

City of Medford

PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update

March 12, 2025





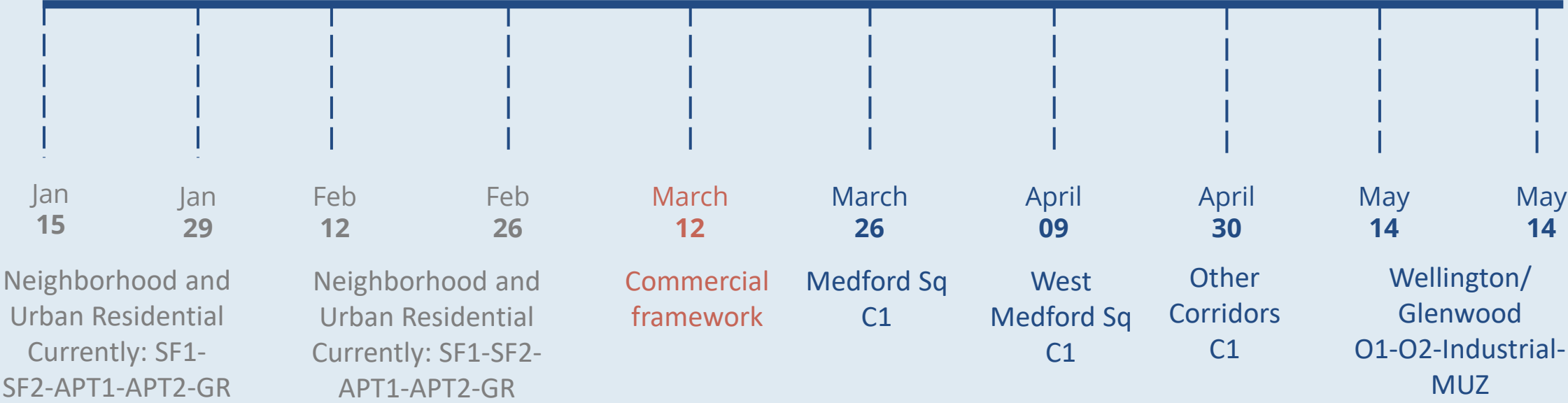
Agenda

- Process Timeline
- 2025
- Opportunities for Public Comments
- Introduction
- Analysis
- Residential Districts
 - Proposals
 - Updated proposal
 - Zoning Draft
- Q&A



