

# City of Medford

COMMUNITY DEVELOPMENT BOARD (CDB)

2024-2026 Zoning Update

Community Listening Session for Salem Street

February 10, 2025





# Agenda

- Introductions
- The Comprehensive Plan
- Looking at Salem Street
  - Existing Zoning and Proposed Zoning
  - A Walk Down Salem Street
  - Neighborhood-Specific Components
- Q&A



# INTRODUCTIONS



**Isaac B. "Zac" Bears**  
President, City Council

**Alicia Hunt**  
Director, Planning, Development, &  
Sustainability Department



**Emily Keys Innes, AICP, LEED AP ND**  
President

**Paula Ramos Martinez**  
Senior Urban Designer/Panner



2024-2026 Zoning Update

# Pathway to Zoning Reform





# MULTI-YEAR PROCESS

2024-2026 Zoning Update

- 2020-2022 City Council recodification project
- 2020-2023 Comprehensive Plan Development
- 2023 Urgent edits, corrections of unintended consequences and editing errors
- 2024-2025 Major zoning overhaul



# COMPREHENSIVE PLAN

**MEDFORD, MA  
COMPREHENSIVE  
PLAN**

January 2023

2024-2026 Zoning Update

*Open & Engaged  
Communication*



*Climate Resilience*



*Access for All*



*Vibrant Places*



*Welcoming & Supportive  
Neighborhoods*

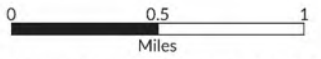
Figure XII. Through a combination of community feedback and analysis findings, five overarching themes were identified that captured Medford's priority areas for the Plan to focus on.





### LEGEND

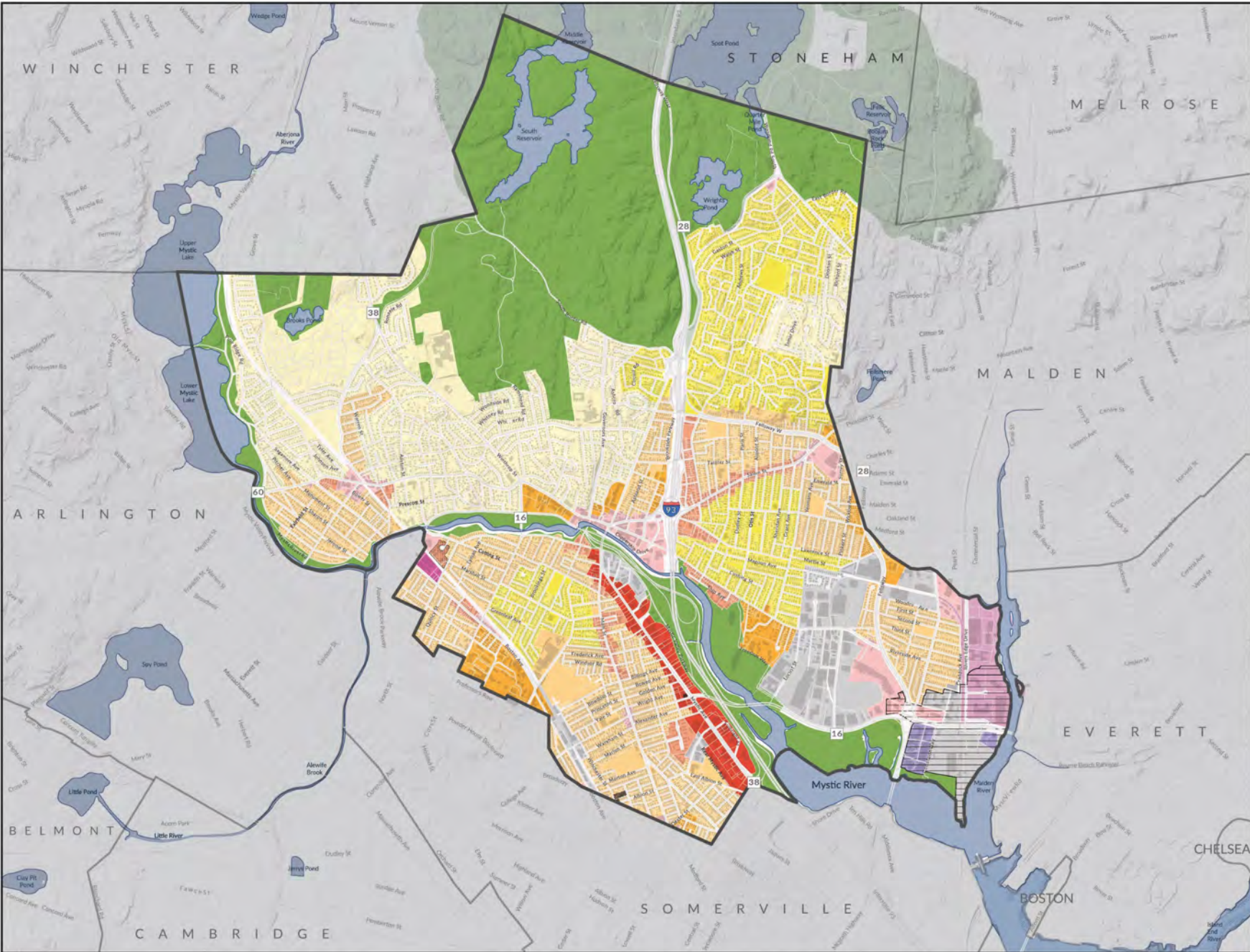
- Buildings
- Hydrography
- Medford Zoning**
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
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- O - Office
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- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 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



2024-2026 Zoning Update



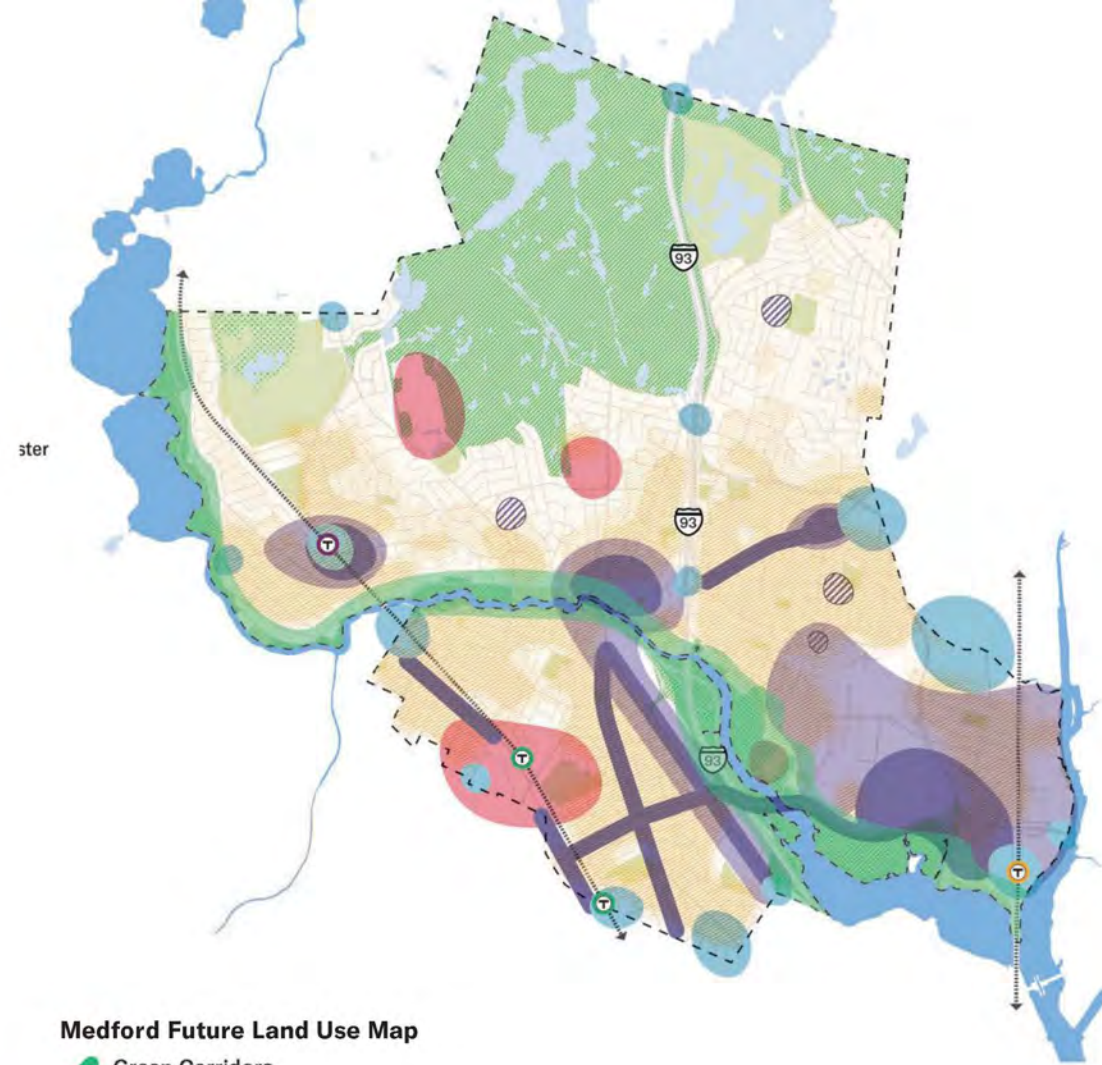




# INTRODUCTION

**MEDFORD, MA  
COMPREHENSIVE  
PLAN**  
January 2023

2024-2026 Zoning Update



Medford Future Land Use Map

- Green Corridors
- Corridors
- Centers & Squares
- Gateway Nodes
- Civic & Institutional Anchors
- Low Density Residential
- High Density Residential
- Neighborhood Centers
- Transformational Focus Areas

Figure XI. Medford Future Land Use Map



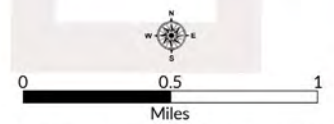




### LEGEND

- Buildings
  - Hydrography
  - Middlesex Fells Reservation
- Categories
- Corridors
  - Squares
  - Institutional
  - Special District

This map shows open space digitized from MassGIS NextGen 911 project.

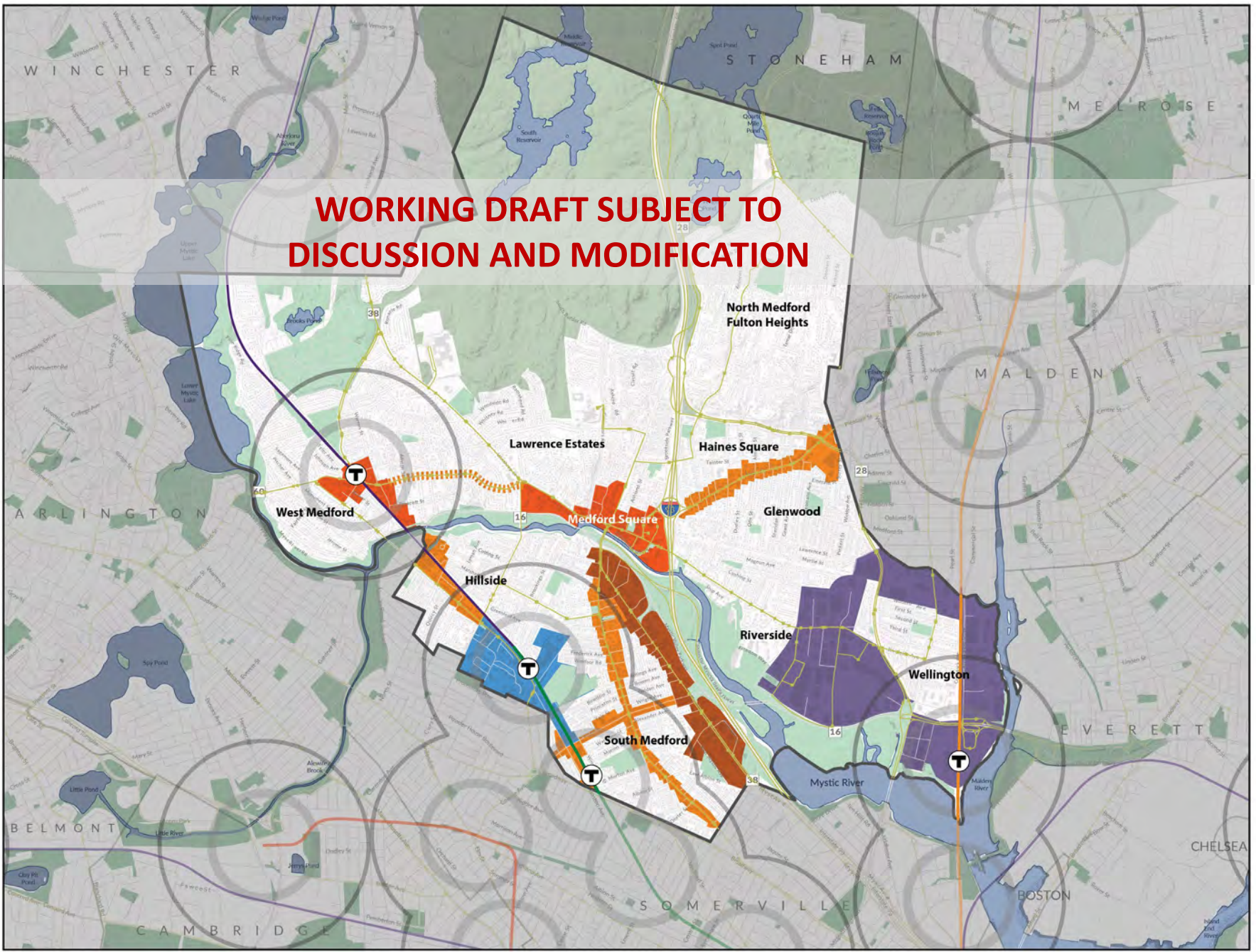


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# Mixed-Use Districts

**WORKING DRAFT SUBJECT TO DISCUSSION AND MODIFICATION**





# Proposal 02 Neighborhood Residential

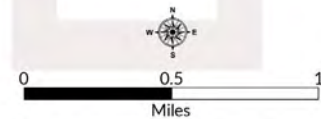


## LEGEND

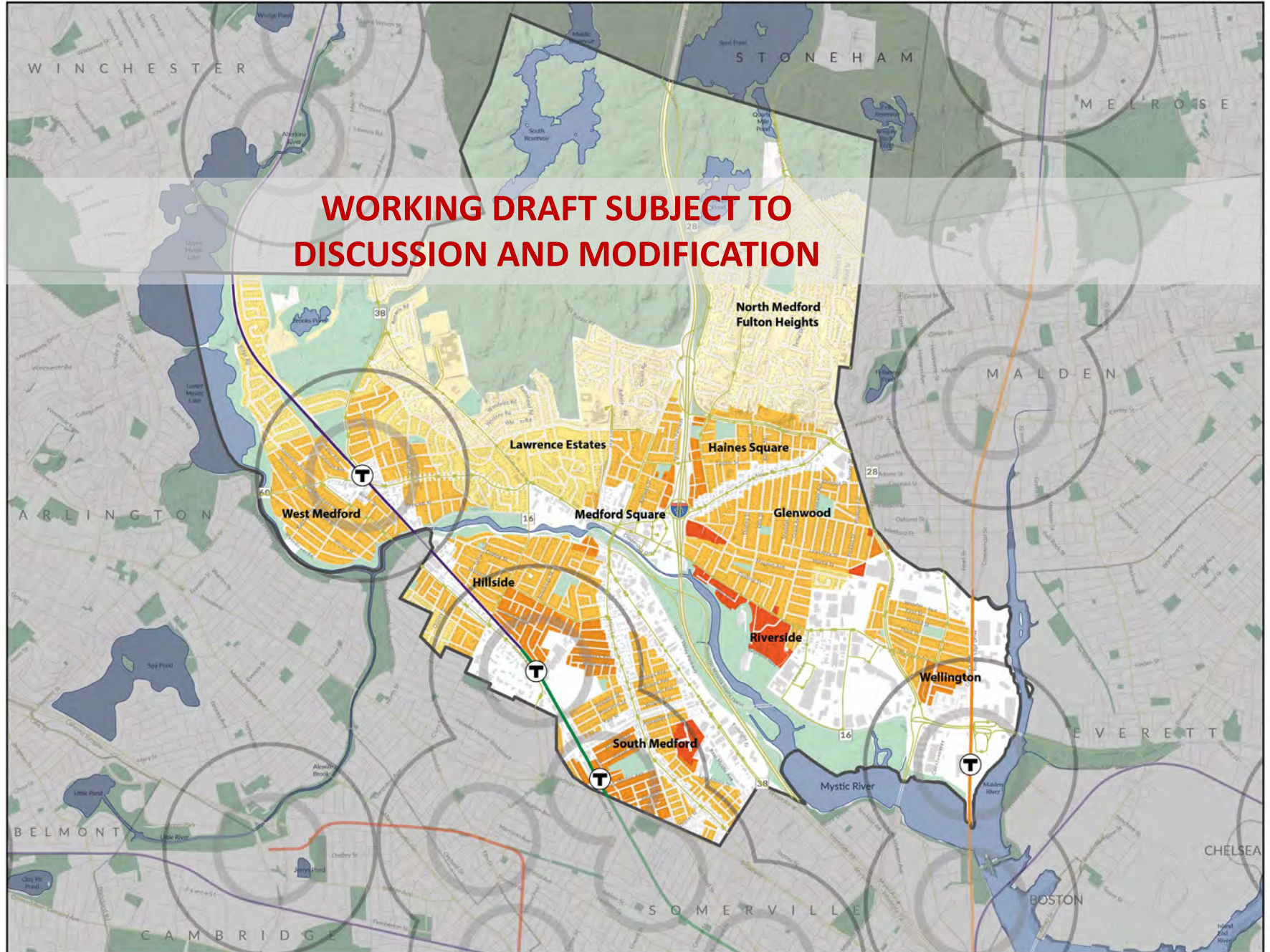
- Buildings
- Hydrography
- Middlesex Fells Reservation

### Residential Density

- Neighborhood Residential 1**
  - Single-unit Dwelling + ADU
  - Historic Conversion (2 units)
- Neighborhood Residential 2**
  - Single-unit Dwelling + ADU
  - 2-unit Dwelling
  - Historic Conversion (2-3 units)
- Neighborhood Residential 3**
  - Single-unit Dwelling + ADU
  - 2-unit Dwelling
  - 3-unit Dwelling
  - Townhouse
  - Historic Conversion (2-4 units)
- Urban Residential 1**
  - 2-unit Dwelling
  - Historic Conversion (2-5 units)
  - Townhouse
  - Multiple unit Dwelling (2-4 units)
- Urban residential 2**
  - Multiple unit Dwelling >4 units



This map was produced in January 2025 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'.



