

City of Medford

2024-2026 Zoning Update

Community Listening Session for Residential Districts

March 27, 2025





Agenda

- Introductions
- The Comprehensive Plan
- Residential Districts
 - Existing Zoning and Proposed Zoning
 - 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

- 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

*Open & Engaged
Communication*

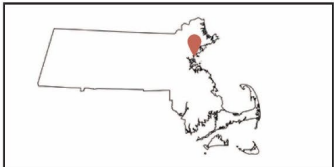


Climate Resilience



Access for All



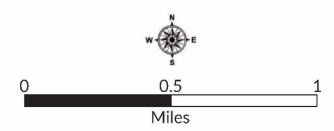


LEGEND

- Buildings
- Hydrography

Medford Zoning

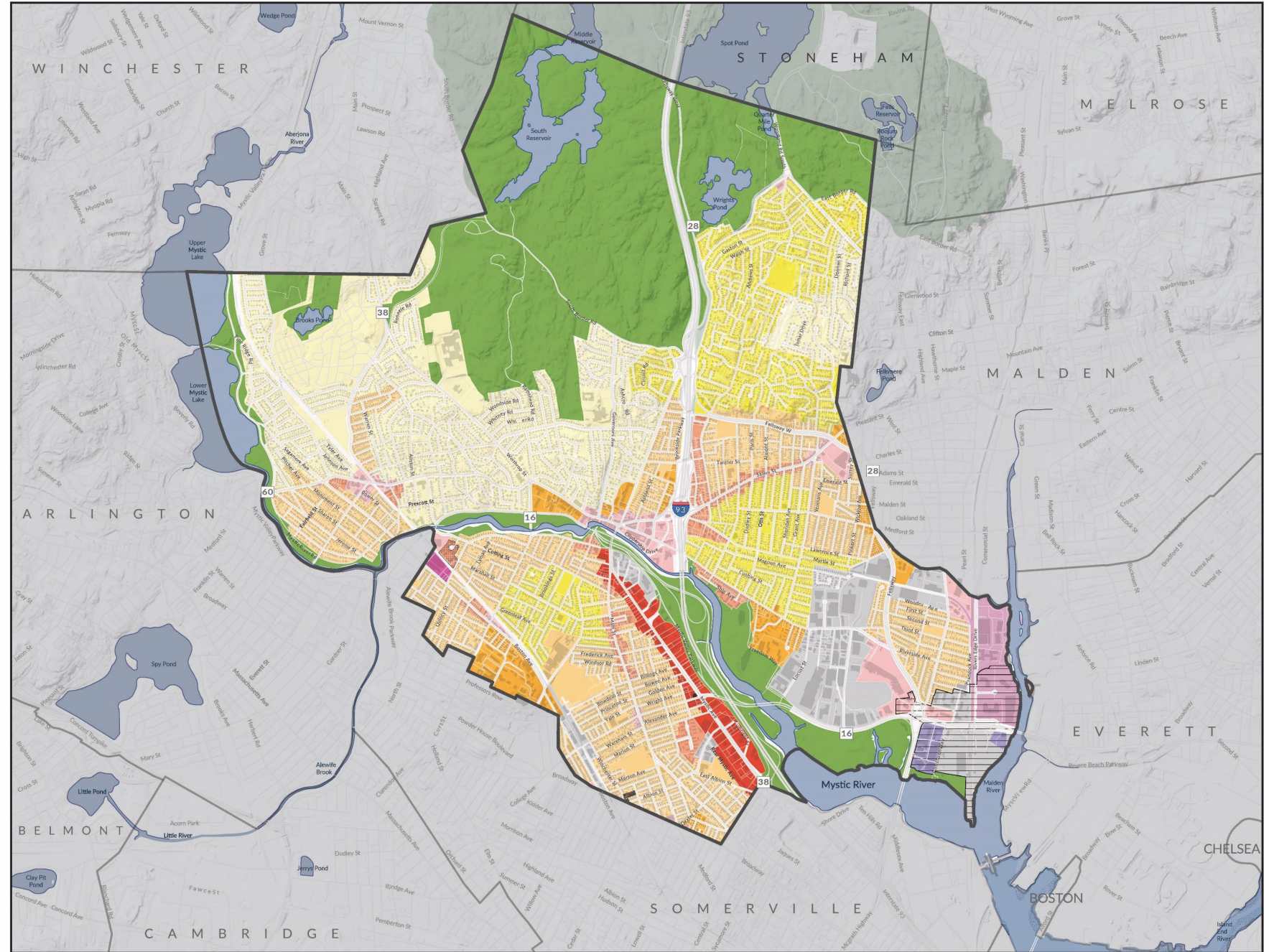
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commerical 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



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



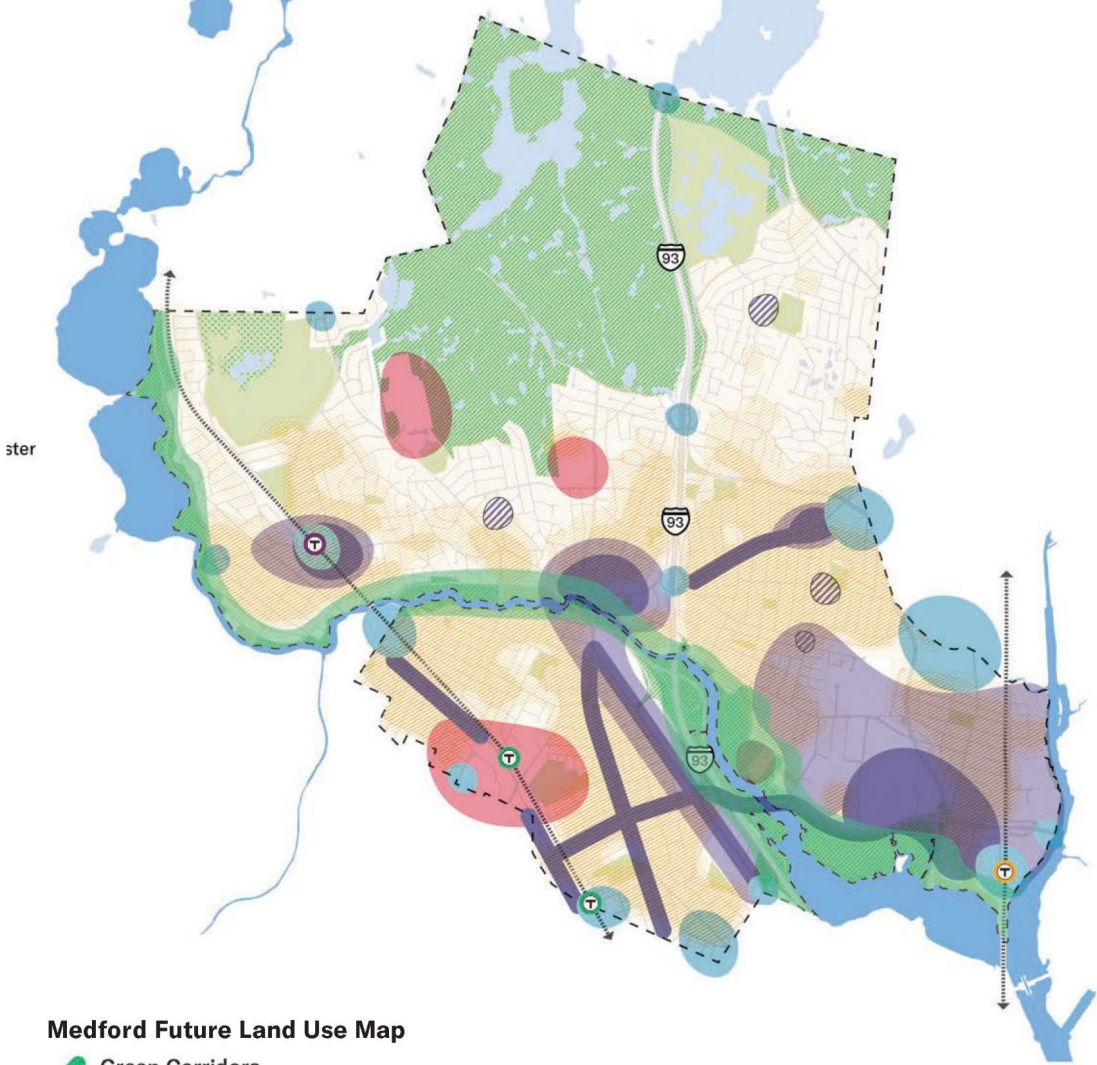


INTRODUCTION

MEDFORD, MA
COMPREHENSIVE
PLAN

January 2023

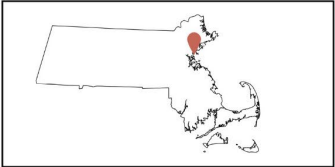
2024-2026 Zoning Update



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



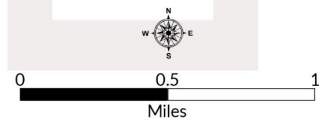
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Categories

- Corridors
- Squares
- Institutional
- Special District

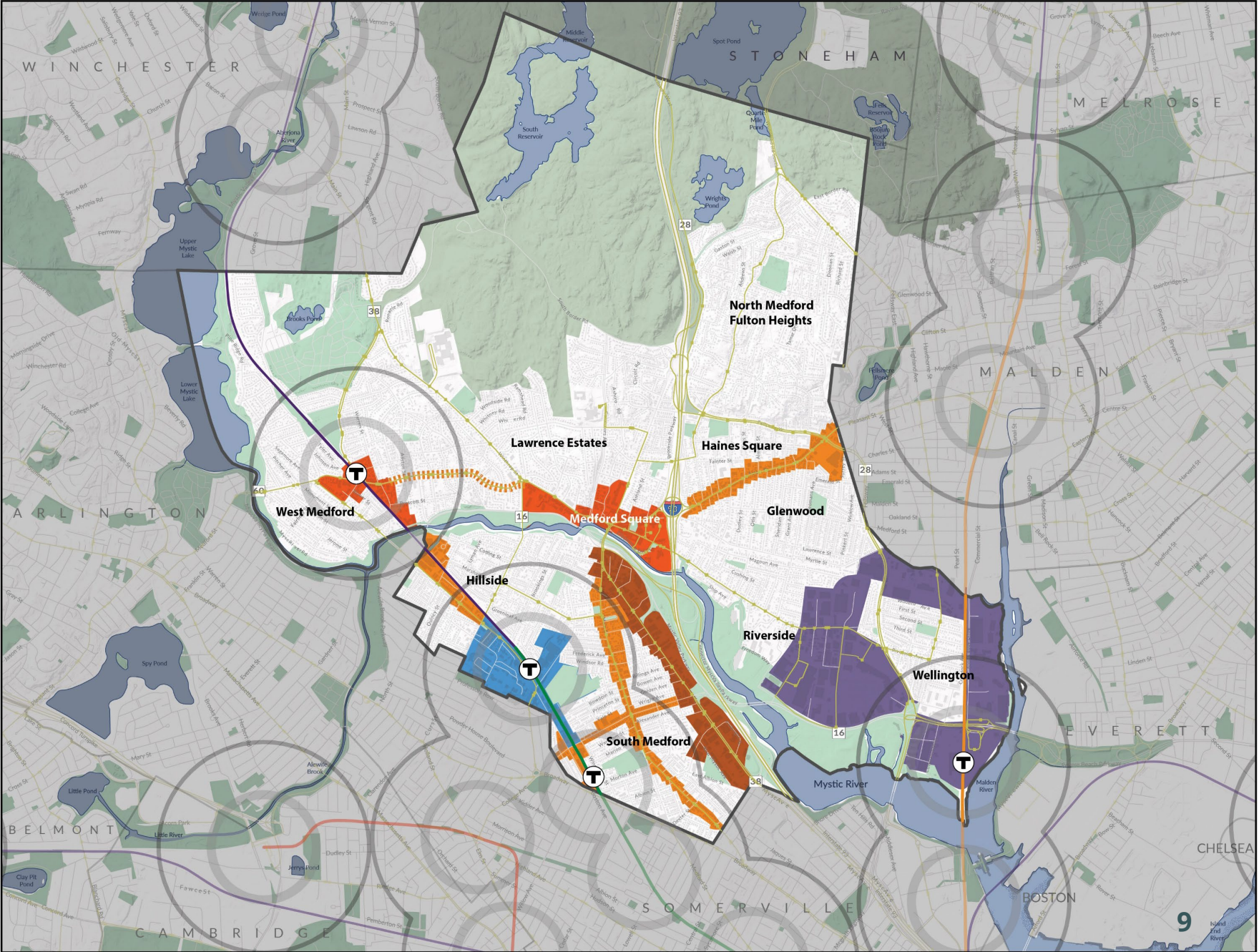
This map shows open space digitized from MassGIS NextGen 911 project.