Timeline: Phase 3 PPCM

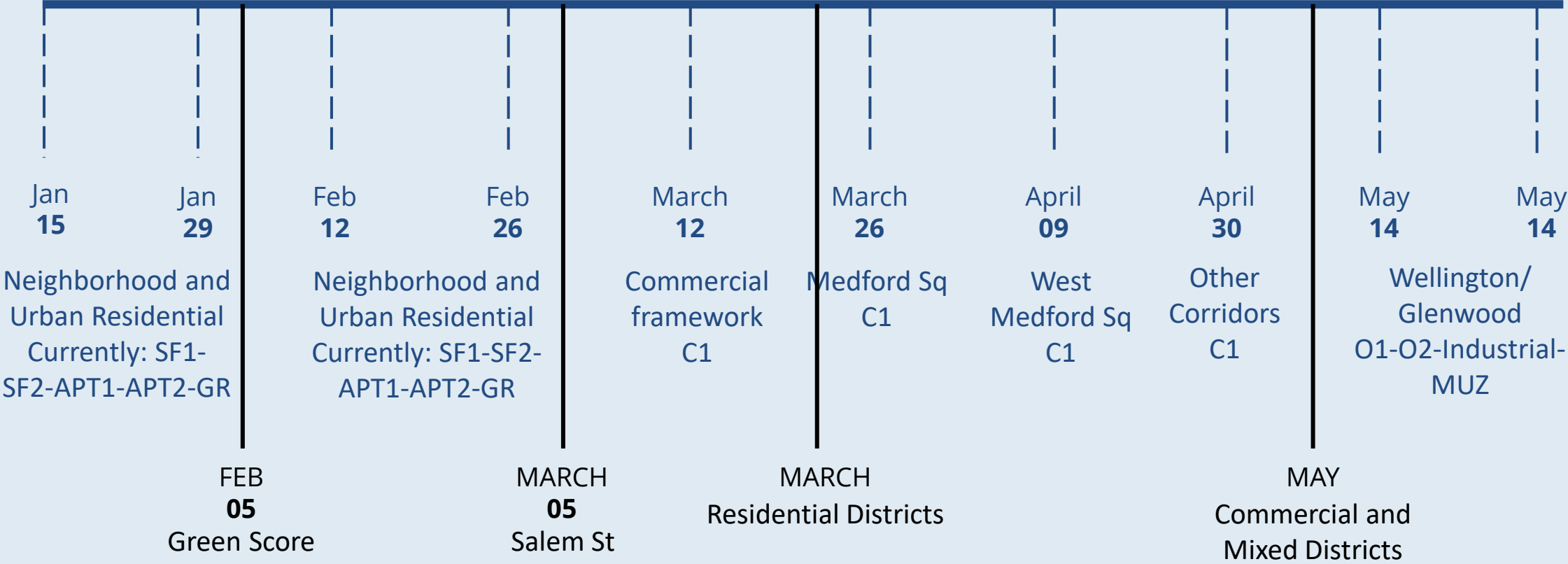
2024-2026 Zoning Update





Timeline: Phase 3 PPCM + CDB

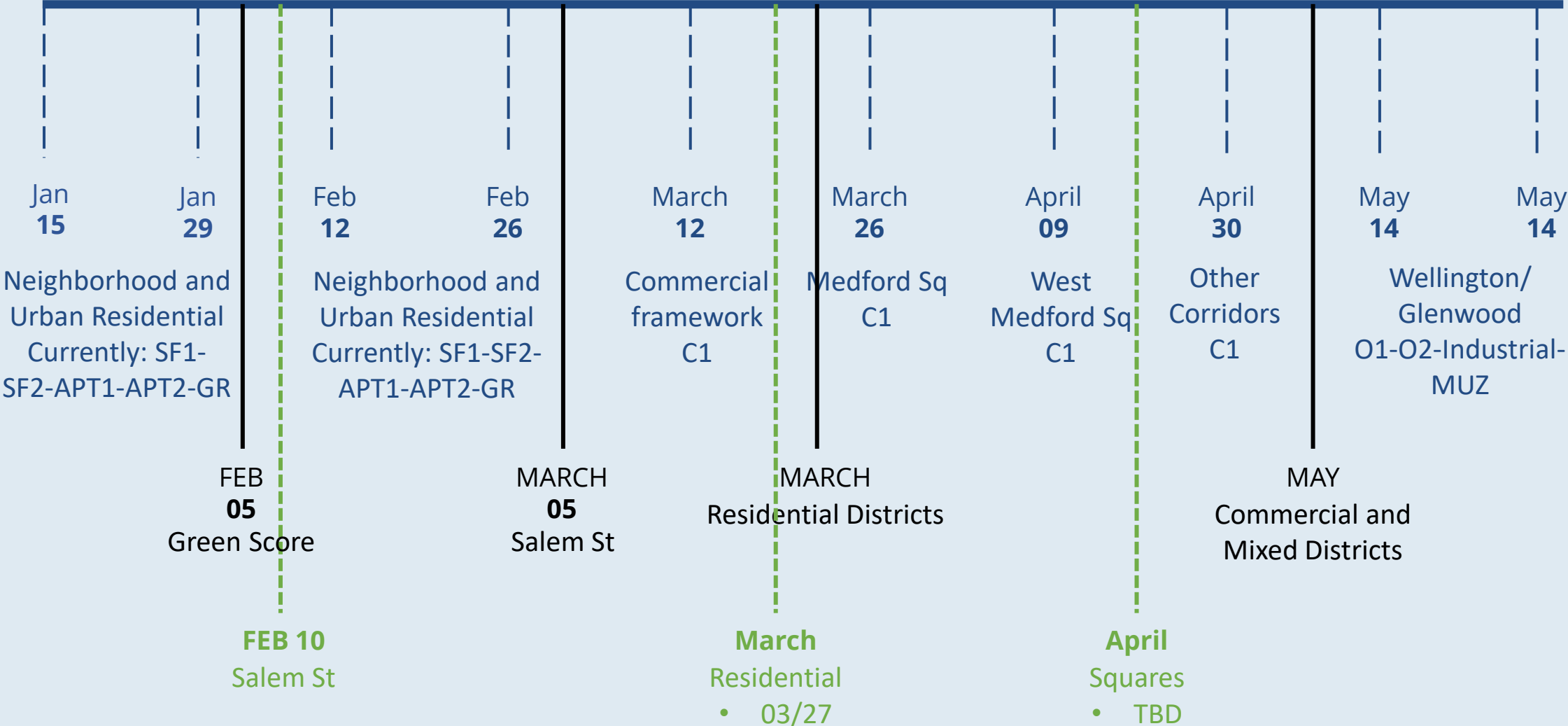
2024-2026 Zoning Update





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

2024-2026 Zoning Update





2025

2024-2026 Zoning Update

	JANUARY	FEBRUARY	MARCH	APRIL	MAY
GEOGRAPHY	Neighborhood Residential	Urban Residential	Commercial Framework/Medford Square	West Medford/Other Corridors	Wellington/Glenwood
DISTRICTS	SF1 &SF2	APT 1, APT 2 & General Residential	C1	C1	O1, O2, Industrial & MUZ
TOPICS	Uses				
	Dimensional Standards				
	Development Standards				
CITY-WIDE TOPICS	Housing		<ul style="list-style-type: none">• ADU• Community Solar• Non-Conforming Use/Structure	<ul style="list-style-type: none">• Transport Demand Management• Site Plan Review• Neighborhood Nodes	<ul style="list-style-type: none">• Parking Requirement

