

City of Medford

PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update
DECEMBER 03, 2024





Agenda

- Process Timeline
- Plan 2025
- Introduction
- General Changes to the Medford Zoning Ordinance
- New District: Salem Street Corridor District (SSCD)
- Q&A



Timeline: Phase 2





PLAN 2025

2024-2026 Zoning Update

	JANUARY	FEBRUARY	MARCH	APRIL	MAY
GEOGRAPHY	North Medford	South Medford	Medford Square	West Medford	Wellington/ Glenwood
DISTRICTS	SF1 &SF2	APT 1, APT 2 & General Residential	C1	C1	O1, O2, Industrial & MUZ
TOPICS	Dimensional Standards	Dimensional Standards	Dimensional Standards	Dimensional Standards	Dimensional Standards
	Development Standards	Development Standards	Development Standards	Development Standards	Development Standards
	Housing	Neighborhood Nodes			



INTRODUCTION

MEDFORD, MA

COMPREHENSIVE

PLAN

January 2023

VP.1.1.2

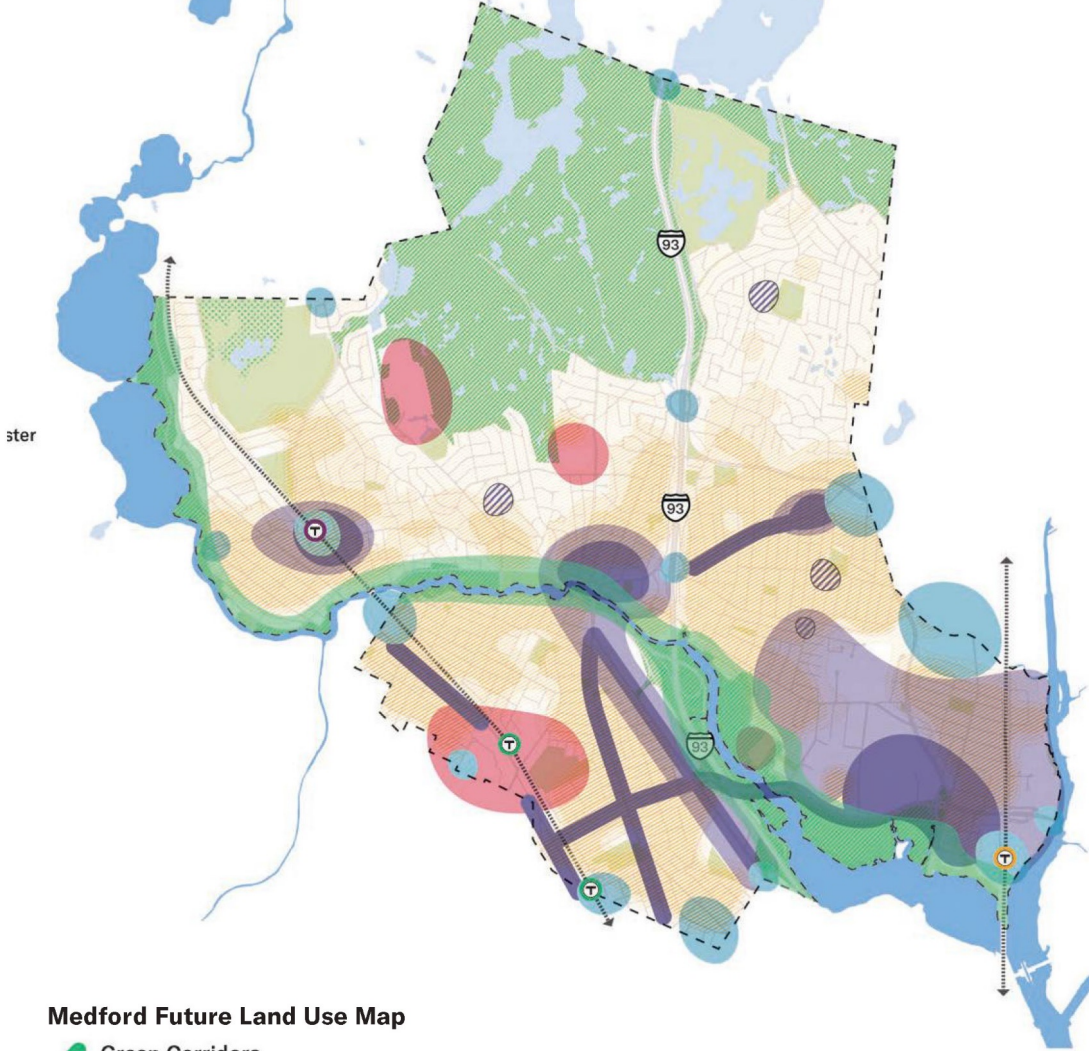
Rezone to allow mixed-use in “village centers” as-of-right in smaller nodes outside the traditional commercial squares, such as Salem Street.