**WORKING DRAFT SUBJECT TO DISCUSSION AND MODIFICATION**

2024-2026 Zoning Update







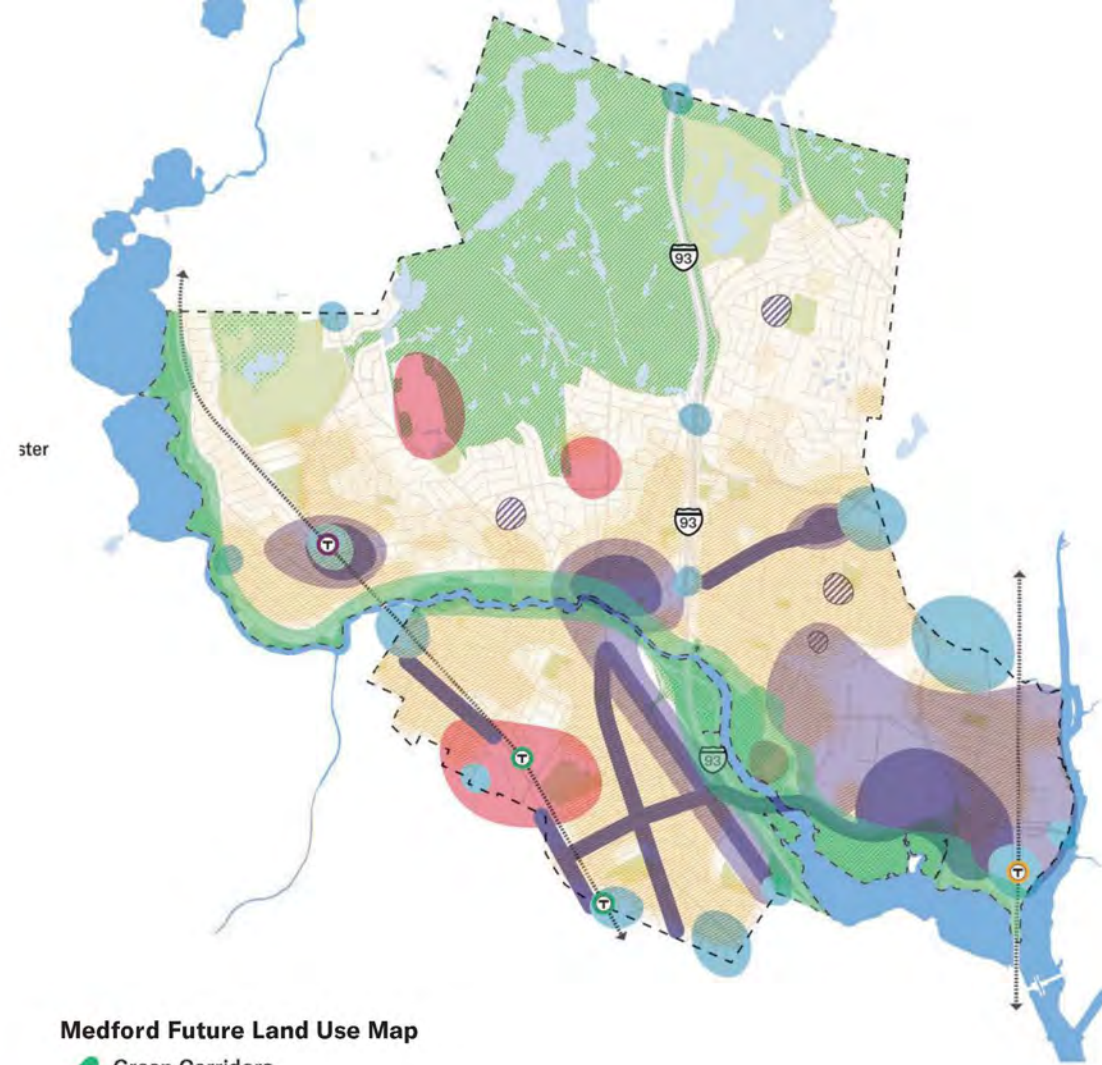
# INTRODUCTION



2024-2026 Zoning Update

## Corridors

Corridors are key streets, often with a presence of commercial or industrial uses today, that connect important centers across Medford. These corridors, such as Salem Street, Mystic Avenue, Mystic Valley Parkway, Main Street, or Boston Avenue, are imagined to be places for greater mixed use, job opportunities, retail/services, and zoning that reinforces these goals.



Medford Future Land Use Map

- Green Corridors
- Corridors
- Centers & Squares
- Gateway Nodes
- Civic & Institutional Anchors
- Low Density Residential
- High Density Residential
- Neighborhood Centers
- Transformational Focus Areas

Figure XI. Medford Future Land Use Map



2024-2026 Zoning Update

# Salem Street





# SALEM STREET

MEDFORD, MA  
COMPREHENSIVE  
**PLAN**  
January 2023



2024-2026 Zoning Update







# SALEM STREET

MEDFORD, MA  
COMPREHENSIVE  
**PLAN**  
January 2023





# SALEM STREET



2024-2026 Zoning Update

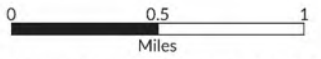






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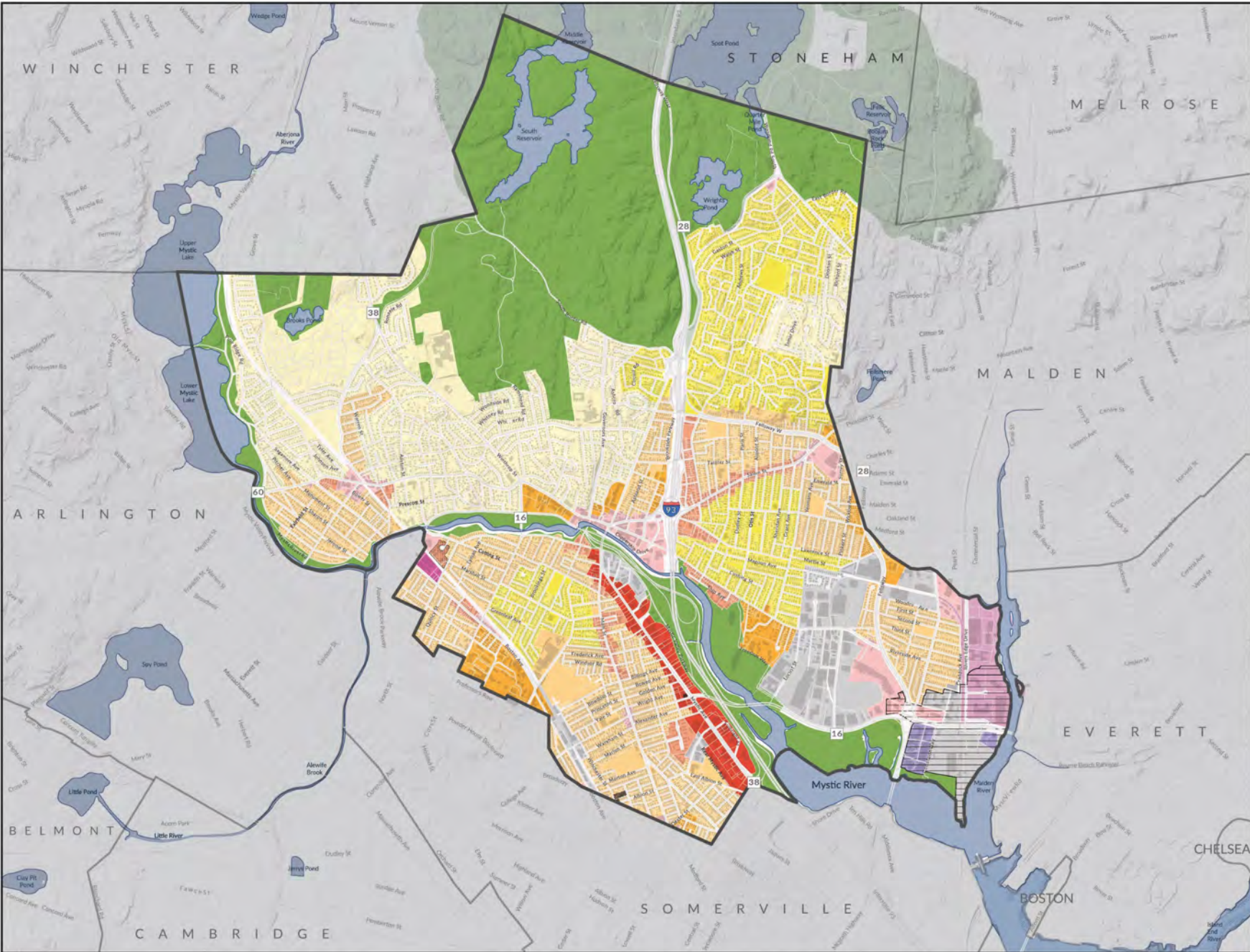
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# Zoning



2024-2026 Zoning Update

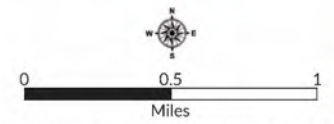






### LEGEND

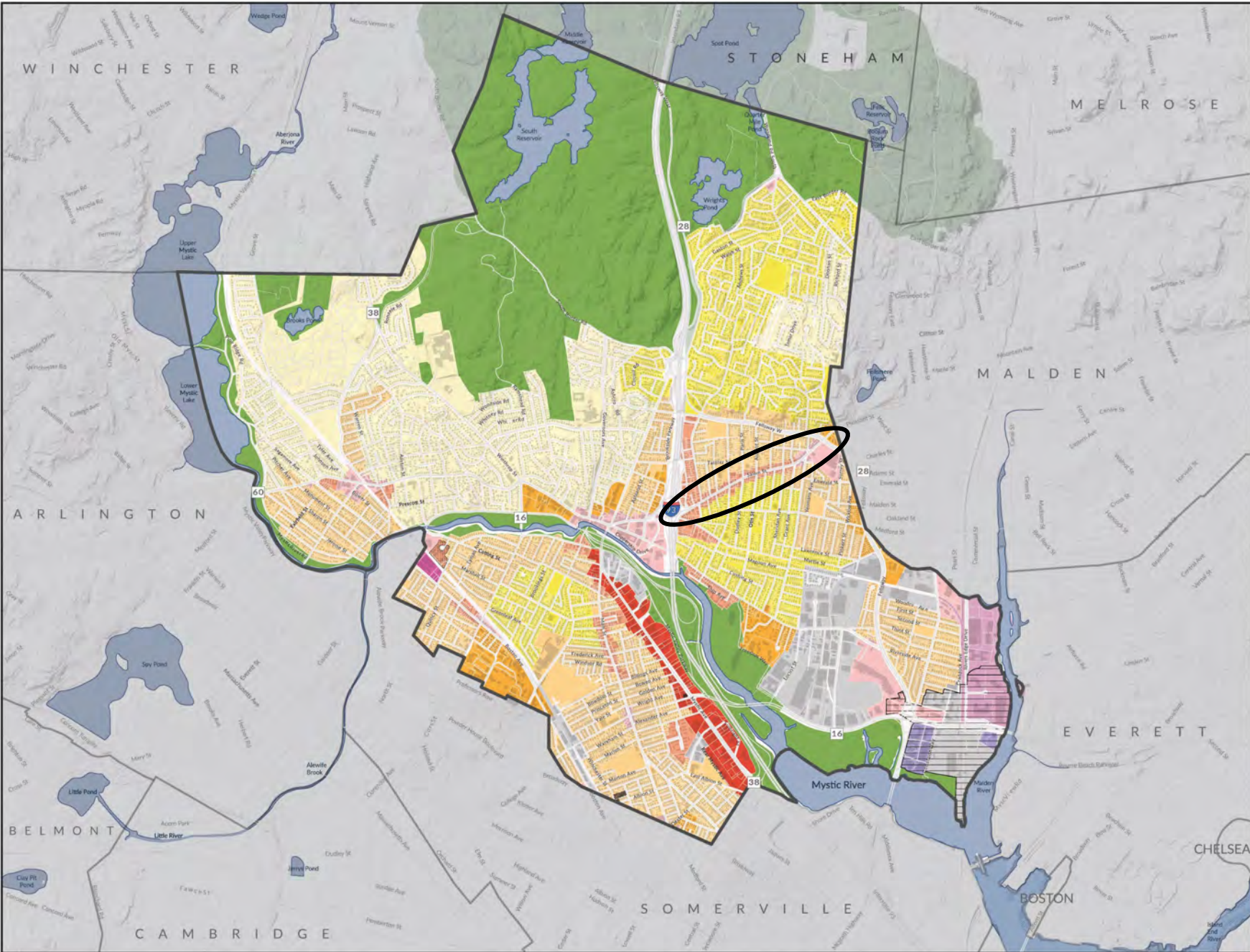
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# Zoning



2024-2026 Zoning Update



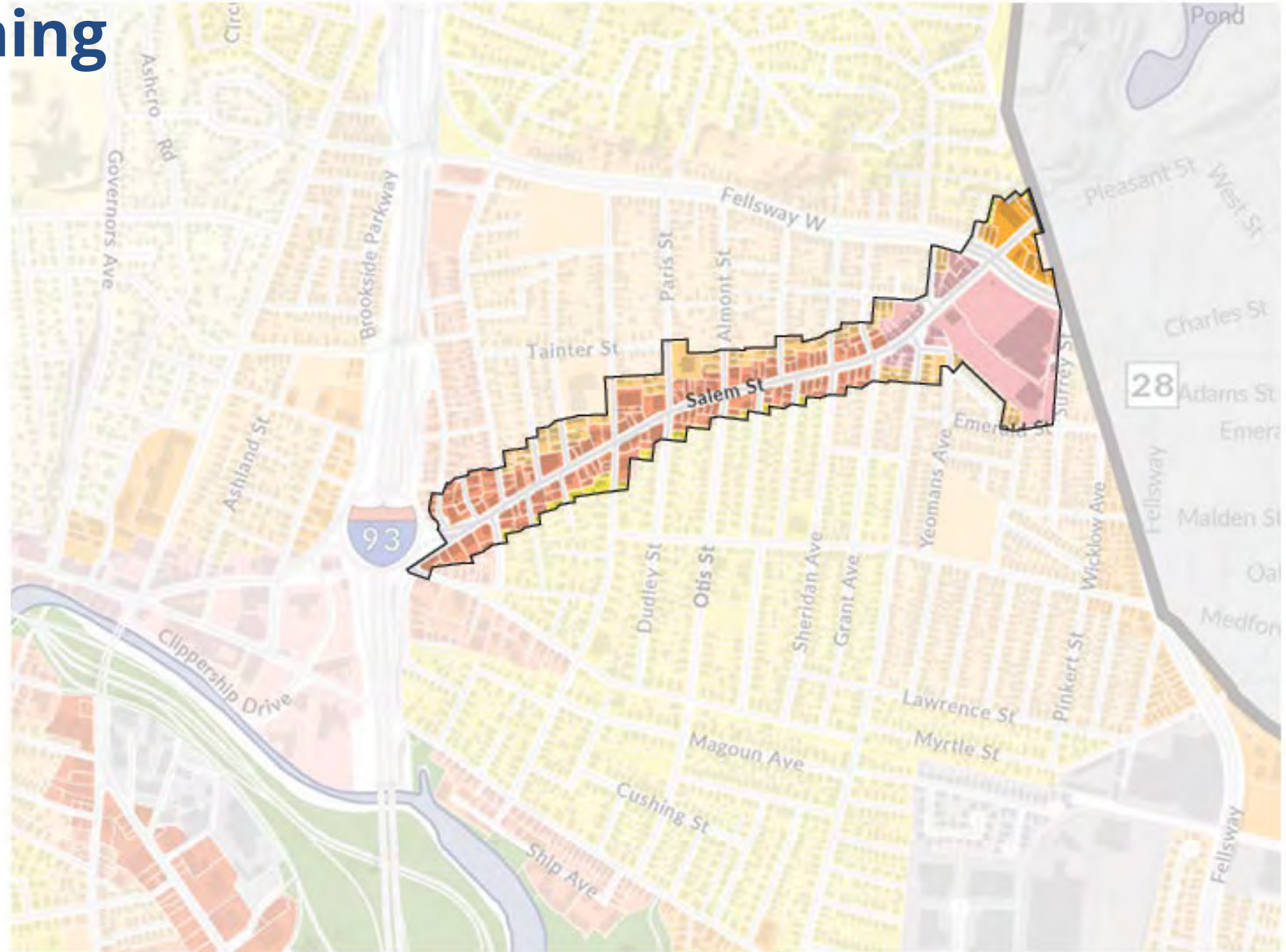




# Current Zoning

## Medford Zoning

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





2024-2026 Zoning Update






# Current Zoning for Salem Street





# Current Zoning

## Medford Zoning

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



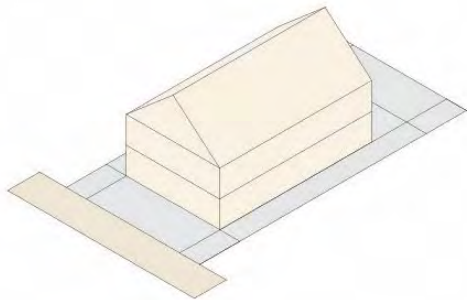




# Current Zoning: Residential Uses

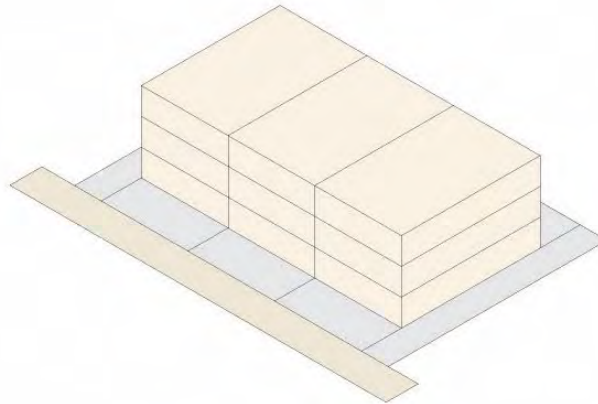
## Detached Single Family

Min. lot area: 5,000 sf  
Max. height: 2.5 stories



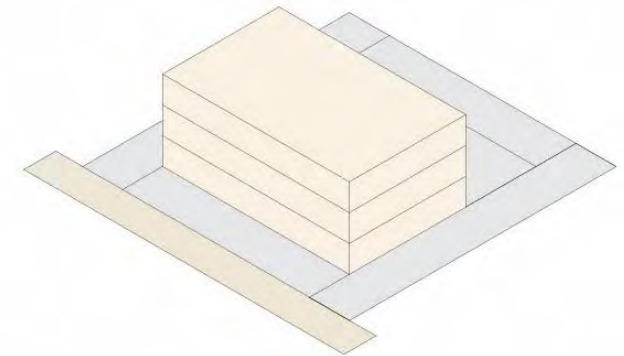
## Attached Single Family

Min. lot area:  
End unit: 3,500 sf  
Middle unit: 2,500 sf  
Max. height: 2.5 stories



