

# City of Medford

## PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update

March 24, 2025





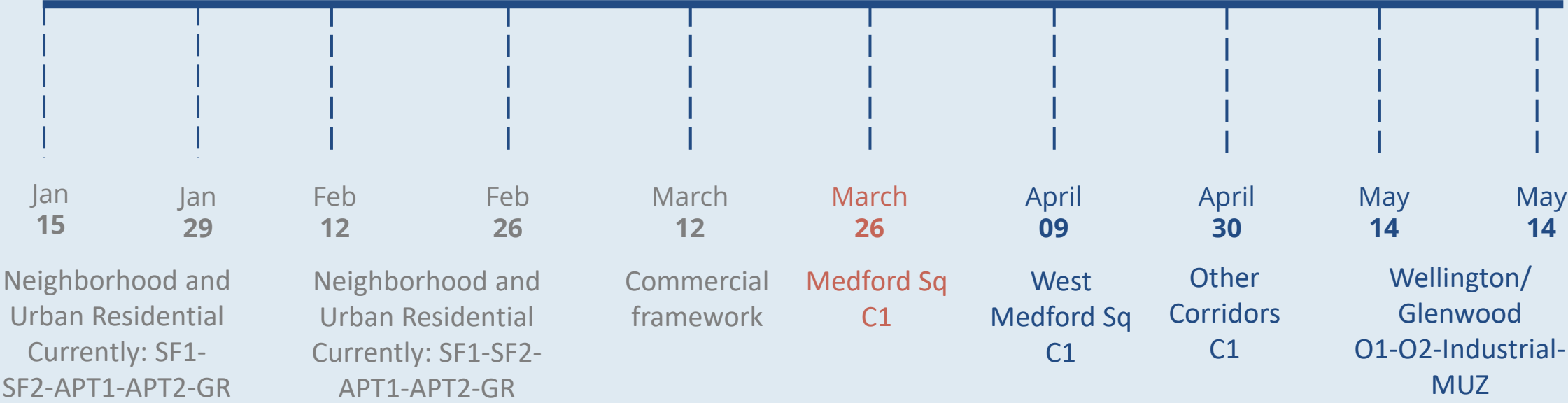
# Agenda

- Process Timeline
- 2025
- Opportunities for Public Comments
- Introduction
- Mixed-use Districts
  - Commercial framework (03/12)
  - Medford Sq Current Zoning
  - Medford Sq proposal
- ADU