Medford has traditional centers of commercial activity, such as Medford Square and West Medford Square, and corridors along which commercial and industrial activity is mixed with other uses. Mystic Avenue and, to a lesser extent, Salem Street are examples of this pattern of development. However, there are non-conforming uses scattered within the primarily residential districts that are likely remnants of commercial uses established before the zoning ordinance was adopted.

Intersections are good places to consider for introducing a mix of uses. The intensity and variety of those uses would depend on the existing conditions and neighboring uses. For example, the intersection of Salem Street and Fellsway West is an example of an area that already accommodates many uses and could add more intense uses over time, as zoning changes and market demand interact.

Smaller crossroads, such as the intersection of Spring Street, Magoun Avenue, and Gibson Street may have room for only a few neighborhood-based businesses. One way to support these smaller crossroads is to create a zoning mechanism to address the non-conforming use and, depending on the characteristics of the abutting properties, perhaps allow an additional floor or two. This corner has a single-story commercial building and an empty lot used for parking; the abutting residential uses are mostly two-and-a-half stories and single- or two-family structures.

Zoning changes to address these small commercial nodes or corners could create incentives to invest in the buildings and increase space available for local neighborhood-supporting businesses without major negative impacts on the existing neighborhood.

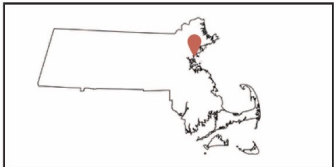


Medford Future Land Use Map

Figure XI. Medford Future Land Use Map



2024-2026 Zoning Update

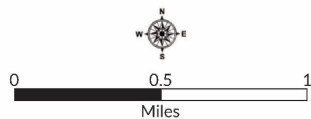


LEGEND

- Buildings
- Hydrography

Medford Zoning

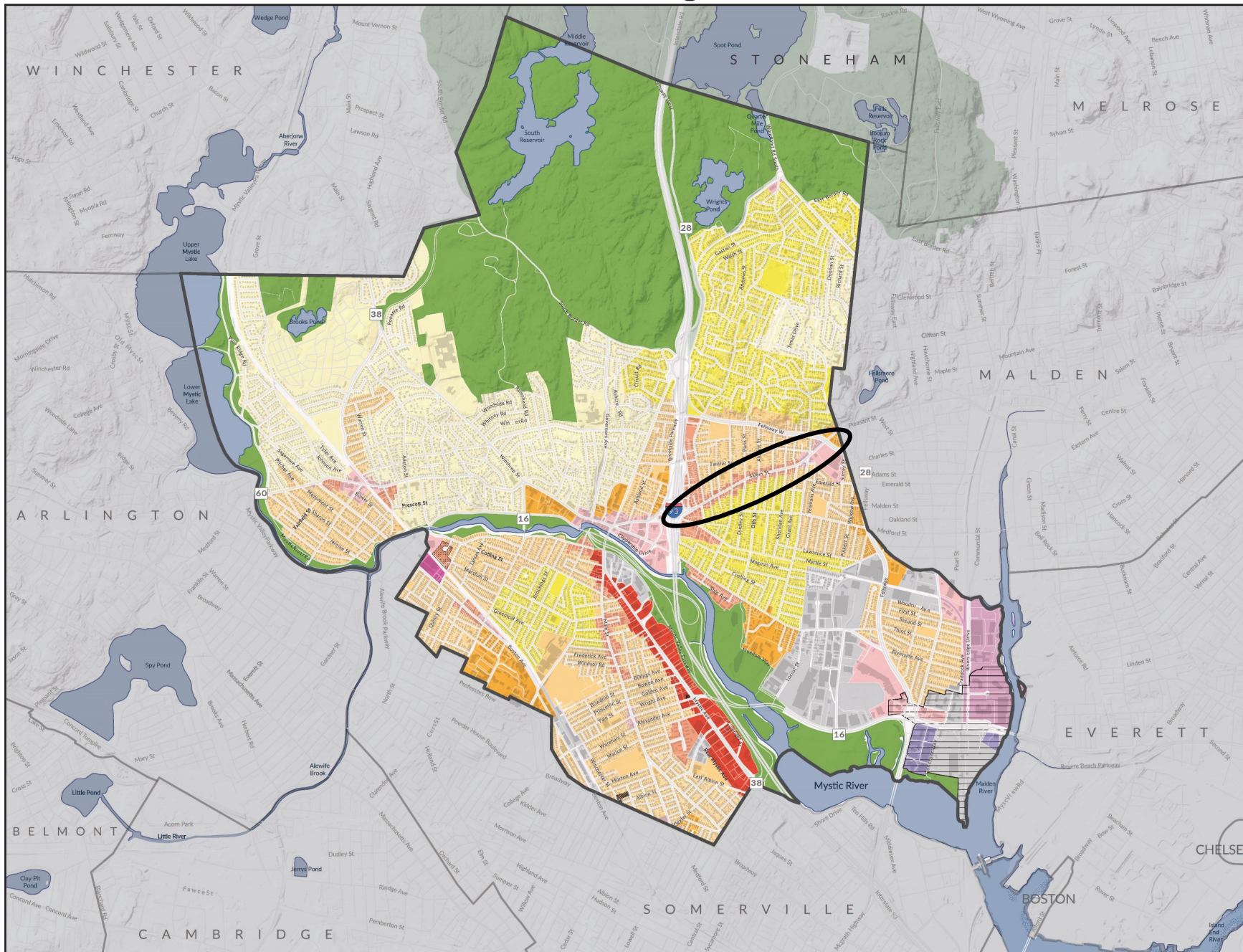
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commerical 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