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





Current Types of Residential Dwellings



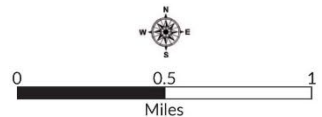
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

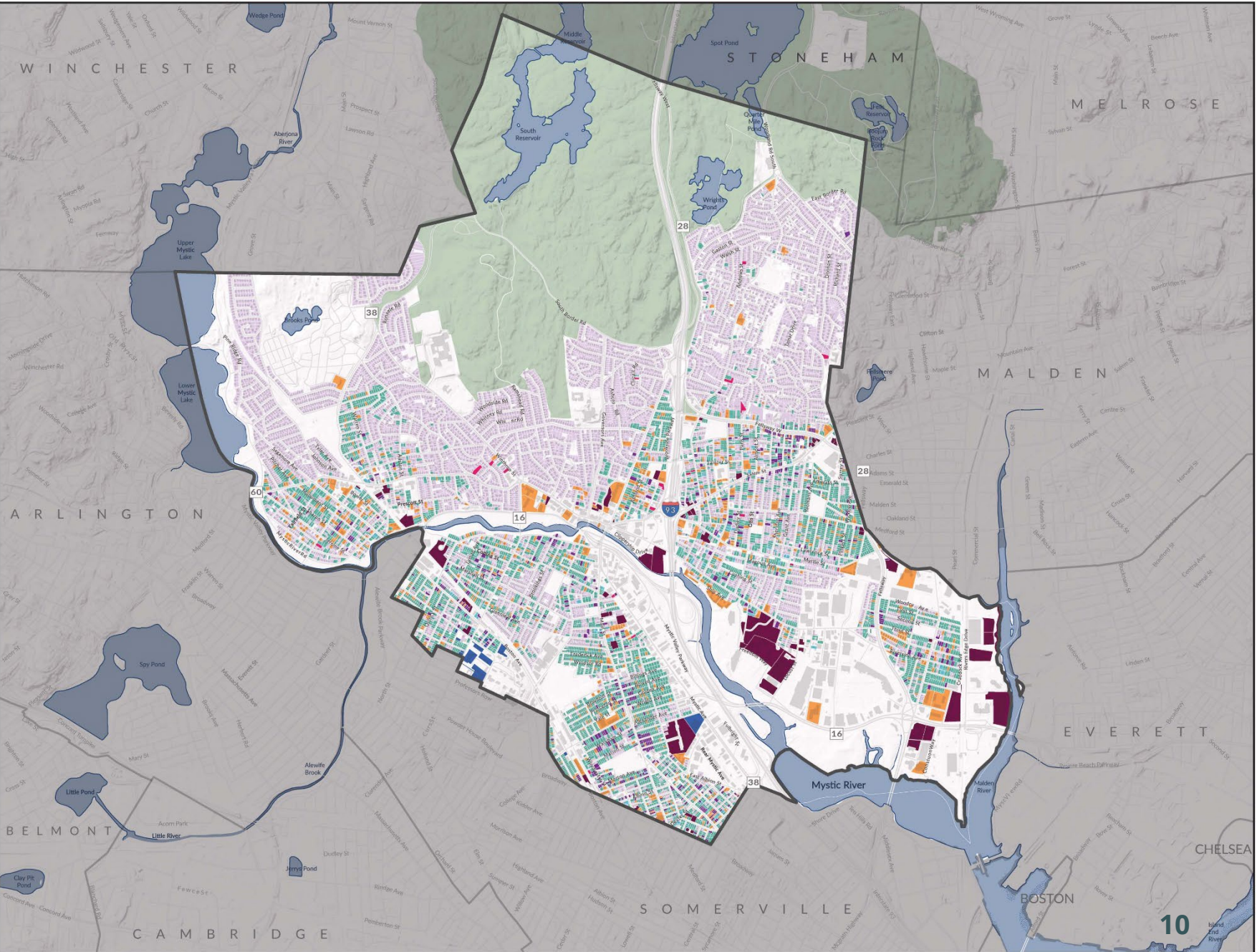
Residential Clusters

- Single Family
- Two Family
- Condo Conversion
Two-Three Family
- Three Family
- 4-8 units
- 9+ units
- Congregate Housing
- Multiple Houses on One Parcel

Residential use is found in the assessors data table.
Non-residential use is not shown on this map.



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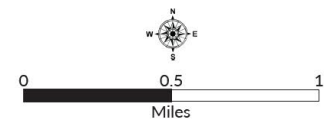
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Lot Size in Square Feet

- < 3,000
- 3,000 - 4,000
- 4,000 - 5,000
- 5,000 - 7,000
- 7,000 - 10,000
- > 10,000

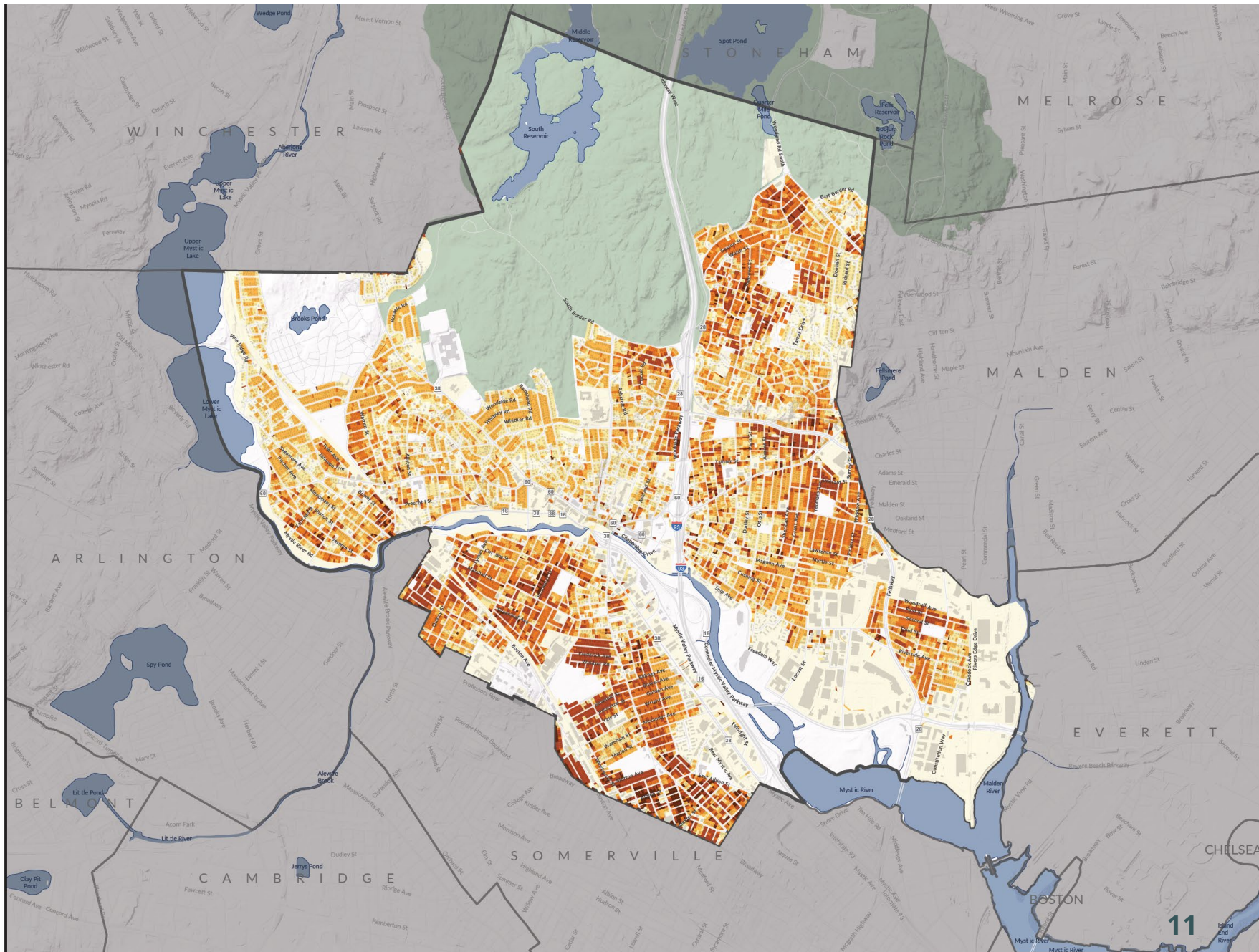
Lot size is measured by the total area of the parcel. Municipal properties are excluded from this map.



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".



Lot Sizes





2024-2026 Zoning Update



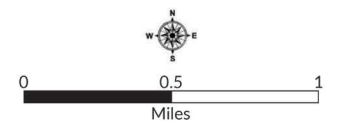
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Length in Feet of the Lot's Principal Frontage

- < 5
- 5 - 20
- 21 - 35
- 36 - 100
- > 100

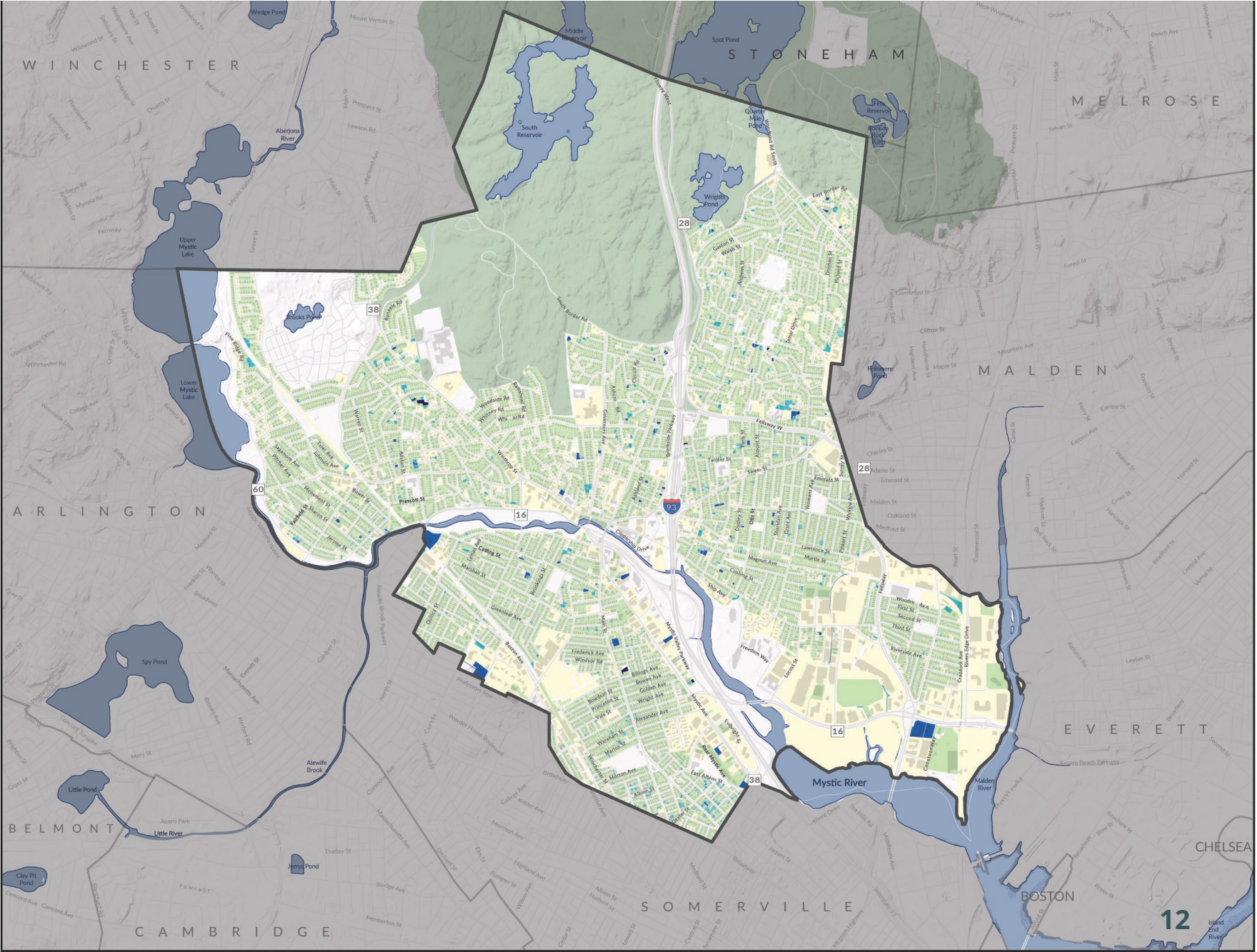
Frontage is measured as the length of the frontage line on the lot's principal street. The lot's principal street is determined as the assessed site address in the assessors data table. Municipal properties are excluded from this map.



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".