# Timeline: Phase 3 PPCM

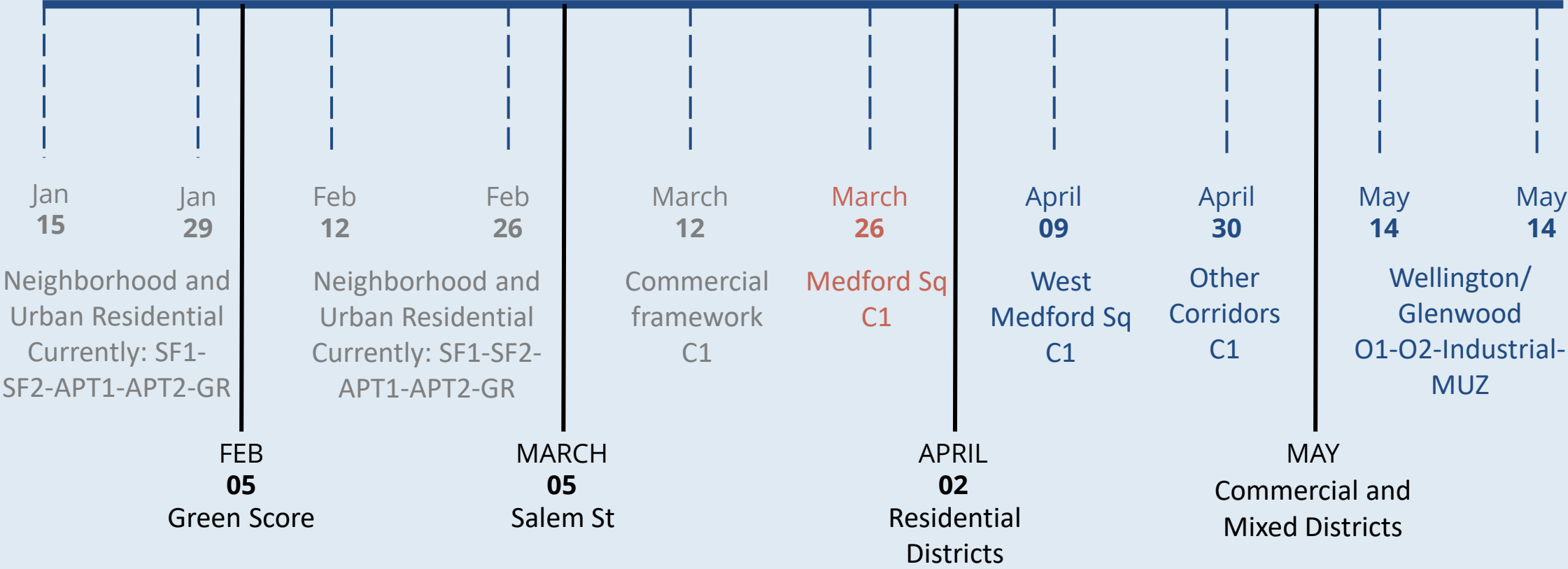
2024-2026 Zoning Update





# Timeline: Phase 3 PPCM + CDB

2024-2026 Zoning Update

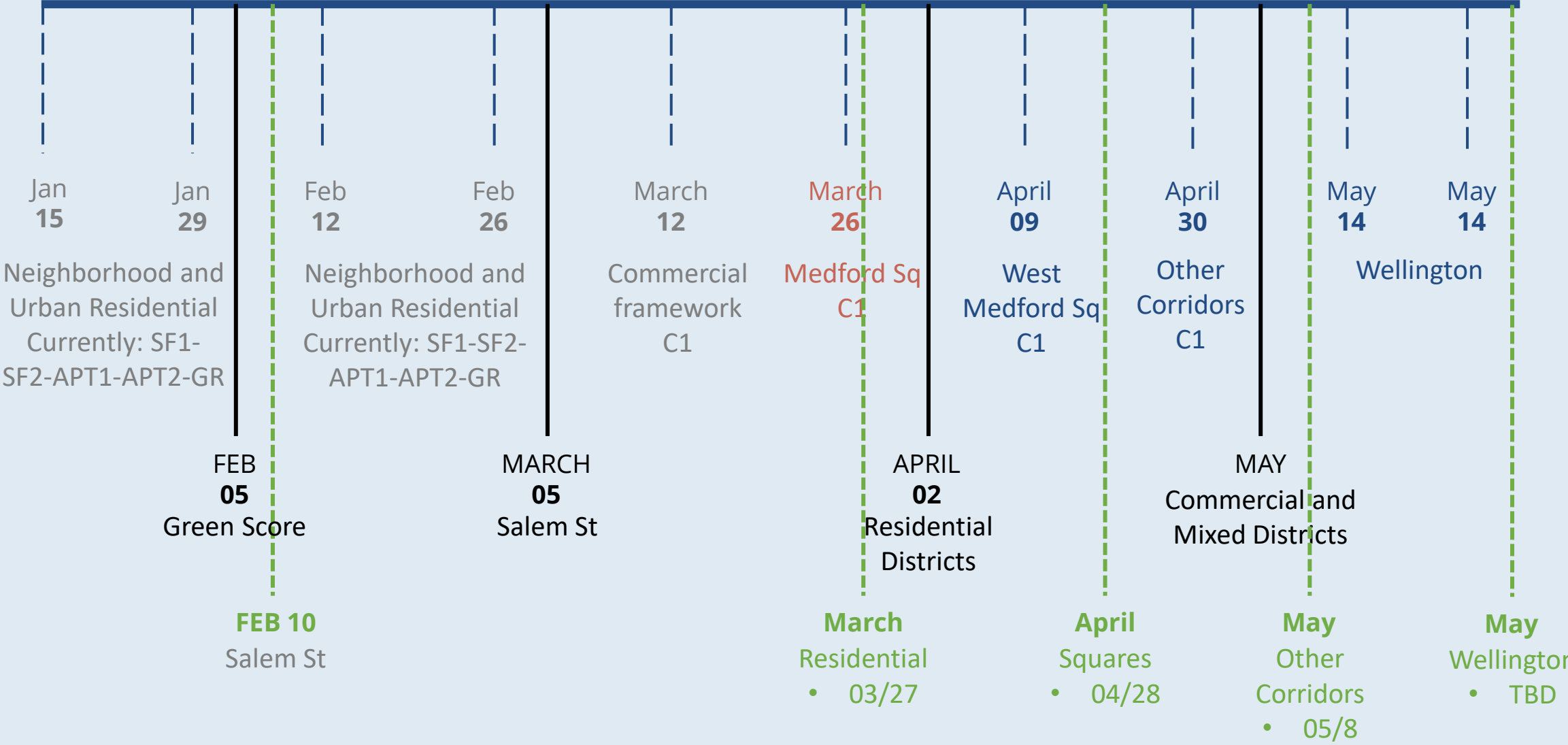






# Timeline: Phase 3 PPCM + CDB + Public Q&A

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"><li>ADU</li></ul> | <ul style="list-style-type: none"><li>Site Plan Review</li><li>Neighborhood Nodes</li><li>Community Solar</li><li>Nonconforming Use/Structure</li></ul> | <ul style="list-style-type: none"><li>Parking Requirement</li><li>Transport Demand Management</li></ul> |



# Opportunities for Public Comments

| 1                                 | City Council<br>Present new topic | 2  | City Council<br>Refer topic to CDB | 3  | CDB<br>Vote on the topic | 4                                   | City Council<br>Vote on the topic |
|-----------------------------------|-----------------------------------|--|------------------------------------|--|--------------------------|-------------------------------------|-----------------------------------|
| 12/03/24 Salem St                 |                                   | 12/11/24 Salem St.                             |                                    | 01/22/25 Salem St<br>2/10 Public Meeting<br>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<br>Residential Districts |                                   | 02/12/25_02/26/25<br>Neighborhood Residential. |                                    | 03/27 Public Meeting<br>• 04/02<br>Residential Districts                           |                          | April 2025 Residential<br>Districts |                                   |
| 03/12/25<br>Commercial Districts  |                                   | 03/26/25<br>Commercial Districts               |                                    | 04/28 Public Meeting<br>05/08 Public Meeting<br>• May 2025<br>Commercial Districts |                          |                                     |                                   |





# 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.

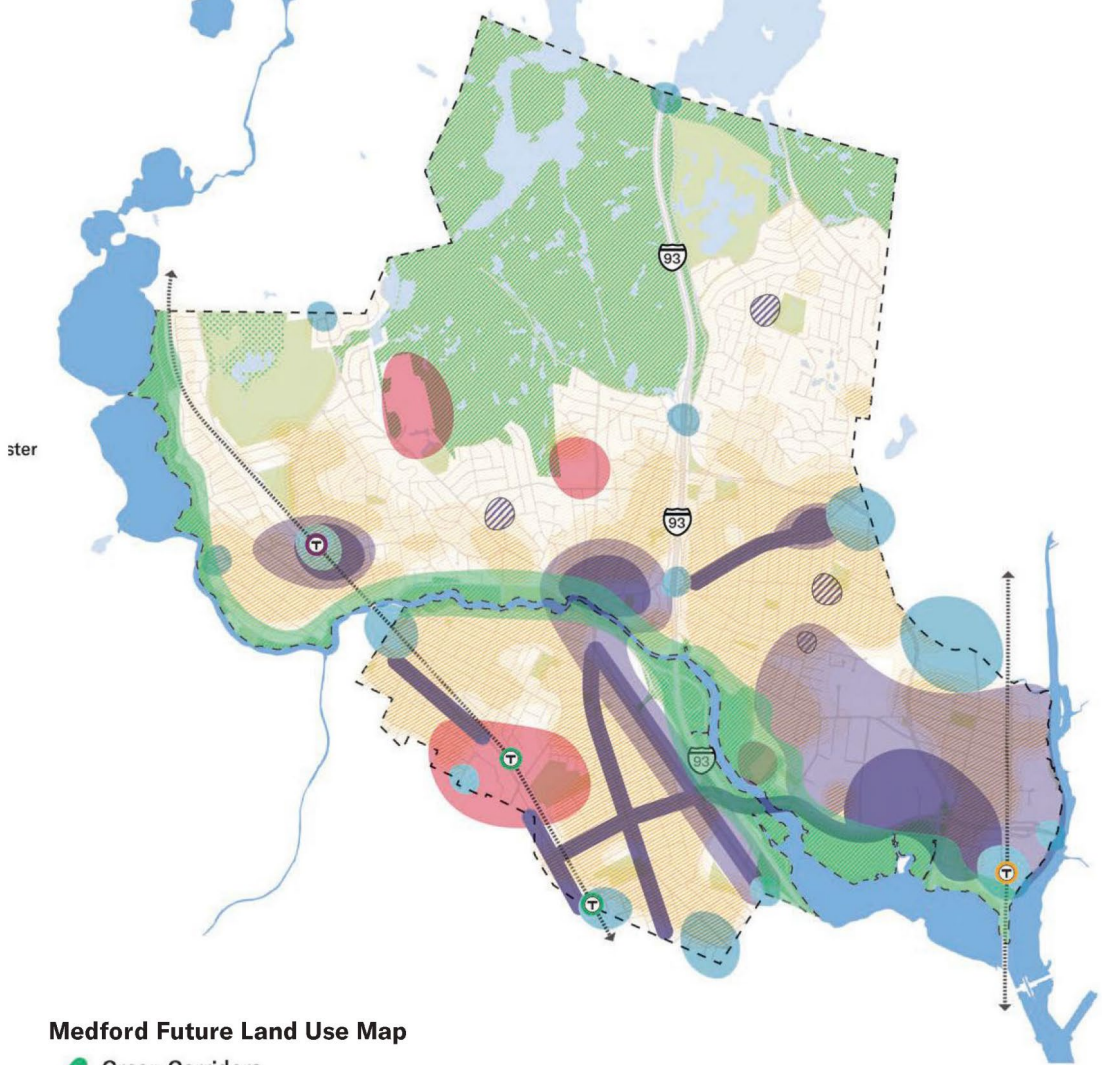


# Introduction

MEDFORD, MA  
COMPREHENSIVE  
PLAN

January 2023

2024-2026 Zoning Update

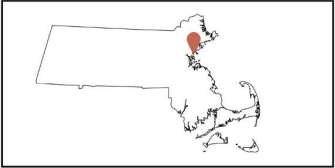


Medford Future Land Use Map

- 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



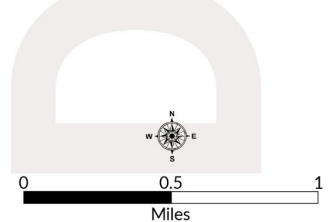
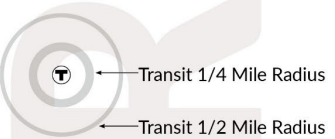


