

# City of Medford

## PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update

March 12, 2025





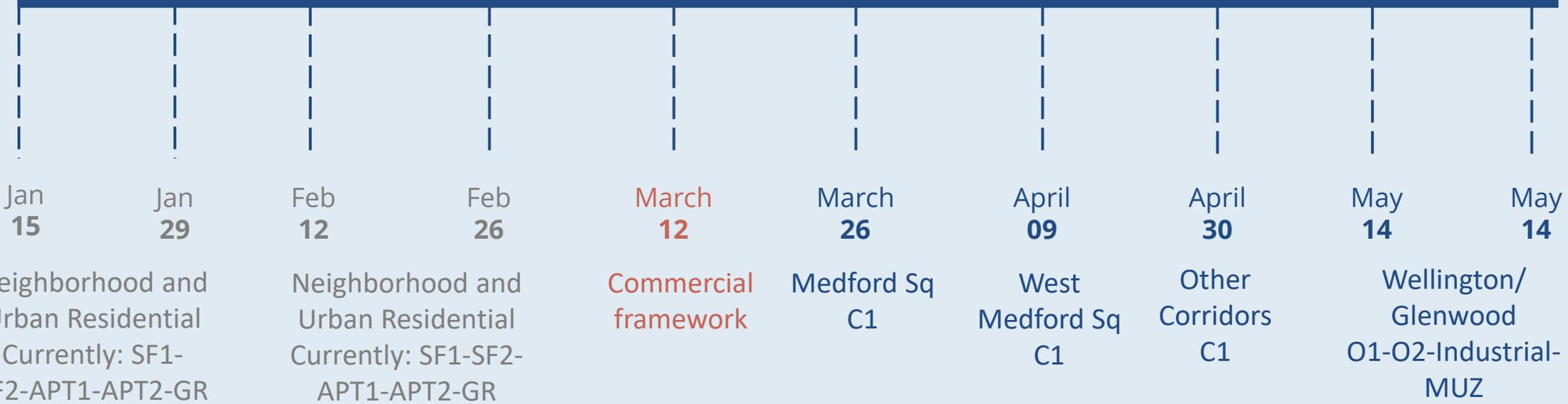
# Agenda

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



# Timeline: Phase 3 PPCM

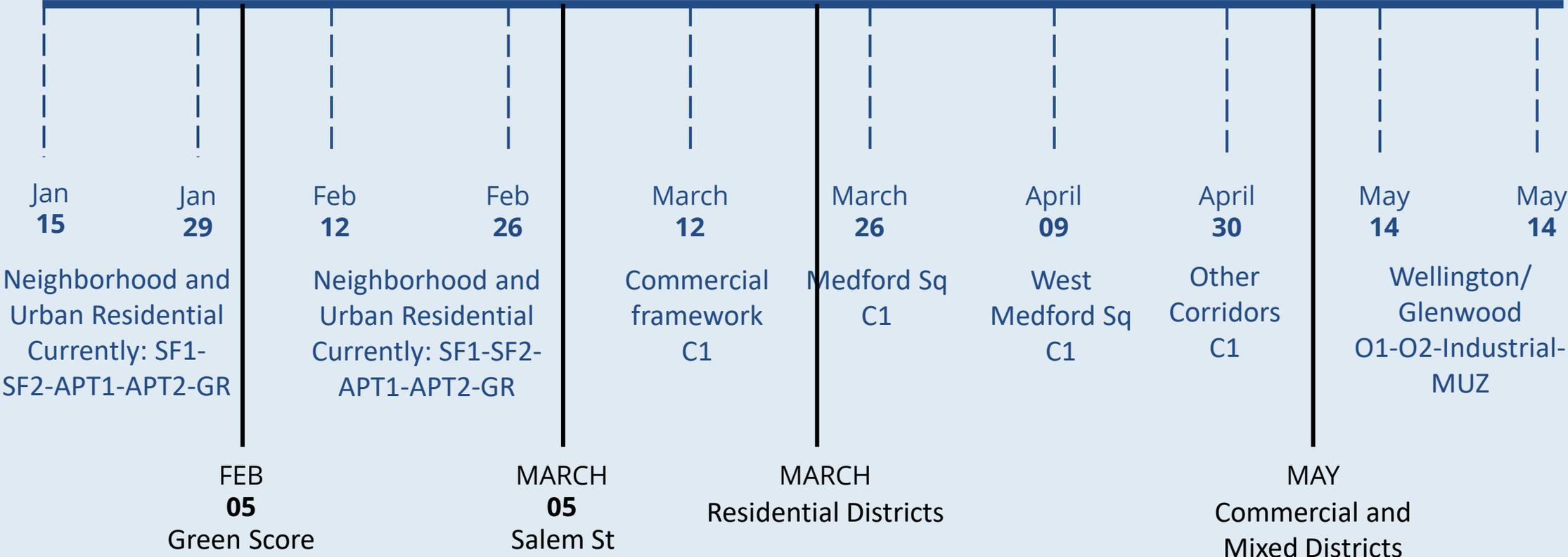
2024-2026 Zoning Update





# Timeline: Phase 3 PPCM + CDB

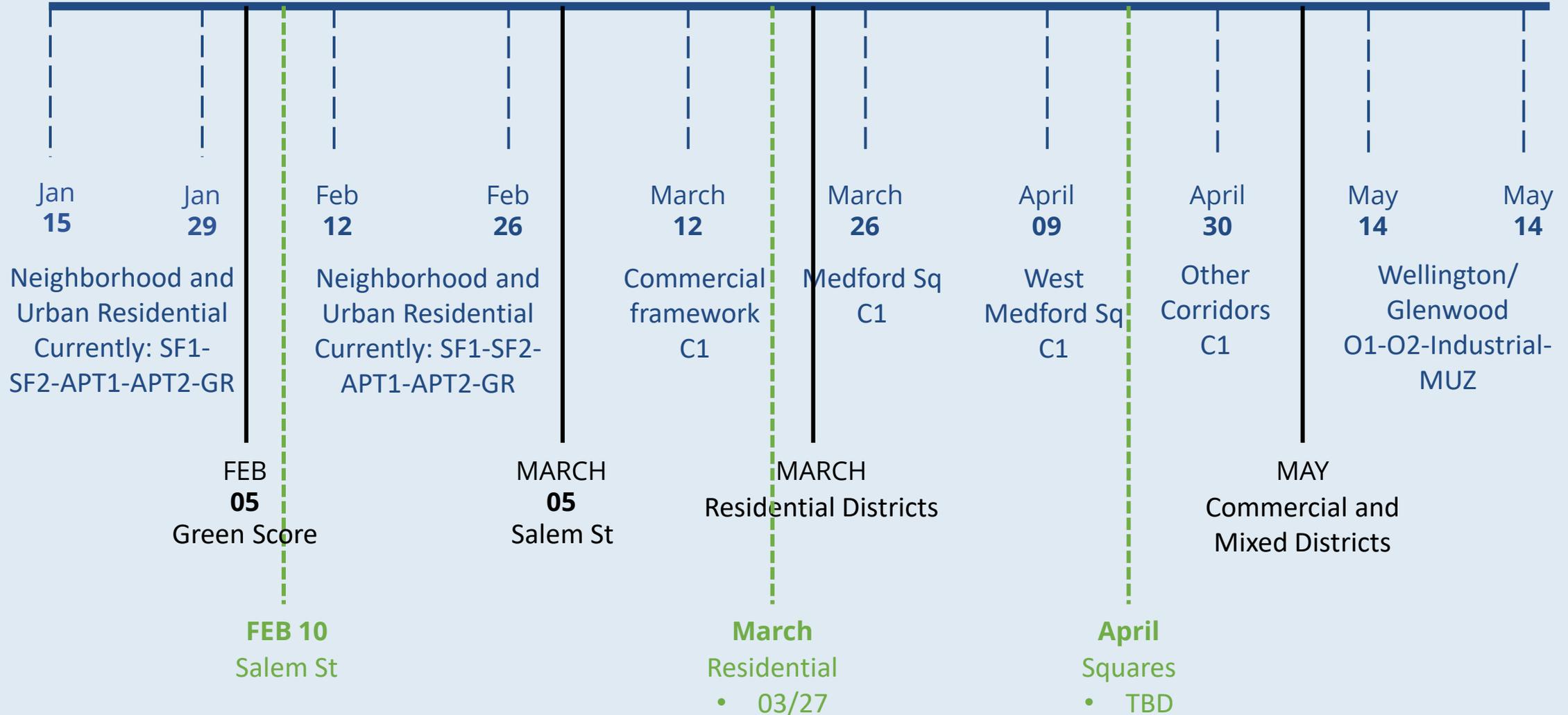
2024-2026 Zoning Update





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