Frontage





2024-2026 Zoning Update



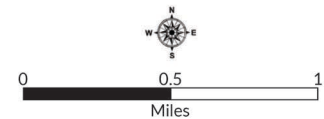
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Building Height in Stories

- 1 - 1.75
- 2 - 2.75
- 3 - 3.5
- 4 - 6
- 7 - 14
- No Building
- No Building Height Data

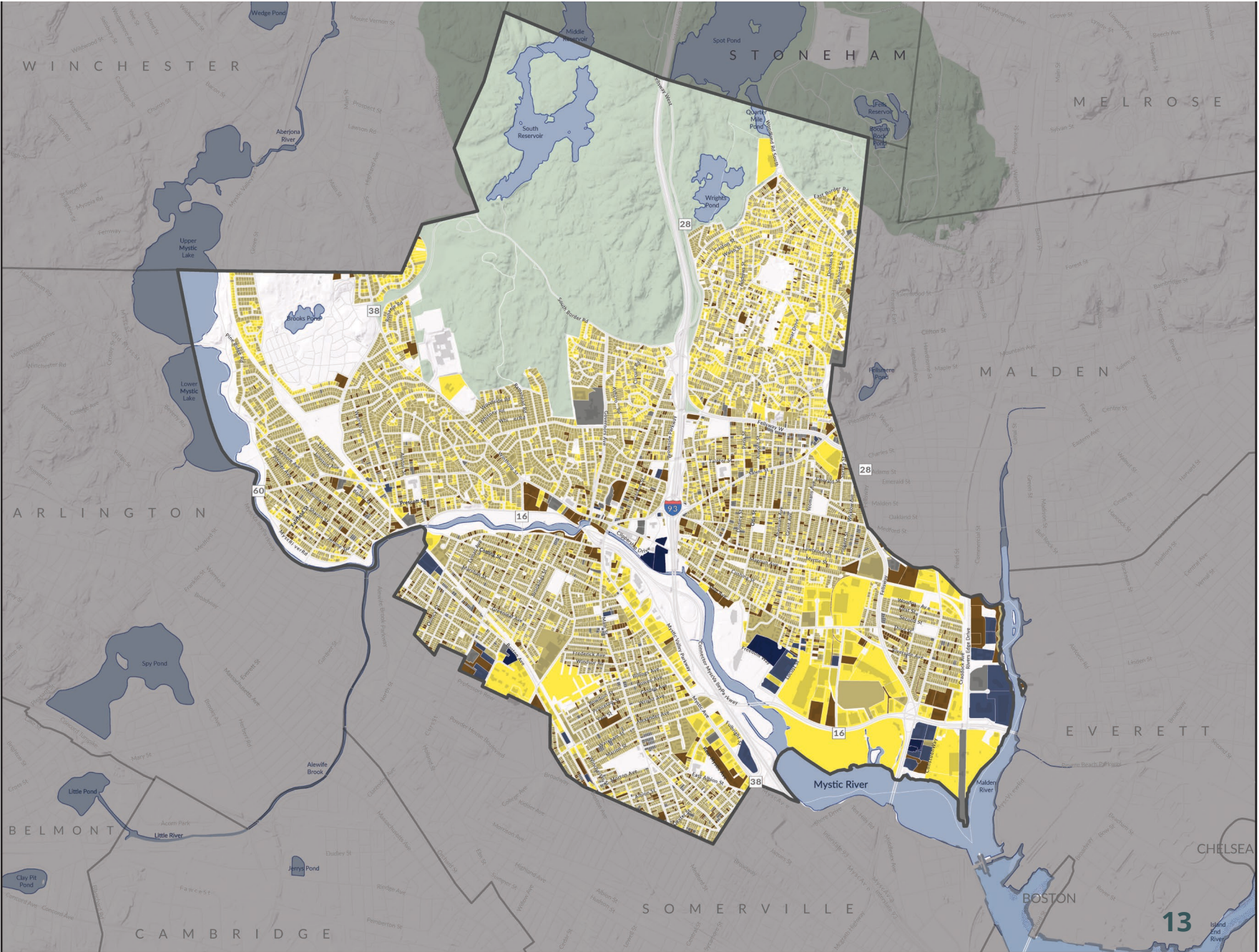
Building height in stories is found in the assessors data table. Municipal properties are excluded from this map.



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".



Height

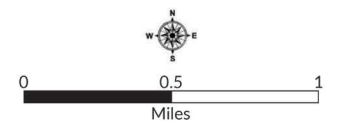




LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation
- MassHistoric Commision Inventory**
 - Inventoried Property
 - Local Historic District (LHD)
 - National Register of Historic Places (NRHP)
 - NRHP & LHD
 - Preservation Restriction
 - Historic Areas

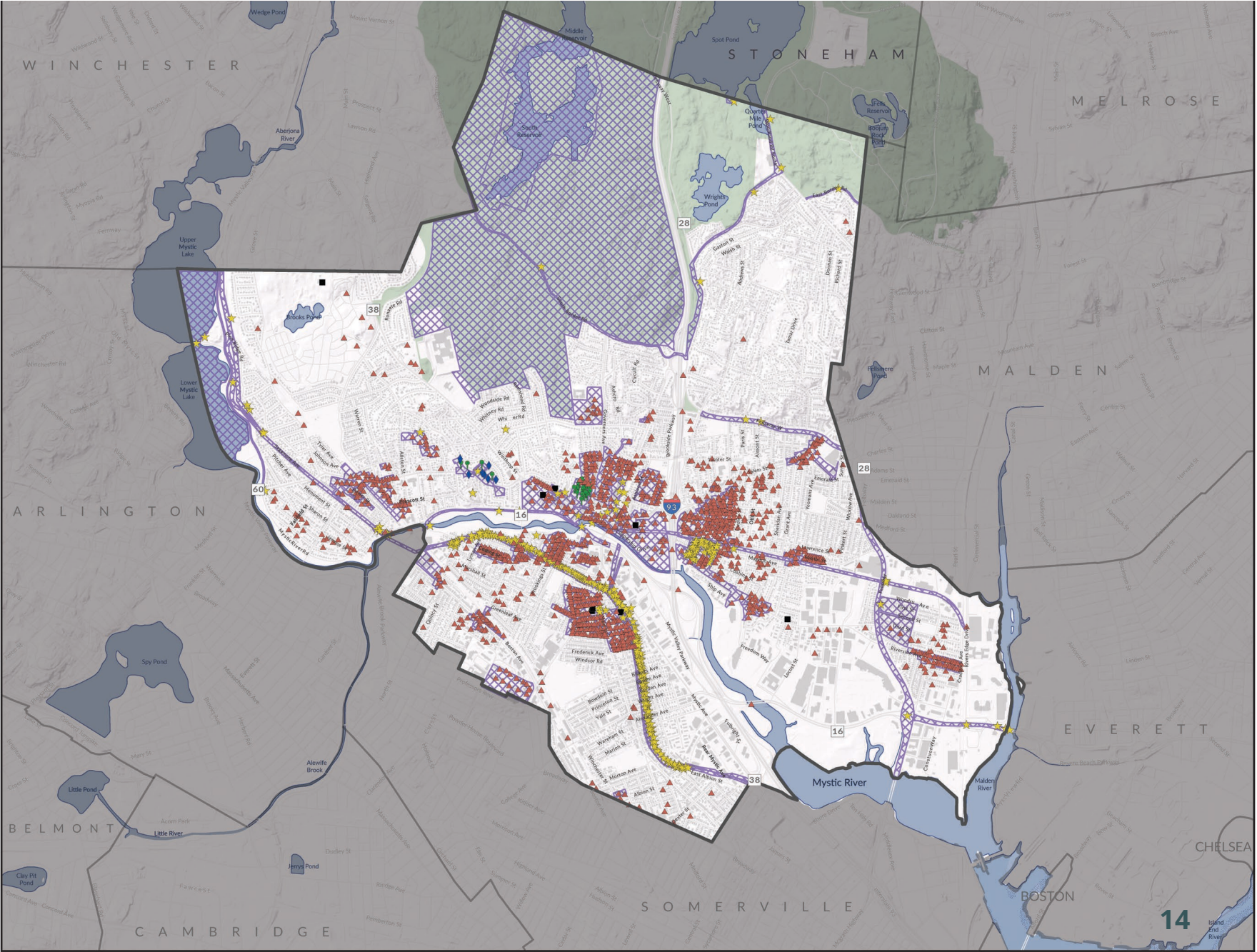
This map visualizes historic assests throughout the city.

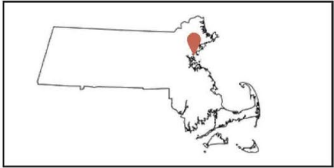


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Historical Inventory



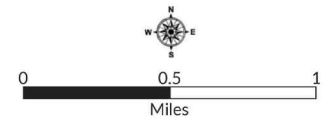
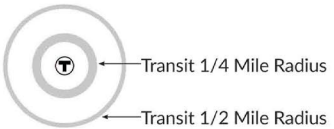


LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Transportation

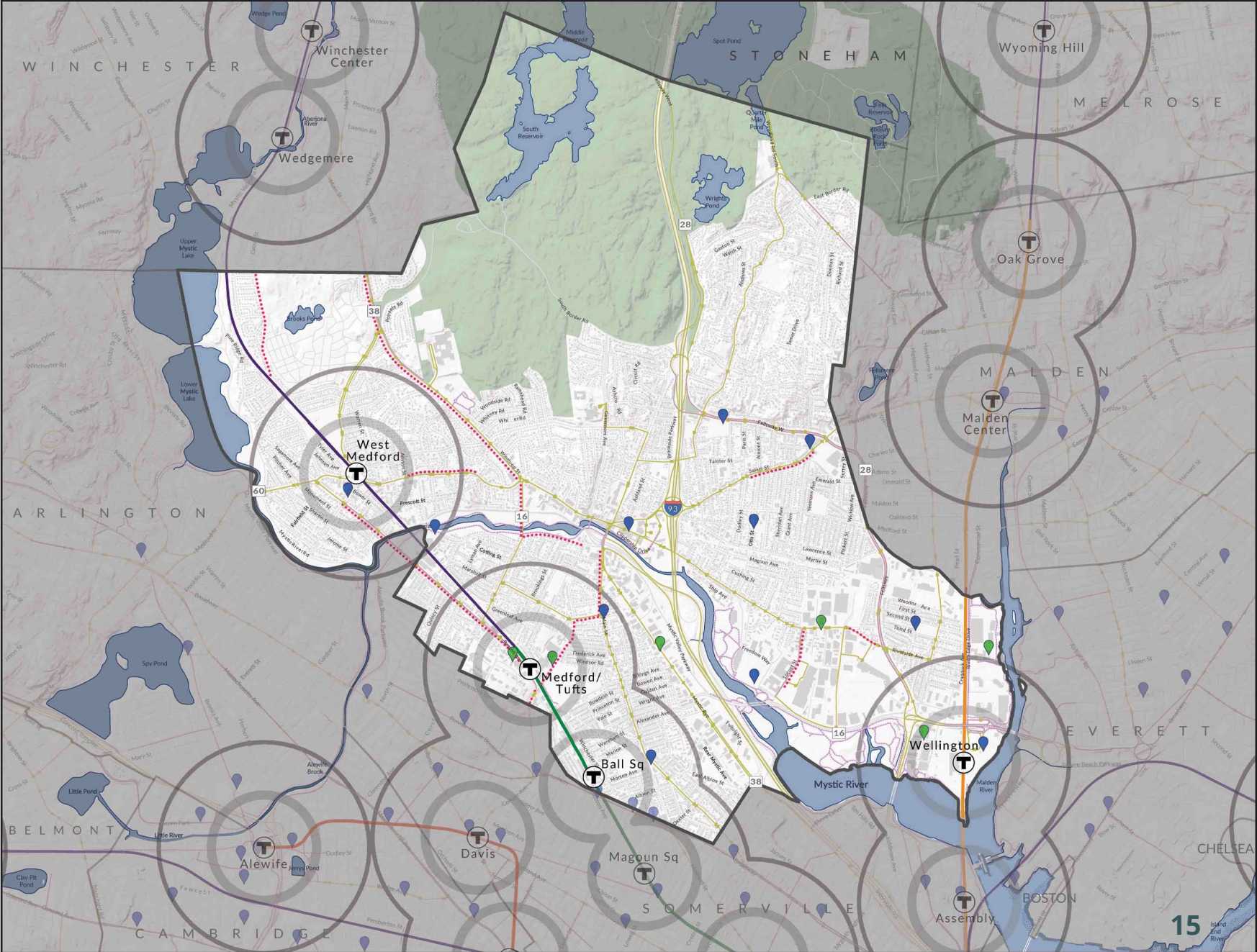
- Existing Blue Bike Stations
- Planned Blue Bike Stations
- MassDOT Bike Trails
- Medford Bike Lanes
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line



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Current Transit System

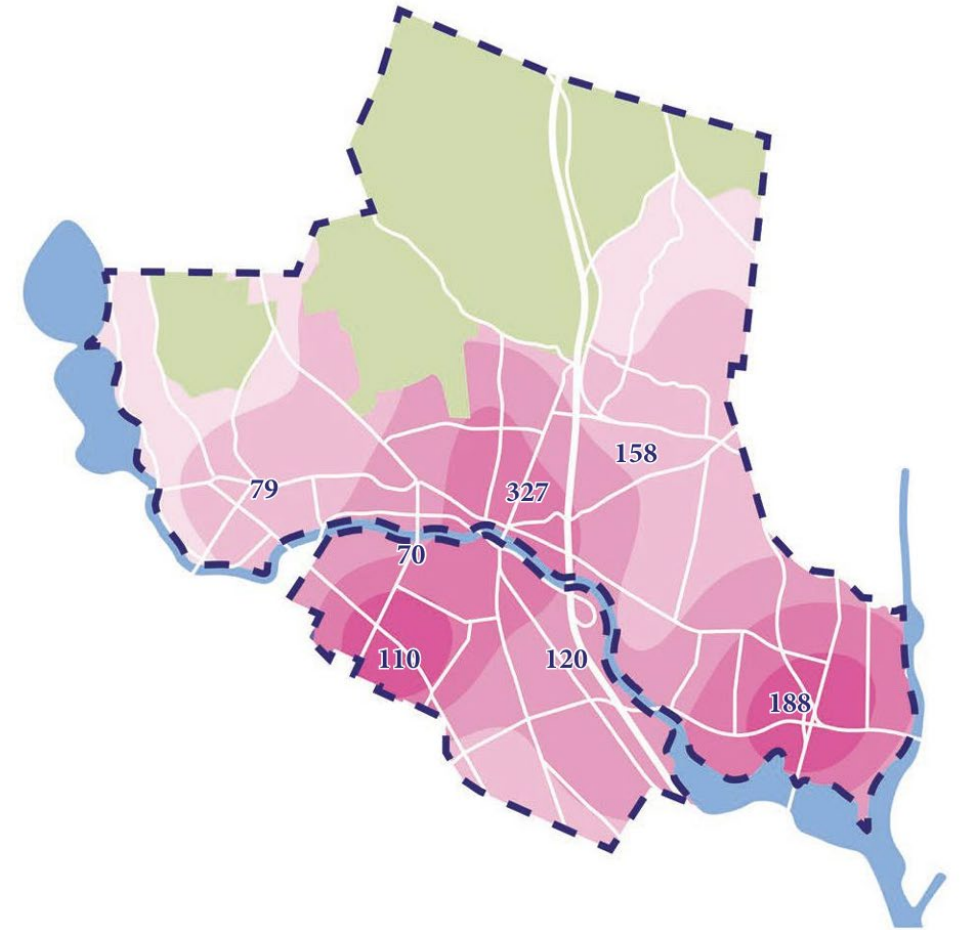




CONSIDERATIONS

What factors were considered in the residential district proposals:

- Proximity to highly frequent and efficient public transit.
- Proximity to higher job density areas
- Lot sizes and topography.
- Private ways.
- Existing residential types.
- Transition between low and medium-density areas



Data source: Longitudinal Employer-Household Dynamics (LEHD)

Job Density (Number of Jobs Per Square Mile) Map

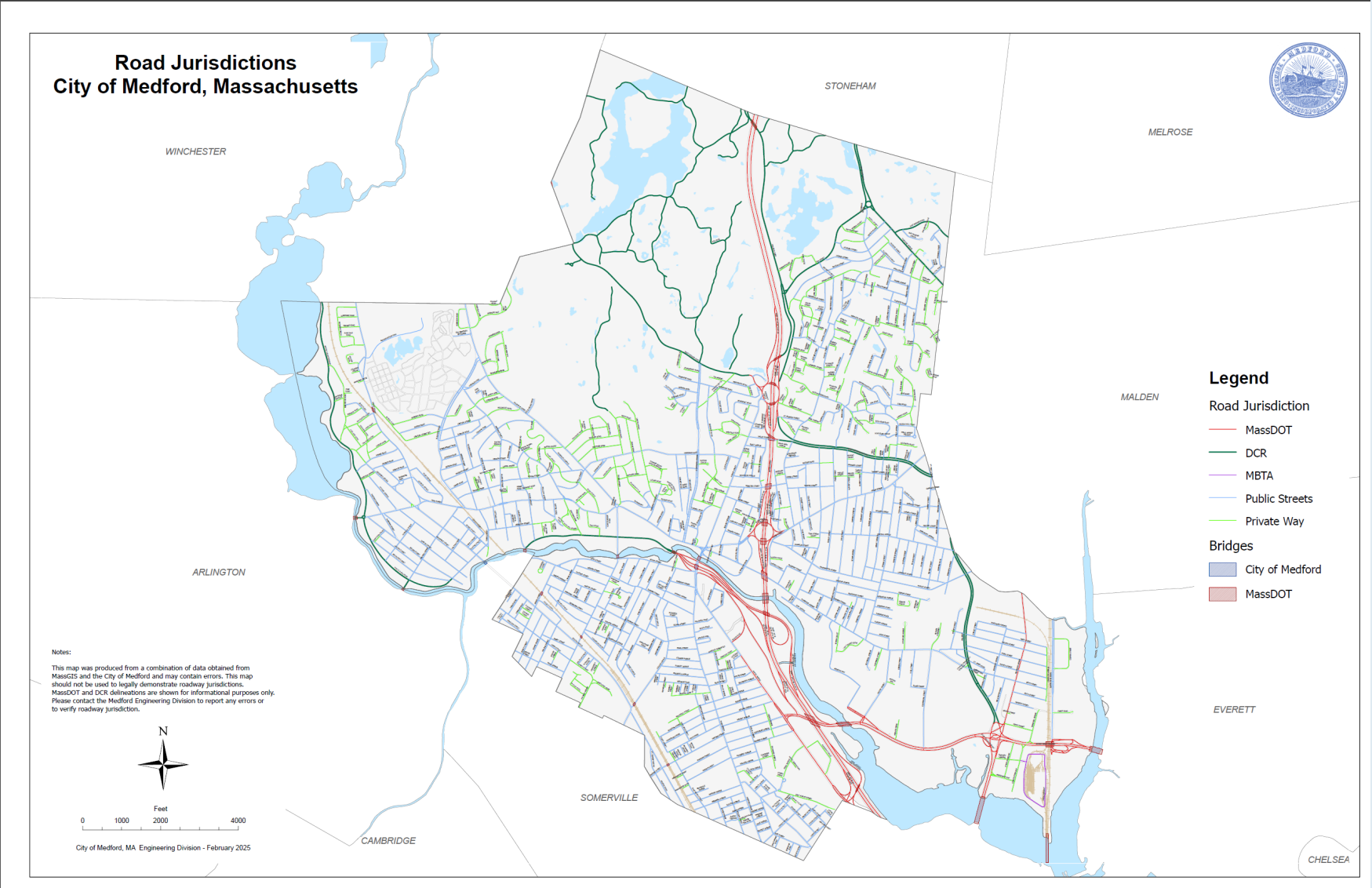


Figure V. Job Density in Medford



CONSIDERATIONS

2024-2026 Zoning Update





2024-2026 Zoning Update

Proposed Residential Districts



LEGEND

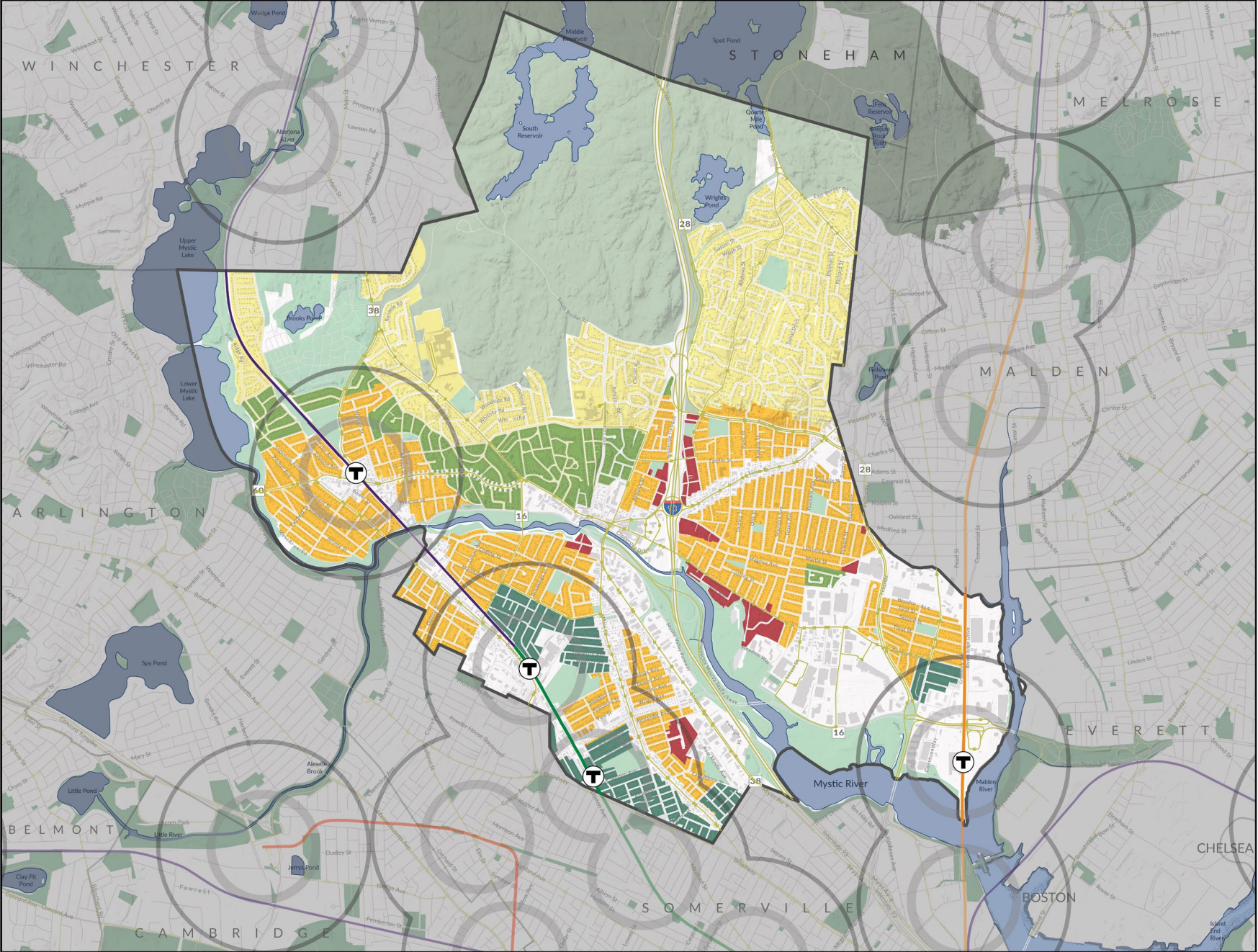
- Neighborhood Residential 1**
 - Single-unit Dwelling
 - Historic Conversion (2 units)
 - ADU
- Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
 - ADU
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - 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)



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Proposed Residential Districts





Proposed Residential Districts + Existing Residential Types



LEGEND

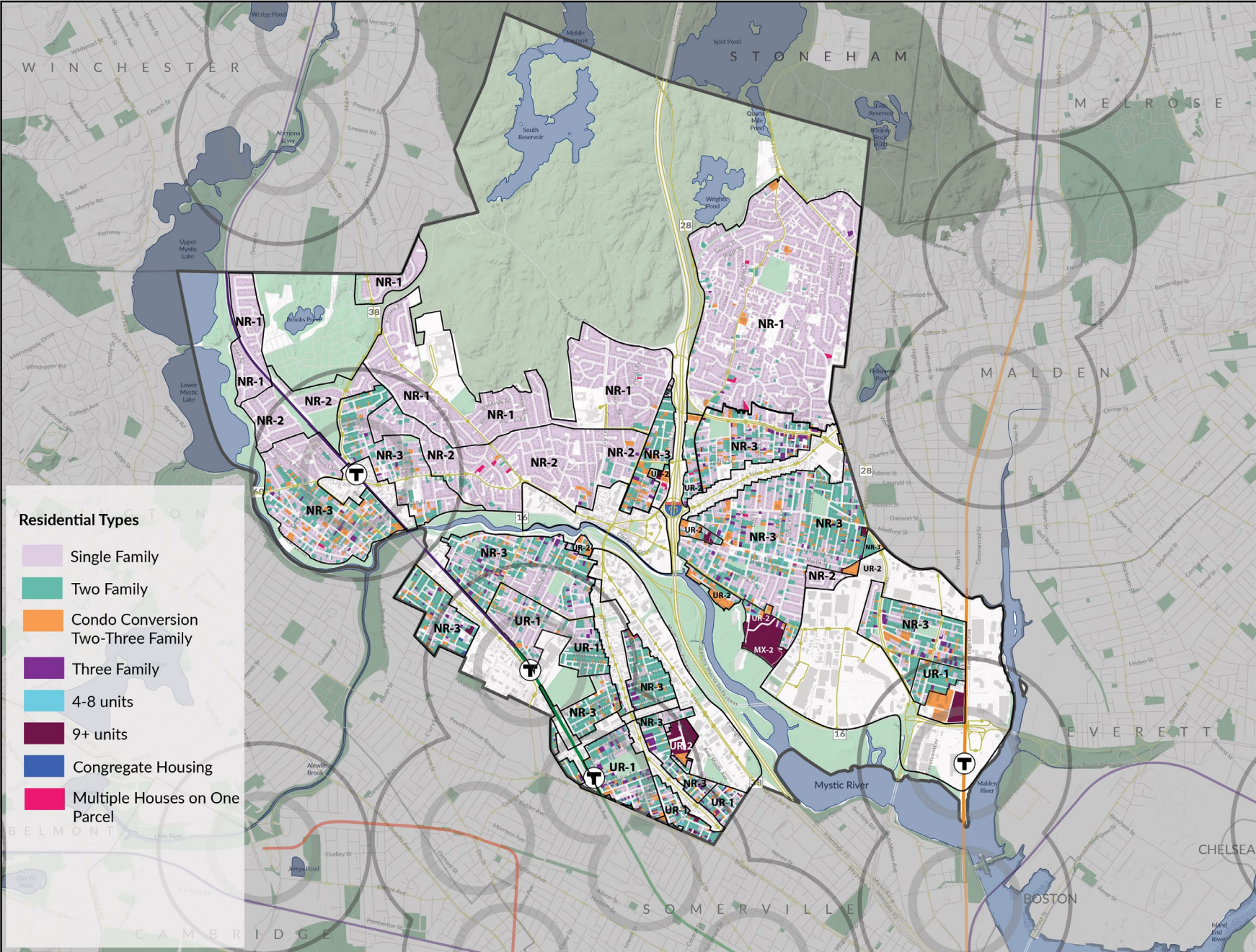


- Proposed Zoning Districts**
- Neighborhood Residential 1 (NR-1)**
- Single-unit Dwelling + ADU
 - Historic Conversion (2 units)
- Neighborhood Residential 2 (NR-2)**
- Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
- Neighborhood Residential 3 (NR-3)**
- Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
- Urban Residential 1 (UR-1)**
- 2-unit Dwelling
 - Historic Conversion (by sqft)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
- Urban Residential 2 (UR-2)**
- Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Historic Conversion (by sqft)
 - Multiple-unit Dwelling >6 units
- 3 stories max

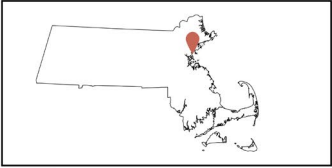
Residential Types

- Single Family
- Two Family
- Condo Conversion
- Two-Three Family
- Three Family
- 4-8 units
- 9+ units
- Congregate Housing
- Multiple Houses on One Parcel