## LEGEND

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

### Transportation

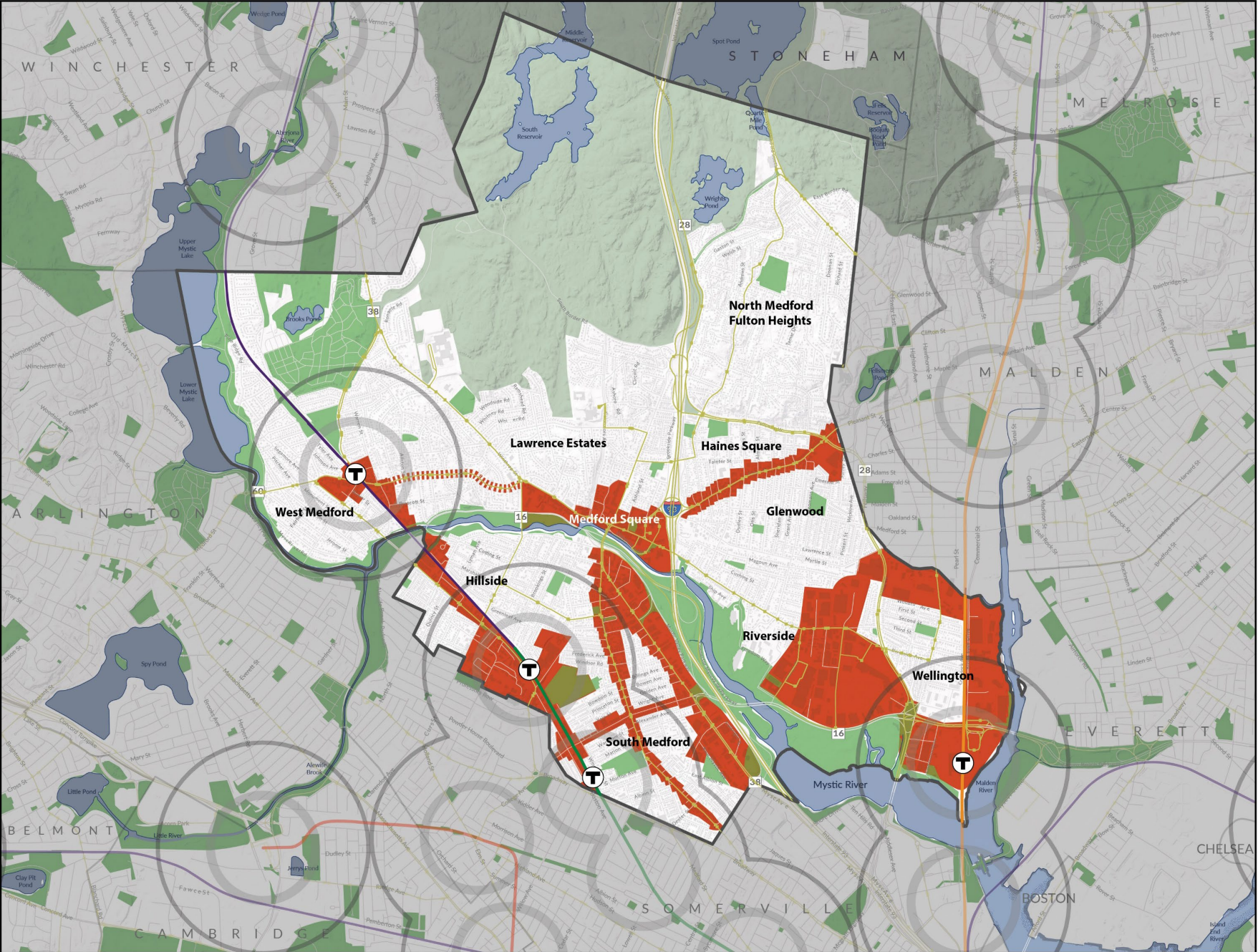
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line



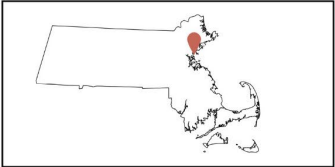
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS, "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



# Proposed Mixed-Use Districts







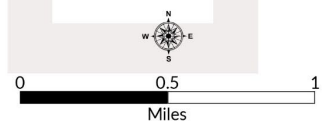
## LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

### Categories

- Corridors
- Squares
- Institutional
- Special District

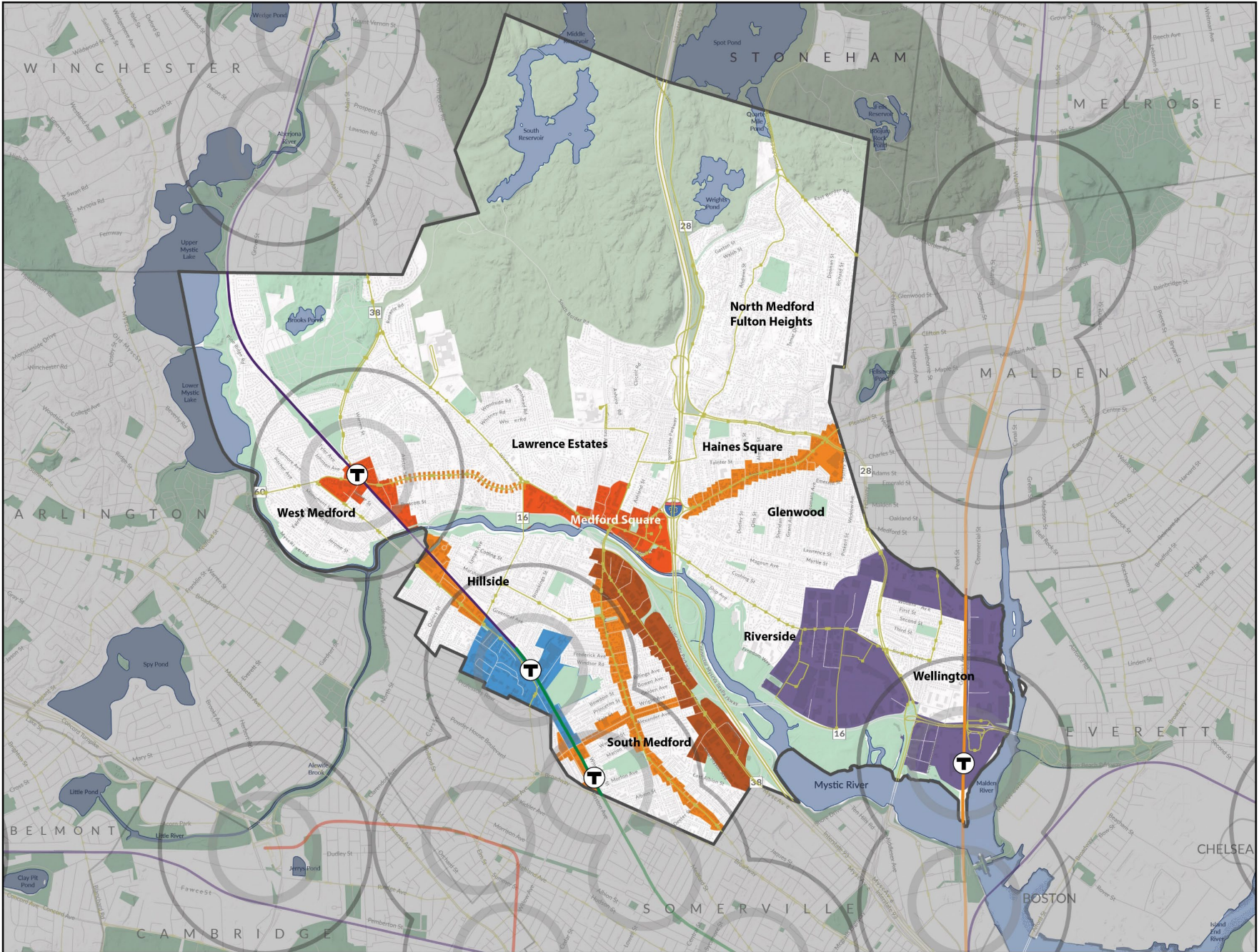
This map shows open space digitized from MassGIS NextGen 911 project.