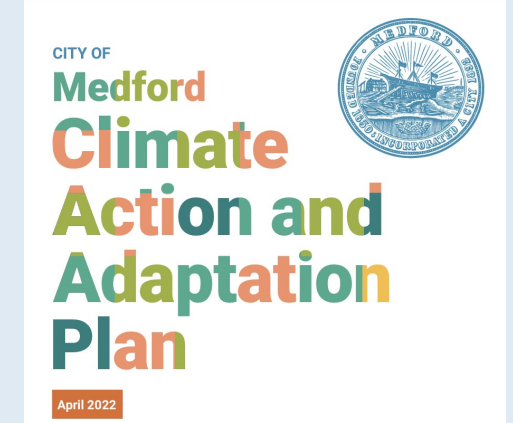


Opportunities for Public Comments

1	City Council Present new topic	2	City Council Refer topic to CDB	3	CDB Vote on the topic	4	City Council Vote on the topic
12/03/24 Salem St		12/11/24 Salem St.		01/22/25 Salem St 2/10 Public Meeting 03/05/2025 Salem St		03/11/2025 Salem St	
09/11/24 Green Score		10/01/24 Green Score		02/05/25 Green Score		03/11/2025 Green Score	
01/15/25 Residential Districts		02/12/25_02/26/25 Neighborhood Residential.		March Public Meeting <ul style="list-style-type: none">March 2025 Residential Districts		April 2025 Residential Districts	
03/12/25 Commercial Districts		-- Commercial Districts		April Public Meeting <ul style="list-style-type: none">April 2025 Residential Districts		03/12/2025	



INTRODUCTION



WS.1.1.1

Update zoning to allow for multifamily dwellings of different typologies in different zoning districts

BE.1.1.A

Reduce zoning barriers to multifamily and mixed-use housing development.

WS.1.1.4

Consider allowing smaller, infill housing on nonconforming lots to add to housing stock.

BE.1.1.B

Enable smaller and more diverse housing options through zoning updates.

VP.1.2.2

Address inconsistencies between current and past land use and the current zoning ordinance.

VP.2.1.2

Revise zoning to allow for redevelopment of non-conforming lots for smaller housing types in neighborhoods.

AA.2.1.1

Allow and promote increased density and mixed uses within walking distance of MBTA train stations and major bus hubs.