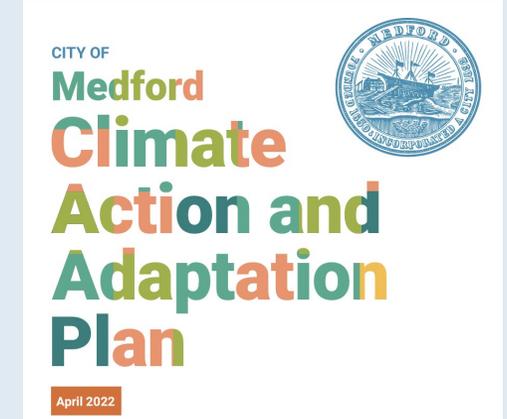
# Opportunities for Public Comments

2024-2026 Zoning Update

<b>1</b> City Council Present new topic	<b>2</b> City Council Refer topic to CDB	<b>3</b> CDB Vote on the topic	<b>4</b> City Council Vote on the topic
12/03/24 Salem St	12/11/24 Salem St.	01/22/25 Salem St <b>2/10 Public Meeting</b> 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.	<b>March Public Meeting</b> <ul style="list-style-type: none"> <li>March 2025 Residential Districts</li> </ul>	April 2025 Residential Districts
03/12/25 Commercial Districts	-- Commercial Districts	<b>April Public Meeting</b> <ul style="list-style-type: none"> <li>April 2025 Residential Districts</li> </ul>	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**

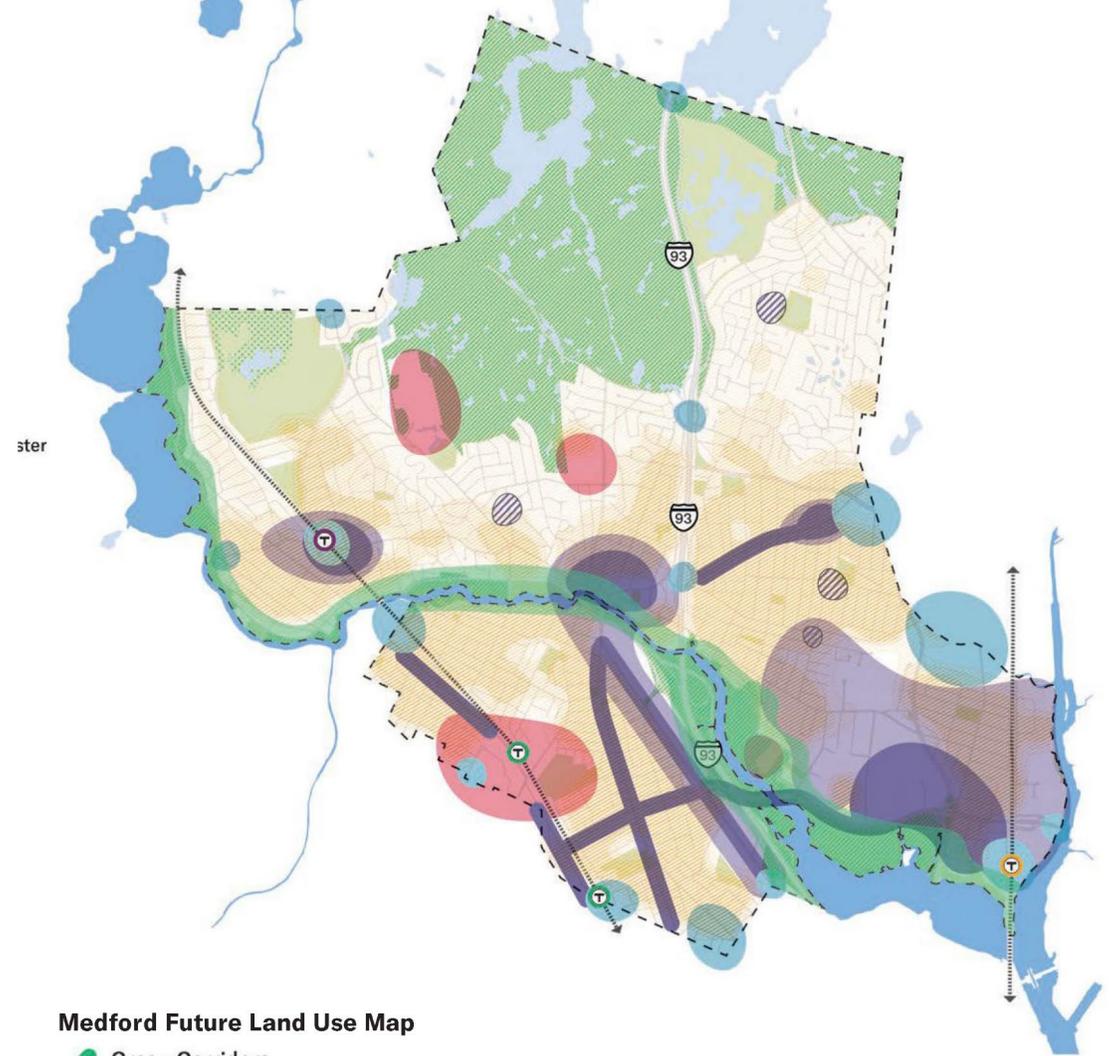
Allow and promote increased density and mixed uses within walking distance of MBTA train stations and major bus hubs.



