Area Planning Studies
- ▶ Suggestions from Mayor and City Councilors
  - ▶ E.g. Accessory Dwelling Units; Transportation Demand Management; Inclusionary Zoning
- ▶ Best practices



# Task Order

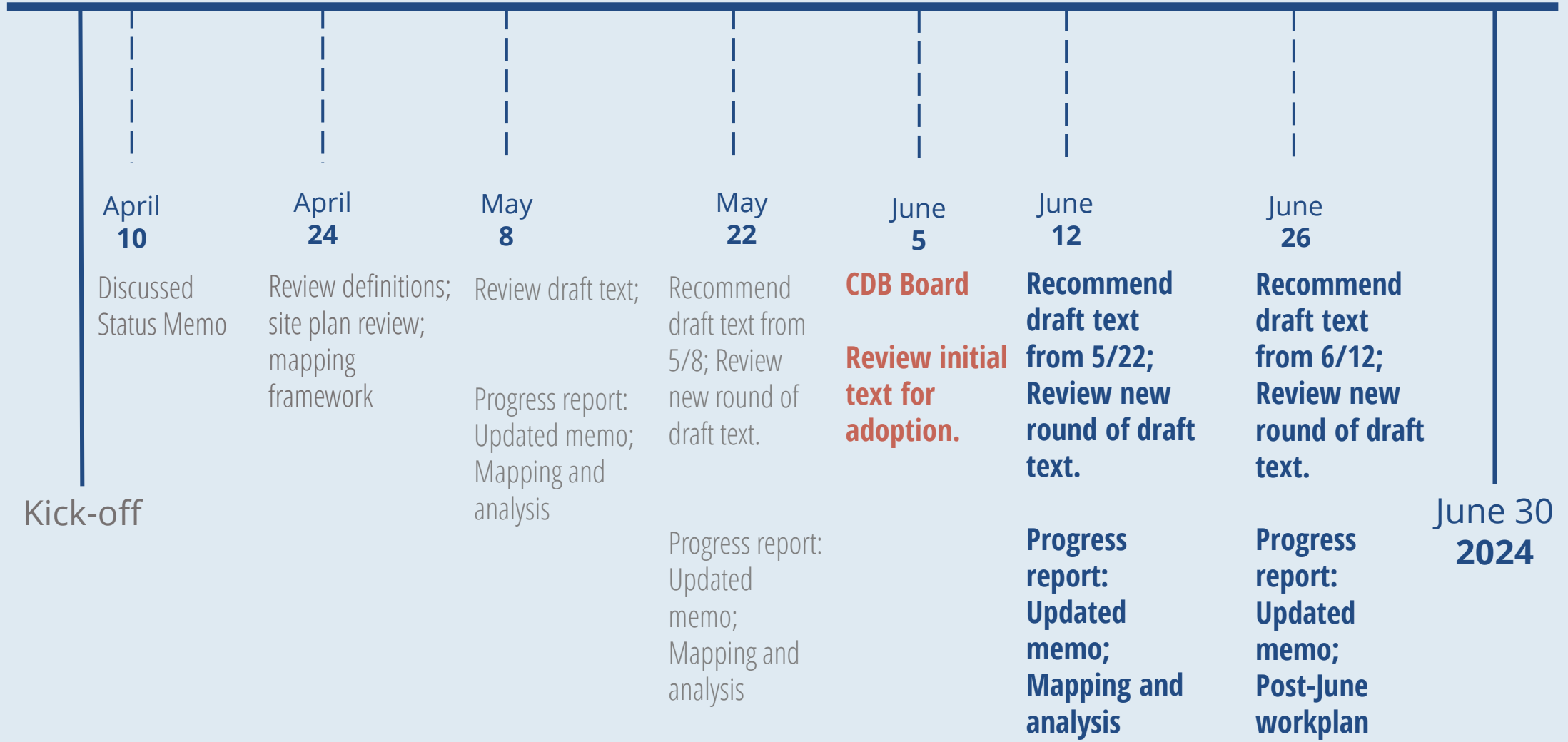
2024-2026 Zoning Update





# Timeline: Phase 1

2024-2026 Zoning Update





# Phases

- ▶ Phase 1



# Next Steps - Updates

- ▶ Prioritize zoning recommendations from the Climate Adaptation Action Plan (CAAP).
- ▶ Prioritize zoning recommendations from the 2023 Comprehensive Plan.
- ▶ Complete mapping analysis by June 30.
- ▶ Prioritize neighborhoods/ corridors/ squares.
  - ▶ Revisit Mystic Ave?





# Table of Uses

Table A: Table of Use and Parking Regulations  
March 15, 2022

	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC	LC
<b>A. RESIDENTIAL USES</b>															
1. Detached single family dwelling	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	2 per Dwelling Unit	NA
2. Attached single family dwelling: Two dwelling structure	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
Three or more dwelling structure	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
3. Detached two-family dwelling	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
4. Multiple dwelling, Class A	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
5. Multiple dwelling, Class B	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
6. Dormitory, fraternity or sorority house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
7. Lodging or boarding house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per Guestroom	1/15,000 s.f.



# Definitions

Refine existing definitions; add new uses

## Document structure:

1. Term to be defined or term to be clarified.
2. Suggested Definition: Our proposal.
  - ▶ Contains the source from which the definition has been taken.
3. Current Definition: the existing definition in Medford's zoning document.
4. Standards for Use.
5. Under Review: Some definitions require additional research.



# Definitions

## Terms to be modified

Update the following definitions in the Medford, Massachusetts Code of Ordinances. Chapter 94 ZONING. SECTION 94-12.0 DEFINITIONS.

- ▶ Accessory.
- ▶ Dwelling, multiple.
- ▶ Dwelling, single family, attached.
- ▶ Dwelling, single family, detached.
- ▶ Dwelling, two family.
- ▶ Dwelling, unit.
- ▶ Mobile home
- ▶ Yard



# Definitions

## Terms to be modified

The new additions in the current definitions will be shown in **bold and underline** and the eliminated part will be shown in ~~strikethrough~~.

### 1. **Accessory:**

*Accessory use*: A use customarily incidental to, and on the same lot or group of lots as a conforming principal use, ~~and as referred to in this chapter also means a use which does not alter or impair the character of the premises on which it is located or of the neighborhood.~~



# Definitions

## Terms to be modified

The new additions in the current definitions will be shown in **bold and underline** and the eliminated part will be shown in ~~strikethrough~~.

### 2. Dwelling, multiple:

~~*Dwelling, multiple:* A building or structure designed for or containing three or more dwelling units; or a building or structure designed for or containing one or more dwelling units in addition to a nonresidential use, but not including a group of three or more attached single-family dwellings, a lodging house, a hotel or motel, a dormitory, fraternity or sorority house.~~

~~*Class A:* Not over three stories in height.~~

~~*Class B:* Not over 75 feet or six stories in height.~~

***Dwelling, multiple:*** A building with three (3) or more residential dwelling units or two (2) or more buildings on the same lot with more than one (1) residential dwelling unit in each building. This term shall include, but is not limited to, triplex, quadraplex, and townhouse structures containing three (3) or more dwelling units.

***Class A:*** Not over three stories in height.

***Class B:*** Not over 75 feet or six stories in height.



# Definitions

## Terms to be modified

The new additions in the current definitions will be shown in **bold and underline** and the eliminated part will be shown in ~~strikethrough~~.

### 3. Dwelling, single-family, attached:

*Dwelling, ~~single-family~~ **one unit**, attached:* An attached residential building intended and designed to contain or containing one dwelling unit. **Also known as rowhouse.**

### 4. Dwelling, single-family, detached:

*Dwelling, ~~single-family~~ **one unit**, detached:* A detached residential building intended and designed to contain or containing one dwelling unit.

### 5. Dwelling, two family:

*Dwelling, ~~two-family~~ **units**:* A detached residential building intended and designed to contain ~~to~~ **or** containing two dwelling units. **Also known as duplex.**



# Definitions

## Terms to be modified

The new additions in the current definitions will be shown in **bold and underline** and the eliminated part will be shown in ~~strikethrough~~.

### 6. Dwelling unit:

*Dwelling unit:* Dwelling unit means a room or group of rooms forming a habitable unit for one family **household** with facilities used or intended to be used for living, sleeping, cooking, sanitation, and eating.

### 7. Mobile home:

~~*Mobile home:* A dwelling unit built on a chassis and containing complete electrical, plumbing, and sanitary facilities, and designed to be installed on a temporary or permanent foundation for living quarters.~~

**Manufactured home: A factory-built structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities.**



# Definitions

## Terms to be modified

The new additions in the current definitions will be shown in **bold and underline** and the eliminated part will be shown in ~~strikethrough~~.

### 8. Yard:

~~Yard: An open, uncovered space on the same lot with a building.~~

~~Yard, front: The yard lying between the front lot line and the principal structure and bounded by the side lot lines. The minimum front yard is measured horizontally between the nearest point of the principal structure and the front lot line.~~

~~Yard, rear: The yard lying between the rear of the principal structure and the rear lot line and bounded by the side lot lines. The minimum rear yard is measured horizontally between the nearest point of the principal structure and the rear lot line.~~

~~Yard, side: The yard lying between the side of the principal structure and the side lot line, and bounded by the front and rear yards. The minimum side yard is measured horizontally between the nearest point of the principal structure and the nearest adjacent side lot line.~~





# Definitions

## Terms to be modified

The new additions in the current definitions will be shown in **bold and underline** and the eliminated part will be shown in ~~strikethrough~~.

8. **Yard: An area unobstructed from the ground up, on the same lot with a principal building, extending along a lot line and inward to the principal building.**
- A. **Front yard: A yard extending for the full width of the lot between the front line of the nearest building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.3 and the front lot line.**
- B. **Side yard: A yard, unoccupied except by an accessory structure or use as herein permitted, between the line of the building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.4 and a side lot line extending from the front yard to the rear yard.**
- C. **Rear yard: A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.5 and the rear lot line.**



# Definitions

## Terms to be defined

New definitions that we propose to include in the Medford, Massachusetts Code of Ordinances Chapter 94 ZONING. SECTION 94-12.0 DEFINITIONS.

- ▶ Doggy daycare
- ▶ Institutional use
- ▶ Factory-built home.
- ▶ Junkyards
- ▶ Mixed-use
- ▶ Motor vehicles. Class III
- ▶ Neighborhood café
- ▶ Tiny Home, moveable
- ▶ Tiny home, stationary
- ▶ Yard, setback



# Definitions

## Terms to be defined

### 1. Doggy daycare.

*Doggy daycare:* A facility providing care for dogs on a daily basis without overnight accommodation. The facility may include indoor and outdoor areas for the dogs where they will be under supervision. For clarity, this definition does not include animal boarding facilities.

### 2. Factory-built Home.

*Factory-built, Home:* standardized units primarily built inside of a factory, then assembled on site in accordance with local building codes.

### 3. Institutional use.

*Institutional use:* the use of land or structures for the non-profit charitable, benevolent, spiritual, instructional or custodial activities of government, education, religious, health care, social service, fraternal/sorority or similar organizations.



# Definitions

## Terms to be defined

### 4. Junkyards.

*Junkyard:* The use of any area or any lot, whether inside or outside of a building, for the storage, keeping, or abandonment of junk, scrap or discarded materials, or the dismantling, demolition, or abandonment of automobiles, other vehicles, machinery, or parts thereof, including, but not limited to:

A. Discarded, worn-out, or junked plumbing, heating supplies, household appliances and furniture.

B. Discarded, scrap, and junked lumber.

C. Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, or plastic debris, waste, and all ferrous material.

D. Discarded motor vehicle parts or more than two unregistered motor vehicles.



# Definitions

## Terms to be defined

### 5. Mixed-use.

*Mixed-use development:* development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses.

### 6. Motor vehicle. Class III.

*Class III Motor Vehicle Sales:* principal business is: (1) buying used vehicles for purpose of remodeling, taking apart, or rebuilding and selling the same, or (2) buying or selling parts from used vehicles or tires, or the assembling of used vehicle parts.

### 7. Neighborhood café.

*Neighborhood café:* means an establishment that serves a limited menu of food items and does not contain more than 2,000 square feet of gross floor area.



# Definitions

## Terms to be defined

### 8. Tiny home, moveable.

*Tiny House, Moveable:* a transportable dwelling unit built on a frame or chassis with not more than 400 square feet, excluding lofts, projections from bay windows, open decks, porches or exterior utility and storage compartments, intended for residential use on an individual house lot where single-family dwellings are allowed or as an accessory dwelling unit.

### 9. Tiny home, stationary.

*Tiny House, Stationary:* a dwelling that is 400 square feet or less in floor area excluding lofts, projections from bay windows, open decks, porches or exterior utility and storage compartments, intended for residential use on an individual house lot where single-family dwellings are allowed or as an accessory dwelling unit.

### 10. Yard, setback.

*Yard Setback:* the minimum horizontal distance between a specified lot line, measured along a straight line and at a right angle to such lot line, and the nearest point of a building or structure.



# Municipal Site Plan Review

## 1. Revise Section 94-1.4 as follows:

Sec. 94-1.4. Applicability.

94-1.4.1 Continuation of Regulation. This chapter is a further amendment of the zoning ordinance and zoning map adopted October 28, 1925, as amended, and shall be construed to be a continuation of the regulations contained therein, regardless of changes in wording or arrangement, except insofar as amendments constitute changes in meaning. In the event of a discrepancy in meaning as between the ordinance as originally adopted, and later amendments, the meaning in the most recent amendment shall exclusively prevail.

94-1.4.2 City of Medford Projects. The requirements of this chapter shall not apply to the use or improvement of land or structures by the City of Medford or to the use or improvement of land or structures owned by the City of Medford (“City Projects”), provided that any City Project which would otherwise constitute a “major project” pursuant to Section 94-11.7.2, shall be subject to site plan review by the Community Development Board. The purpose of such review shall be to gather staff and public input regarding City Projects, to identify significant impacts, and to identify reasonably practicable measures to mitigate such impacts without interfering with the purpose and feasibility of such projects. In conducting its review, the Community Development Board may waive any of the submittal requirements and review criteria set forth in Section 94-6.11.7 if it determines such waiver to be in the public interest, and it may request information regarding efforts by the project proponent to comply to the extent reasonably practicable with the requirements of this chapter that would be applicable to comparable private projects. The Community Development Board may adopt and from time to time amend regulations relative to its review of City Projects and shall file a copy of said regulations with the office of the City Clerk.



# Municipal Site Plan Review

(Medford; changes indicated by strike-through and bold text.)

## 2. Delete Section 94-6.4.3(2)

~~Municipal uses and structures. All uses and structures, including schools, leased, owned or operated by the city.~~

## 3. In Section 94-11.7.2(4)

~~Parking lots, including municipal lots, not accessory to principal uses;~~

## 4. In Section 94-12, Change Definition:

~~Community center or adult educational center, public or nonprofit: A facility operated by a religious, nonprofit or municipal~~ **civic** organization primarily to provide public facilities for meetings, classes, teen centers and similar uses. A community center may include artists' space and offices for nonprofit organizations if such uses are clearly secondary to the primary use of the building and do not include any residential or overnight components.

Alternatively, the Definition could be:

~~Community center or adult educational center, public or nonprofit: A facility operated by a religious; or nonprofit or municipal~~ organization primarily to provide public facilities for meetings, classes, teen centers and similar uses. A community center may include artists' space and offices for nonprofit organizations if such uses are clearly secondary to the primary use of the building and do not include any residential or overnight components.







# Definitions

Refine existing definitions; add new uses

## To be sent in a later package:

- ▶ Household:
  - ▶ Work on all the definitions that are currently in the ordinance that treat how people live together.
  - ▶ Bring forward definitions to address multi-tenancy.
- ▶ Dwelling, multiple: Send along with the new dimension standards.
- ▶ Lot coverage:
  - ▶ Changing definition would make zoning more restrictive.
  - ▶ Change with the new dimension standards
  - ▶ Also review Gross floor area. Add floor plate if needed.
- ▶ Co-working space.
- ▶ Permeable. When open space is reviewed
- ▶ Retail Sales.
- ▶ Retail Sales, Convenience.
- ▶ Retail Sales, Neighborhood.