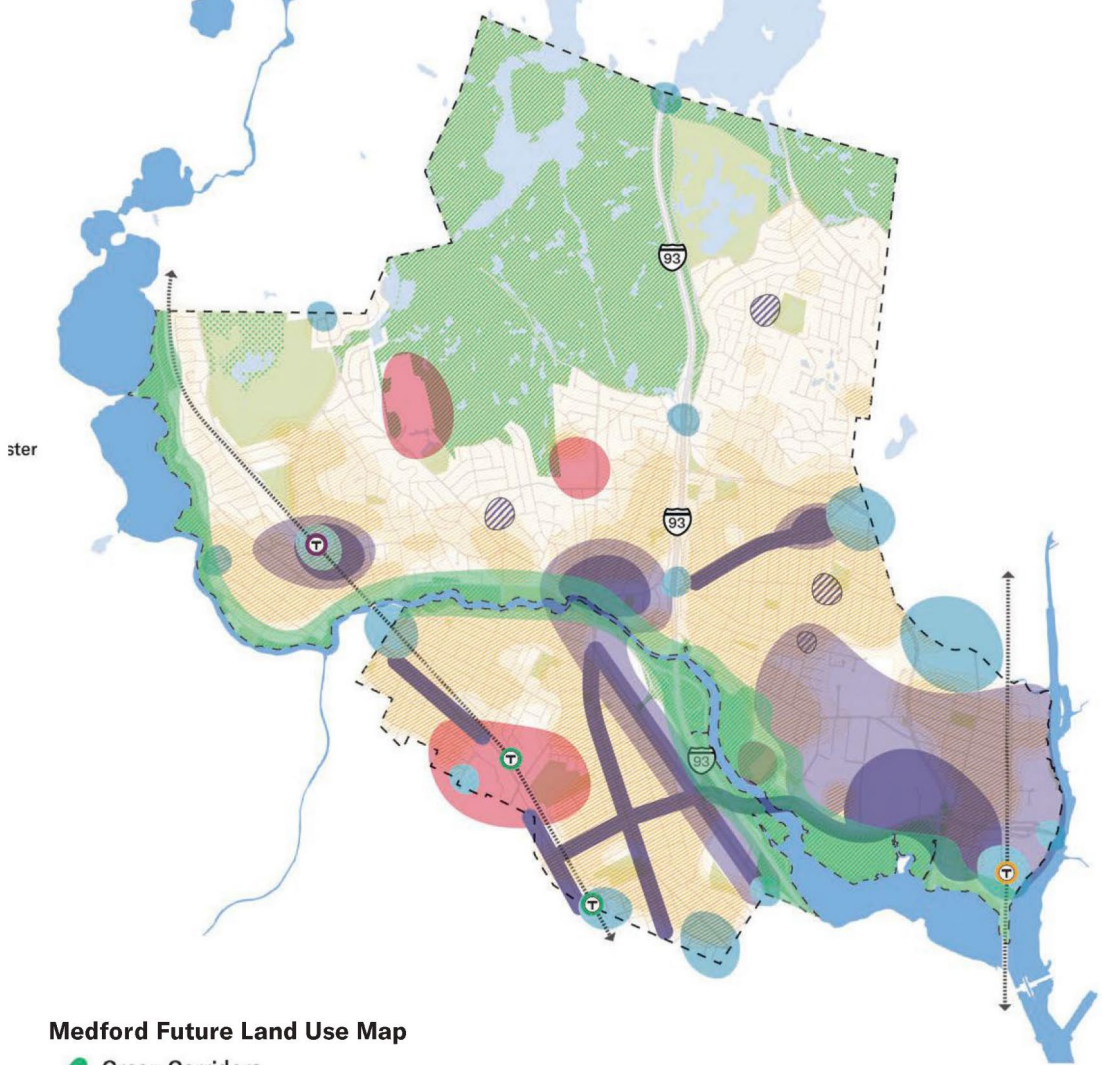


INTRODUCTION

MEDFORD, MA
COMPREHENSIVE
PLAN

January 2023

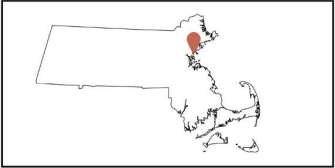
2024-2026 Zoning Update



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

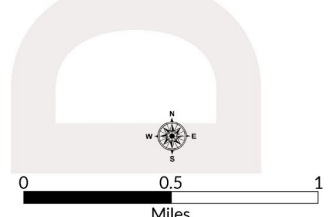
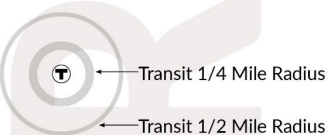


LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation
- Mixed-Use Districts

Transportation

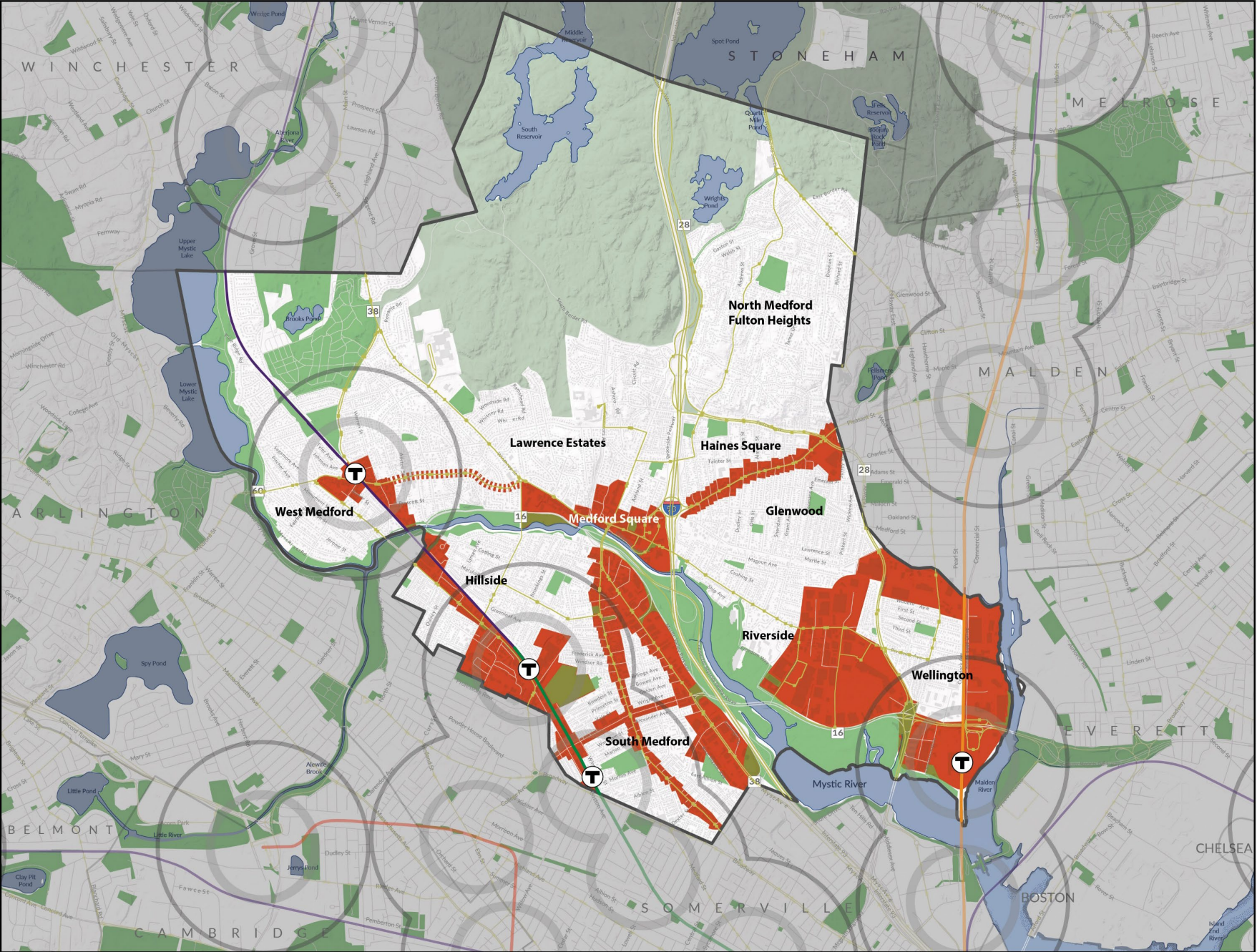
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line