## Detached Two-Family Dwelling

Min. lot area: 6,000 sf  
Max. height: 2.5 stories



**SF2** – Single Family 2

**GR** – General Residential

**APT1** – Apartment 1

**APT2** – Apartment 2

**GR** – General Residential

**APT1** – Apartment 1

**APT2** – Apartment 2

**GR** – General Residential

**APT1** – Apartment 1

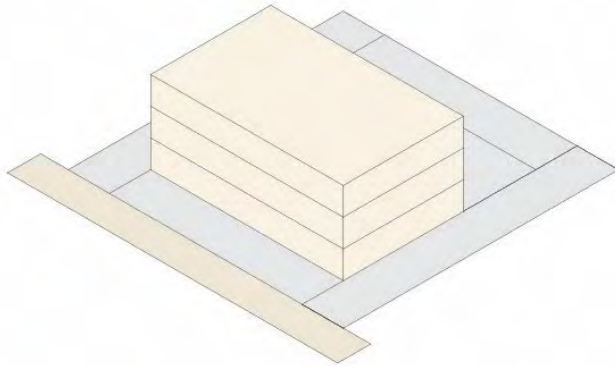
**APT2** – Apartment 2



# Current Zoning: Residential Uses

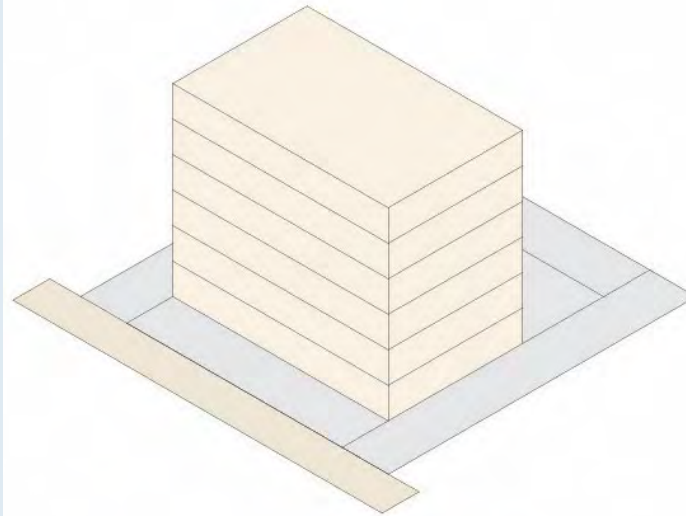
## Multiple Dwelling

Min. lot area: 10,000 sf  
Max. height: 3 stories



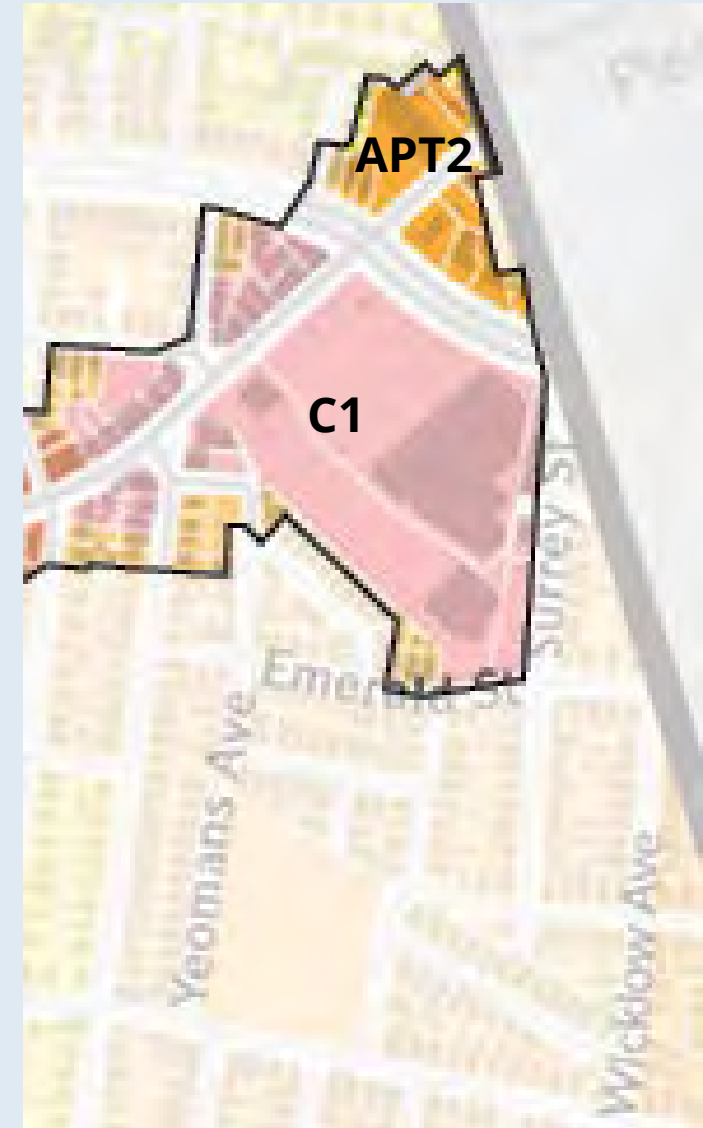
## Multiple Dwelling

Min. lot area: 10,000 sf  
Max. height: 6 stories



**APT1** – Apartment 1  
**APT2** – Apartment 2  
**C1** – Commercial 1

**APT2** – Apartment 2  
**C1** – Commercial 1

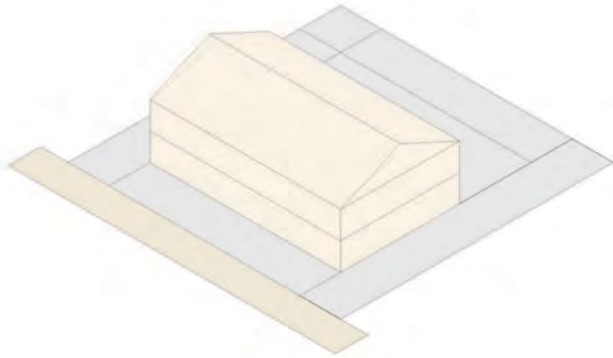




# Current Zoning: Other Permitted Principal Uses

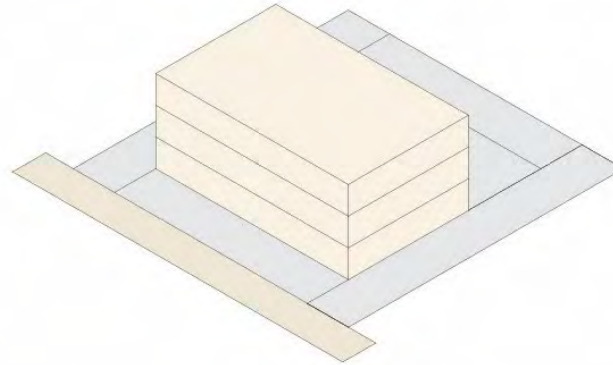
2024-2026 Zoning Update

Min. lot area: 10,000 sf  
Max. height: 2.5 stories

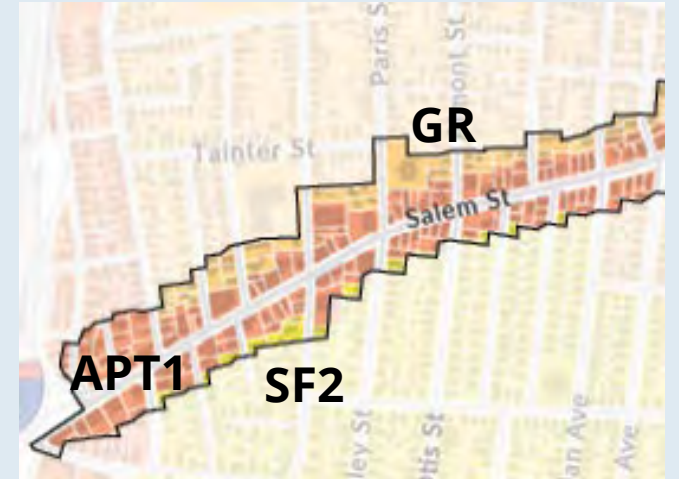


**SF2** – Single Family 2

Min. lot area: 10,000 sf  
Max. height: 3 stories



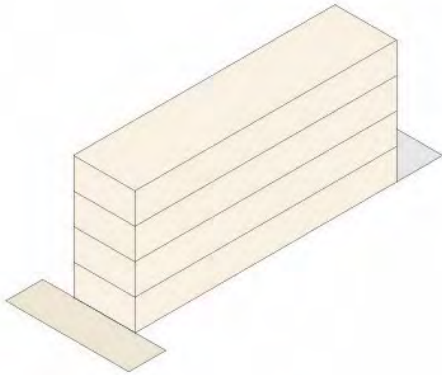
**GR** – General Residential  
**APT1** – Apartment 1





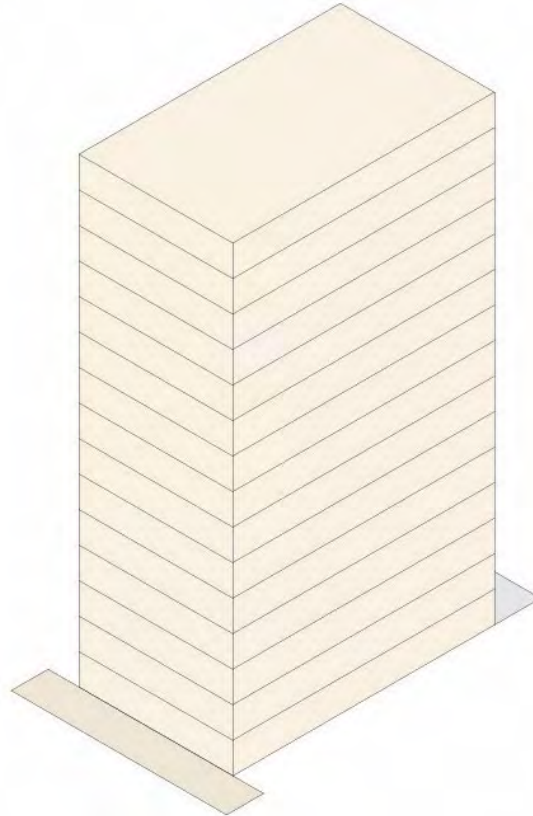
# Current Zoning: Other Permitted Principal Uses

Min. lot area None  
Max. height: 4 stories

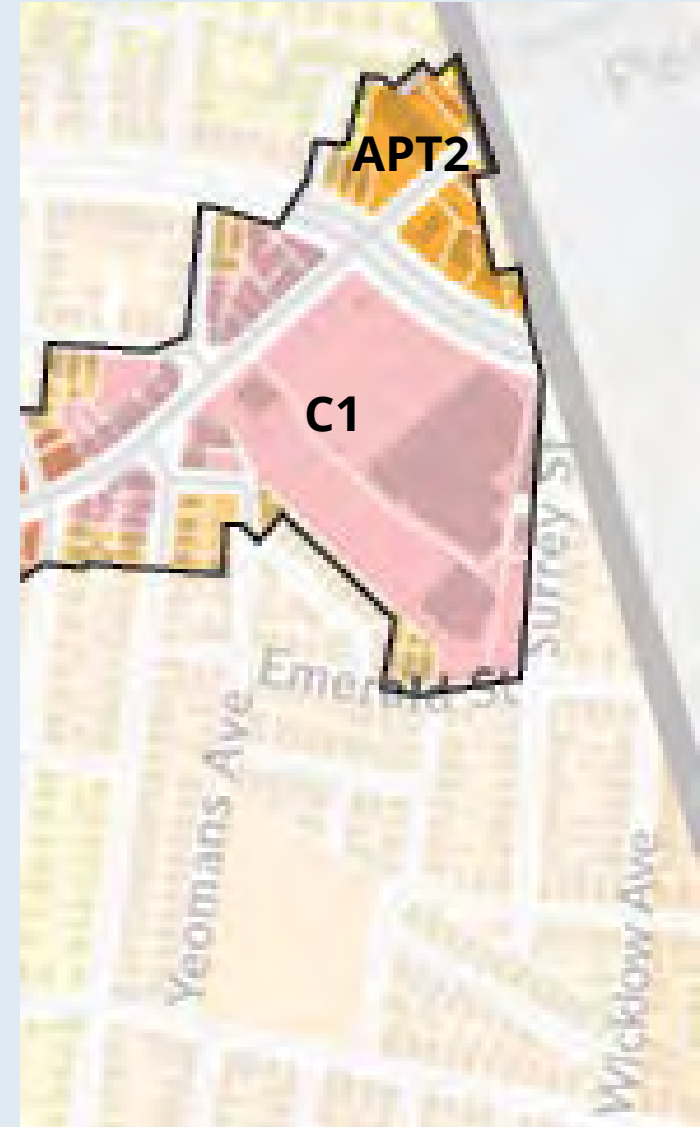


**C1** – Commercial 1

Min. lot area: 10,000 sf  
Max. height: 15 stories



**APT2** – Apartment 2







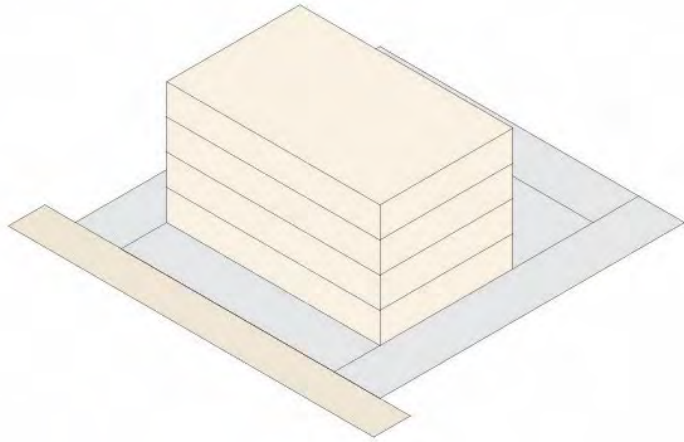
# Current Zoning: Special Principal Uses

2024-2026 Zoning Update

## Assisted Living Residence

Min. lot area: 10,000 sf

Max. height: 4 stories



**SF2** – Single Family 2

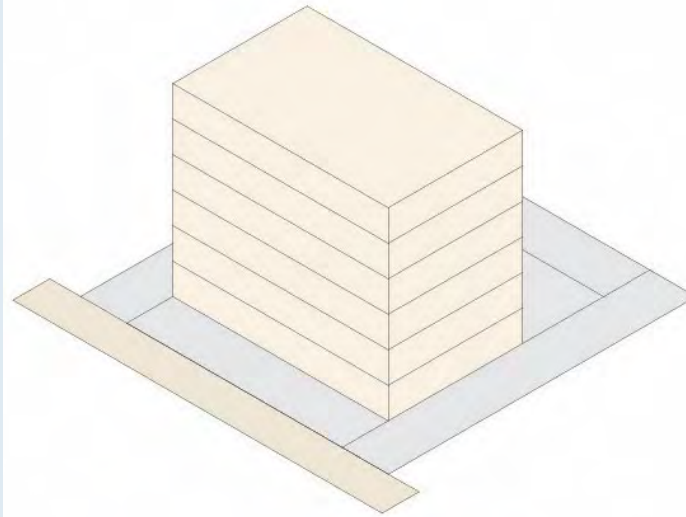
**APT1** – Apartment 1

**APT2** – Apartment 2

## Assisted Living Residence

Min. lot area: 10,000 sf

Max. height: 6 stories

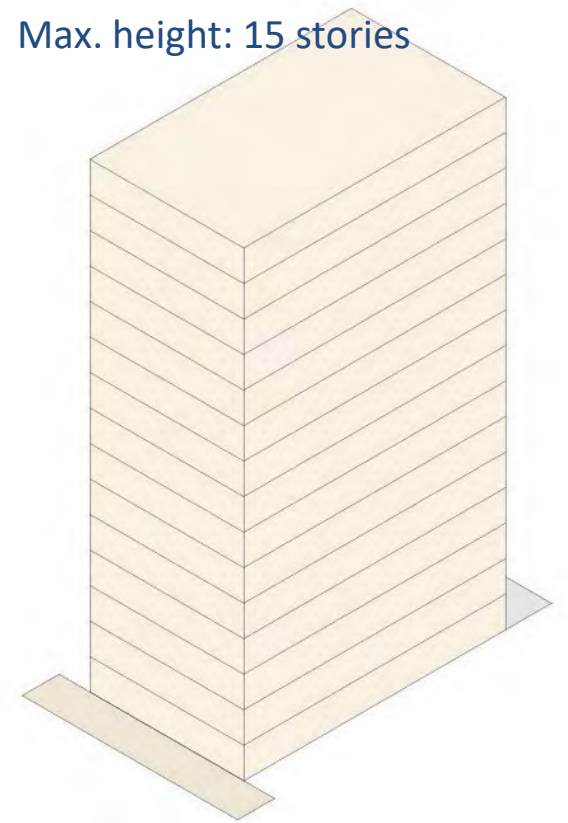


**C1** – Commercial 1

## Hotel

Min. lot area: None

Max. height: 15 stories



**C1** – Commercial 1



# Current Zoning

2024-2026 Zoning Update

## Medford Zoning Dimensions

District	Use	Minimum Permitted										Maximum Permitted		
		Lot					Open Space % Gross Floor Area	Usable	Yards (feet)			Lot Coverage (%)	Height	
		Area (SF)	Length (FT)	Frontage	Width	Depth			Front	Side	Rear		Feet	Stories
Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	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	
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	4	
APT 2	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
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	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	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	35%	125	15