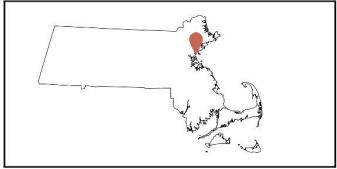
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# Proposed Mixed-Use Districts



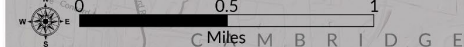
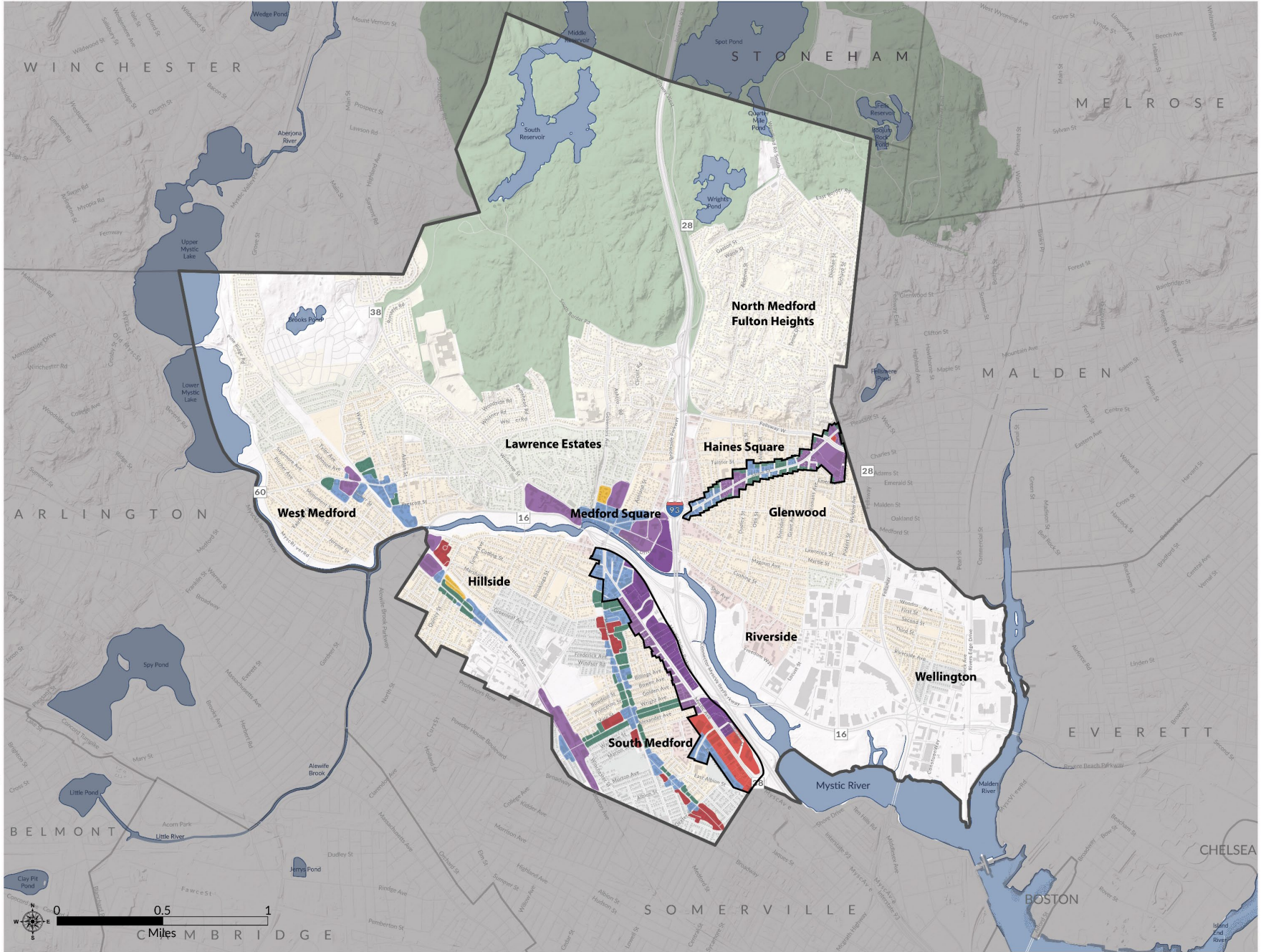




## LEGEND

- 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
  - 2-unit Dwelling
  - 3-unit Dwelling
  - Townhouse
  - Historic Conversion (2-4 units)
  - ADU
- Urban Residential 1**
  - 2-unit Dwelling
  - Historic Conversion (2-5 units)
  - Townhouse
  - 3-unit Dwelling
  - Multiplex (4-6 units)
  - ADU (1/2/3-unit Dwelling)
- Urban Residential 2**
  - Townhouse
  - 3-unit Dwelling
  - Multiplex (4-6 units)
  - Multiple unit Dwelling >6 units  
3 stories max
  - ADU (1/2/3-unit Dwelling)

This map was produced in March 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".







# 2024-2026 Zoning Update

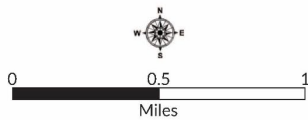


## LEGEND

- Buildings
- Hydrography

### Medford Zoning

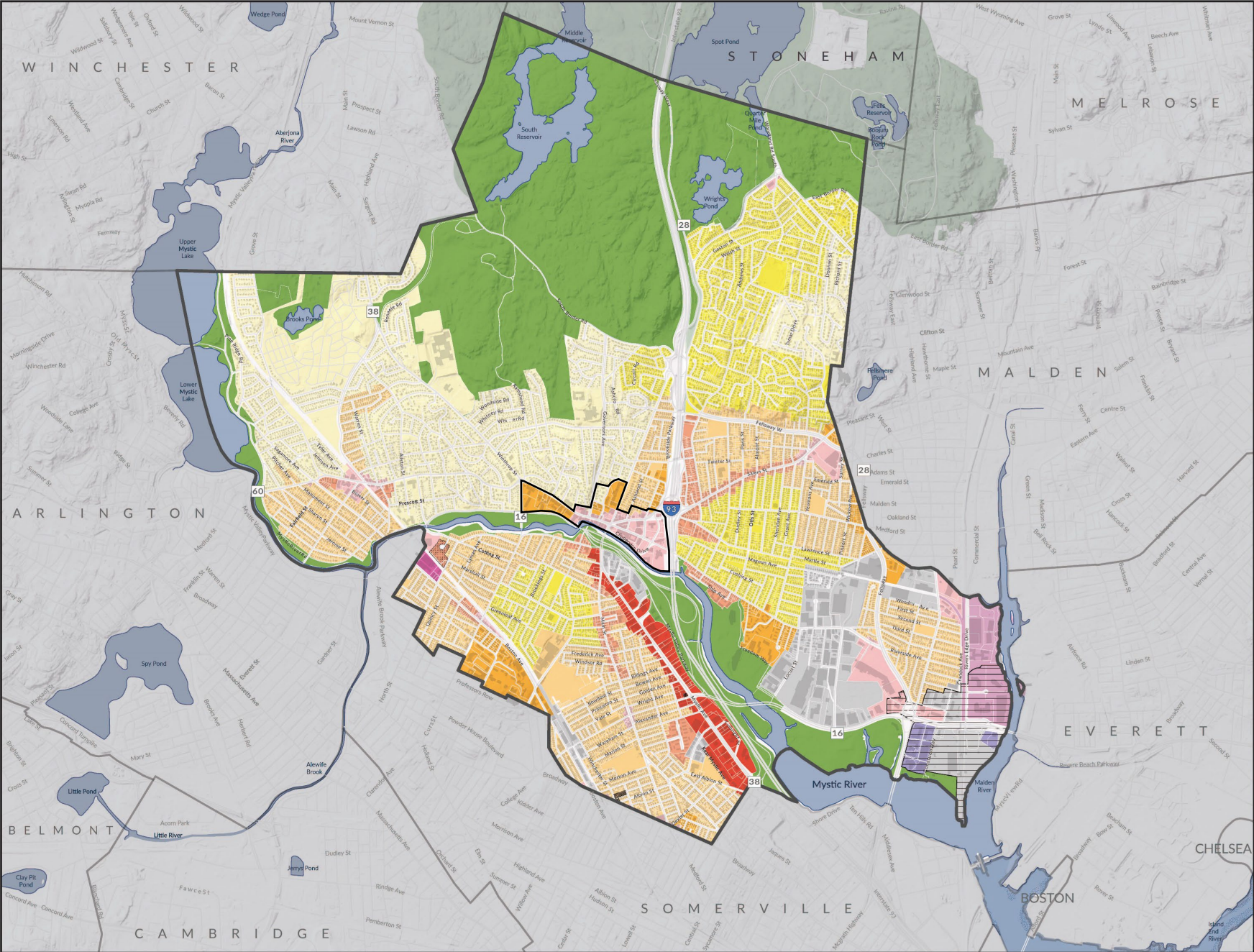
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