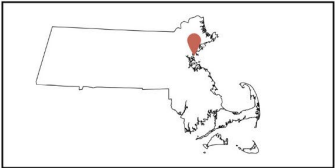


This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS, "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



Proposed Mixed-Use Districts





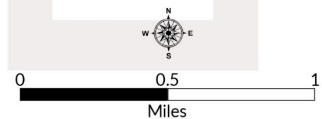
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Categories

- Corridors
- Squares
- Institutional
- Special District

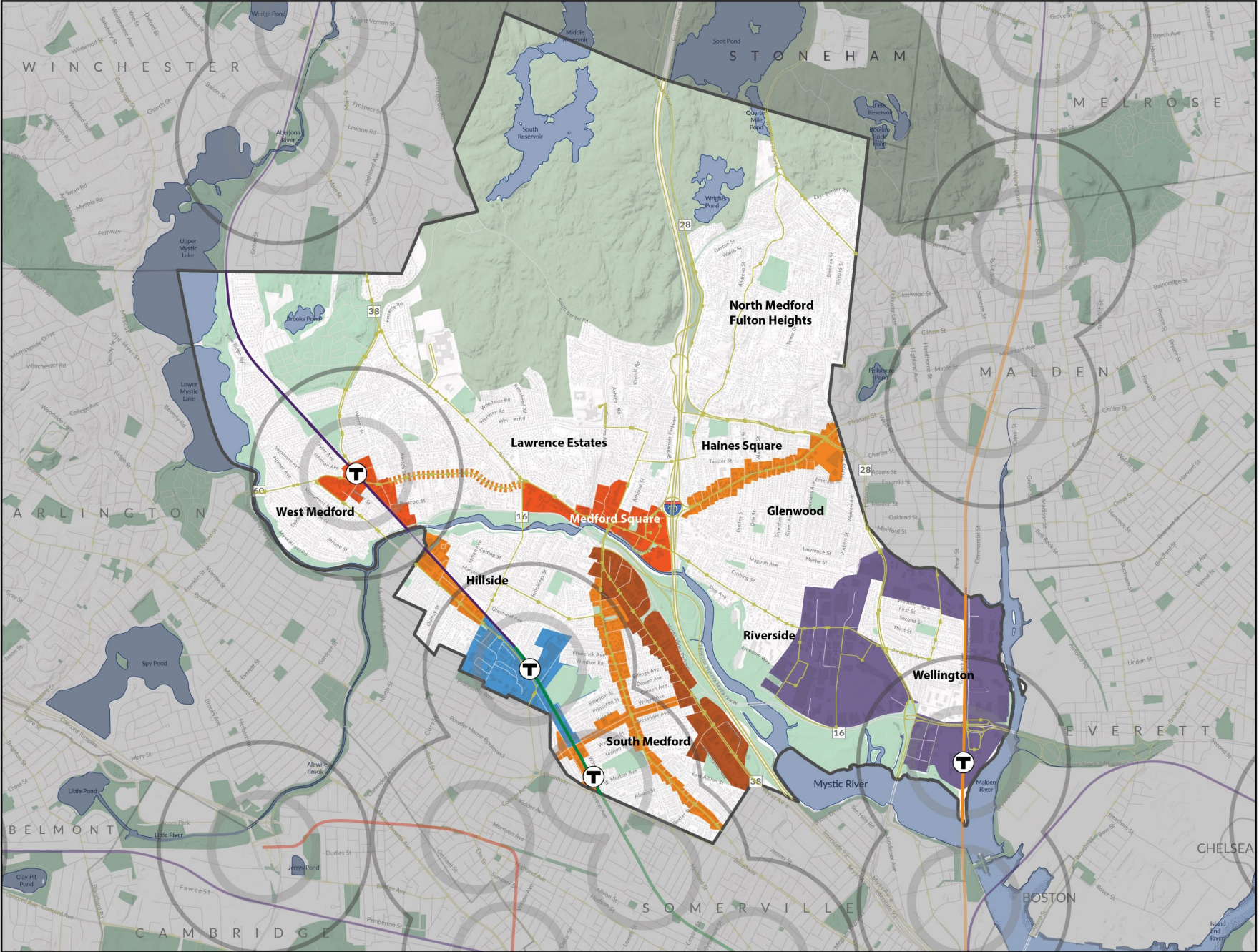
This map shows open space digitized from MassGIS NextGen 911 project.



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.