2024-2026 Zoning Update

# Proposed Zoning for Salem Street





# SALEM STREET



2024-2026 Zoning Update







# Current Zoning

## Medford Zoning

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







# Proposed Zoning

2024-2026 Zoning Update







# Current Zoning

2024-2026 Zoning Update





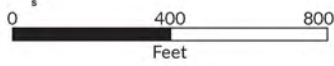


# Salem St Corridor

## Zoning

### LEGEND

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



Date: 12/08/2024

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2024-2026 Zoning Update

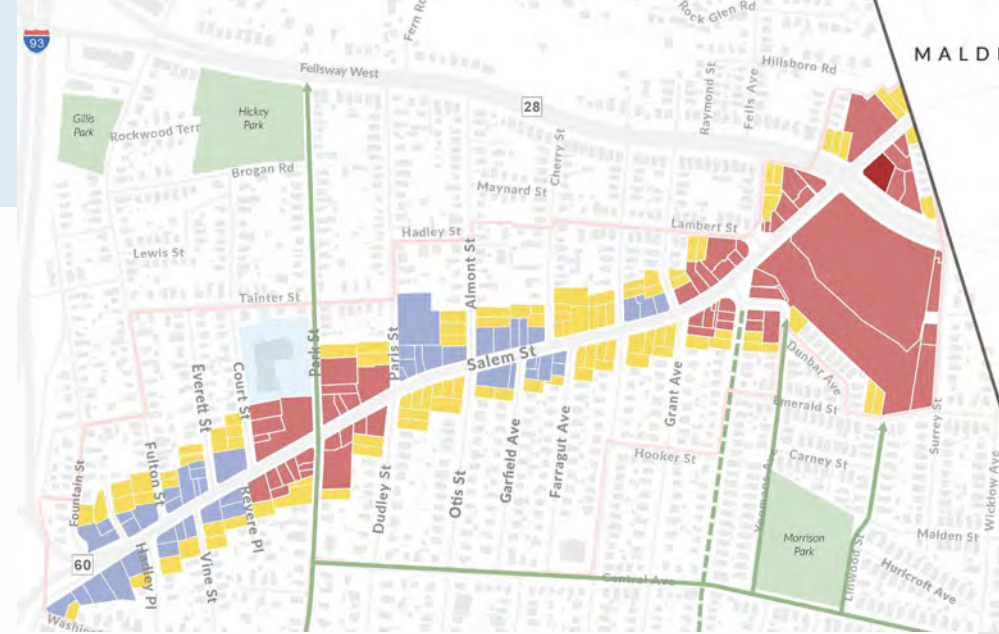




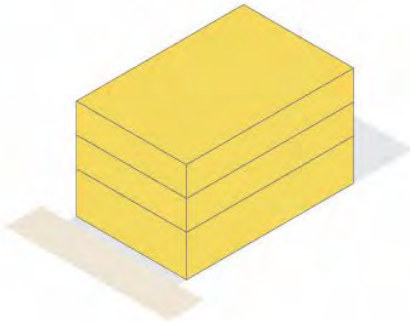


# Proposed Zoning

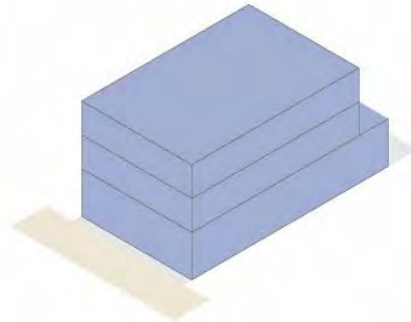
2024-2026 Zoning Update



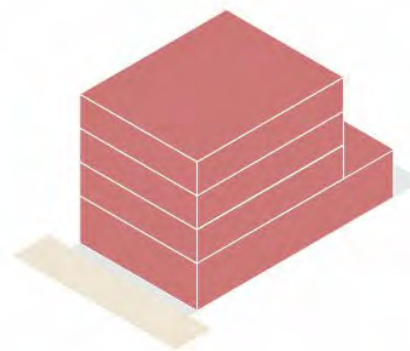
**Multi-unit Residential**  
Min. lot area: 3,000 sf  
Max. height: 3 stories



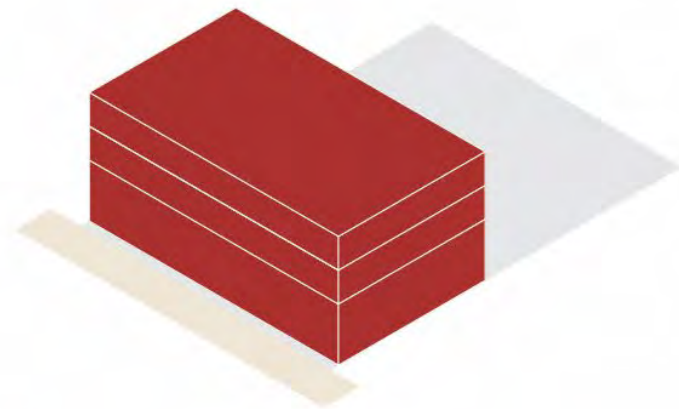
**Mixed-use 1 (MX-1)**  
Min. lot area: 3,000 sf  
Base height: 3 stories



**Mixed-use 2 (MX-2)**  
Min. lot area: 3,000 sf  
Base height: 4 stories



**Commercial**  
Min. lot area: 10,000 sf  
Base height: 3 stories



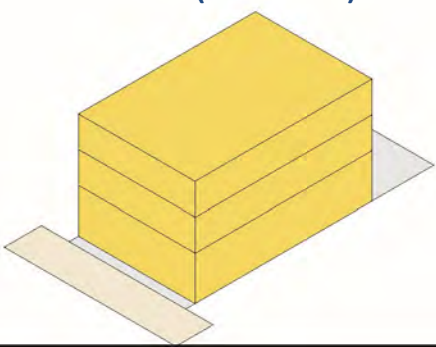


# Proposed Zoning

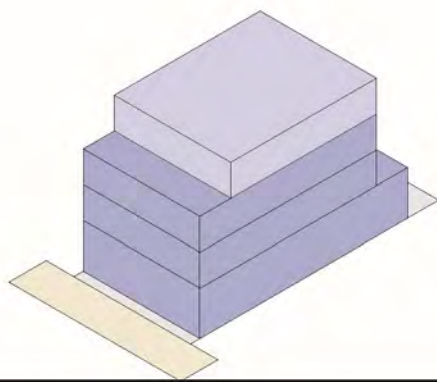
Incentive Zoning allows extra height in exchange for public benefits – but only for lots that have frontage along Salem Street and only in certain districts.



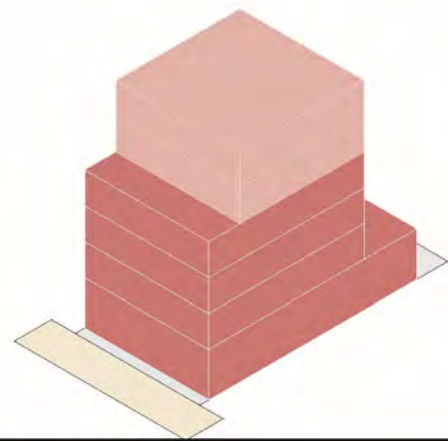
**Multi-unit Residential**  
No additional stories allowed (total: 3)



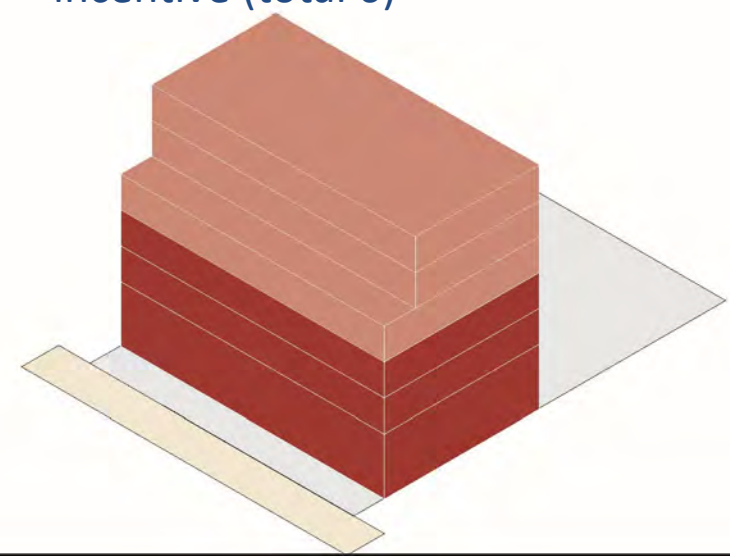
**Mixed-use 1 (MX-1)**  
One story allowed by incentive (total 4)



**Mixed-use 2 (MX-2)**  
Two stories allowed by incentive (total 6)



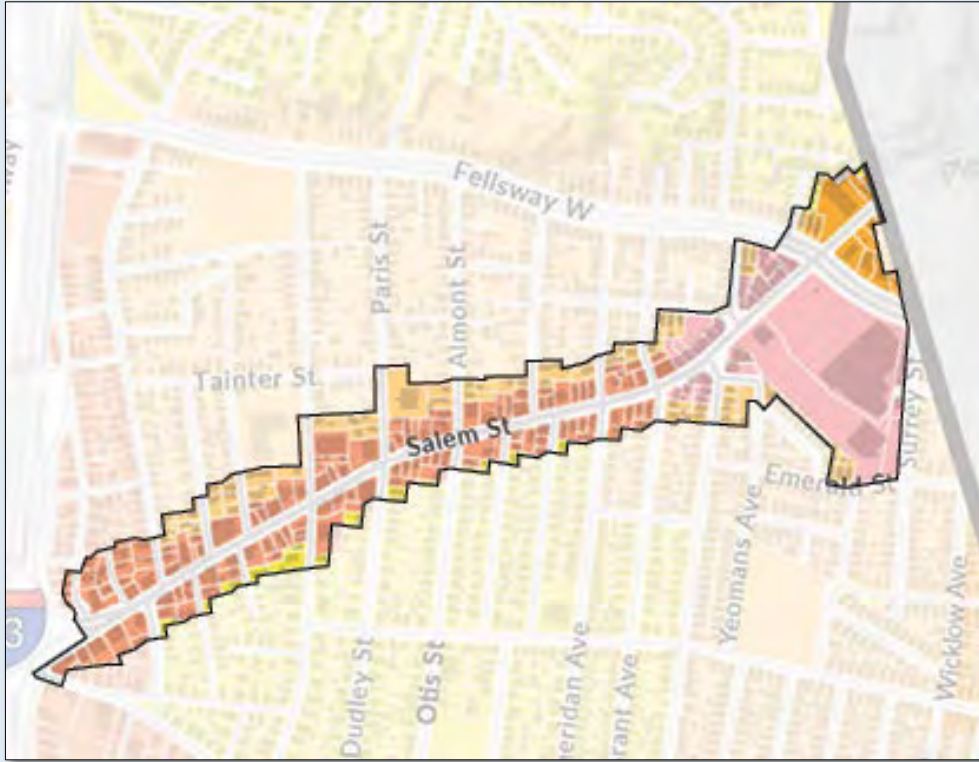
**Commercial**  
Three stories allowed by incentive (total 6)







# Current Zoning



# Proposed Zoning



2024-2026 Zoning Update



2024-2026 Zoning Update

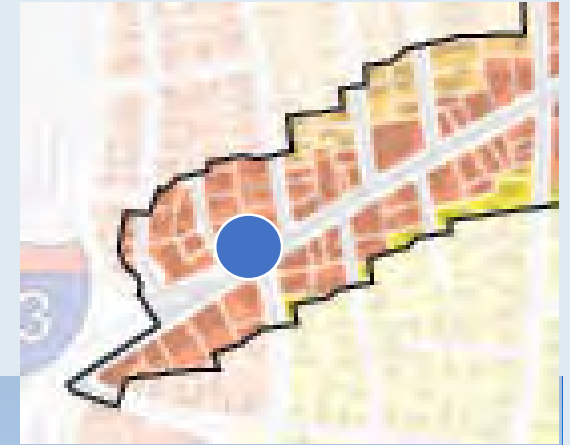
# A Walk Down Salem Street







# Examples of Uses: Existing Zoning



This commercial building is in the APT1 District. It is a **NON-CONFORMING USE** because retail is **PROHIBITED** in APT1.

The APT1 has a maximum height of 3 floors for all allowable uses, except Assisted Living which can have 4 floors.





# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this building will be within the MX-1 District and the retail uses will be ALLOWED AS OF RIGHT.

The MX-1 District has a base height of 3 floors and allows 1 additional floor through the incentive zoning if the conditions are met. This is equal to the current number of allowable floors in the APT1 district.

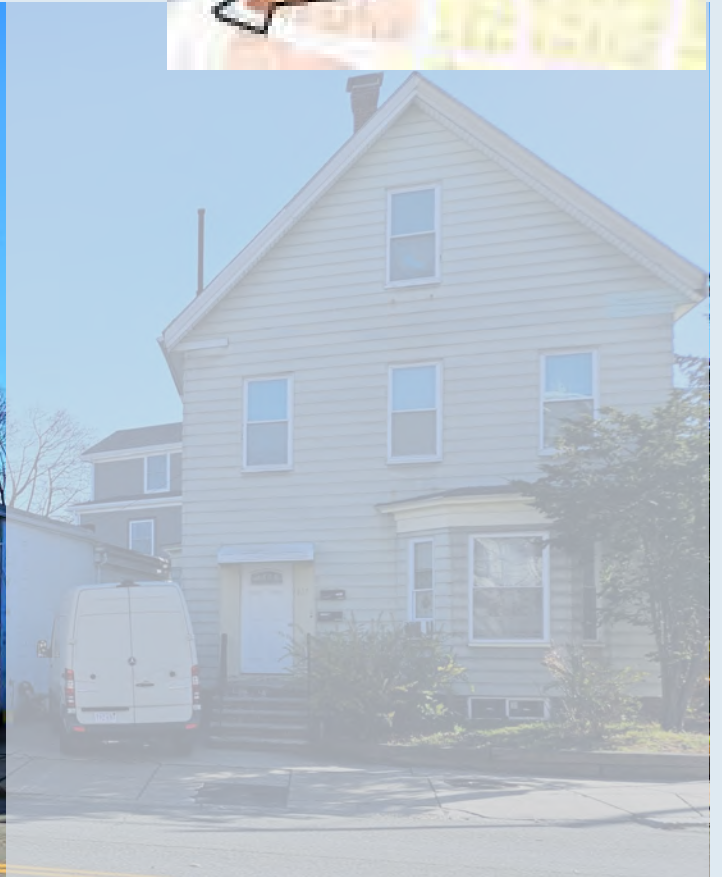
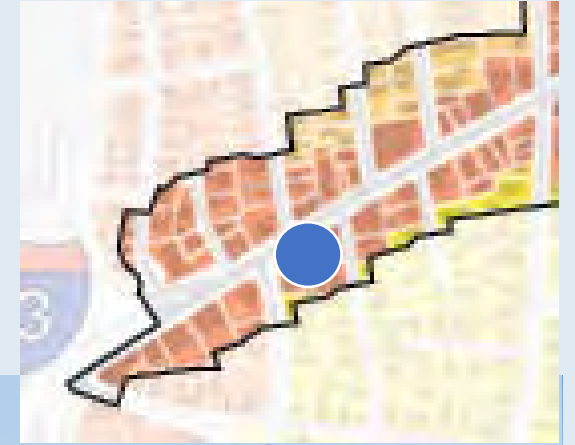






# Examples of Uses: Existing Zoning

This commercial building is in the APT1 District. It is a **NONCONFORMING USE** because retail is **PROHIBITED** in APT1.

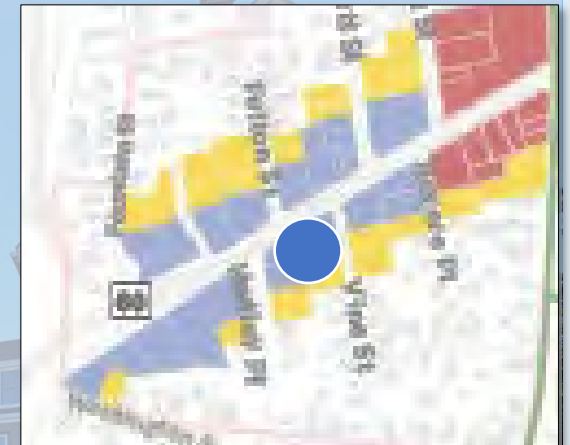
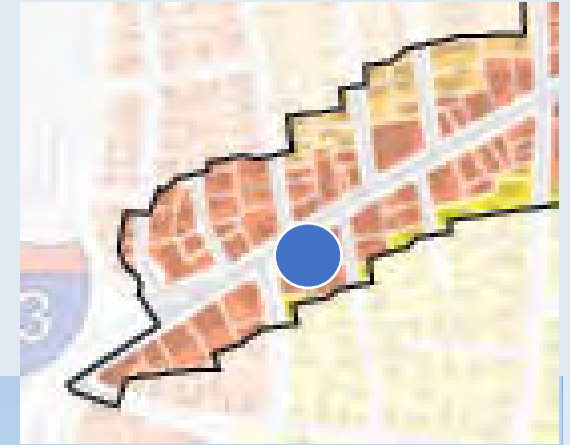




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this building will be within the MX-1 District and the retail use will be **ALLOWED AS OF RIGHT**.

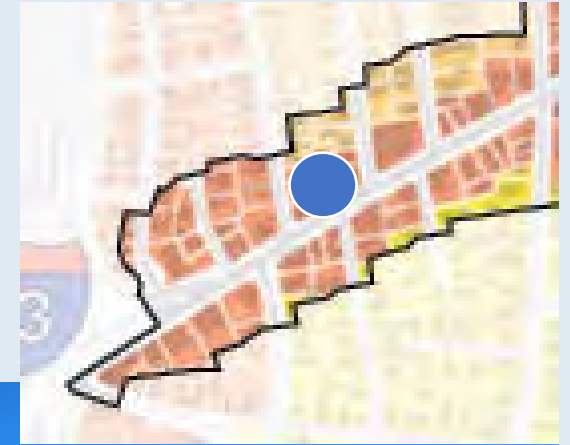
This parcel is also eligible for the incentive zoning because it fronts on Salem Street. Parcels that do not front on Salem Street are not eligible for the incentive.





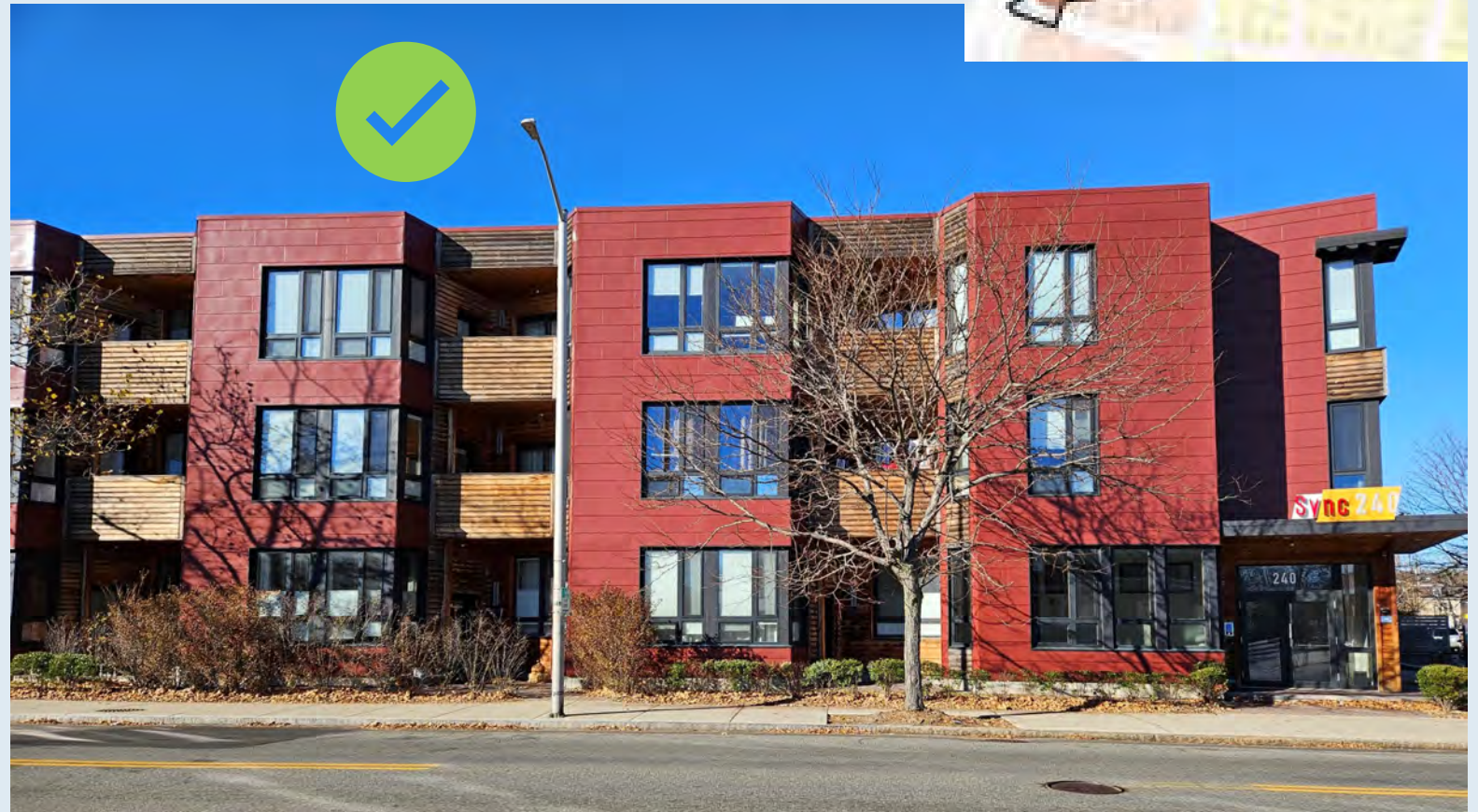


# Examples of Uses: Existing Zoning



2024-2026 Zoning Update

This multifamily building is in the APT1 District. It is PERMITTED AS OF RIGHT in APT1 at the maximum height of three stories.

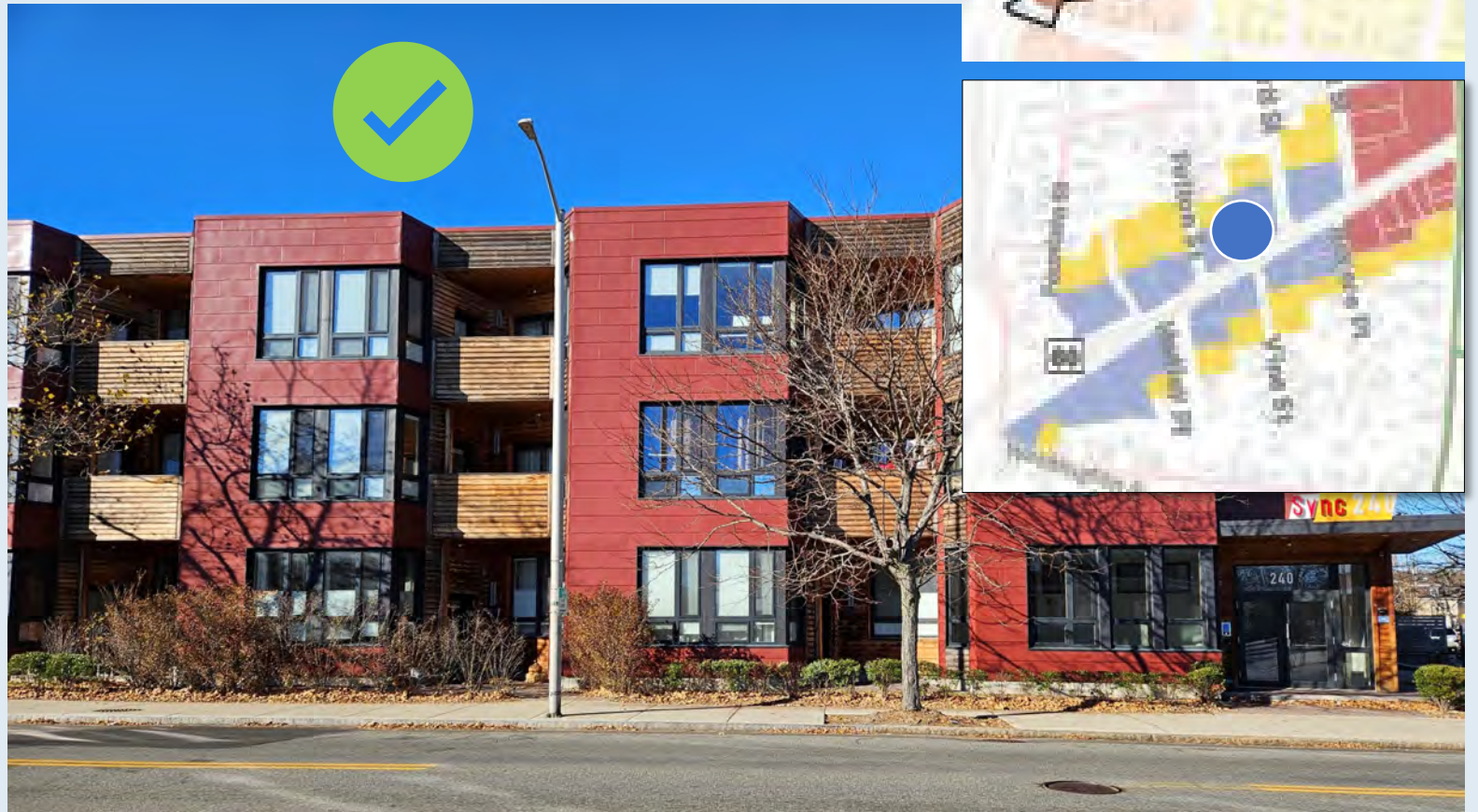




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this building will be within the MX-1 District and will **REMAIN ALLOWABLE AS OF RIGHT.**

With the incentive bonus, this project could have had 4<sup>th</sup> story, but the project would have needed to meet the incentive requirements.



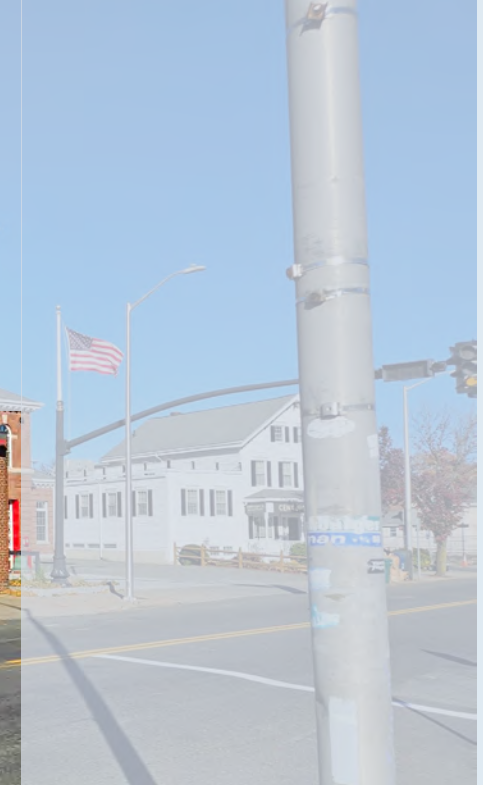
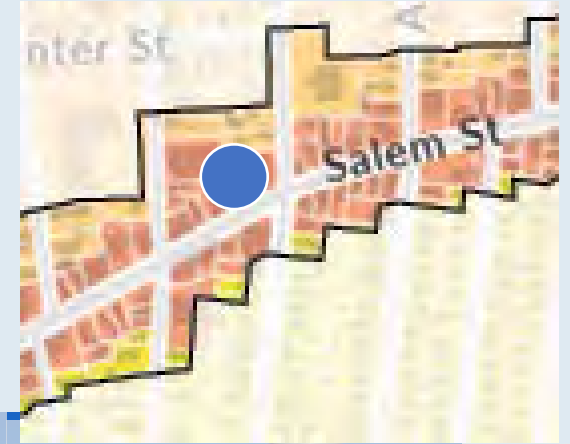




# Examples of Uses: Existing Zoning

2024-2026 Zoning Update

This commercial building is in the APT1 District. It is a **NON-CONFORMING** use because it is a **office use** which is **PROHIBITED** in APT1.

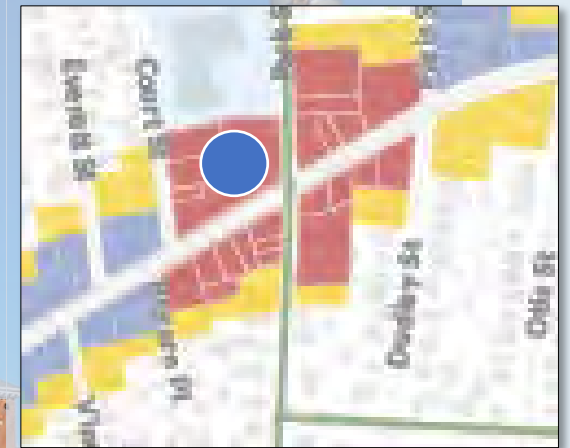
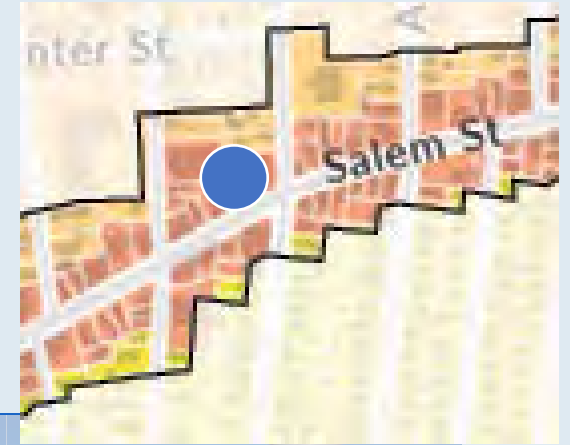




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this building will be within the MX-2 District and office use will still be **ALLOWED**. This use will **BECOME CONFORMING**.

The base height in MX-2 is 4 stories. Up to 6 stories could be permitted with the incentive if the requirements are met.

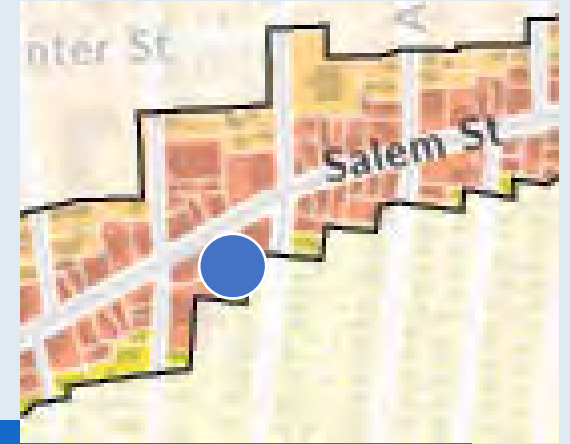






# Examples of Uses: Existing Zoning

This gas station and convenience store is in the APT1 District. It is a **NON-CONFORMING** use because motor vehicle uses are **PROHIBITED** in APT1.

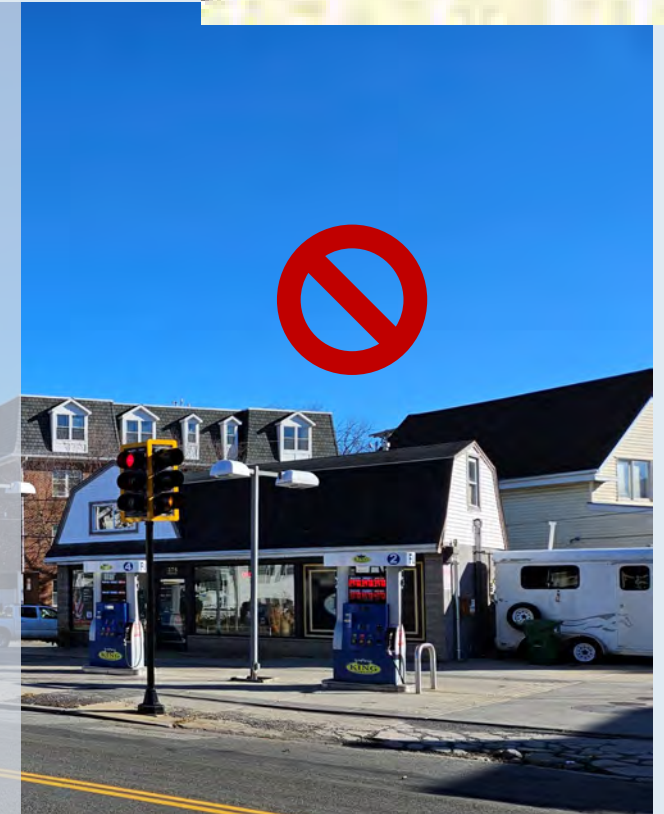
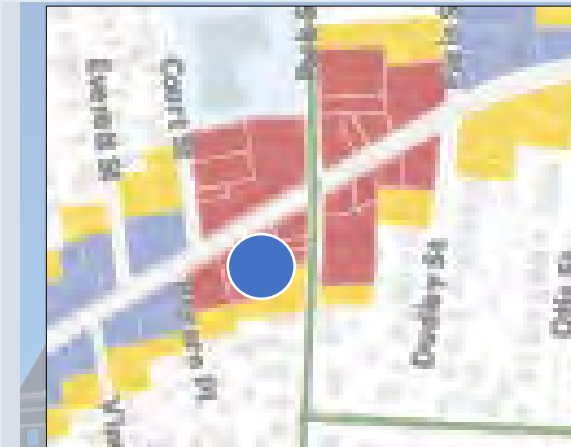
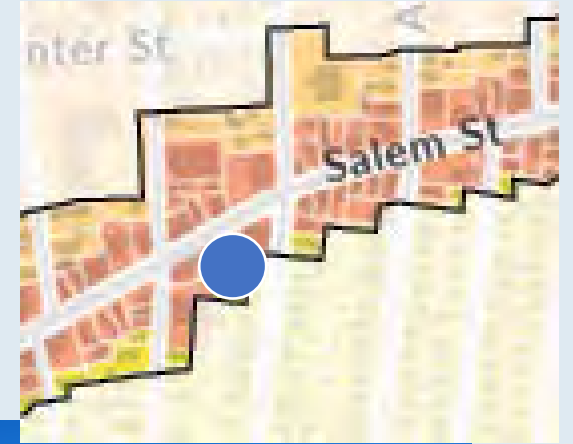




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this building will be within the MX-2 District and automotive uses will still be PROHIBITED. This use will REMAIN NONCONFORMING.