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



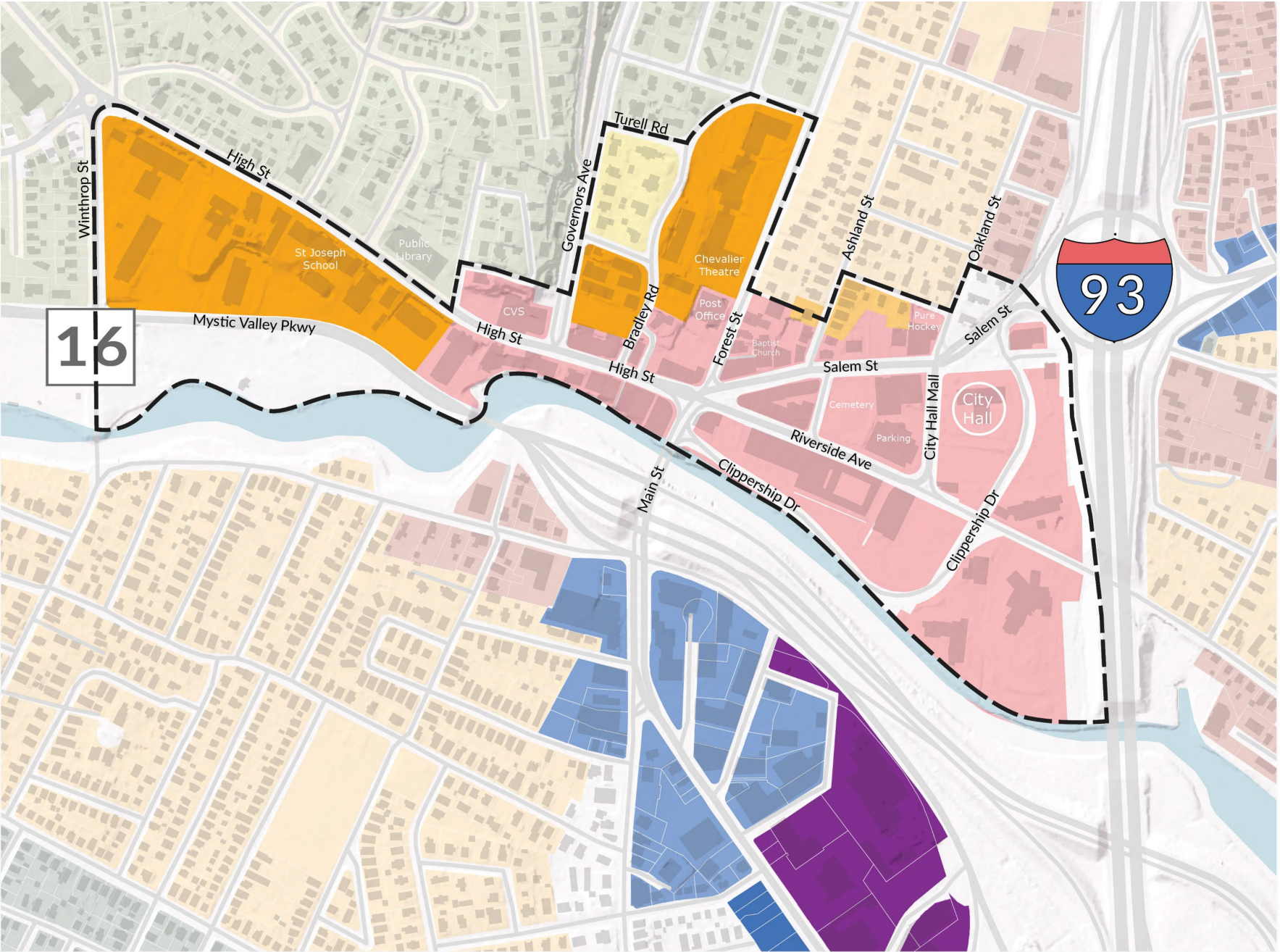




## LEGEND

- Commercial 1:**  
Residential building:  
• 6 stories by right  
Commercial building:  
• 4 stories by right  
Other permitted Structures  
• 15 stories by right
- Apartment 2**  
Residential building:  
• 6 stories by right  
Commercial use:  
• NOT allowed  
Hotel  
• 15 stories by right
- General residential**  
• Single-unit Dwelling  
• 2-Units Dwelling  
• ADU
- Single Family 1**  
• Single-unit Dwelling  
• ADU

# Current Zoning



This map was produced in March 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".







# Current Zoning

2024-2026 Zoning Update

| Medford Zoning Dimensions |   |                   |             |          |       |                              |              |         |       |       |      |                   |      |         |
|---------------------------|---|-------------------|-------------|----------|-------|------------------------------|--------------|---------|-------|-------|------|-------------------|------|---------|
| District                  |   | Minimum Permitted |             |          |       |                              |              |         |       |       |      | Maximum Permitted |      |         |
|                           |   | Lot               |             |          |       |                              |              |         |       |       |      |                   |      |         |
|                           |   | Area (SF)         | Length (FT) |          |       | Open Space % Gross Floor Aea | Yards (feet) |         |       |       |      | Height            |      |         |
|                           | 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       |
| 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      |