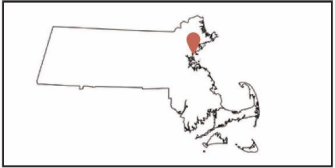


Proposed Mixed-Use Districts





2024-2026 Zoning Update

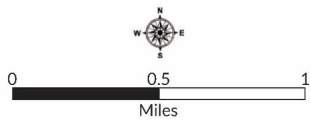


LEGEND

- Buildings
- Hydrography

Medford Zoning

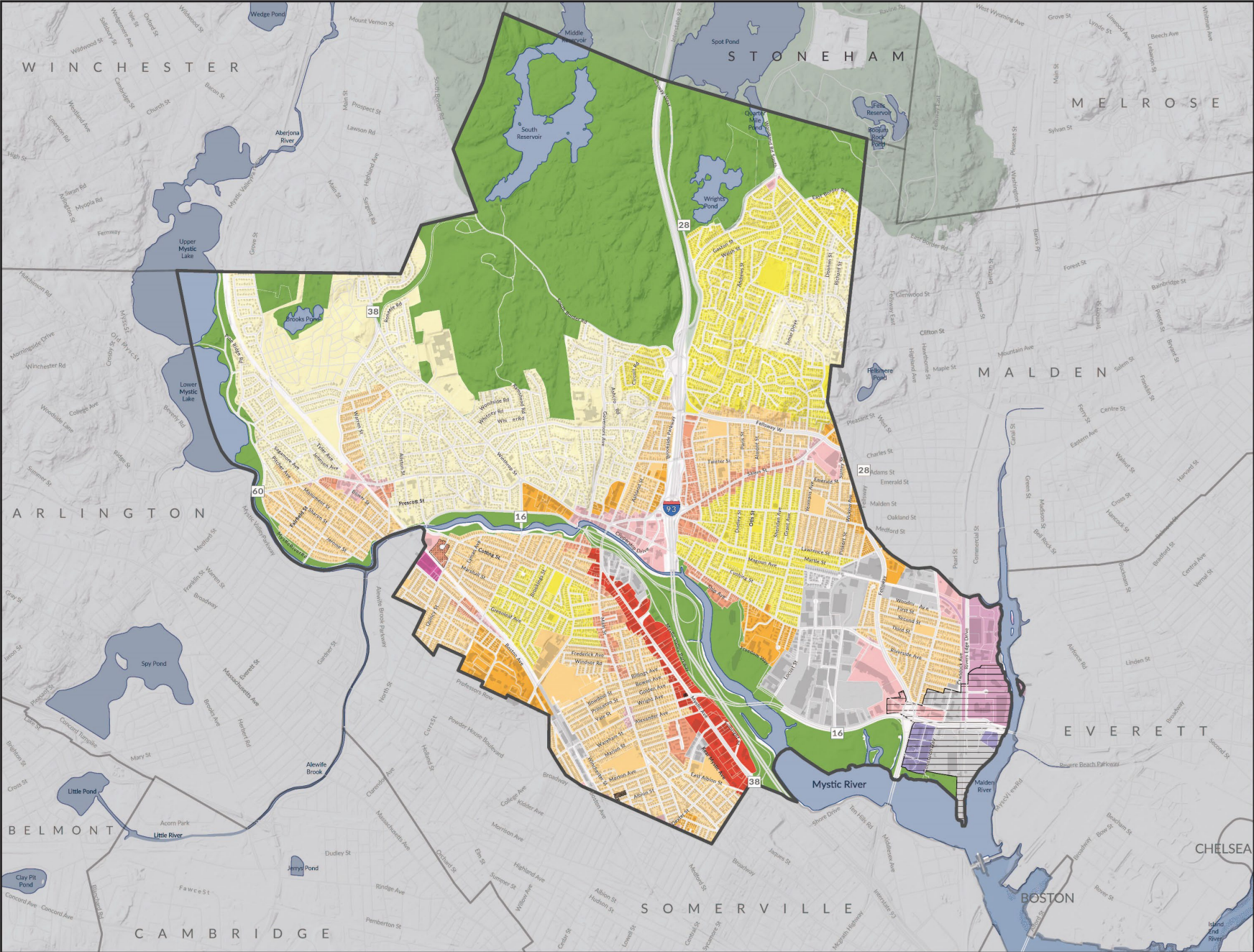
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



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".



Current Zoning





Current Zoning

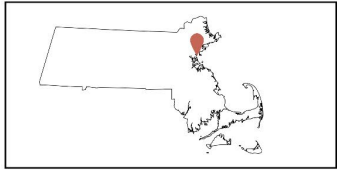
2024-2026 Zoning Update

Medford Zoning Dimensions														
		Minimum Permitted										Maximum Permitted		
		Lot												
		Area (SF)		Length (FT)			Open Space % Gross Floor Area		Yards (feet)			Lot Coverage (%)		Height
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usuable	Front	Side	Rear			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
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
	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
	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



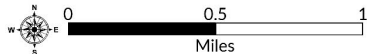
Current Zoning

Medford Zoning Dimensions														
		Minimum Permitted										Maximum Permitted		
		Lot												
		Area (SF)		Length (FT)			Open Space % Gross Floor Aea		Yards (feet)					Height
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped		Usuable	Front	Side	Rear	Lot Coverage (%)	Feet Stories
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