This map was produced in June 2024 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".

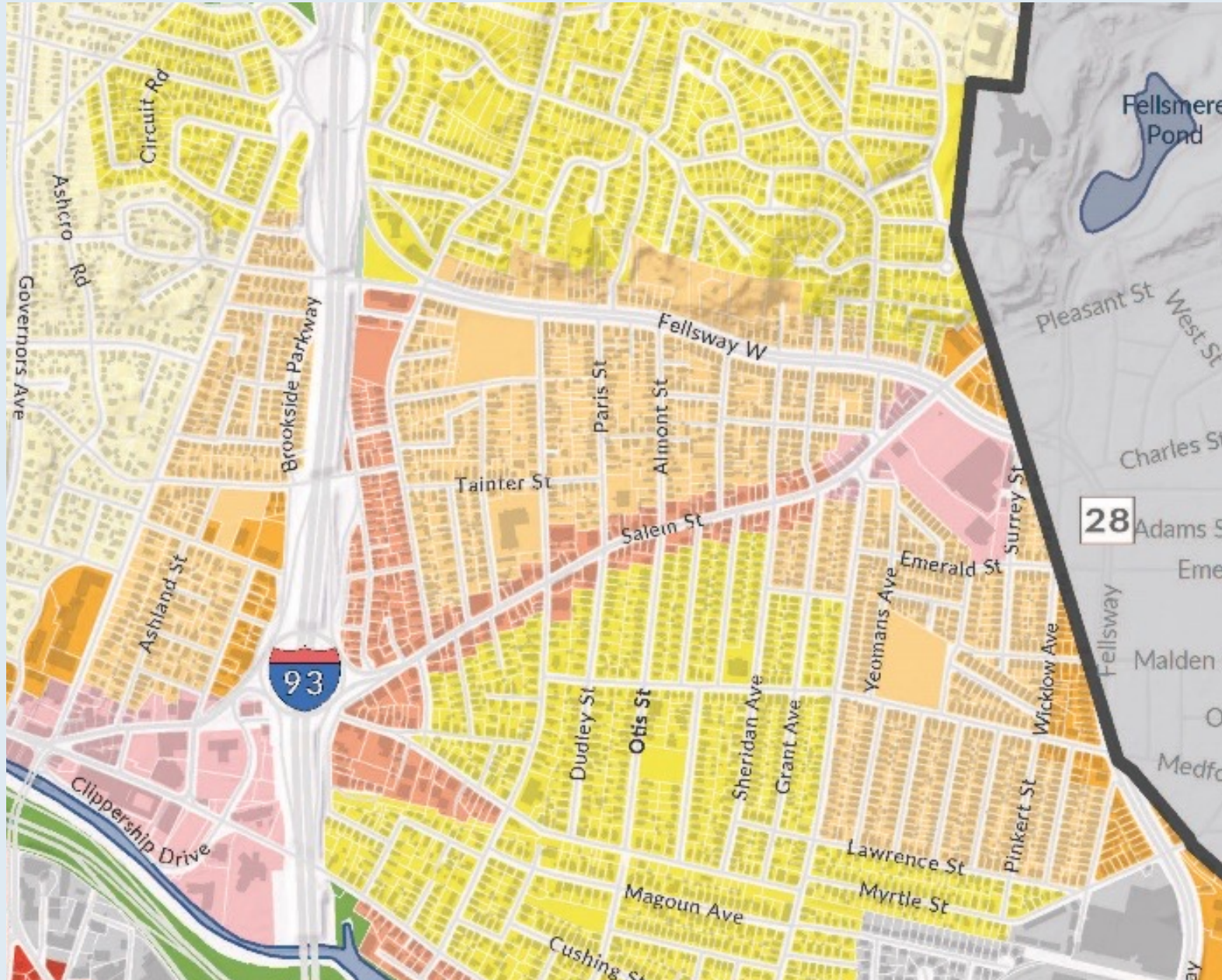


Zoning



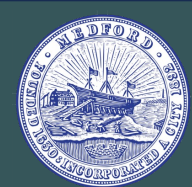


INTRODUCTION



Medford Zoning

- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
- C2 - Commercial 2
- GR - General Residential
- SF2 - Single Family 2



2024-2026 Zoning Update

Medford Zoning Dimensions														
		Minimum Permitted										Maximum Permitted		
		Lot					Open Space % Gross Floor Aea			Yards (feet)				
		Area (SF)		Length (FT)										
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usuable	Front	Side	Rear	Lot Coverage (%)	Feet	Stories
APT 1	1. Detached Single-Family	-	5,000	35	50	55	-	-	15	7 1/2	15	40%	35	2.5
	2. Detached Two-Family	-	6,000	35	60	60	-	-	15	7 1/2	15	35%	35	2.5
	3(a) Attached Single-Family (End Dwelling Unit)	-	3,500	35	35	75	10%	25%	15	10	15	30%	35	3
	3(b) Attached Single-Family (Middle Dwelling Unit)	-	2,500	25	25	75	5%	25%	15	-	15	35%	35	3
	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	30%	50	4
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
5.Other permitted principal structures		-	10,000	50	100	100	10%	25%	15	15	15	30%	35	3