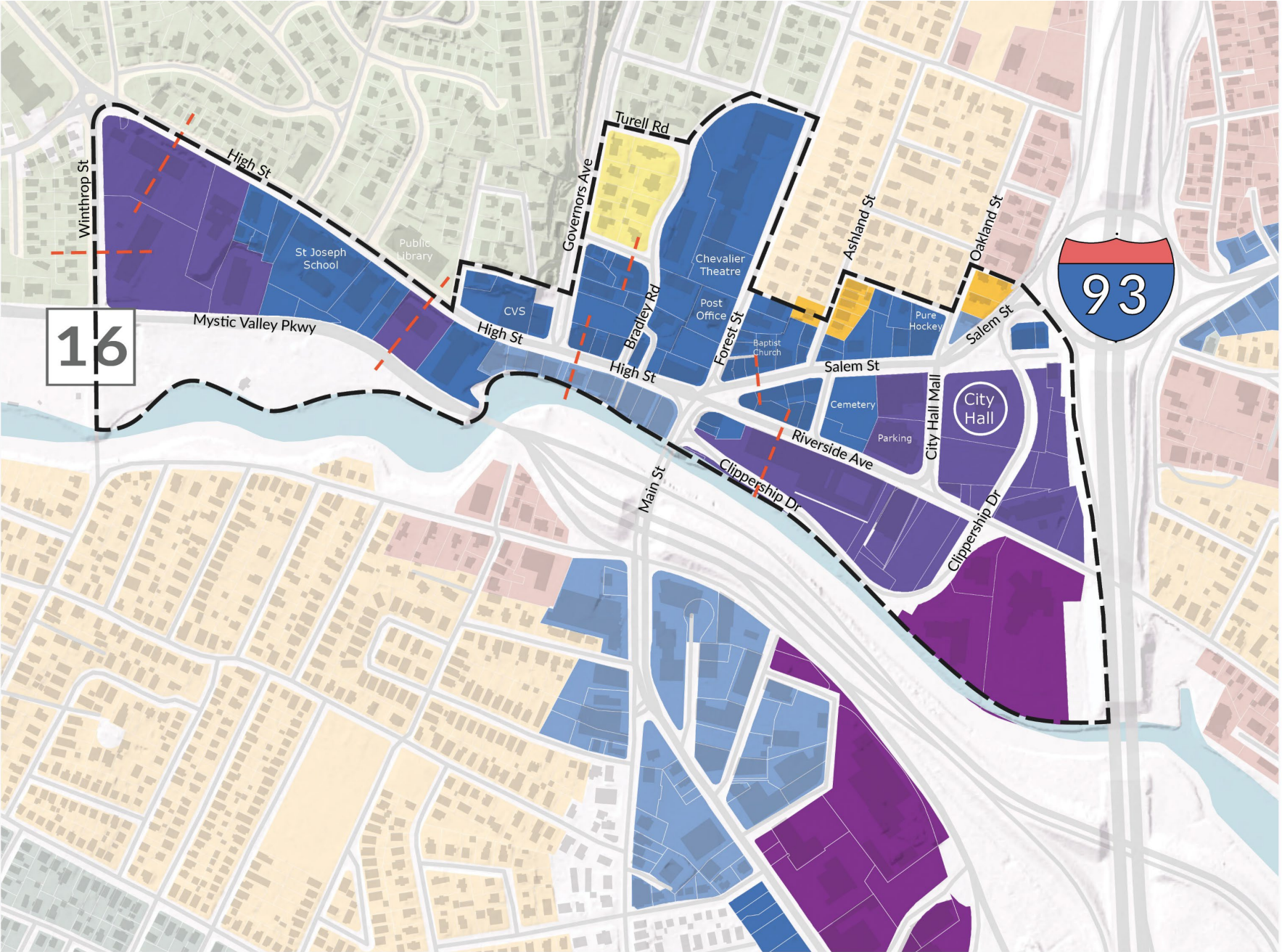


# Medford Square



## LEGEND

- Mixed-Use 1:**  
Small-Mid Scale.  
3stories by right + 1 IZ
- Mixed-Use 2A**  
Mid Scale.  
4 stories by right + 2 IZ
- Mixed-Use 2B**  
Mid-High Scale.  
6 stories by right + 2 IZ
- Mixed-Use 3**  
Mid-High Scale.  
6 stories by right + 6 IZ
- Neighborhood Residential 3**
  - Single-unit Dwelling
  - 2-unit Dwelling
  - 3-unit Dwelling
  - Townhouse
  - Historic Conversion (2-4 units)
  - ADU
- Urban Residential 1**
  - 2-unit Dwelling
  - Historic Conversion (2-5 units)
  - Townhouse
  - 3-unit Dwelling
  - Multiplex (4-6 units)
  - ADU (1/2/3-unit Dwelling)



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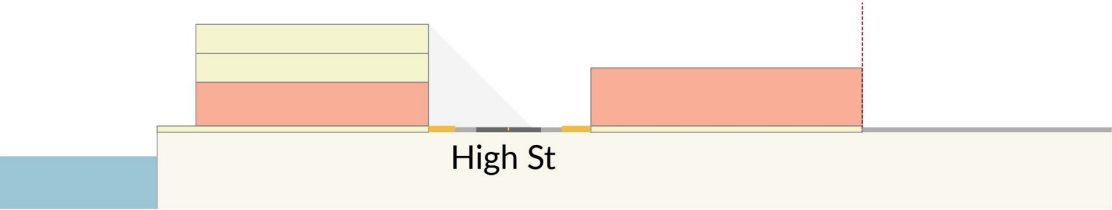