0 0.5 1 Miles

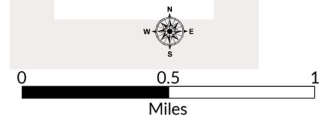
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LEGEND

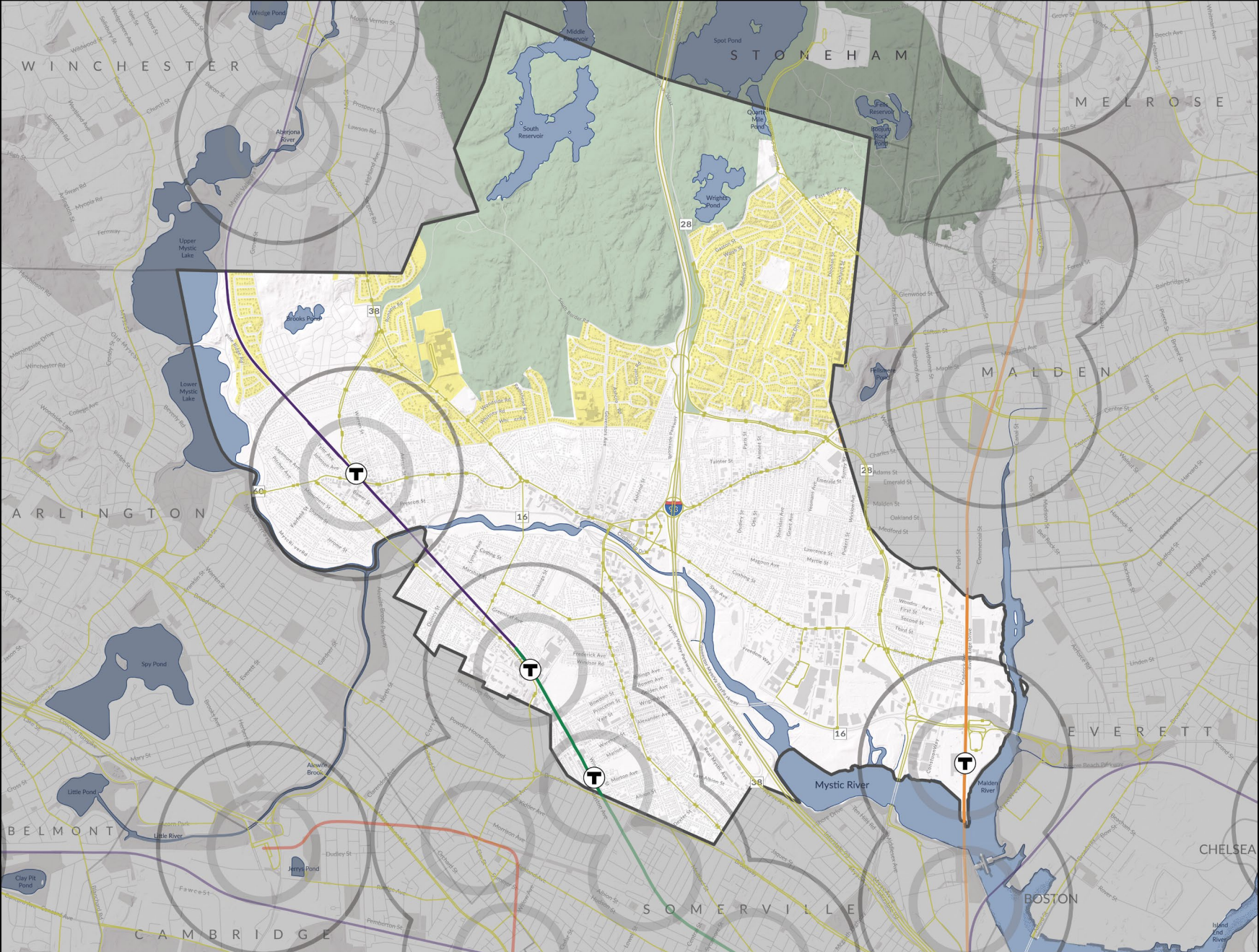
- Neighborhood Residential 1
 - Single-unit Dwelling
 - Historic Conversion (2 units)
 - ADU



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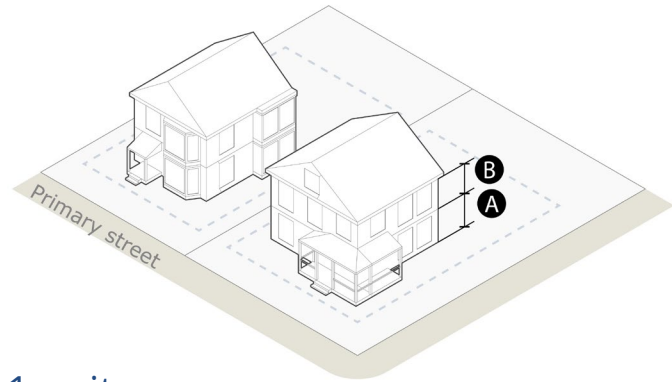
Proposal Neighborhood Residential: NR-1





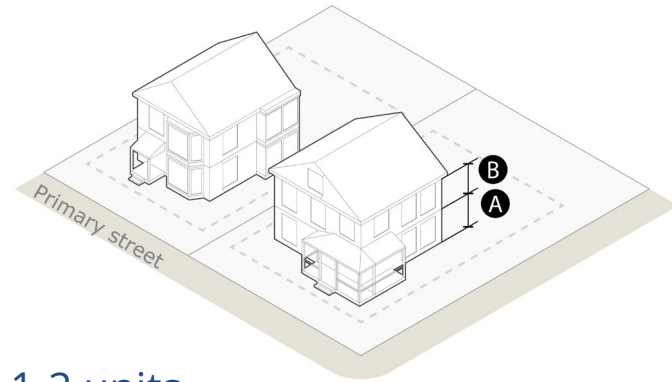
Residential Types: NR-1

One-unit Dwelling, detached:



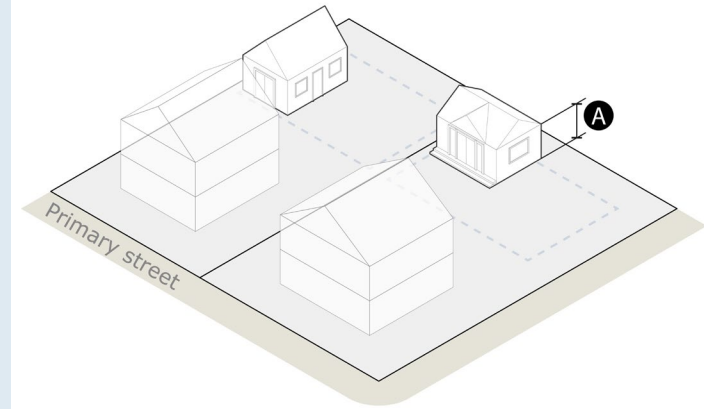
1 unit

Historic Conversion:



1-2 units

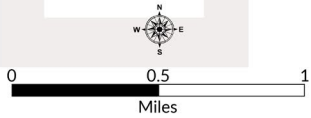
+ ADU





LEGEND

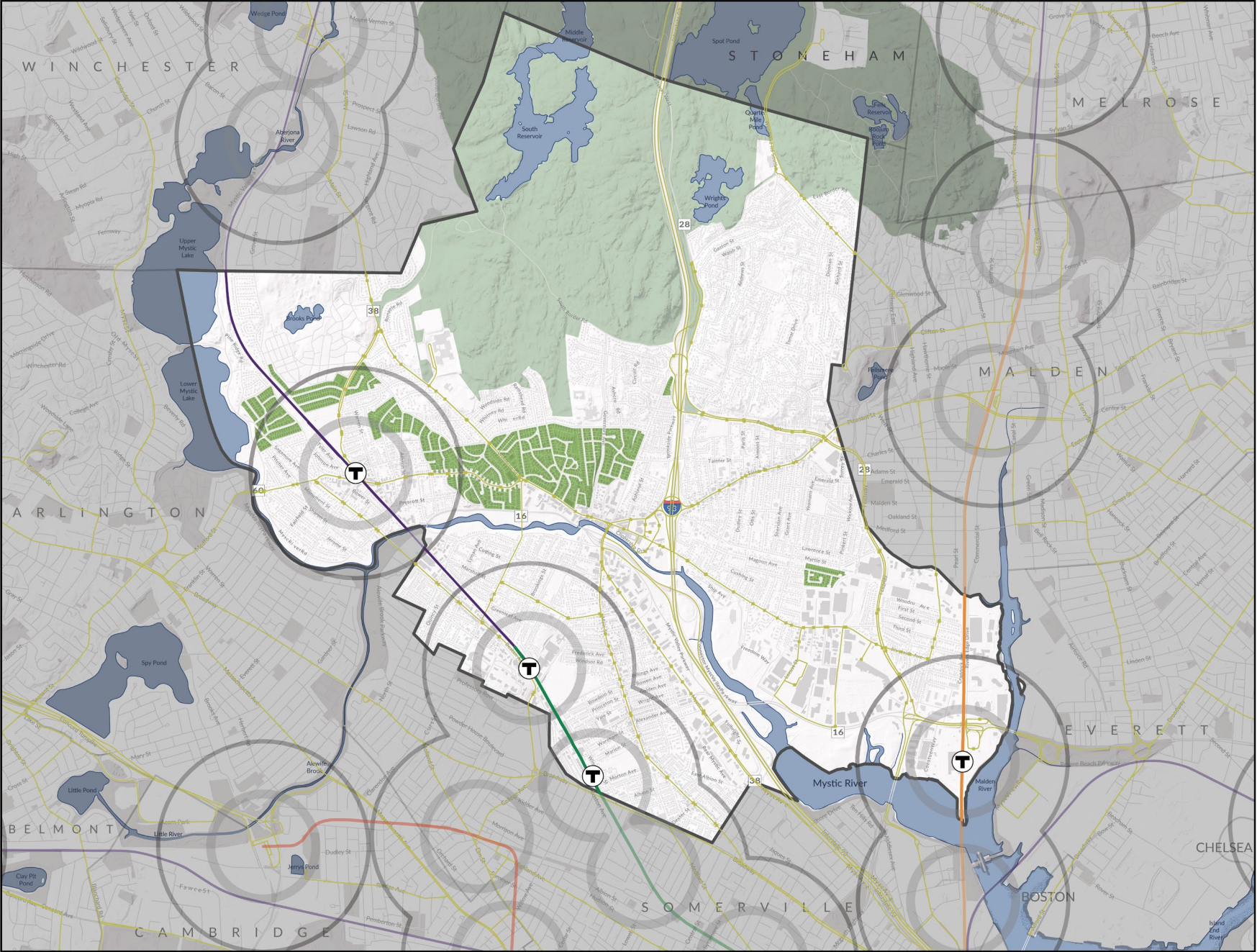
- Neighborhood Residential 2
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
 - ADU



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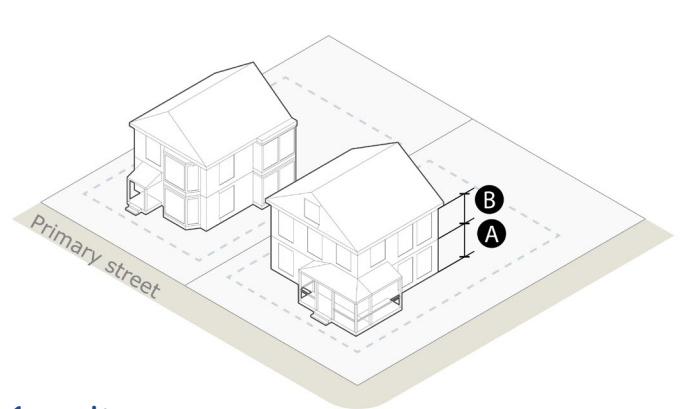
Proposal Neighborhood Residential: NR-2





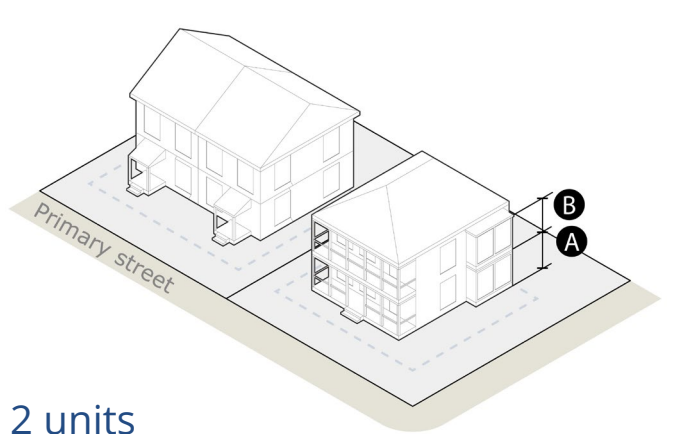
Residential Types: NR-2

One-unit Dwelling, detached:



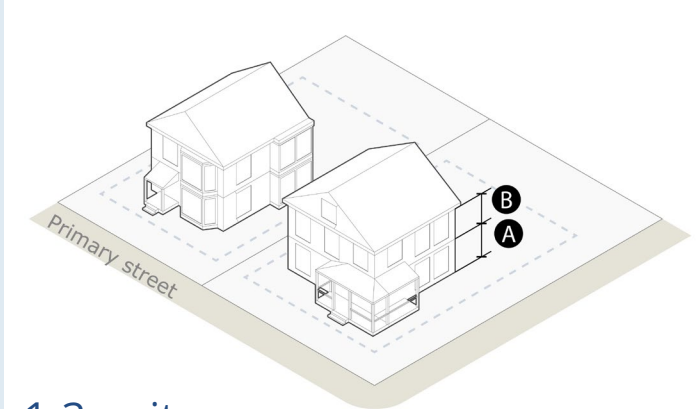
1 unit

Two-unit Dwelling, detached:



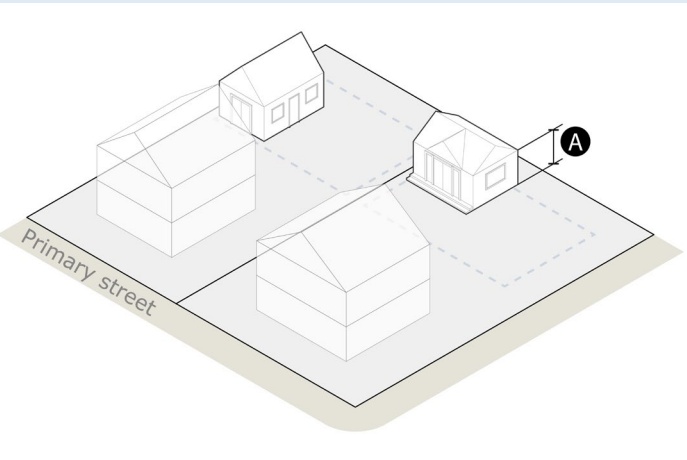
2 units

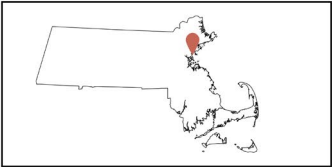
Historic Conversion:



1-3 units

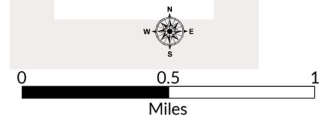
+ ADU





LEGEND

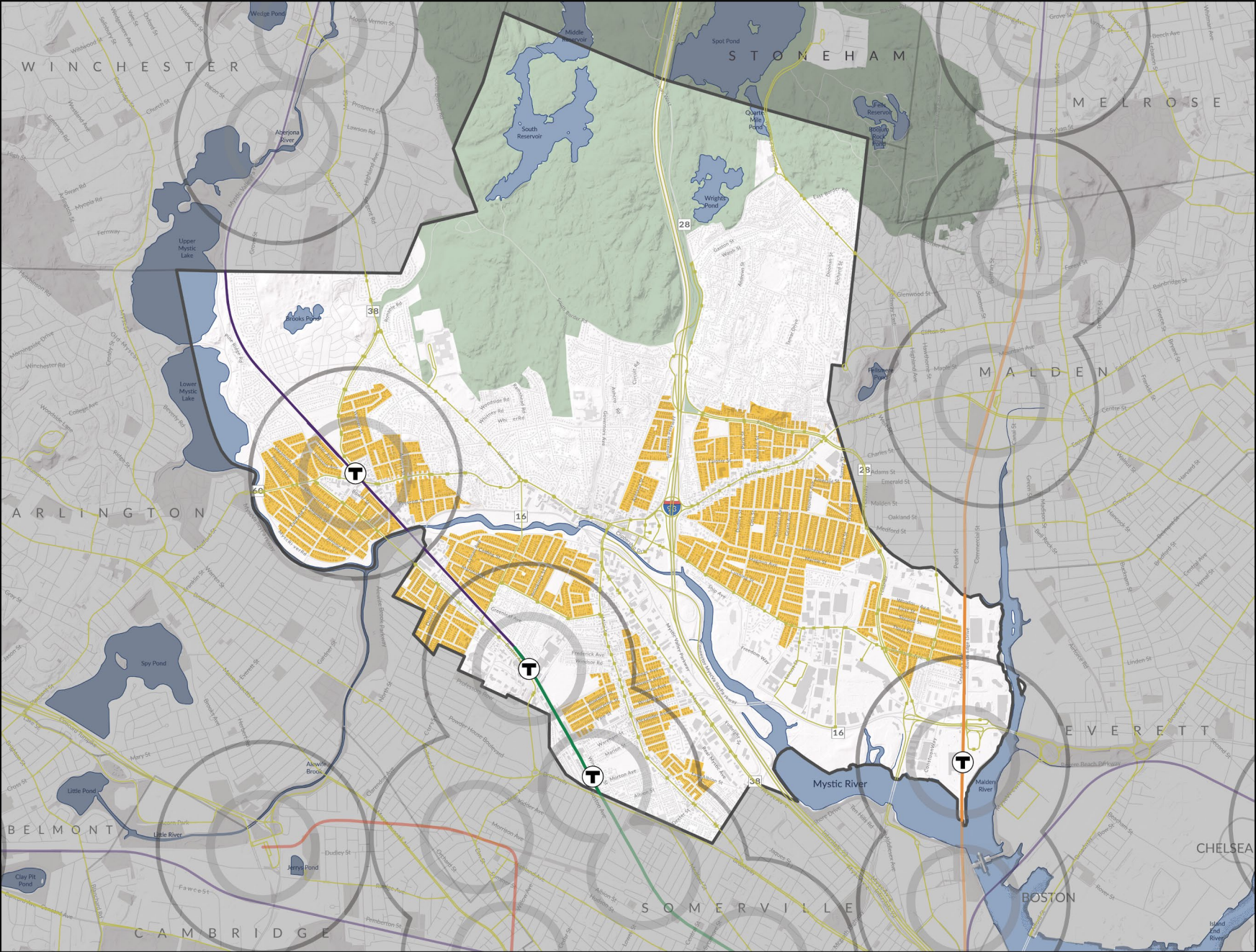
- Neighborhood Residential 3
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU



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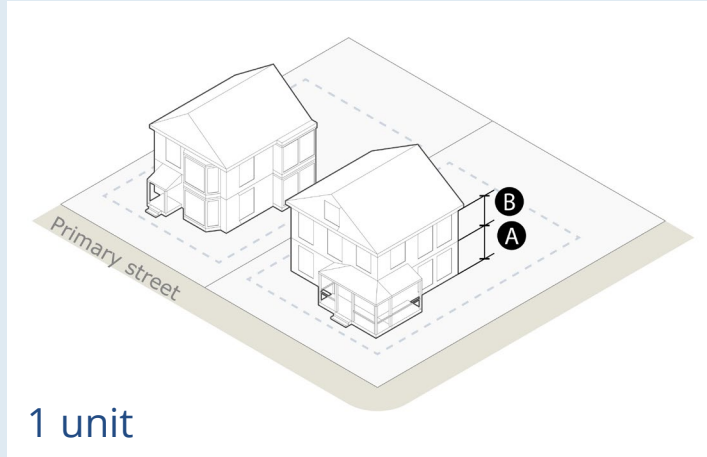
Proposal Neighborhood Residential: NR-3



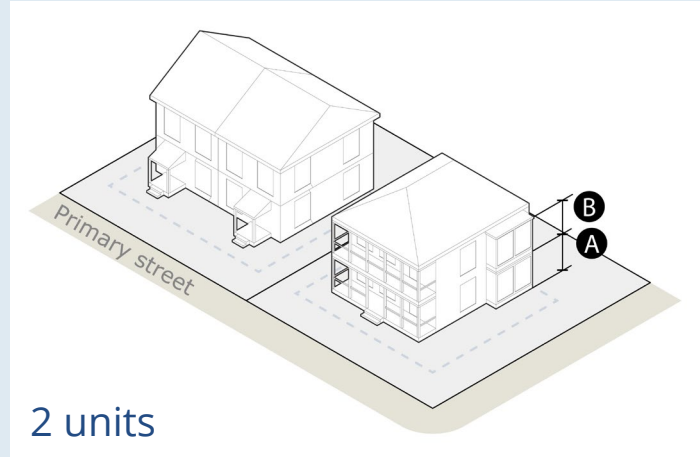


Residential Types: NR-3

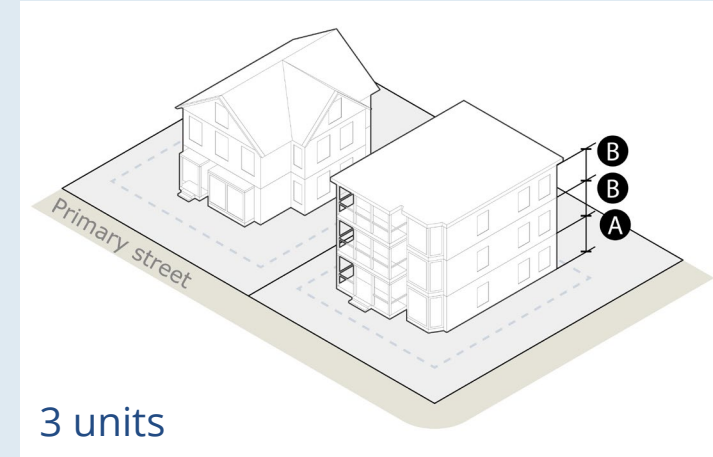
One-unit Dwelling, detached:



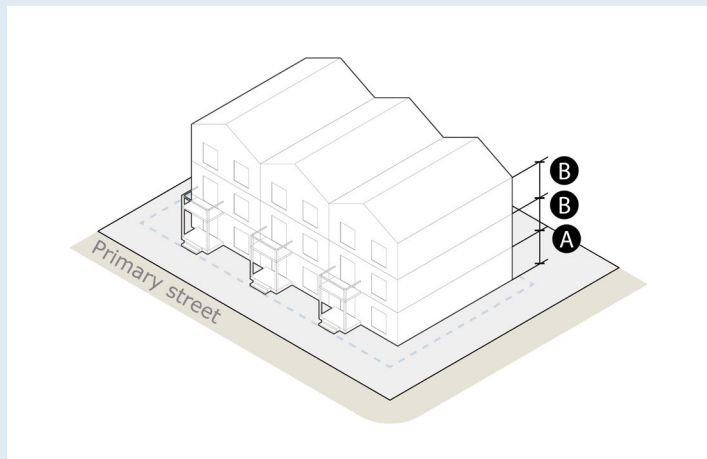
Two-unit Dwelling, detached:



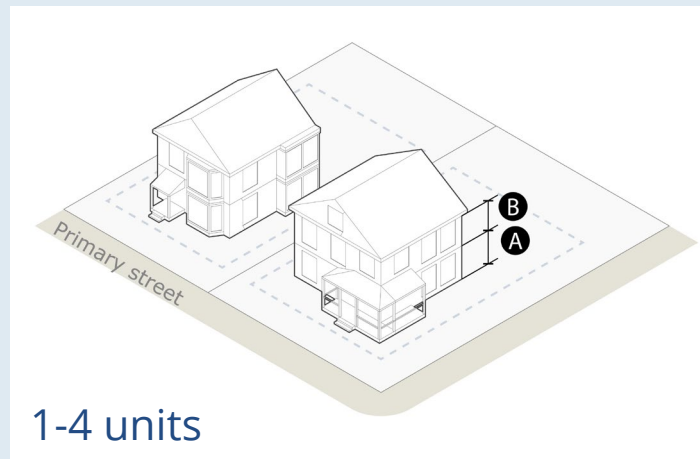
Three-unit Dwelling, detached:



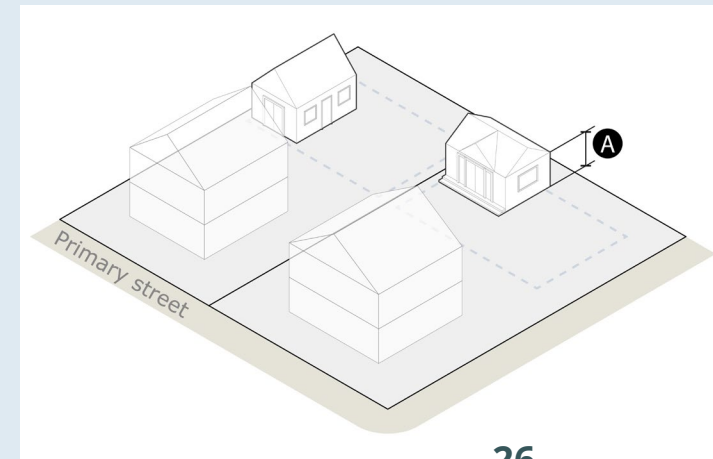
Townhouse:



Historic Conversion:



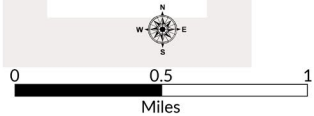
+ ADU





LEGEND

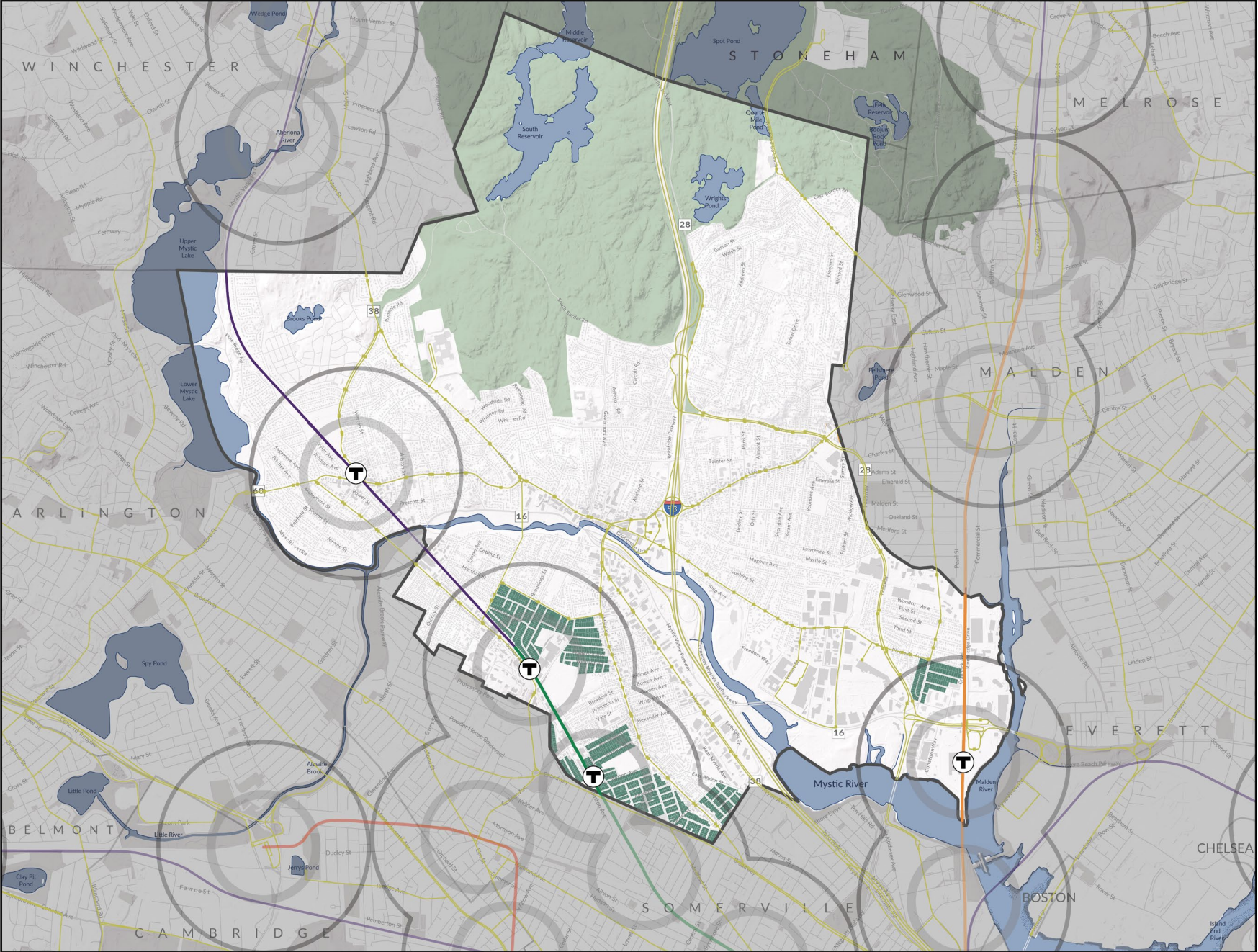
- Urban Residential 1
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)



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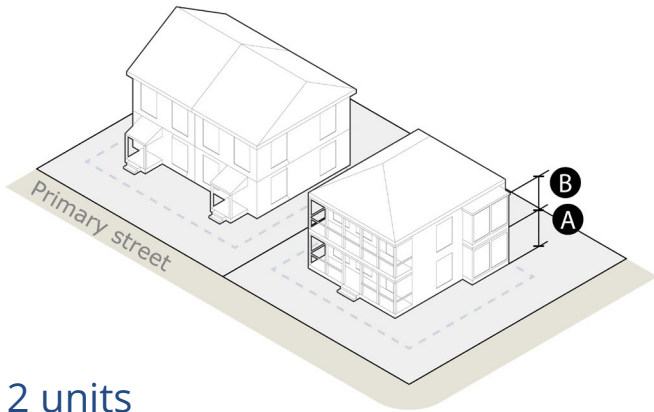
Proposal Urban Residential: UR-1





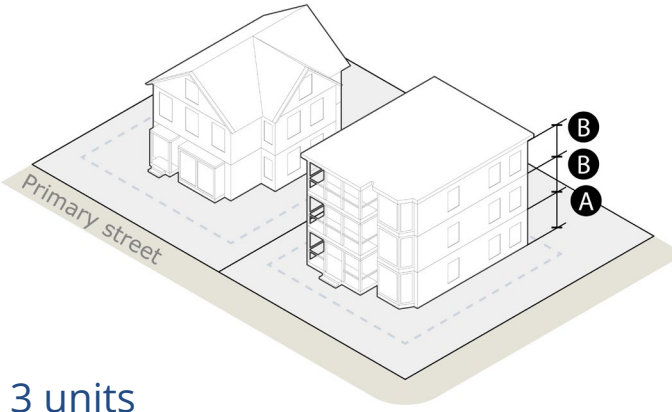
Residential Types: UR-1

Two-unit Dwelling, detached:



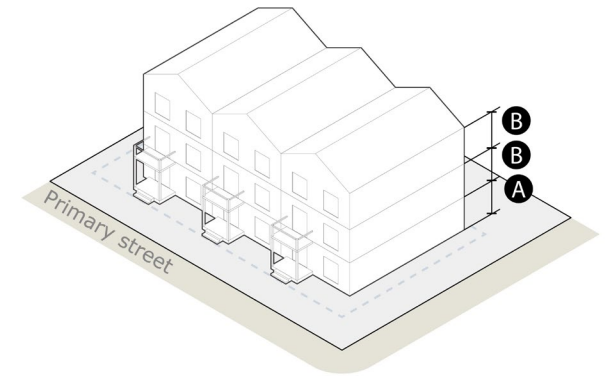
2 units

Three-unit Dwelling, detached:

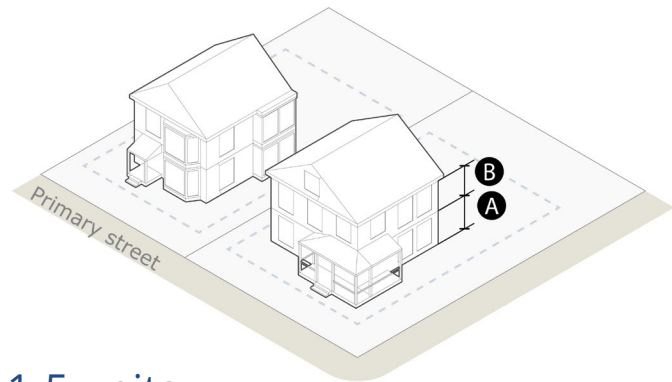


3 units

Townhouse:

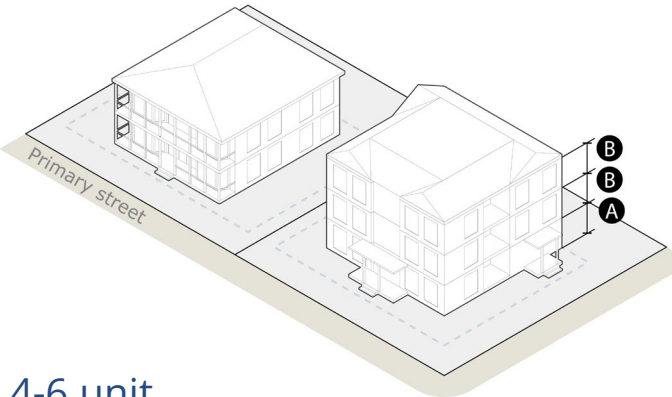


Historic Conversion:

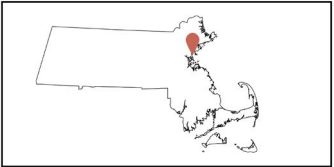


1-5 units

Multiplex:

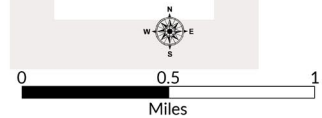


4-6 unit

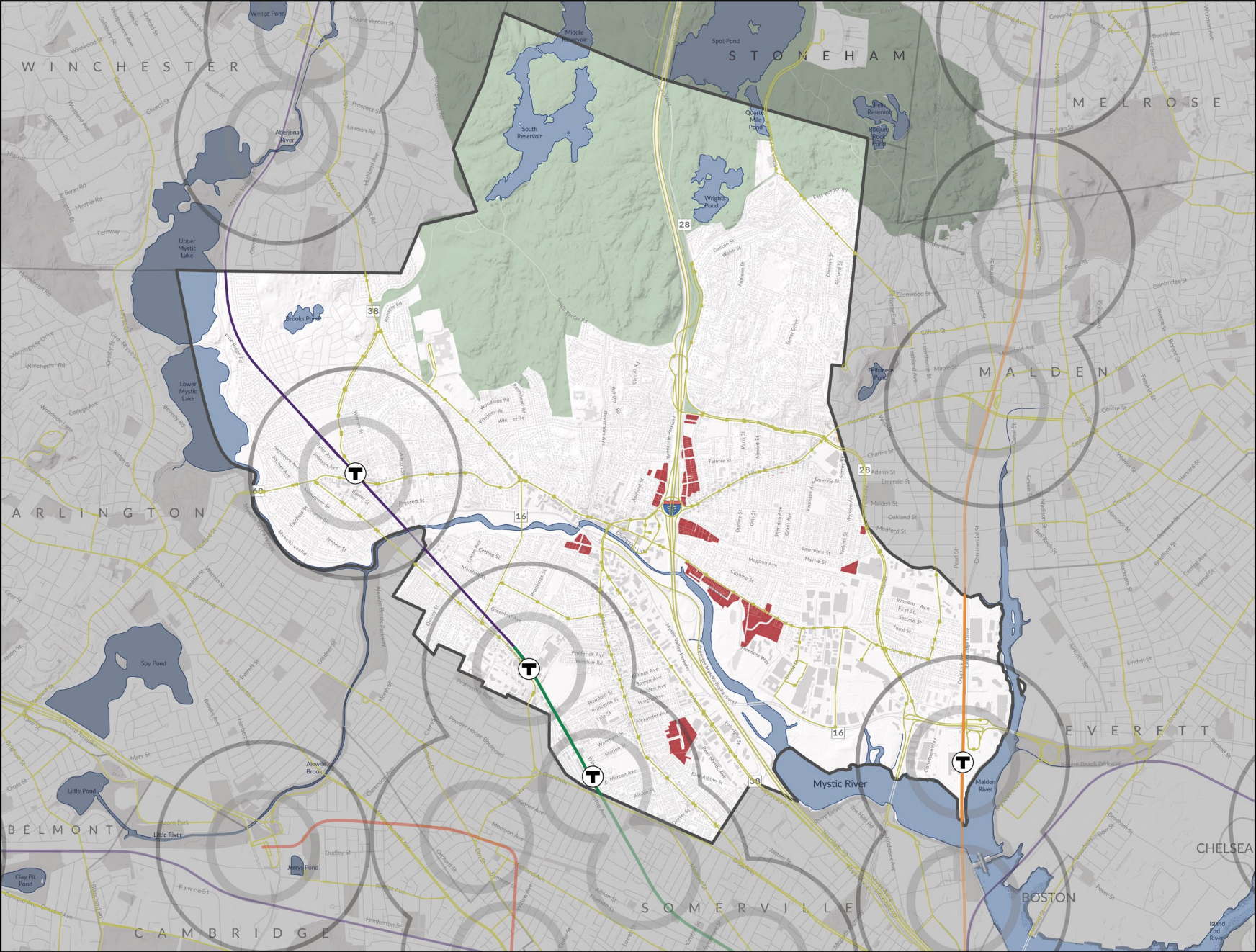


LEGEND

- Urban Residential 2
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
3 stories max



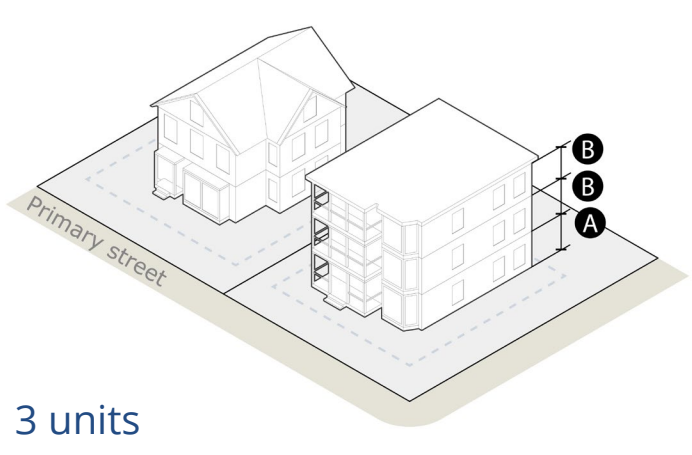
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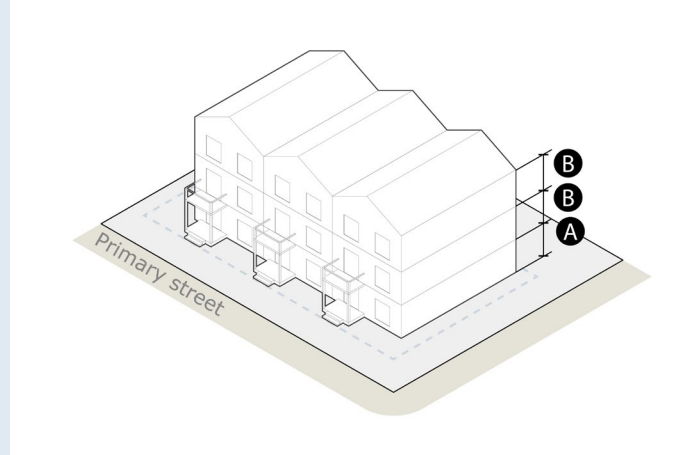
Residential Types: UR-2

Three-unit Dwelling, detached:

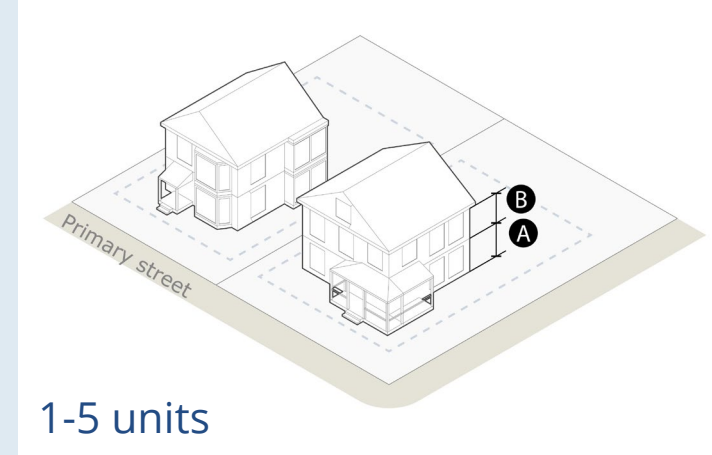


3 units

Townhouse:

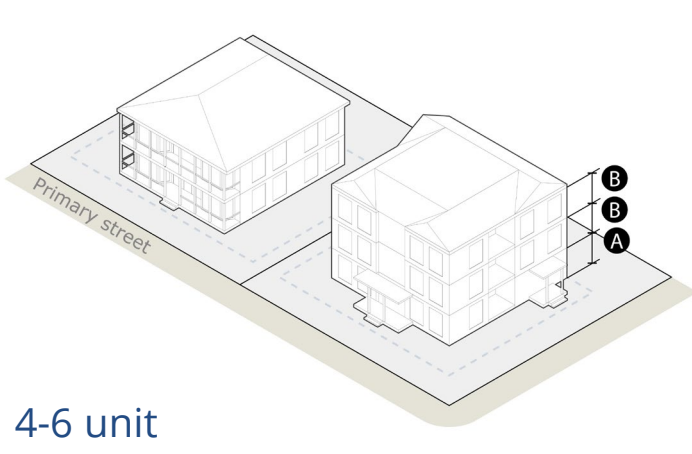


Historic Conversion:



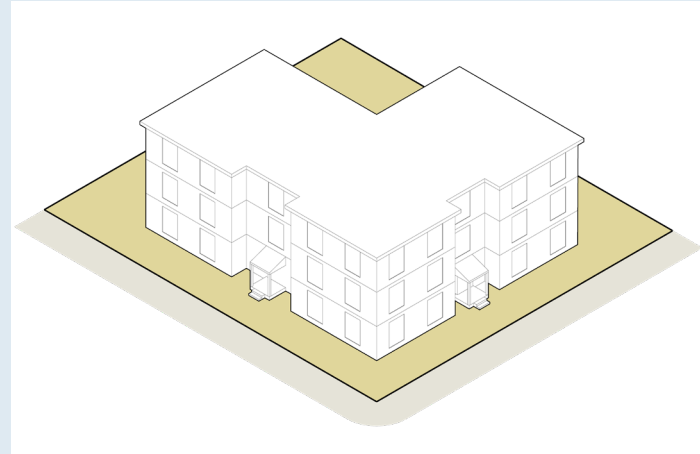
1-5 units

Multiplex:



4-6 unit

Residential Building:





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

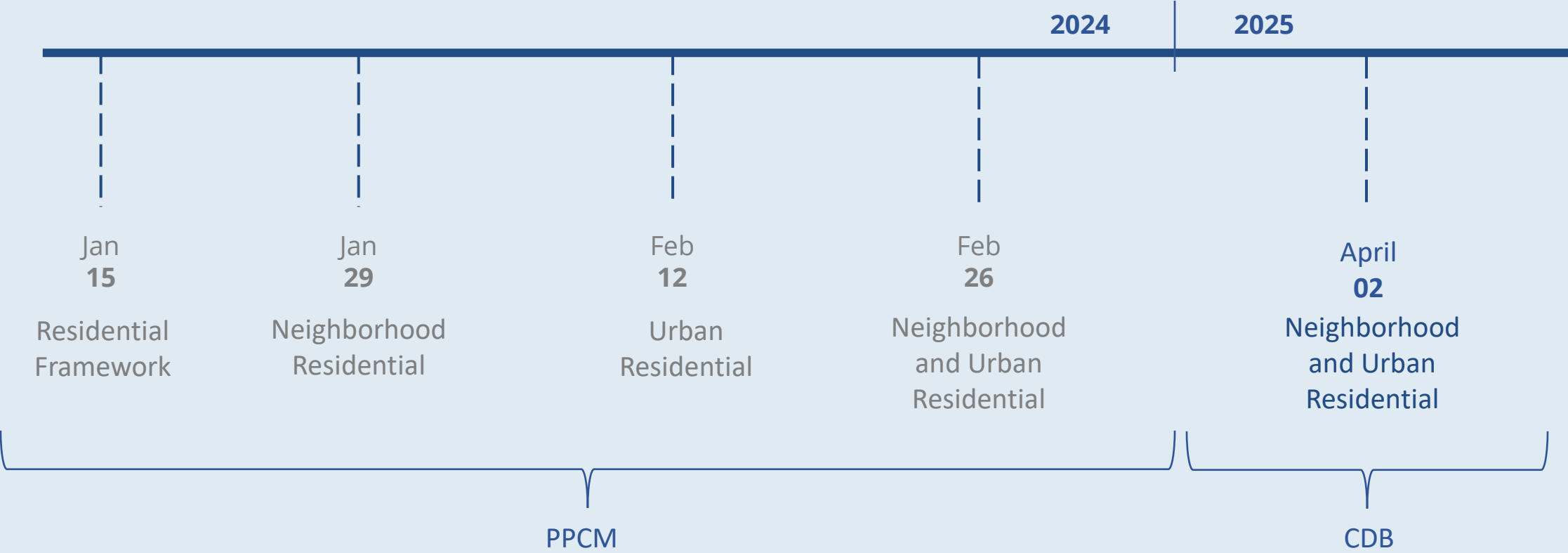


Opportunities for Public Comments



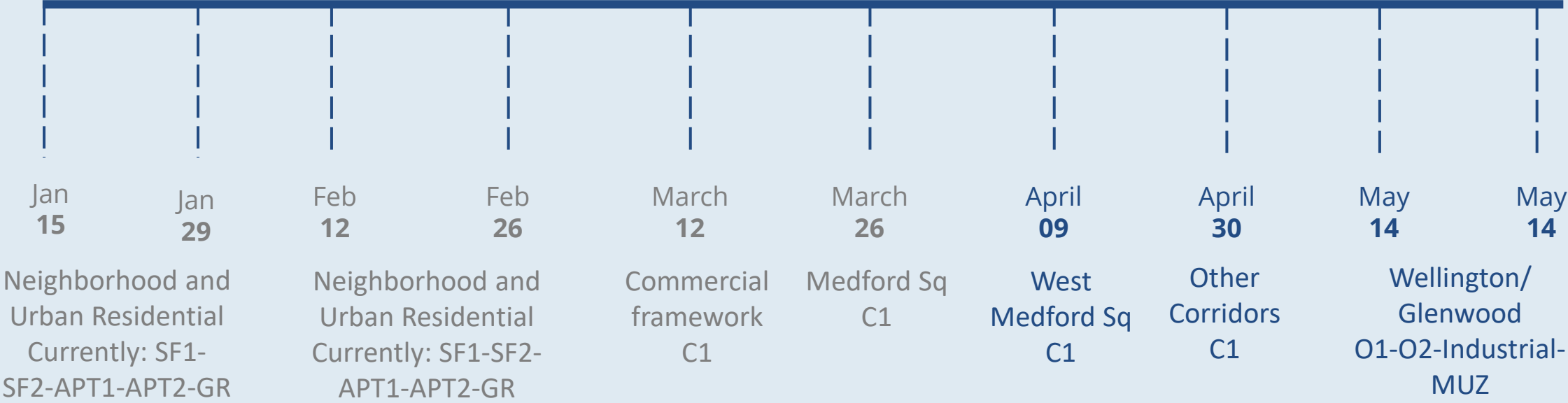


Timeline: Phase 2





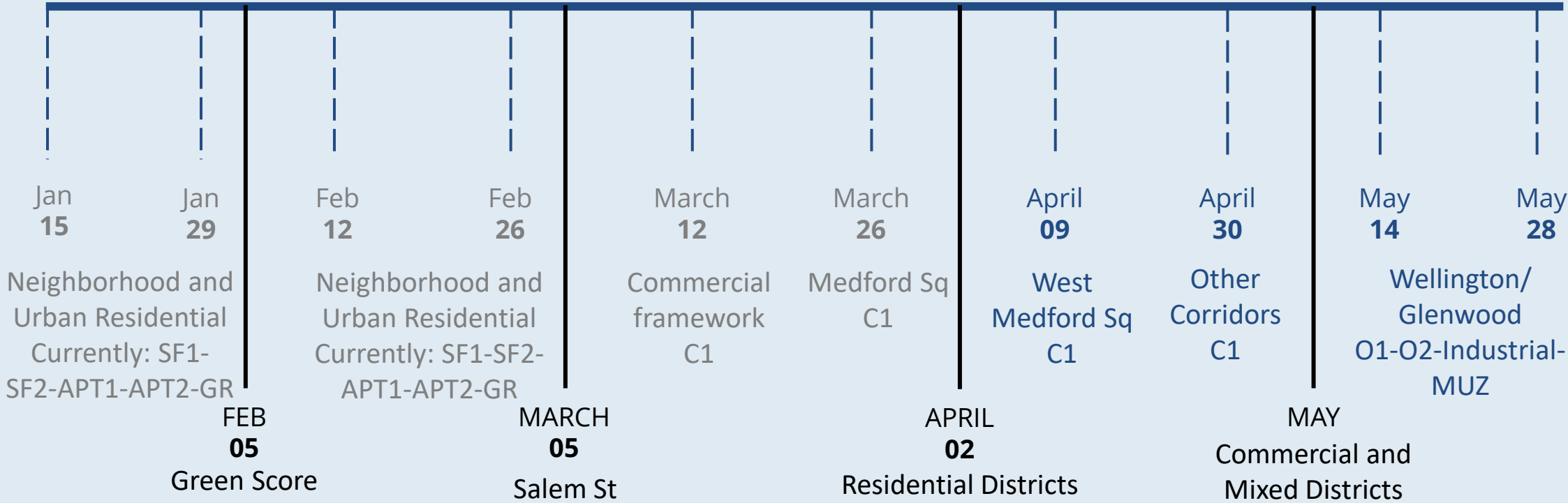
Timeline: Phase 3 PPCM





Timeline: Phase 3 PPCM + CDB

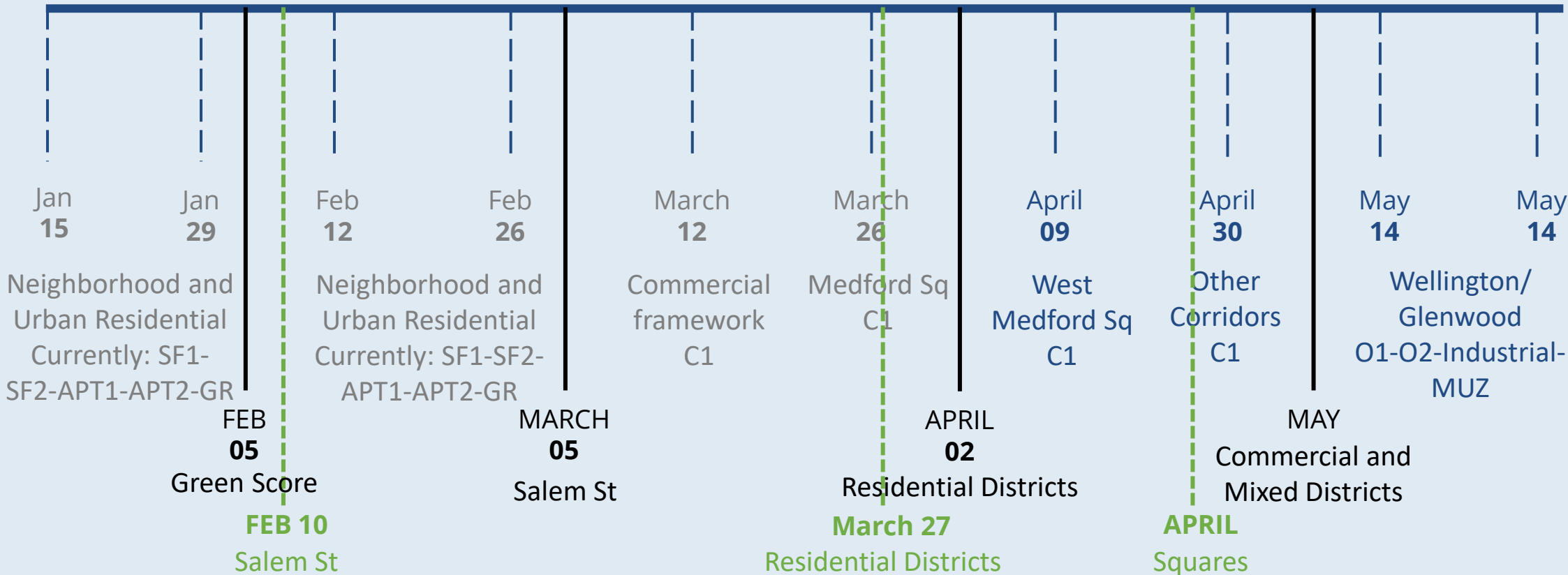
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Timeline: Phase 3 PPCM + CDB + Public Q&A

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Where can I get more Information?



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





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Q&A



Thank you!

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