LEGEND

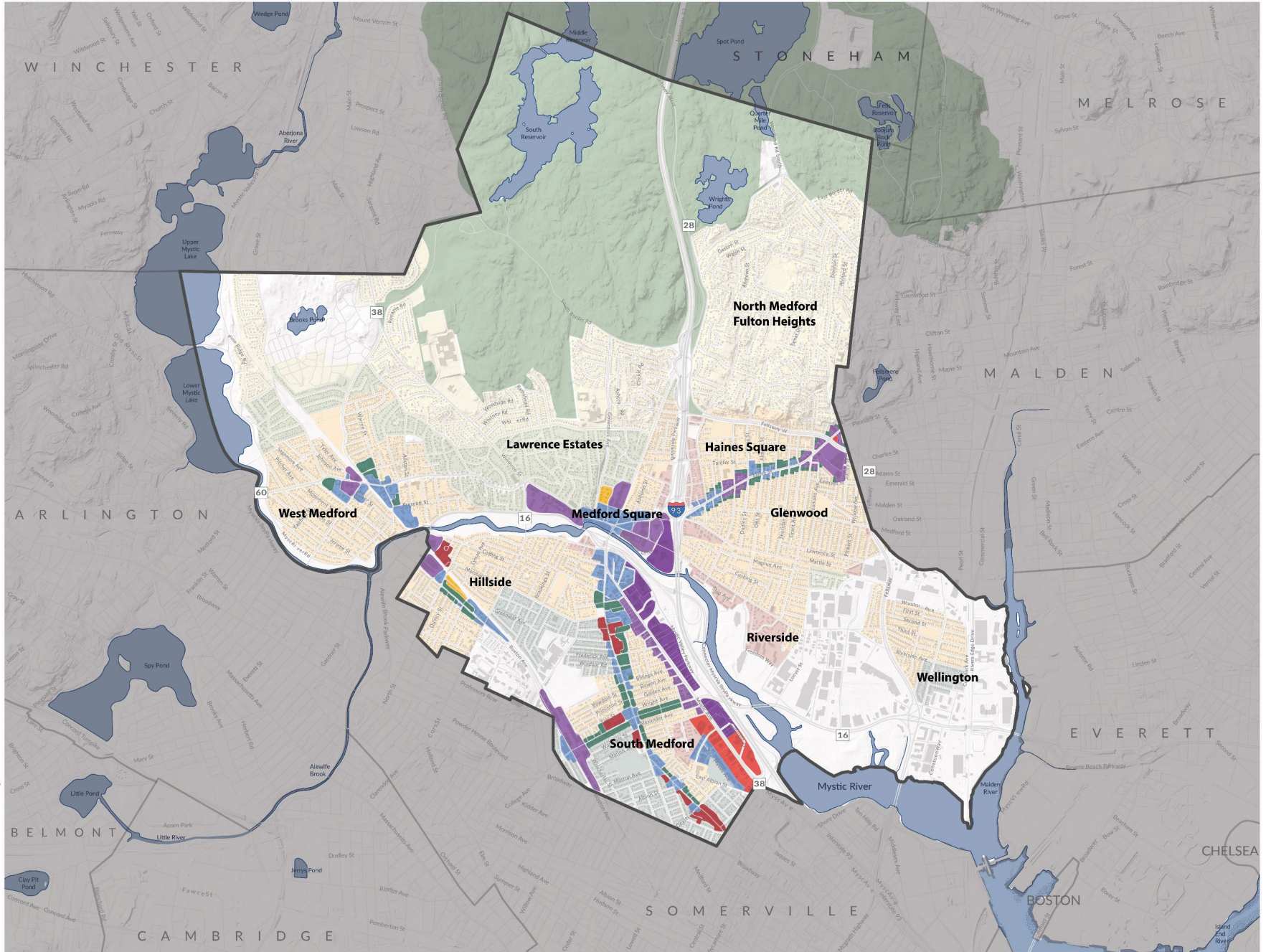
- Mixed-Use 1:**
Small-Mid Scale.
Mid Density.
3stories by right + 1 IZ
- Mixed-Use 2**
Mid Scale.
Mid-High Density.
4 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
High Density.
6 stories by right + 6 IZ
- Commercial**
6 stories by right + 2 IZ
- Neighborhood Residential 3**
 - Single-unit 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
 - 3-unit Dwelling
 - Multiplex (4-6 units)
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
3 stories max



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Mixed-Use Districts Framework





2024-2026 Zoning Update

ACCESSORY DWELLING UNIT (ADU)



Protected Use Accessory Dwelling Unit (ADU)