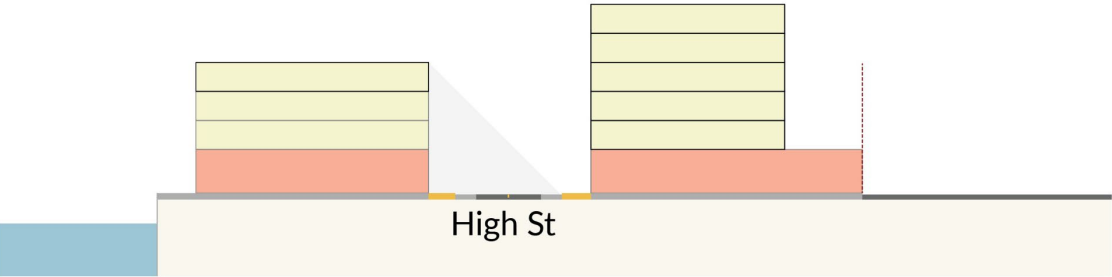
# Medford Square Zoning Section Study

## High St

Existing Section



Proposed Section



Commercial Residential Parking



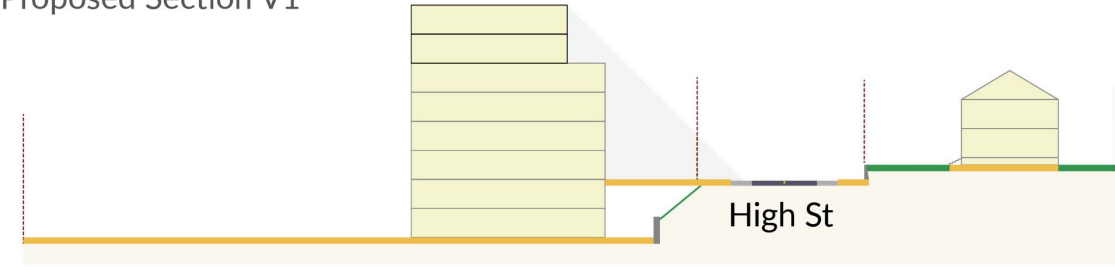
# Medford Square Zoning Section Study

## High St

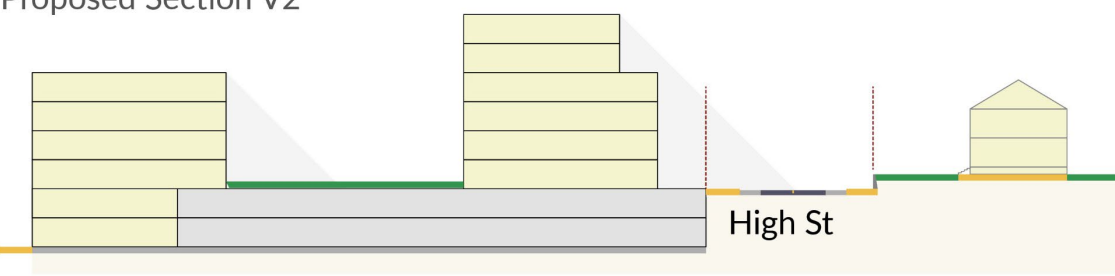
Existing Section



Proposed Section V1



Proposed Section V2



Commercial Residential Parking



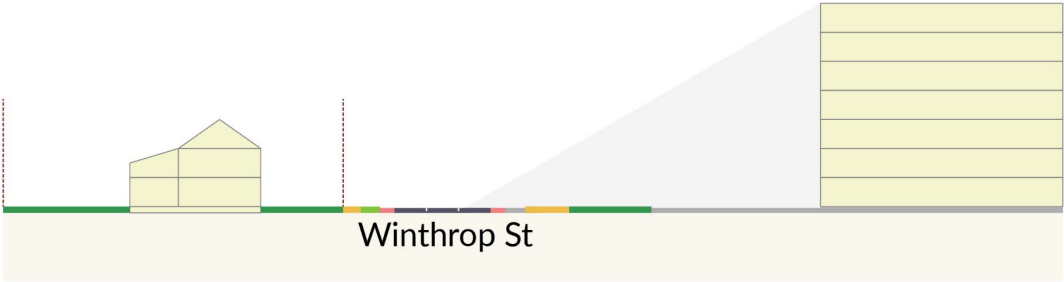




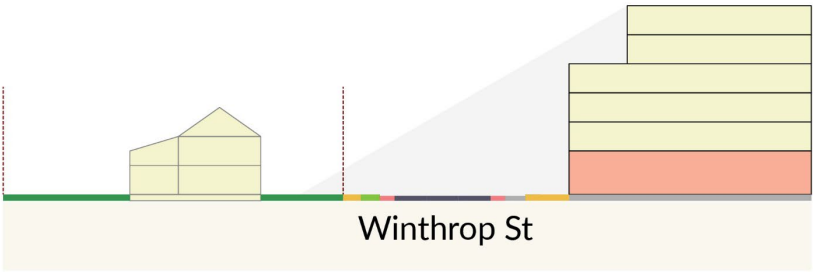
# Medford Square Zoning Section Study

## Winthrop St

Existing Section



Proposed Section



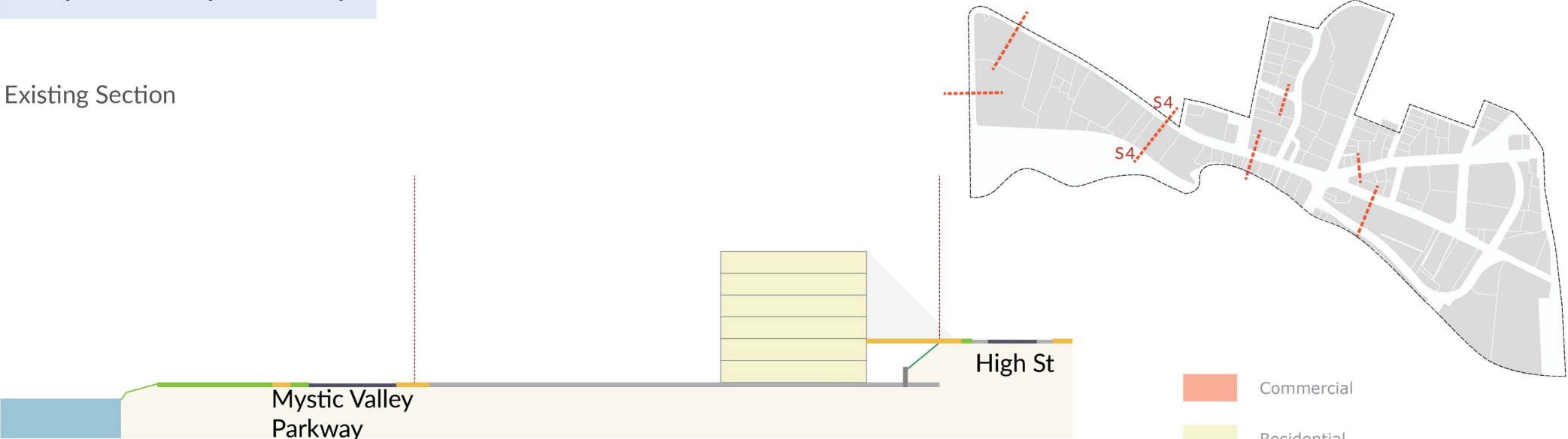
Commercial Residential Parking



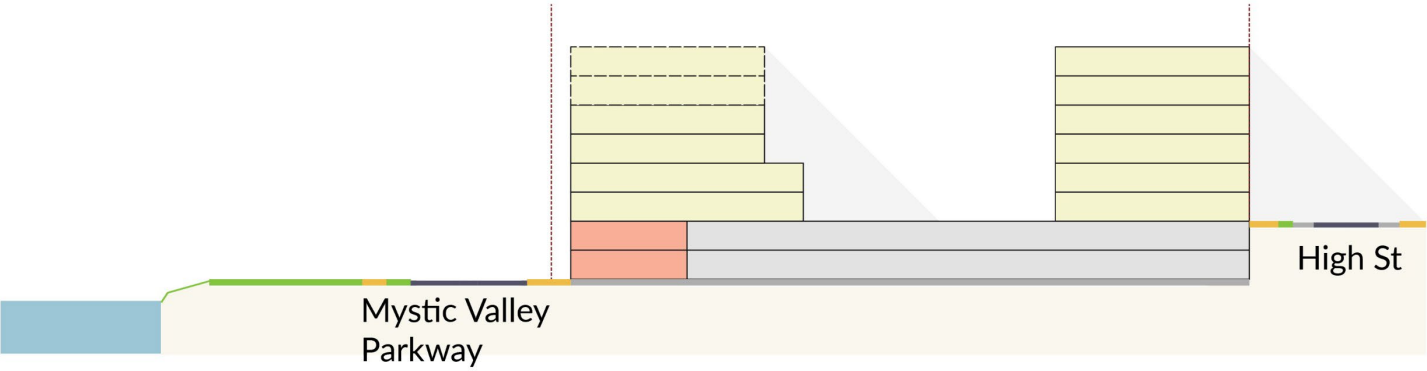
# Medford Square Zoning Section Study

## Mystic Valley Parkway

Existing Section



Proposed Section



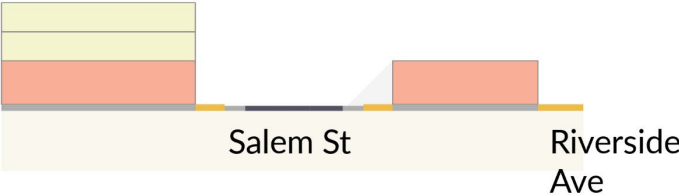




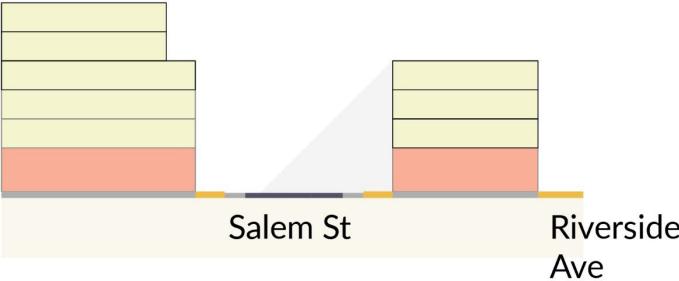
# Medford Square Zoning Section Study

## Salem St

Existing Section



Proposed Section



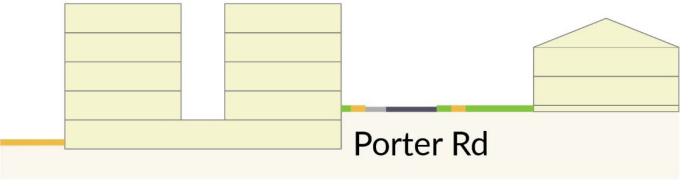




# Medford Square Zoning Section Study

## Porter Rd

Existing Section



Commercial Residential Parking



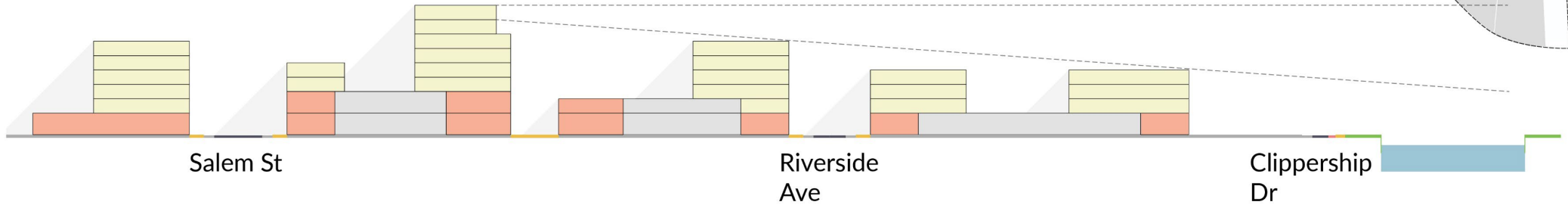


# Medford Square Zoning Section Study

## Clippership Dr



Proposed Section V1



Proposed Section V2

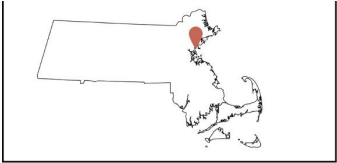


2024-2026 Zoning Update



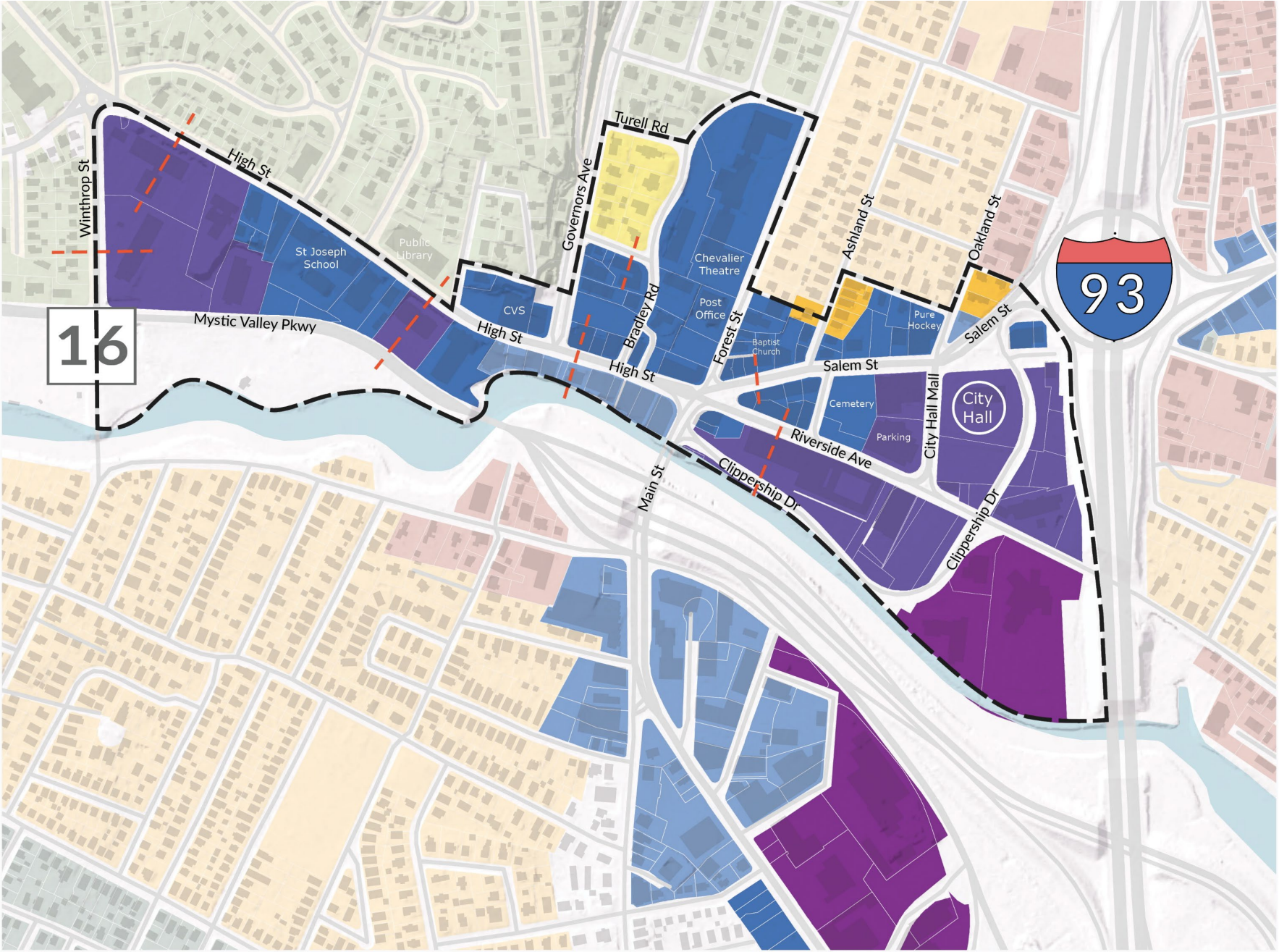


# Medford Square



## LEGEND

- Mixed-Use 1:**  
Small-Mid Scale.  
3stories by right + 1 IZ
- Mixed-Use 2A**  
Mid Scale.  
4 stories by right + 2 IZ
- Mixed-Use 2B**  
Mid-High Scale.  
6 stories by right + 2 IZ
- Mixed-Use 3**  
Mid-High Scale.  
6 stories by right + 6 IZ
- Neighborhood Residential 3**
  - Single-unit Dwelling
  - 2-unit Dwelling
  - 3-unit Dwelling
  - Townhouse
  - Historic Conversion (2-4 units)
  - ADU
- Urban Residential 1**
  - 2-unit Dwelling
  - Historic Conversion (2-5 units)
  - Townhouse
  - 3-unit Dwelling
  - Multiplex (4-6 units)
  - ADU (1/2/3-unit Dwelling)