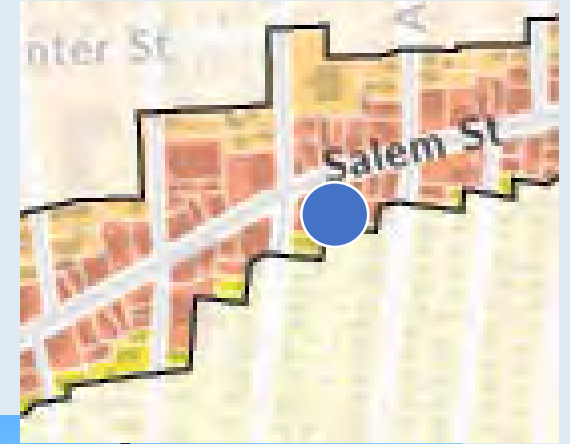
The base height in MX-2 is 4 stories. Up to 6 stories could be permitted with the incentive if the requirements are met.







# Examples of Uses: Existing Zoning



2024-2026 Zoning Update

This mixed-use building is in the APT1 District. It is a **NON-CONFORMING** use because retail and consumer service are **PROHIBITED** in APT1.

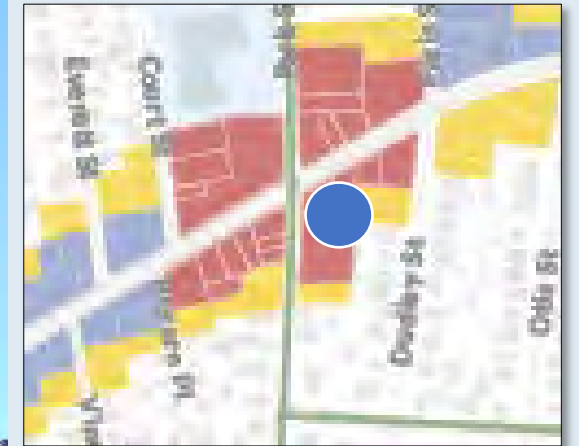
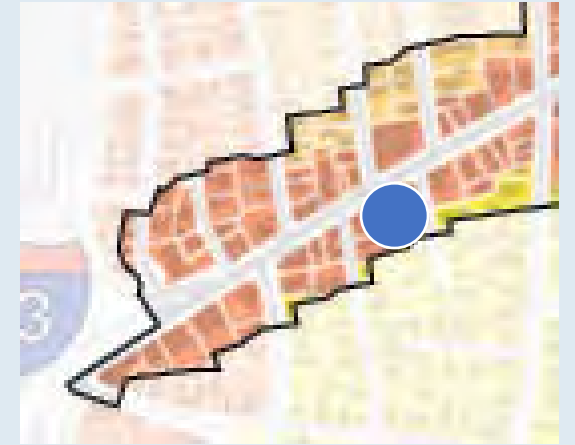




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this building will be within the MX-2 District and all uses will be **ALLOWED AS OF RIGHT**.

This historic building will now be **CONFORMING** because up to four stories are allowed by right.

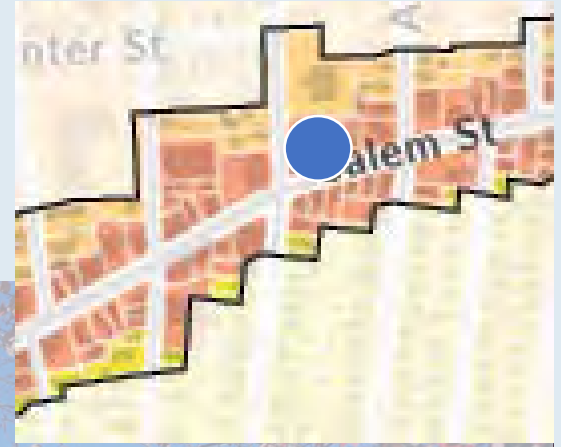






# Examples of Uses: Existing Zoning

This commercial building is in the APT1 District. The use is **NON-CONFORMING** because retail and consumer service are **PROHIBITED** in APT1.

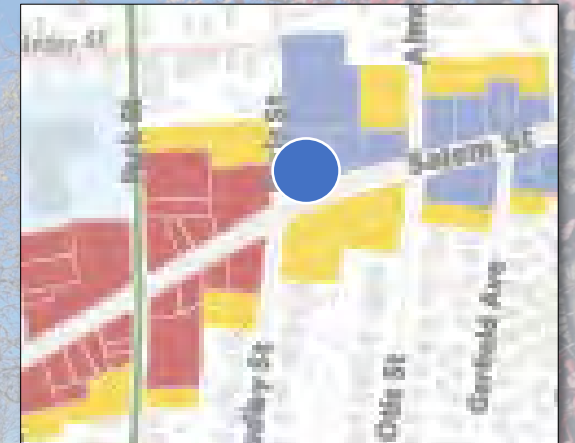
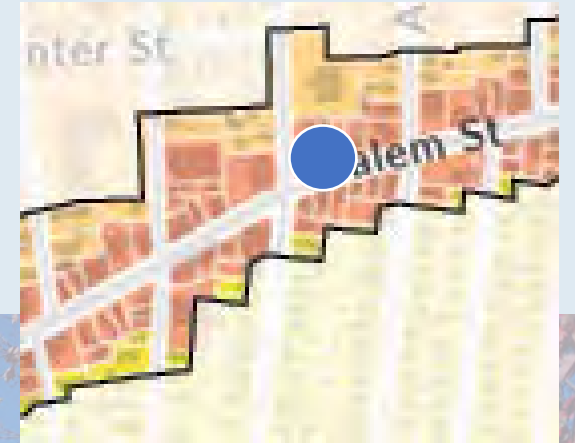




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this building will be within the MX-1 District this use will be **ALLOWED AS OF RIGHT**.

The maximum base height in this district is 3 stories. One additional story is allowed under the incentive zoning for a total of 4 stories.







# Examples of Uses: Existing Zoning

These residential buildings are in the APT1 District. The APT1 allows detached single-family at 2.5 stories and multi-family at 3 stories AS OF RIGHT.





# Examples of Uses: Proposed Zoning

2024-2026 Zoning Update

If City Council approves this zoning, these buildings will be within the Multi-Unit District and all buildings will CONTINUE TO BE ALLOWED AS OF RIGHT.

The maximum height in the Multi-Unit District is 3 stories, equal to the allowable height for multifamily in APT1.

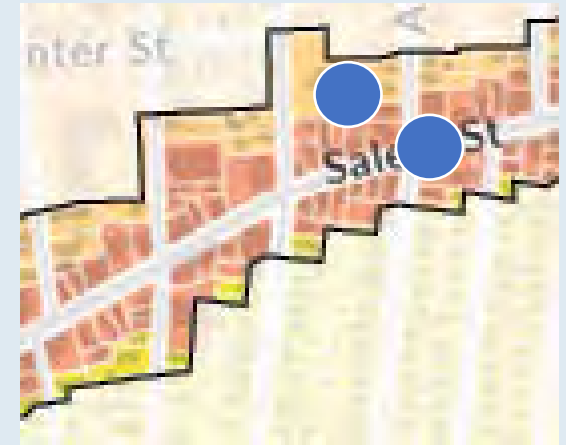






# Examples of Uses: Existing Zoning

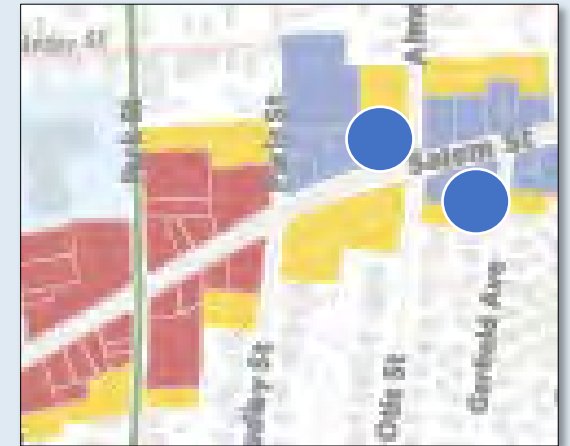
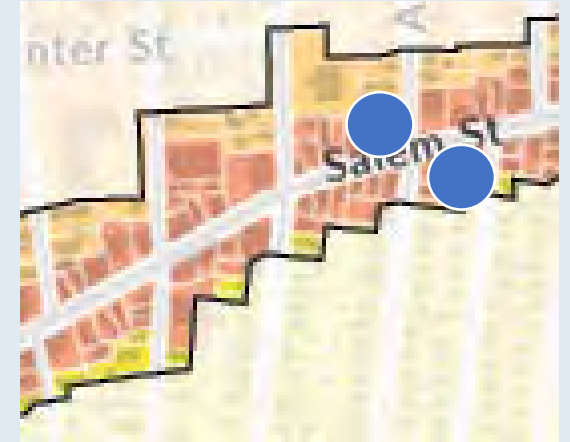
These two gas stations and auto repair shops are in the APT1 District. Both are **NON-CONFORMING** uses because motor vehicle uses are **PROHIBITED** in APT1.





# Examples of Uses: Proposed Zoning

If City Council approves this zoning, these buildings will be within the MX-1 District and all buildings will CONTINUE TO BE NONCONFORMING.



The maximum base height in this district is 3 stories. One additional story is allowed under the incentive zoning for a total of 4 stories.

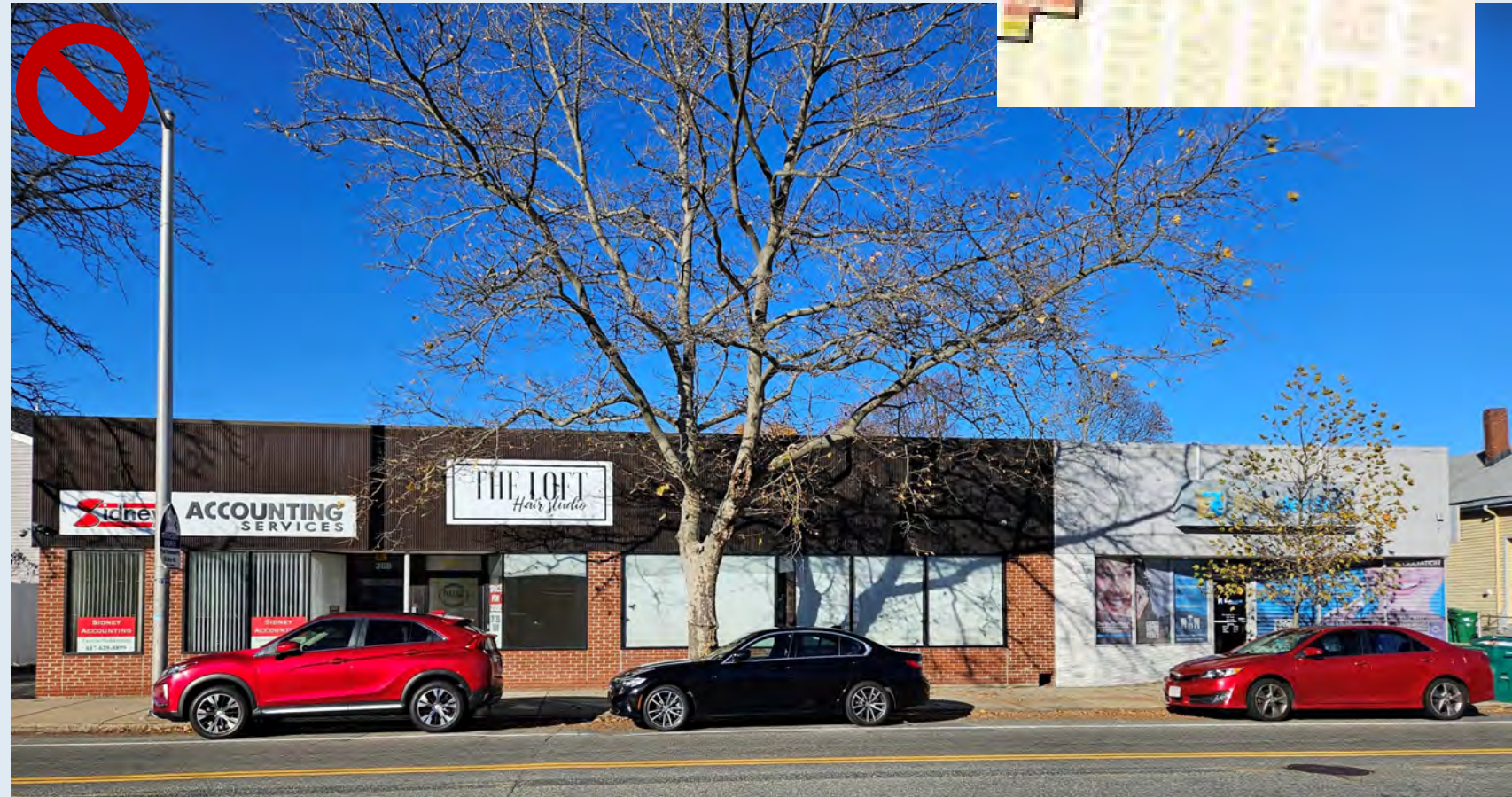
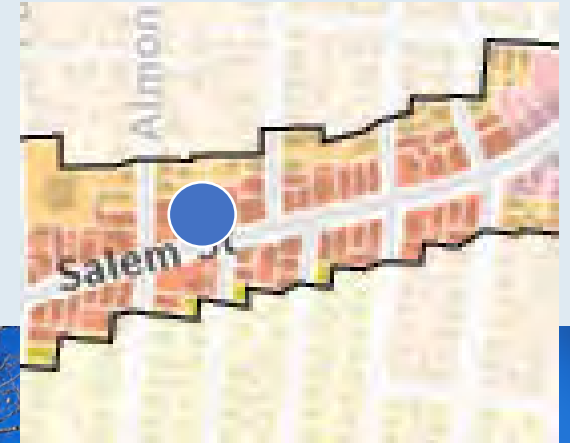




# Examples of Uses: Existing Zoning

These commercial buildings are in the APT1 District. These uses are **NON-CONFORMING** as the APT1 does not allow retail use.

The three uses are Professional Office, Consumer Service, and **MEDICAL OFFICE**. Medical Office is **ALLOWED BY SPECIAL PERMIT** in the APT1 district.



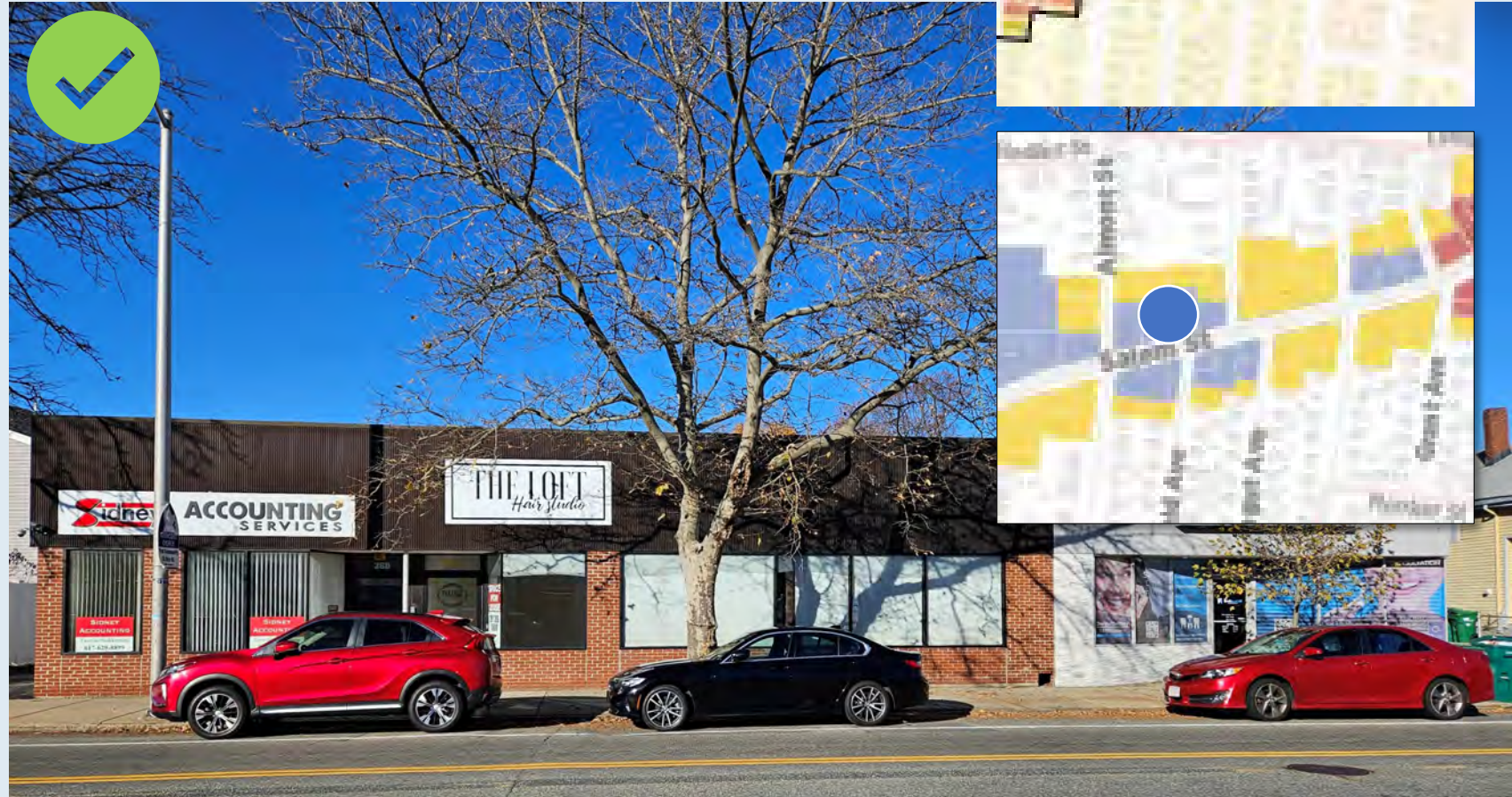




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, these buildings will be within the MX-1 District and all buildings will **CONTINUE TO BE ALLOWED.**

The permissions for Medical Office will **CHANGE.** Currently, Medical Office is allowed by a **SPECIAL PERMIT** from the Zoning Board of Appeals.







# Medical Office

This proposed zoning recommends splitting Medical Office into two definitions:

***Neighborhood Medical Office.***

Office of a physician, dentist or other medical practitioner not located in a clinic or hospital as defined in Section 94.12.0

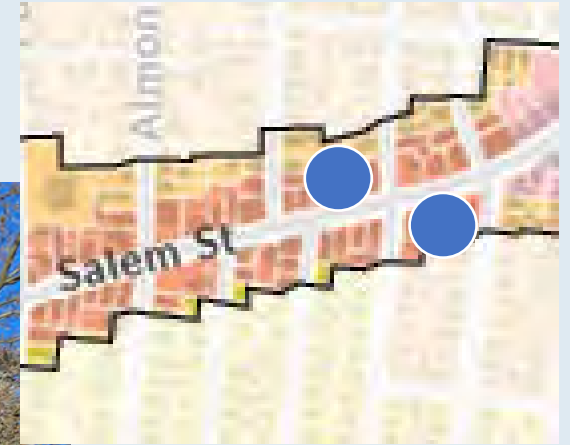
Definitions. **The office area shall not exceed 1,500 square feet of gross floor area, shall have no more than 5 employees, and shall operate only between the hours of 8:00 a.m. and 7:00 p.m.**

***Medical Office.*** Office of a physician, dentist or other medical practitioner not located in a clinic or hospital as defined in Section 94.12.0 Definitions. **The office area is greater than 1,500 sf and has more than 5 employees.**



# Examples of Uses: Existing Zoning

These residential buildings are in the APT1 District. These uses are **CONFORMING** as the APT1 allows single-family, two-family, and three-family uses with a maximum height of 3 floors.



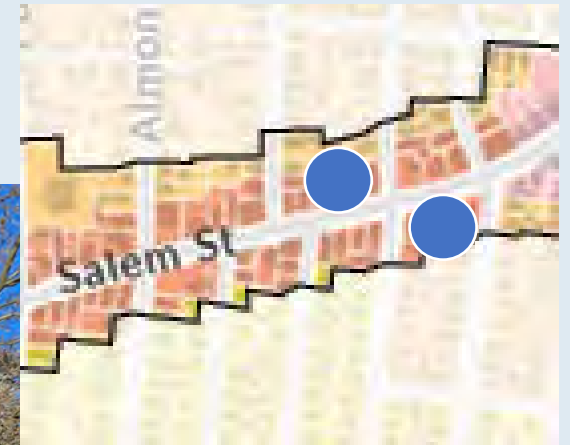




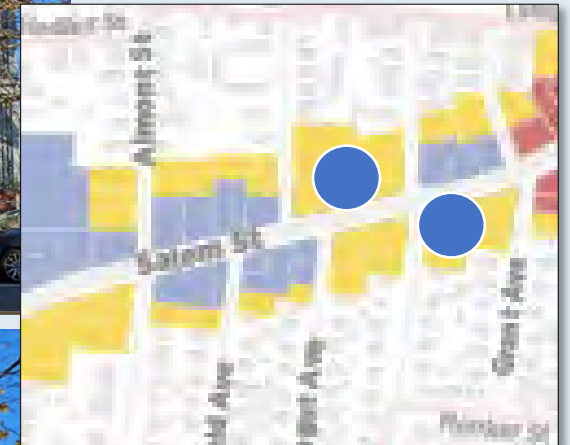
# Examples of Uses: Proposed Zoning

2024-2026 Zoning Update

If City Council approves this zoning, these buildings will be within the Multi-Unit District and all buildings will CONTINUE TO BE ALLOWED AS OF RIGHT.



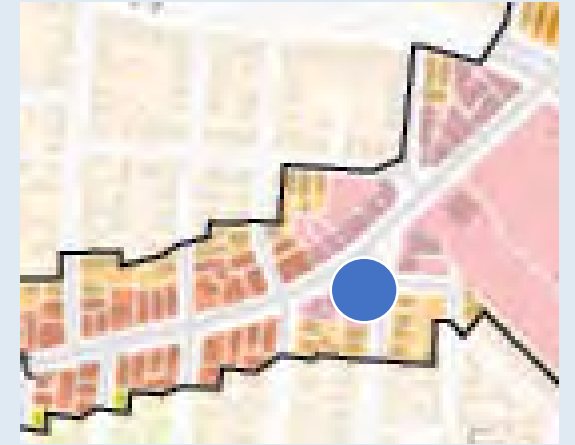
The maximum height in the Multi-Unit District is 3 stories.





# Examples of Uses: Existing Zoning

This commercial building is in the C1 District and the uses are allowed AS OF RIGHT.



The Commercial-1 District has the CURRENT following height limits:

- 3 stories: Multi-family
- 4 stories: All other allowable uses
- 6 stories: Multi-family
- 15 stories: Hotel

Multi-family and Hotel uses are AS-OF-RIGHT.





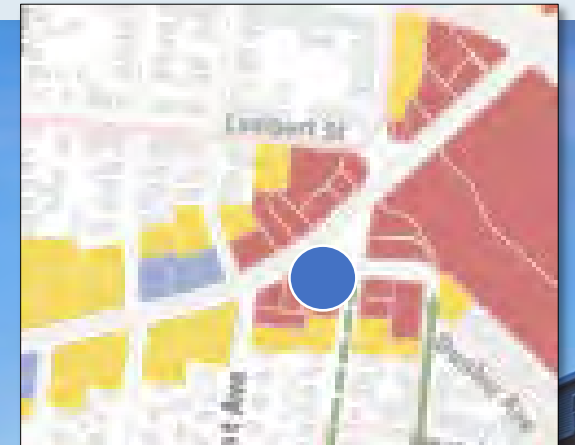
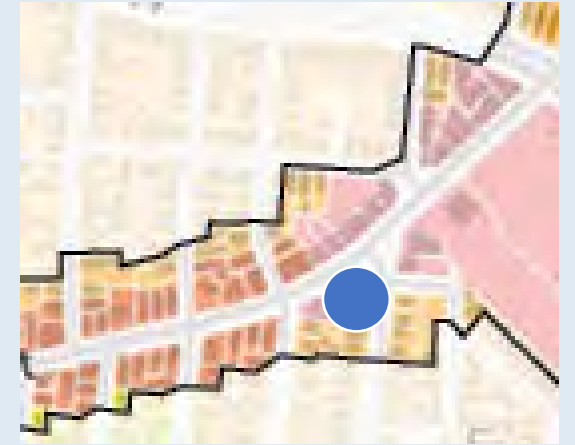


# Examples of Uses: Proposed Zoning

If City Council approves this zoning, these buildings will be within the MX-2 District and all uses will CONTINUE TO BE ALLOWED AS OF RIGHT.

The base height in the MX-2 is 4 stories. 2 additional stories are allowed through the incentive zoning if the requirements are met.

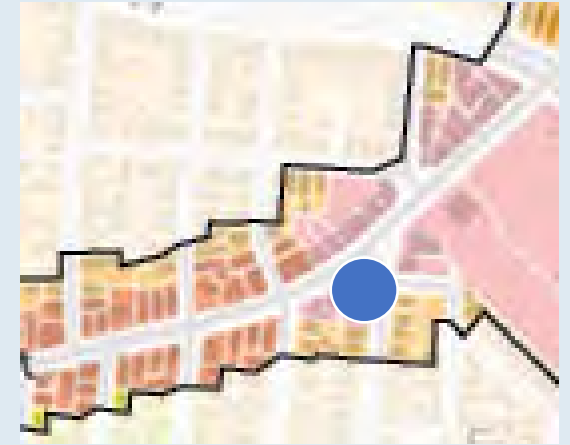
This is less than the current maximum allowable height in this district.





# Examples of Uses: Existing Zoning

These commercial buildings are in the C1 District and the uses are allowed AS OF RIGHT.



The Commercial-1 District has the following height allowances:

3 stories: Multi-family

4 stories: All other allowable uses

6 stories: Multi-family and Assisted Living Residence

15 stories: Hotel

Multi-family and Hotel uses are AS-OF-RIGHT.



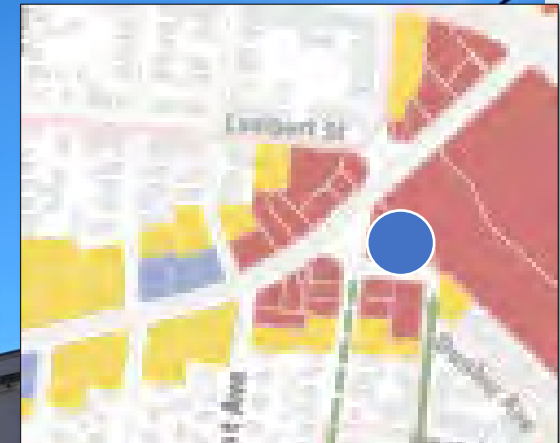
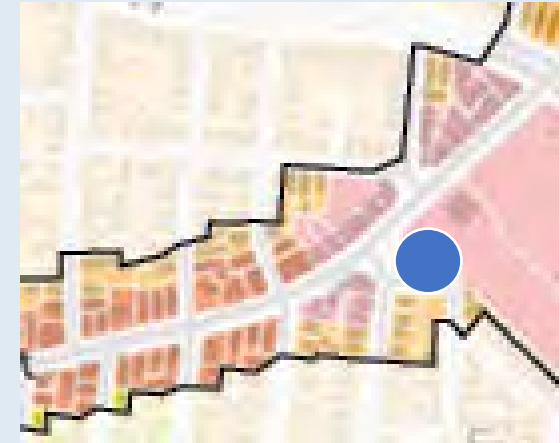




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, these buildings will be within the MX-2 District and all uses will CONTINUE TO BE ALLOWED AS OF RIGHT.

The base height in the MX-2 is 4 stories. 2 additional stories are allowed through the incentive zoning if the requirements are met.





# Examples of Uses: Existing Zoning

This restaurant is in the C1 District and the uses are allowed AS OF RIGHT.

The Commercial-1 District has the following height allowances:

- 3 stories: Multi-family
- 4 stories: All other allowable uses
- 6 stories: Multi-family
- 15 stories: Hotel

Multi-family and Hotel uses are AS-OF-RIGHT.







# Examples of Uses: Proposed Zoning

If City Council approves this zoning, these buildings will be within the MX-2 District and this restaurant use will CONTINUE TO BE ALLOWED AS OF RIGHT.

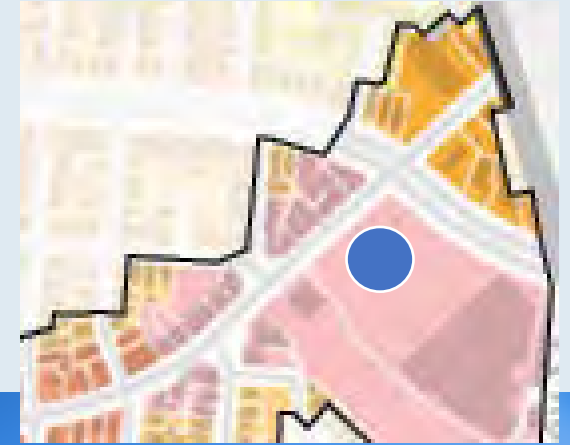
The base height in the MX-2 is 4 stories. 2 additional stories are allowed through the incentive zoning if the requirements are met.





# Examples of Uses: Existing Zoning

This retail store is in the Commercial-1 District and the use is allowed AS OF RIGHT.



The Commercial-1 District has the following height allowances:

- 3 stories: Multi-family
- 4 stories: All other allowable uses
- 6 stories: Multi-family and Assisted Living Residence
- 15 stories: Hotel



Multi-family and Hotel uses are AS-OF-RIGHT.





# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this building will be within the MX-2 District and this retail use will CONTINUE TO BE ALLOWED AS OF RIGHT.

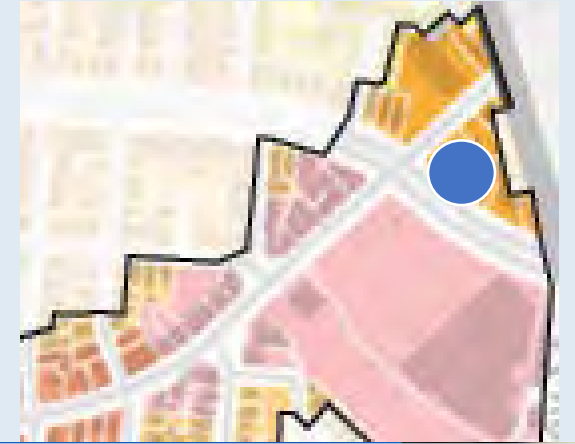
The base height in the MX-2 is 4 stories. 2 additional stories are allowed through the incentive zoning if the requirements are met.





# Examples of Uses: Existing Zoning

This gas station is in the APT2 District, and the use is PROHIBITED.



The APT2 District has the following height allowances:

**3 stories: Multi-family**

**4 stories: Assisted Living Residence**

**15 stories: All other permitted principal uses**



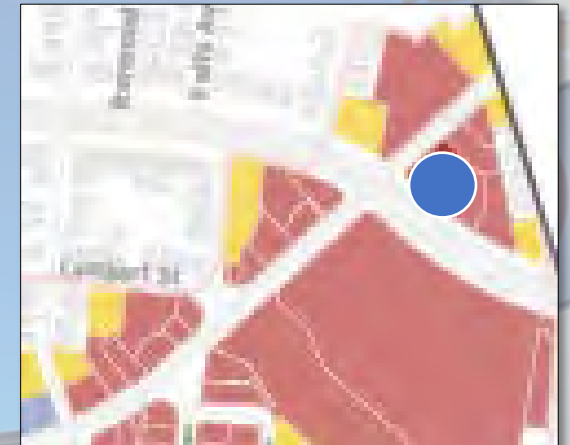
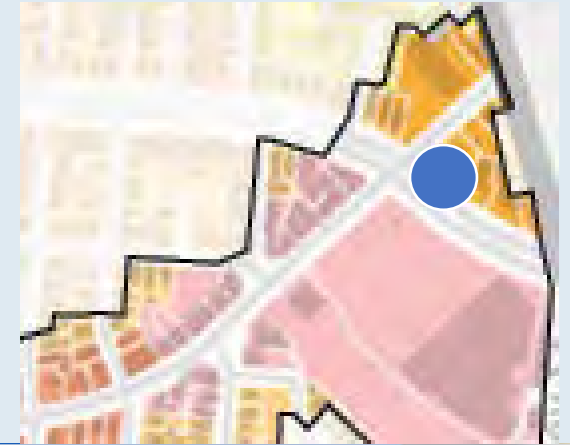




# Examples of Uses: Proposed Zoning

If City Council approves this zoning, this gas station will be within the Commercial District and the use will BE ALLOWED BY SPECIAL PERMIT.

The base height in the Commercial District is 3 stories. The incentive for the Commercial District could allow another three stories, up to six stories, if the requirements are met.





2024-2026 Zoning Update

# Neighborhood-Specific Components

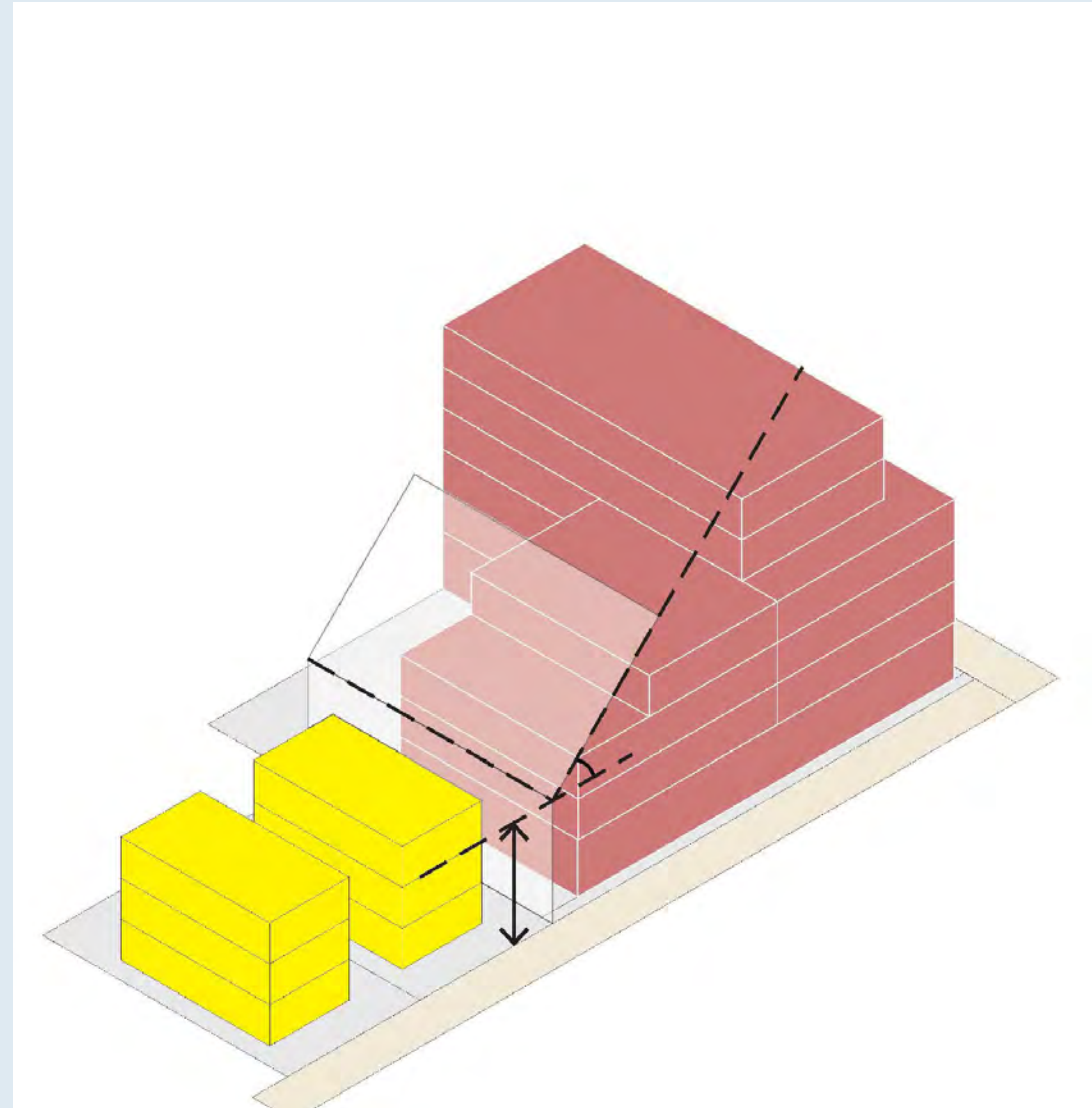




# Neighborhood Compatibility

When an MX-1, MX-2, or Commercial lot abuts a Multifamily or Residential District (NR or UR), any new development is subject to context standards:

- The building must be set back back from the lot line.
- The 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> story cannot break a building 45-degree plane from the third story, protecting air and light to the residential space.

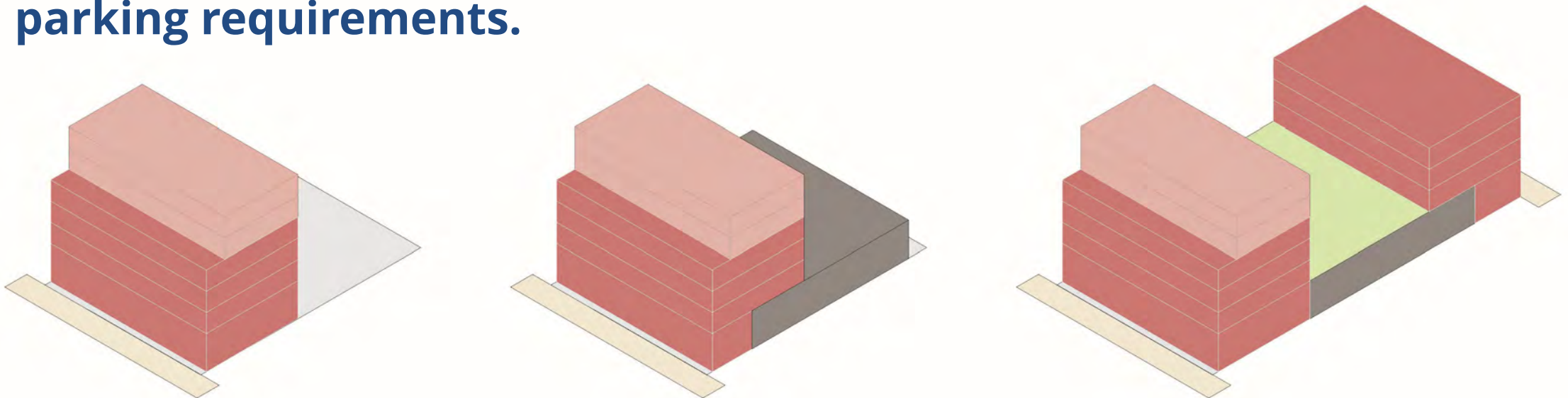




# Pedestrian-sensitive Parking

New development on an MX-1, MX-2, or Commercial lot must place parking behind the building. This includes surface, podium, and structured parking.

**This proposed zoning does not recommend changes to current parking requirements.**

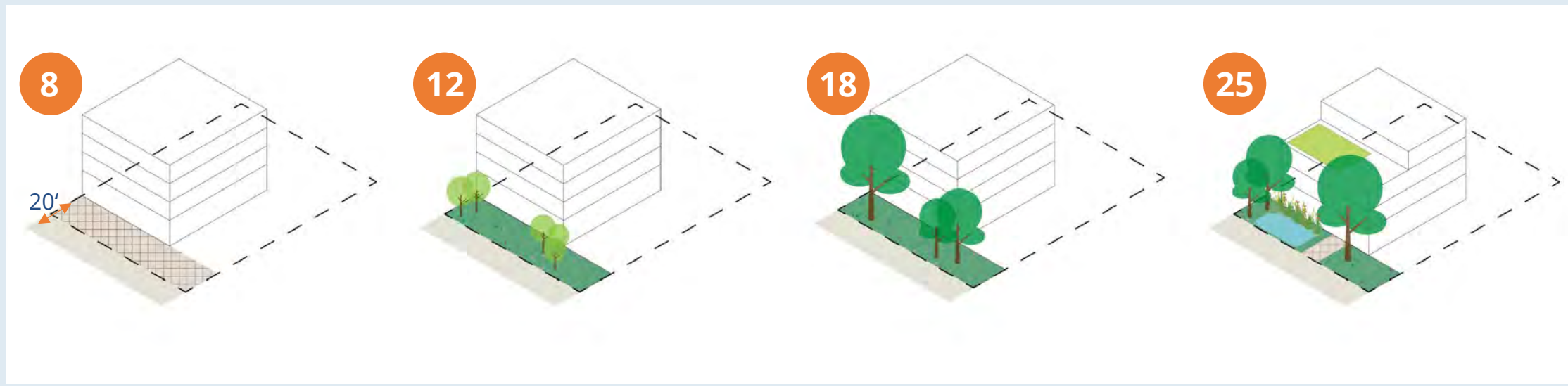






# Green Score

All projects subject to site plan review (including projects subject to a special permit) must also follow Green Score requirements. **As an example, any project with more than six dwelling units is subject to Site Plan Review under both the current and the proposed zoning.**





# Design Guidelines and Development Standards

- ▶ All projects subject to site plan review (including project subject to a special permit) are also subject to design guidelines (advisory) and development standards (mandatory).
- ▶ Development standards include the following:
  - ▶ Site (access, circulation, lighting, plantings, hardscape materials, stormwater management, screening)
  - ▶ Buildings (orientation, access, façade design, parking design, bicycle and EV parking)





# Incentive Zoning

- ▶ Menu of public benefits is set in the zoning to allow flexibility for the City and the developer and provide community members with an understanding of which incentives are allowed.
- ▶ The developer is limited to the height maximum for each district (shown in the Table of Dimensional Standards).



# Incentive Zoning: Proposed Menu

- ▶ Proposed options include, but are not limited to, the following:
  - ▶ Additional affordable housing
  - ▶ Additional environmental requirements
  - ▶ Providing public, accessible outdoor spaces
  - ▶ Supporting local small businesses
  - ▶ Energy-efficient buildings





# Infrastructure

- ▶ Zoning does **not** control the public right-of-way.
  - ▶ Zoning does not control city sidewalks or roadway.
  - ▶ Zoning does not require or control bus or bike lanes.



# Infrastructure

This proposed zoning will require the following:

- ▶ Any new development must widen the public sidewalk up to 12 feet. **The additional sidewalk area is on private land, not public land, and does not affect the public right-of-way.** A wider sidewalk improves the walkability of the area.
- ▶ Any new development must **continue the sidewalk across the driveway** so that the walking surface is uninterrupted.





2024-2026 Zoning Update

# When Can I Be Heard During this City-Wide Zoning Process?



# Opportunities for Public Comments

2024-2026 Zoning Update

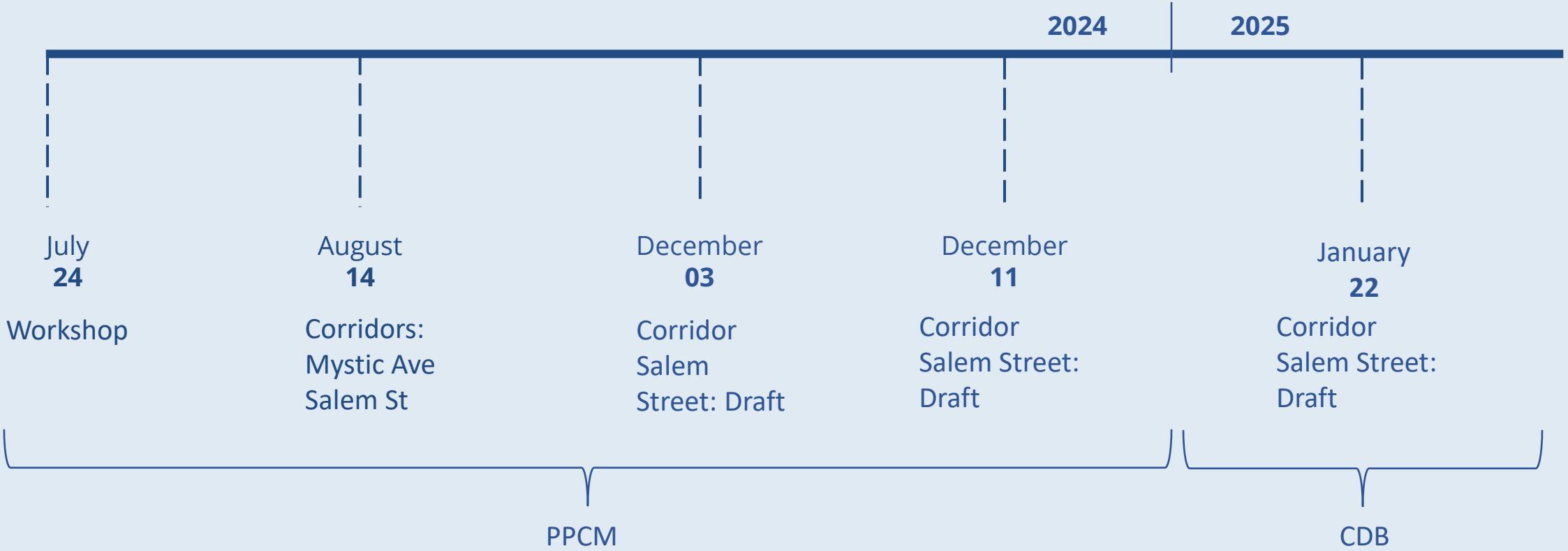






# Timeline: Phase 2

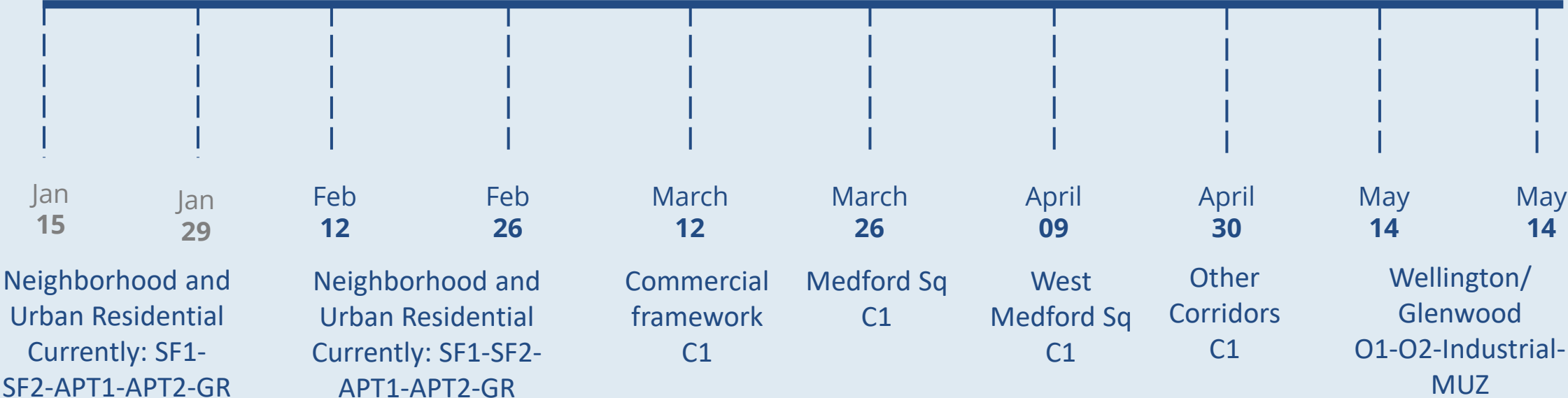
2024-2026 Zoning Update





# Timeline: Phase 3 PPCM

2024-2026 Zoning Update

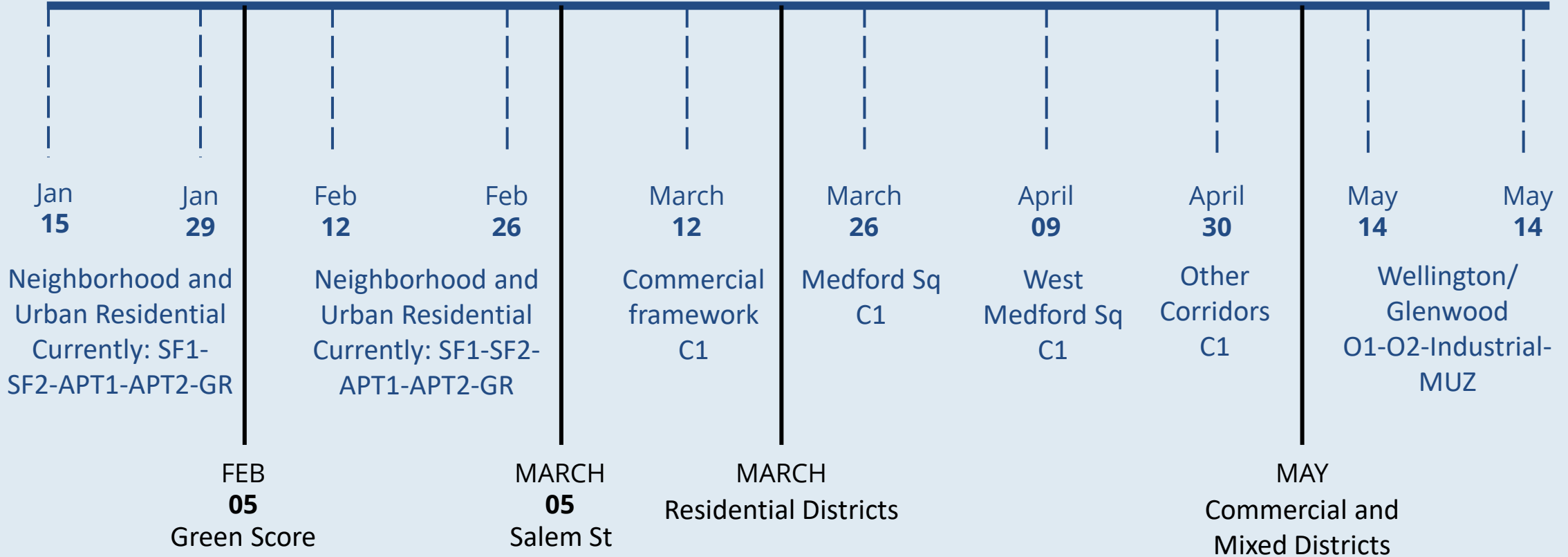






# Timeline: Phase 3 PPCM + CDB

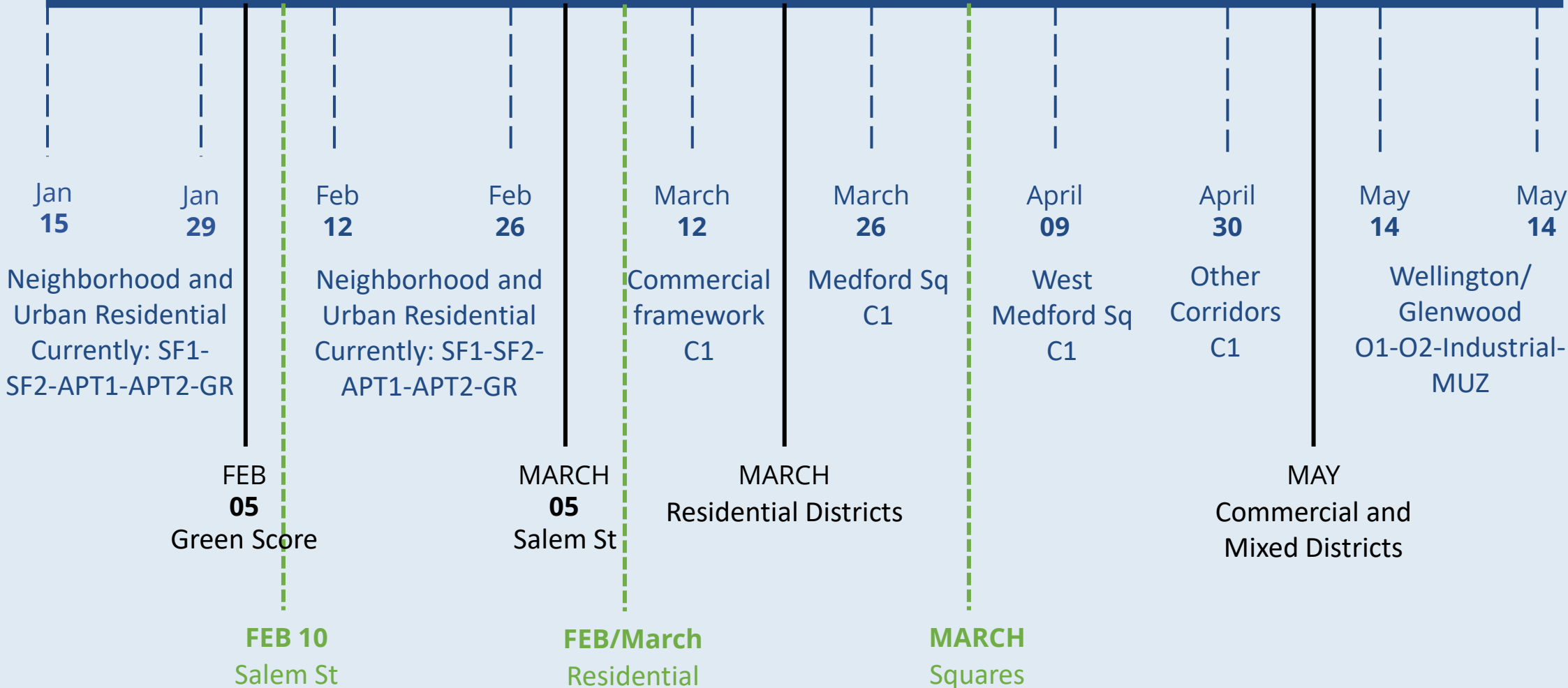
2024-2026 Zoning Update





# Timeline: Phase 3 PPCM + CDB + Public Q&A

2024-2026 Zoning Update







2024-2026 Zoning Update

# Where can I get more Information?



2024-2026 Zoning Update

<https://www.medfordma.org/departments/planning-development-sustainability/zoning>





## 2024-2026 Zoning Update

# Q&A





# Thank you!

**Please add comments to the maps and fill out the comment cards before you leave.**