GR	1. Detached Single-Family	-	5,000	35	50	55	-	-	15	7 1/2	15	40%	35	2.5
	2. Detached Two-Family	-	6,000	35	60	60	-	-	15	7 1/2	15	35%	35	2.5
	3(a) Attached Single-Family (End Dwelling Unit)	-	3,500	35	35	75	10%	25%	15	10	15	30%	35	3
	3(b) Attached Single-Family (Middle Dwelling Unit)	-	2,500	25	25	75	5%	25%	15	-	15	35%	35	3
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)		10,000	50	100	100	10%	25%	-	-	-	-	-	-
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	5.Other permitted principal structures		-	10,000	50	100	100	10%	25%	15	15	15	30%	35
C1	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 2) on or above fourth floor	600	-	-	-	-	20%	-	-	-	-	-	75	6
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)		10,000	50	100	100	10%	25%	15	15	15	35%	75	6
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	4A. Hotel	-		50	100	100	10%	25%	-	-	15	-	140	15
	5.Other permitted principal structures		-	-	20	-	-	-	-	-	-	15	-	50
SF 2	1. Detached Single-Family	-	5,000	35	50	55	-	-	15	7 1/2	15	40%	35	2.5
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	30%	50	4
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	5.Other permitted principal structures		-	10,000	50	100	100	10%	25%	15	15	15	30%	35







2024-2026 Zoning Update

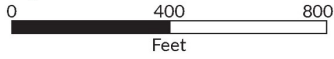


Salem St Corridor

Zoning

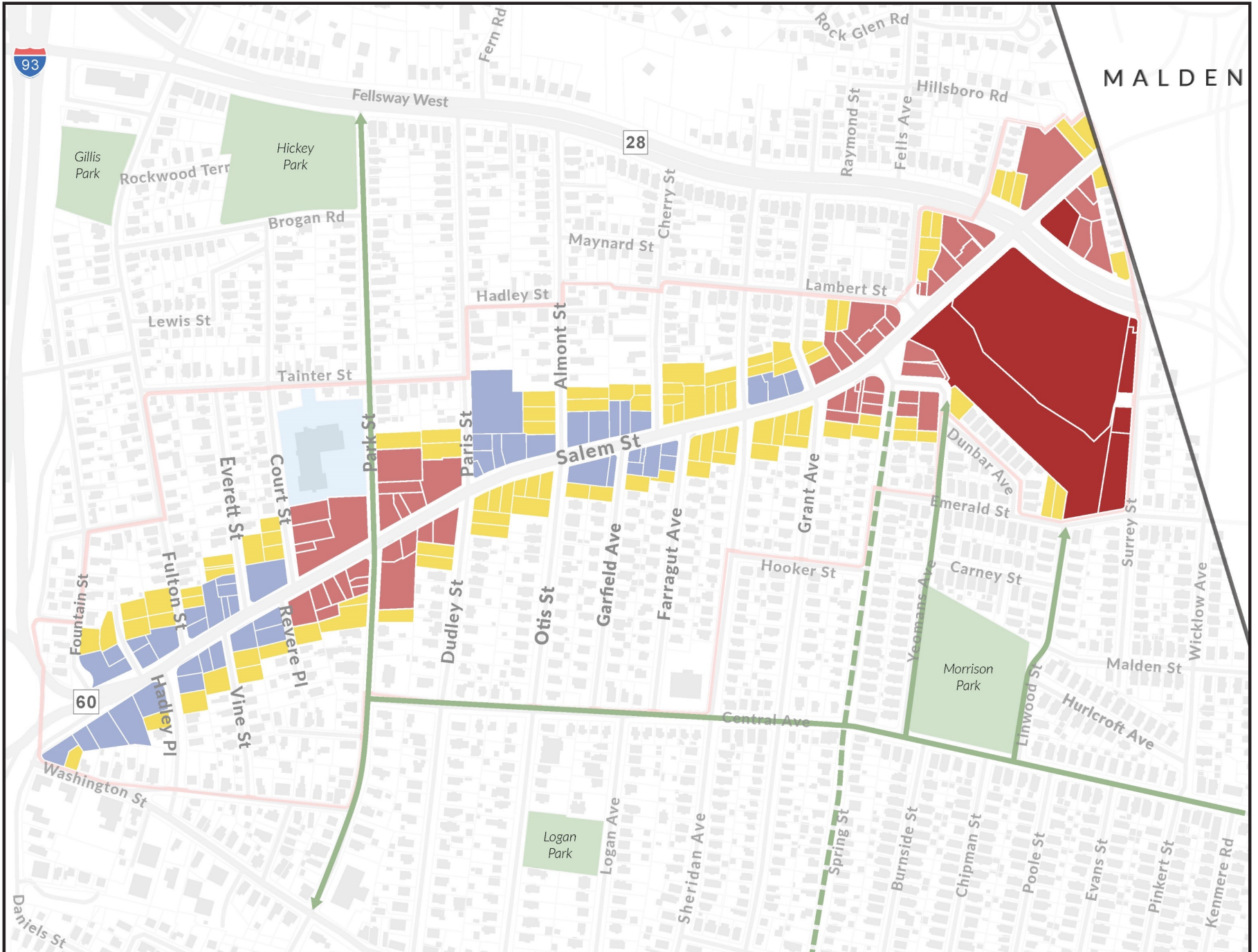
LEGEND

-  Mixed-Use 1:
Active ground floor Min 75%.
3 stories, with IZ 4 stories.
Small-Mid Scale
-  Mixed-Use 2:
Active ground floor min 75%
4 stories, with IZ 6 stories.
From 3rd floor Stepback.
-  Commercial:
Big Scale Commercial.
3 stories, with IZ 6
Gas station permitted.
Commercial program towards
Salem St.
Relocation of MBTA Garage.
-  Multi-unit Residential
3 stories
Multiple dwelling (3-6 units)



Date: 11/25/2024

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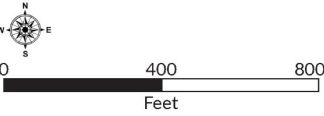
2024-2026 Zoning Update



Active ground floor min 75% 4 stories, with IZ 6 stories. From 3rd floor Stepback.

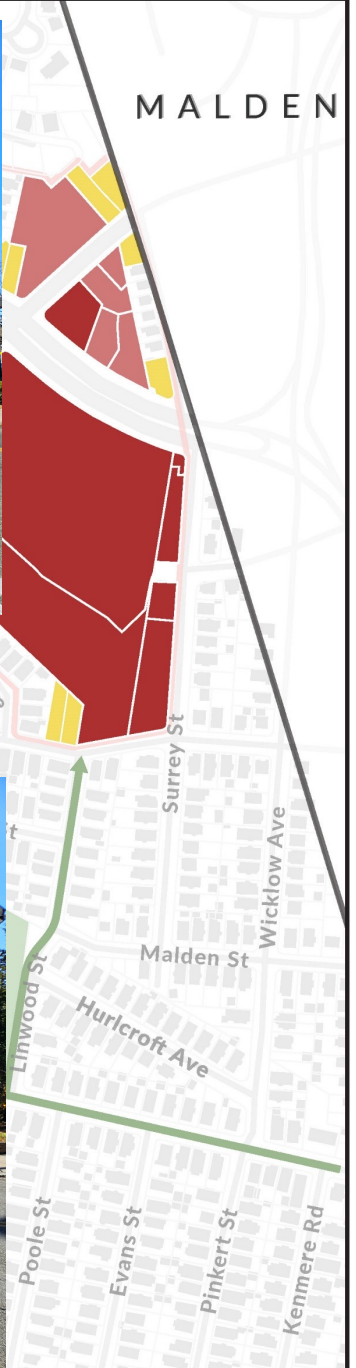
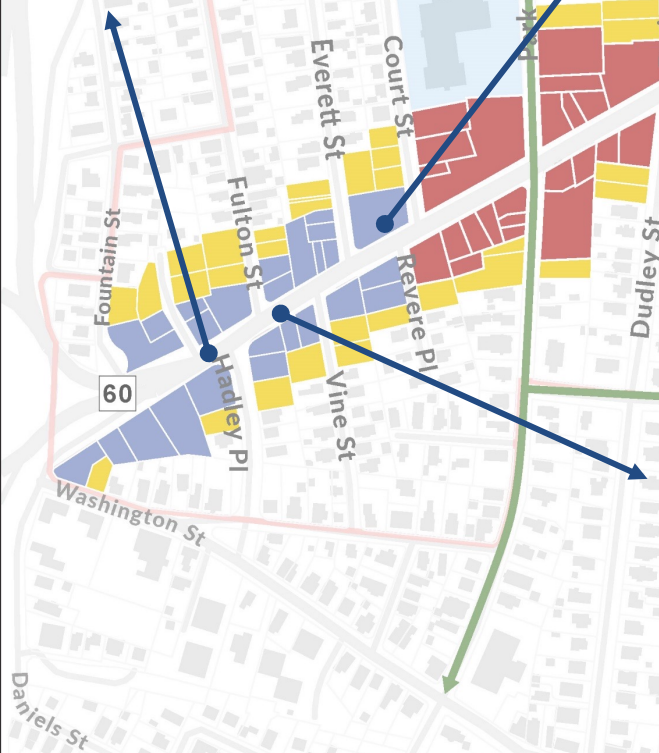


- Commercial:
Big Scale Commercial.
3 stories, with IZ 6
Gas station permitted.
Commercial program towards
Salem St.
Relocation of MBTA Garage.
- Multi-unit Residential
3 stories
Multiple dwelling (3-6 units)



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MALDEN





2024-2026 Zoning Update

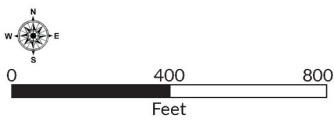


Active ground floor min 75%
4 stories, with IZ 6 stories.
From 3rd floor Stepback.



MALDEN

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Gas station permitted.
Commercial program towards
Salem St.
Relocation of MBTA Garage.
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3 stories
Multiple dwelling (3-6 units)



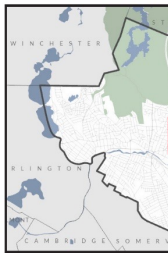
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2024-2026 Zoning Update



Salem St

Zon

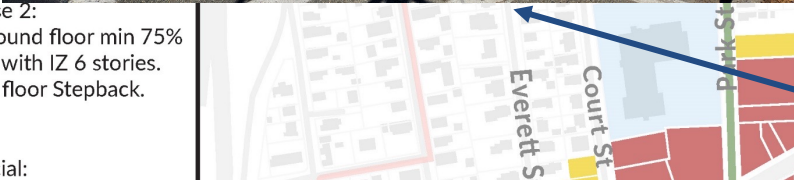
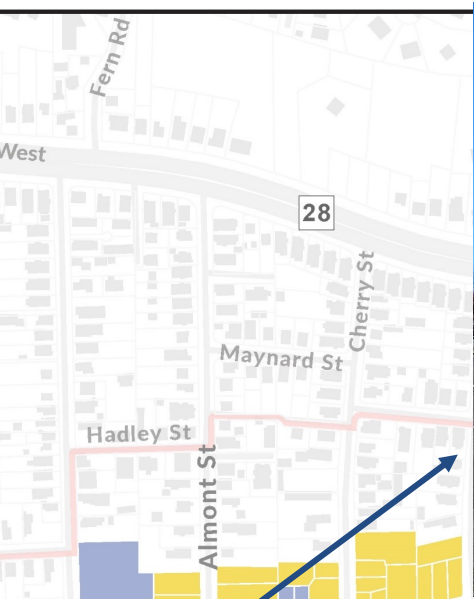
LEG

-  Mixed-Use
Active ground floor
3 stories.
Small-Medium Scale
-  Mixed-Use 2:
Active ground floor min 75%
4 stories, with IZ 6 stories.
From 3rd floor Stepback.
-  Commercial:
Big Scale
3 stories,
Gas station
Commercial
Salem St.
Relocation
-  Multi-unit
3 stories
Multiple d



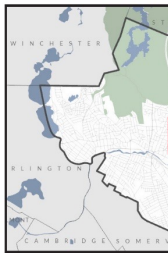
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2024-2026 Zoning Update



Salem St

Zon

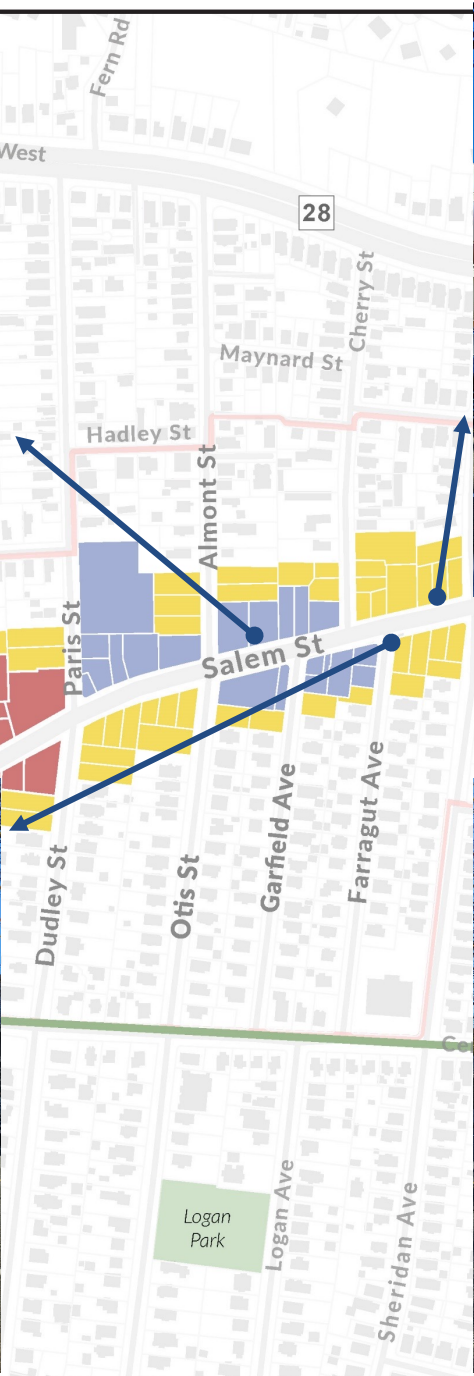
LEG

- Mixed-Use 1:
Active ground floor
3 stories.
Small-Mid
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Active ground floor min 75%
4 stories, with IZ 6 stories.
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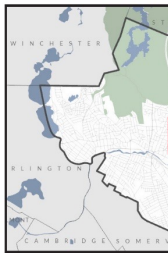
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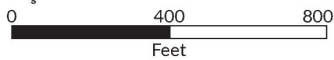


Salem St

Zon

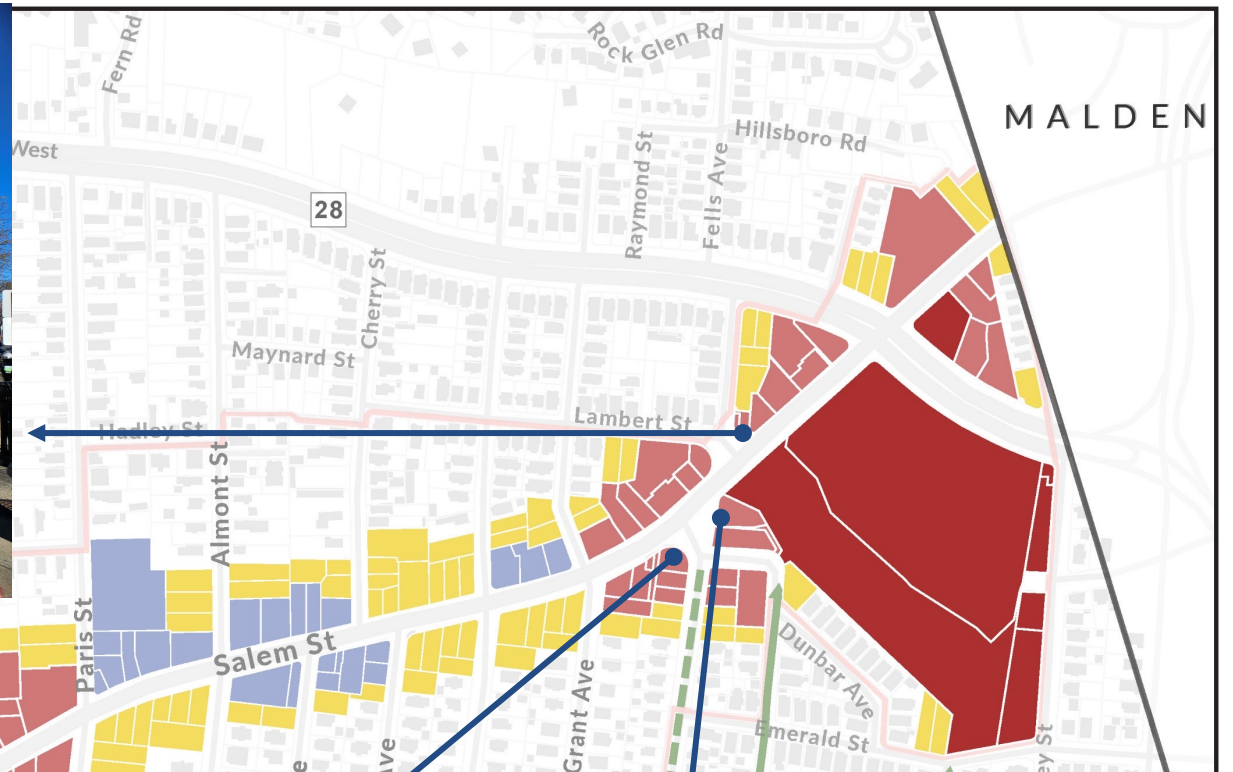
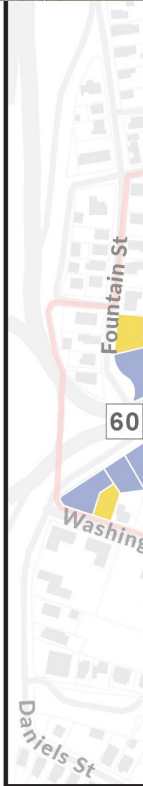
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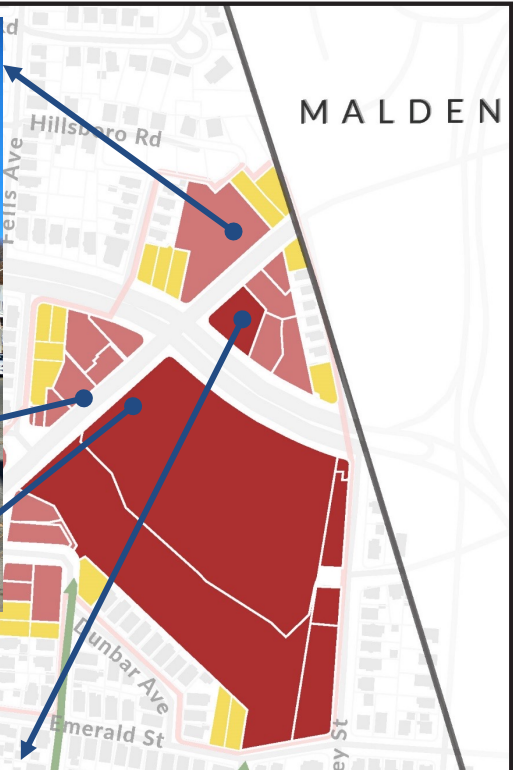






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2024-2026 Zoning Update

AMENDMENTS TO THE MEDFORD ZONING ORDINANCE



2024-2026 Zoning Update

SALEM STREET CORRIDOR DISTRICT (SSCD)



2024-2026 Zoning Update