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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><b>Prohibited Regulation:</b></p> <ol style="list-style-type: none"><li>1. Owner-Occupancy Requirement.</li><li>2. Minimum Parking Requirement.</li><li>3. Use and Occupancy Restriction.</li><li>4. Unit Caps and Density: ADUs shall not be counted in any density calculations.</li><li>5. Relationship to Principal Dwelling: requirement to be attached or detached.</li></ol>  |
| <p><b>Dimensional Standards:</b> Cannot be more restrictive than is required for the Principal Dwelling, or a Single-family Residential or accessory structure.</p>   |
| <p><b>Historic Districts:</b> Municipalities may establish Design Standards and Dimensional Standards for Protected Use ADUs located in an Historic District</p>  |
| <p><b>Pre-existing Nonconforming Structures:</b> 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><b>Special Permits for Multiple ADUs on the Same Lot:</b> 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.





# Draft: Accessory Dwelling Unit (ADU)

## Amend Section 94-12.0. Definitions:

1. Amend:
  1. Accessory Dwelling Unit
  2. Short Term Rental
2. Add new definitions:
  1. Local ADUs
  2. Modular Dwelling Unit
  3. Protected Use ADU
  4. Single-unit Dwelling Residential Zoning District
  5. Transit Station



# Draft: Accessory Dwelling Unit (ADU)

## Amend Sec. 94-8.2. Accessory Dwelling Units (ADU):

### 1. Purpose:

### 2. Regulations:

#### 1. General Provisions for all ADUs

1. Gross Floor Area
2. Design Standards
3. Short-Term Rentals

#### 2. Protected Use ADUs

1. Dimensional Standards
2. Off-Street Parking

#### 3. Local ADUs

1. Dimensional Standards
2. Off-Street Parking



# Draft: Accessory Dwelling Unit (ADU)

## Amend Sec. 94-8.2. Accessory Dwelling Units (ADU):

### 2. Regulations:

#### 4. Special Permit for Local ADUs

1. Dimensional Standards
2. Off-Street Parking

#### 5. Special Permit for Multiple ADUs on a Lot

#### 6. Nonconformance

### 3. Administration and Enforcement: