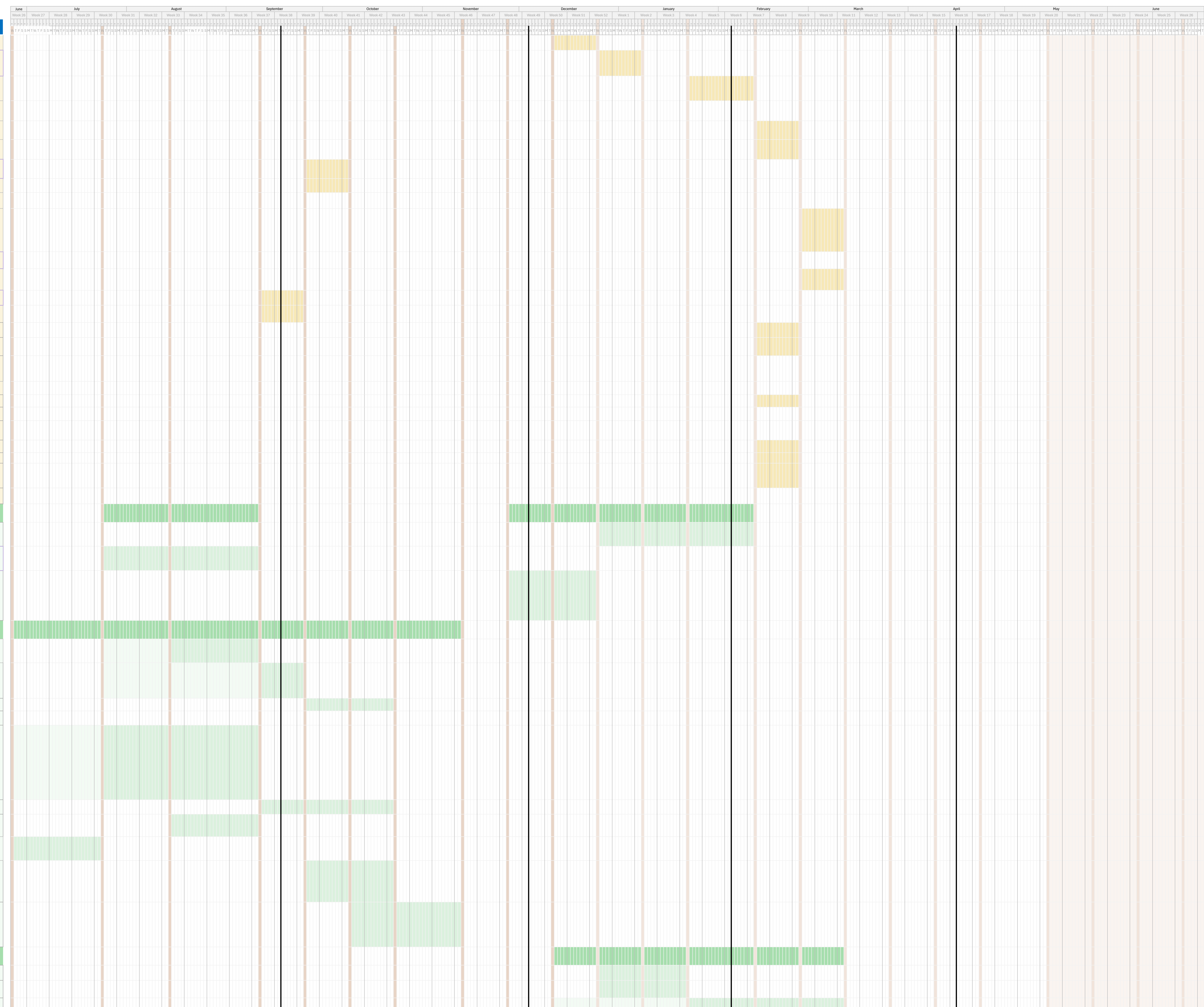


Project Start date:
 Project End date: Jun-25

Planning and Permitting Committee Meeting
 PFC Meeting to be confirmed
 Public engagement

CITY OBJECTIVES	TOPICS	STRATEGIES		ZONING	Progress	PHASE	IMPORTANCE	URGENCY	Start	Time
		Code	Description							
			94-7.5, with an ordinance in Chapter 10.	SECTION 94-10.0. DEVELOPMENT LINKAGE FEES		III	MODERATE(3)			
	PP	A-5	Add language to address an ability to limit merger decisions where it would be in the City's best interest for lots held in common ownership; perhaps as a Variance.	SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES		III	MODERATE(3)			
	ED, T	VP.2.1.4	Review parking regulations for consistency with municipalities that have similar development patterns.	SECTION 94-4.0. GENERAL REGULATIONS		III	MODERATE(3)			
	PP	A-11	Consider removing parking from the use table and consolidating within this Chapter.	SECTION 94-4.0. GENERAL REGULATIONS	Complete	I	MODERATE(3)			
	PP	A-14	Consider adding fall zone setback requirements to WTF's.	SECTION 94-7.0. SPECIAL REGULATIONS		III	MODERATE(3)			
		A-7	Fencing - Consider allowing fencing up to 7' high to be zoning exempt in concert with the Building Code.	SECTION 94-4.0. DIMENSIONAL REGULATIONS		III	MODERATE(3)			
	PP	A-21	Revisit the ZBA ability to grant use variances; provide definition to that term.	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT		III	MODERATE(3)			
	PP	A-24	Lot Frontage - clarify to confirm avoiding overlapping rights.			III	MODERATE(3)			
	PP	A-29	Table of Uses - Consider exempting CR	SECTION 94-3.0. USE REGULATIONS	Complete	III	MODERATE(3)			
Inclusive regulation: Introduce clear and simple language to make zoning more accessible and easier to understand	PP	A-2	Expand the definition of terms with language as follows: Terms or words not defined herein but defined in the Building Code shall have meanings given therein, unless a contrary intention clearly appears, otherwise as the meaning quoted in the latest edition of Webster's Unabridged Dictionary.	SECTION 94-12.0. DEFINITIONS		III	MODERATE(3)			
	PP	A-6	Clear up ambiguities in this section regarding the many parts and pieces specified in Paragraphs 4 & 5.	SECTION 94-4.0. DIMENSIONAL REGULATIONS		III	MODERATE(3)			
	PP	A-8	Clarify pool setback as "to the water's edge" to limit arguments that the concrete skirting around a pool is part of the setback.	SECTION 94-4.0. DIMENSIONAL REGULATIONS		III	MODERATE(3)			
	PP	A-19	Entry rights as written are constitutionally vague and can create problems. See also 94-11.3	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT		III	MODERATE(3)			
	PP	A-20	Do we really post a sign?	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT		III	MODERATE(3)			
	LD	A-22	Review definitions for medical uses, eating places,	SECTION 94-12.0. DEFINITIONS	In Progress	I	MODERATE(3)			With next package of DEF.
	PP	A-23	Should 'Keeping of Animals' include doggie daycare; should doggie daycare be a Special Permit?	SECTION 94-12.0. DEFINITIONS	In Progress	I	MODERATE(3)			
	LD	A-25	Mobile home - is this an RV, Tiny Home, or manufactured home (as HUD has called mobile homes since 1976)? Most of these come with dimensional clarifications.	SECTION 94-12.0. DEFINITIONS	Complete	I	MODERATE(3)			
	LD	A-26	Motor Vehicles - Class 3 for junkyards?	SECTION 94-12.0. DEFINITIONS	Complete	I	MODERATE(3)			
	LD		Change all the definitions containing the word family to unit.	SECTION 94-12.0. DEFINITIONS	In Progress	I	MODERATE(3)			With next package of DEF.
	LD		Update definitions: Accessory, Dwelling multiple.	SECTION 94-12.0. DEFINITIONS	Complete	I	MODERATE(3)			
	LD		New definitions: Institutional use, Factory-built home, Mixed-use, Neighborhood cafe, Setback.	SECTION 94-12.0. DEFINITIONS	Complete	I	MODERATE(3)			
	LD	A-27	Story Hall - review for conformance to building code	SECTION 94-12.0. DEFINITIONS	In Progress	I	MODERATE(3)			With next package of DEF.
	LD	A-28	Yard v Lot definitions?	SECTION 94-12.0. DEFINITIONS	In Progress	I	MODERATE(3)			With next package of DEF.
	LD		Update definitions and add new definition: Household, Lot coverage, Co-working space, permeable, Retail sales (Convenience and Neighborhood)	SECTION 94-12.0. DEFINITIONS	In Progress	II	MODERATE(3)			With next package of DEF.
	LD		Add illustrations to some of the definitions.	SECTION 94-12.0. DEFINITIONS		III	MODERATE(3)			With next package of DEF.
ACCESS FOR ALL. GOAL 1: Multimodal Networks										
Continue to implement the Complete Streets Policy to accommodate all road users	PP, MGB, T	AA.1.1.5	Update design code and development permitting processes to integrate the City's Complete Streets policy.	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT		III	MODERATE(3)			
	T	AA.1.1.7	Evaluate effectiveness of existing performance standards related to transportation access and impacts.	SECTION 94-10.0. DEVELOPMENT LINKAGE FEES		III	MODERATE(3)			
	T, MGB	B-46	Complete Streets/Vision Zero - Review aspects of zoning ordinance governing conditions and site plan review for larger developments to ensure alignment with Complete Streets Policy and to advance Vision Zero policy for all streets, corridors, and neighborhoods.	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT		II	MODERATE(3)			
ACCESS FOR ALL. GOAL 2: Coordinate Mobility & Development.										
Increase the presence of residents, jobs, and destinations in areas with high transit access today or in coordination with plans for expanded multi-modal access	HP, HA, UDR, CR, T, ED	AA.2.1.1	Allow and promote increased density and mixed uses within walking distance of METRA train stations and major bus hubs.	SECTION 94-4.0. DIMENSIONAL REGULATIONS		II	V. HIGH(5)			
	UDR, CR, ED	T.1.4.A	Encourage mixed-use development.	SECTION 94-3.0. USE REGULATIONS SECTION 94-6.0. GENERAL REGULATIONS SECTION 94-9.0. SPECIAL DISTRICT REGULATIONS		II	V. HIGH(5)			
	MAP, UDR, ED	B-37	Update MUZ	SECTION 94-9.0. SPECIAL DISTRICT REGULATIONS		II	HIGH(4)			
	T, CR	T.1.4.C	Integrate multimodal connections in new development.	SECTION 94-6.0. GENERAL REGULATIONS						
	All	B-43	Review/update of Zoning map and districts towards stated community goals from above plans, including: Business development in Medford Square - Multimodal transit/access into Medford Square - Residential development especially near transit hubs and university buildings - Mixed-use business/residential development along key commercial corridors (i.e. Mystic Avenue)	SECTION 94-6.0. GENERAL REGULATIONS SECTION 94-9.0. SPECIAL DISTRICT REGULATIONS		II	V. HIGH(5)	HIGH		
	T, CR	B-33	Transportation Demand Management (TDM)	SECTION 94-6.0. GENERAL REGULATIONS		II	HIGH(4)			
	UDR, COR, T	AA.2.1.2	Promote transit-oriented mixed-use development along emerging corridors like Mystic Avenue and Mystic Valley Parkway.	SECTION 94-3.0. USE REGULATIONS		II	HIGH(4)	High		
	T	AA.2.1.3	Evaluate current density in transit-rich areas and consider increases that are compatible with areas of lower density.	SECTION 94-4.0. DIMENSIONAL REGULATIONS		II	HIGH(4)			
	HP, HA, T	AA.2.1.4	Evaluate whether Medford's current zoning is consistent with the new housing requirements for METRA communities and modify zoning to bring the City into compliance and preserve its right to access state grants.	SECTION 94-4.0. DIMENSIONAL REGULATIONS		II	HIGH(4)			
	UDR	AA.2.1.5	Create design guidelines or studies to inform how areas of higher density can transition effectively to areas of lower density. Update zoning to address the uses, dimensional standards and development standards required.	SECTION 94-3.0. USE REGULATIONS SECTION 94-4.0. DIMENSIONAL REGULATIONS SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
ACCESS FOR ALL. GOAL 3: Support an improved experience for all methods and levels of mobility. PEDESTRIAN AND BIKING EXPERIENCE										
Support an improved experience for all methods and levels of mobility. Improve the pedestrian and biking experience.	T, CR	AA.3.1.B	Update bicycle and motor vehicle parking requirements.	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	T, CR	T.1.4.E	Update bicycle parking requirements.	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	T, CR	T.1.4.B	Design for active streetscapes.			II	V. HIGH(5)			



CITY OBJECTIVES	TOPICS	STRATEGIES		ZONING	Progress	PHASE	IMPORTANCE	URGENCY	Start	Time
		Code	Description							
	T, CR	B-51	Overlay District: - Car-free zone (with exceptions for delivery trucks at certain times). (Does Medford have districts where this would be appropriate?)	SECTION 94-2.6. DISTRICTS		III	MODERATE(3)			
	T, CR	T.1.4.F	Update motor vehicle parking requirements.	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	T, CR, HA	B-47	Lower parking ratios (lower than Medford already has) - Affordable housing - Near transit	SECTION 94-3.0. USE REGULATIONS		II	HIGH(4)			
	T, CR	T.2.1.D	Encourage EV charger installations	SECTION 94-3.0. USE REGULATIONS		III	MODERATE(3)			
	T, CR	B-49	By-right allowances: EV charging stations	SECTION 94-3.0. USE REGULATIONS		III	MODERATE(3)			
	T, CR	B-53	Increased EV ready requirement, with performance path for automated load management system (approved in Brookline).			III	MODERATE(3)			

CLIMATE RESILIENCE. GOAL 2: Achieve and Evolve the 2021 Climate Action and Adaptation Plan.

Adopt zoning changes identified by the plan and identify metrics to ensure that the new regulations have the anticipated impact.	CR	CR.2.1.1	Review adopted environmental performance standards to incorporate climate resilience best practices. (CAAP: Strategy BE 1.2.A)	SECTION 94-6.0. GENERAL REGULATIONS		III	HIGH(4)			
	BE	1.2.A	Adopt environmental performance standards for large projects.	SECTION 94-6.0. GENERAL REGULATIONS		II	HIGH(4)	HIGH		
	CR, PP	BE 1.2.B	Offer incentives for exceptional energy performance.	TRANSVERSAL		III	MODERATE(3)			
	CR, HA, PP	B-47	Zoning incentives: - Affordable housing - Near transit - Height exemptions - Expedited site plan review - Use variances - Reduce permit fees - Low embodied carbon	TRANSVERSAL		II	HIGH(4)			
	PP	A-13	Review solar energy systems for conformity to renewable energy codes.	SECTION 94-7.0. SPECIAL REGULATIONS		III	MODERATE(3)			
	CR	CR.2.1.4	Adopt flood resilience building guidelines. (CAAP Strategy BE 1.3.B)			III	MODERATE(3)			
	CR	BE 1.3.B	Update flood resilience building guidelines.			III	MODERATE(3)			
	CR	B-51	Overlay District: Flood zones (but Medford doesn't have many buildings in these) - Elevate mechanical systems - Elevate first floor and entries - Grade highest around base of building - Backflow valves - Wet or dry floodproofing - Sump pumps	SECTION 94-2.6. DISTRICTS		III	MODERATE(3)			
	CR, HP	BE 1.3.C	Incentive higher density in upland areas	SECTION 94-2.6. DISTRICTS		II	HIGH(4)			
	CR	EN 2.3.A	Consider a riparian buffer overlay to prioritize living shorelines.	SECTION 94-2.6. DISTRICTS		III	MODERATE(3)			
	CR	EN 2.1.C	Encourage rainscaping on private property			III	MODERATE(3)			
	CR	B-50	Overlay district (points checklist for stormwater requirements) (compare against Medford's stormwater ordinance and Somerville's) Stormwater requirements: - Green roof, blue roof - Permeable paving - Increase green area ratio - Rain garden, bioswale, retention pond - Rainwater barrels and right-sized gutters	SECTION 94-6.0. SPECIAL RESIDENTIAL REGULATIONS		III	MODERATE(3)			
	CR	B-49	By-right allowances - Ultra-low emissions building systems - Heat pump condensers - Battery storage - Renewables - Solar PV (is this already by right?) - Solar thermal - Driveway solar canopy - Micro-scale wind - Small-scale green infrastructure - Window, wall, and roof gardens - Permeable paving - Composting	SECTION 94-7.0. SPECIAL REGULATIONS		III	MODERATE(3)			
	CR	EN 2.2.D	Expand the capacity of the stormwater system through green, blue, gray solutions.	TRANSVERSAL		III	MODERATE(3)			
	CR	B-51	Overlay District: Flood zone - Rain garden, bioswale, retention pond. - Permeable paving. - Rainwater barrels and right-sized gutters.	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	CR	CR.2.1.5	Adopt design and material standards for cooler surfaces.(CAAP Strategy PH 1.2.C)	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	CR	PH 1.2.C	Adopt design and material standards for cooler surfaces.	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	CR	B-51	Anti-heat island zone (do any of these impinge on code?) - Minimum SRI for roofs and top level of parking lots - Preserve existing trees and require tree planting for larger sites - Window shading - Covered parking - Cool roof/green roof Passive cooling - operable windows, design for airflow	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	CR	CR.2.1.6	Update zoning codes to support community health outcomes. (CAAP Strategy PH 1.1.A)	TRANSVERSAL		II	HIGH(4)			
	CR	PH 1.1.A	Update zoning codes to support health outcomes.	TRANSVERSAL		II	MODERATE(3)			
	PH	1.1.B	Assess neighborhood-specific opportunities.	TRANSVERSAL		III	MODERATE(3)			
	CR	CR.2.1.7	Adopt new landscape performance standards for heat mitigation, stormwater infiltration, and soil health.	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	CR, MGB	B-44	Tree Ordinance (19-070) - One of our in-progress Tree Ordinances touches on tree canopy protection, replacement, and/or mitigation for private property developments of different size thresholds. I would like to review that during our conversations about dimensional requirements and conditions for large residential and housing developments to ensure that ordinance goals are implemented in the zoning code, where appropriate.	SECTION 94-6.0. SPECIAL RESIDENTIAL REGULATIONS		III	MODERATE(3)			
			Adequate space for recycling in addition to trash. Not required, but recommended space for compact bins.	SECTION 94-7.0. SPECIAL REGULATIONS		III	MODERATE(3)			

GENERAL GOAL 1: Ensure legal coherent language throughout all the zoning.

Maintain legal language consistent throughout the zoning document	PP	B-30	Refer to legal counsel for review: - Replace Director of Community Development with "Director of Planning, Development & Sustainability" - Replace "Office of Community Development" with "Department of Planning, Development & Sustainability"	TRANSVERSAL		III				
	PP	B-31	Other edits from Legal Counsel	TRANSVERSAL		III				