760 CMR 71.00 Protected Use Accessory Dwelling Unit (ADU)
<p>Municipalities shall not prohibit, impose a Prohibited Regulation or Unreasonable Regulation, or, except as provided under 760 CMR 71.03(5), require a special permit, waiver, variance or other zoning relief or discretionary zoning approval for the use of land or structures for a Protected Use ADU, including the rental thereof, in a Single-Family Residential Zoning District; provided that Municipalities may reasonably regulate a Protected Use ADU, subject to the limitations under 760 CMR 71.03(2) to 760 CMR 71.03(5), inclusive.</p>
<p>Prohibited Regulation:</p> <ol style="list-style-type: none">1. Owner-Occupancy Requirement.2. Minimum Parking Requirement.3. Use and Occupancy Restriction.4. Unit Caps and Density: ADUs shall not be counted in any density calculations.5. Relationship to Principal Dwelling: requirement to be attached or detached.
<p>Dimensional Standards: Cannot be more restrictive than is required for the Principal Dwelling, or a Single-family Residential or accessory structure.</p>
<p>Historic Districts: Municipalities may establish Design Standards and Dimensional Standards for Protected Use ADUs located in an Historic District</p>
<p>Pre-existing Nonconforming Structures: A Municipality may not prohibit the development of a Protected Use ADU in an existing structure or Principal Dwelling, or Lot due to nonconformance, that could be used for, or converted into, a Protected Use ADU in conformance with the Building Code, 760 CMR 71.00, and state law.</p>
<p>Special Permits for Multiple ADUs on the Same Lot: if a Municipality chooses to allow additional ADUs on the same Lot as a Protected use ADU in a Single-family Residential Zoning District, Zoning shall require a Special Permit for the use of land or structures for the additional ADUs.</p>



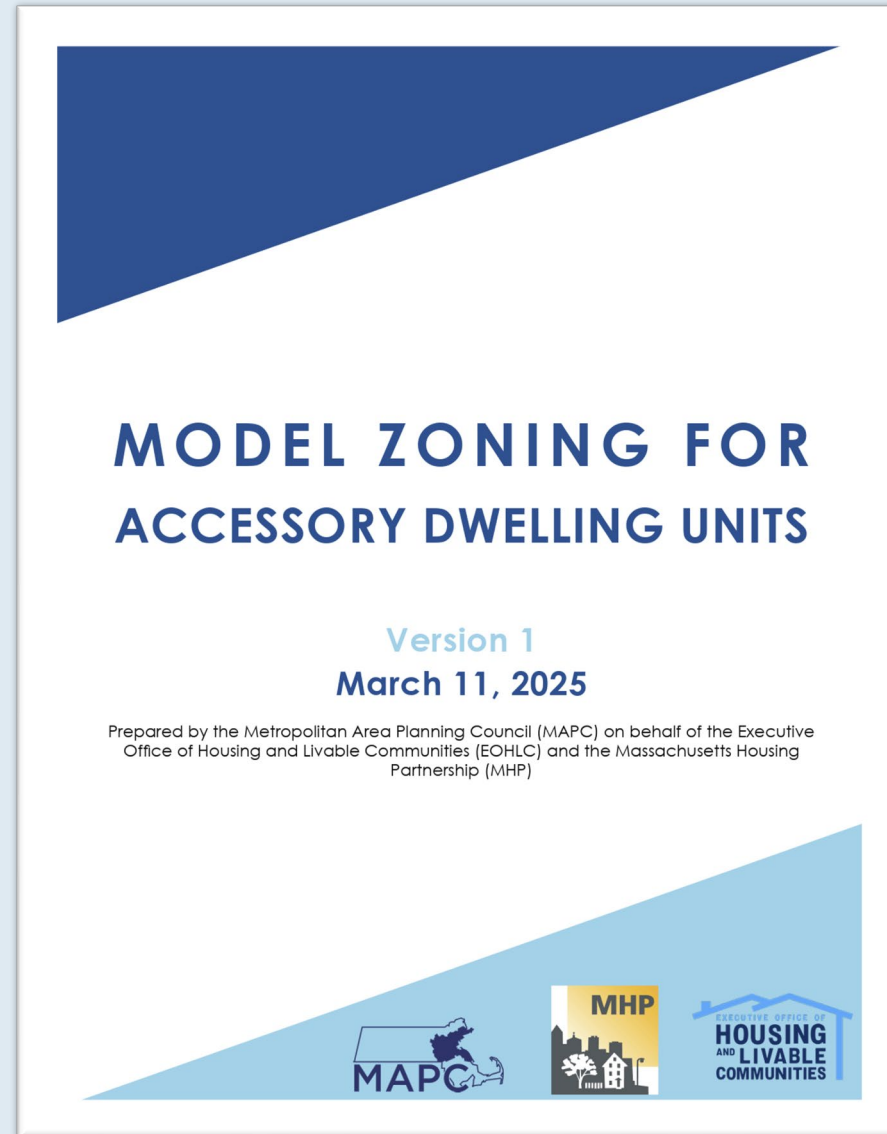
Local Accessory Dwelling Unit (ADU)

Municipality Decisions (Local ADUs):

1. Municipalities may allow Accessory Dwelling Units in any Residential District by Right or by Special Permit.
2. Municipalities can allow bigger ADUs than the 900 sf restriction.
3. Municipalities can allow additional ADUs on the same lot by Special Permit.
4. **Short-term Rentals:** Municipalities may establish restrictions and prohibitions on the Short-term Rental of Protected Use ADUs pursuant to M.G.L. c. 64G.



Protected Use Accessory Dwelling Unit (ADU)





2024-2026 Zoning Update

RESIDENTIAL DISTRICTS ZONING DRAFT



2024-2026 Zoning Update