# 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



# Proposed Mixed-Use Districts



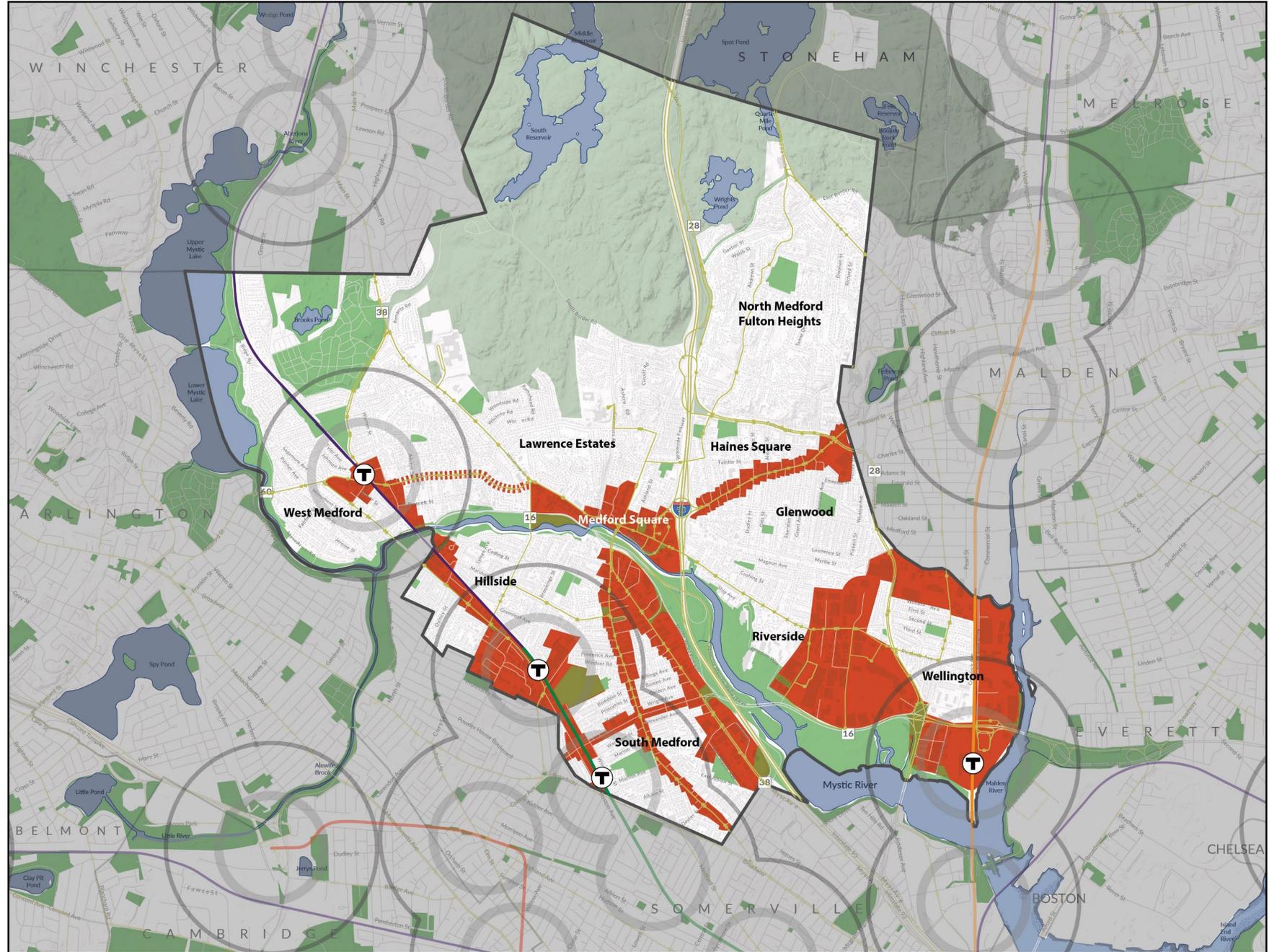
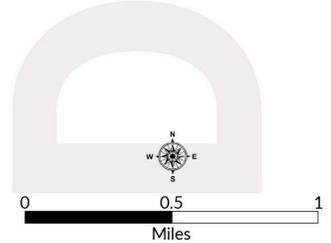
## LEGEND

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

### Transportation

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

- Transit 1/4 Mile Radius
- Transit 1/2 Mile Radius

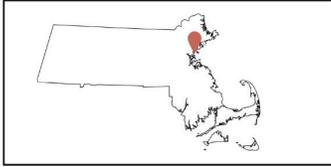


This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS, "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



2024-2026 Zoning Update

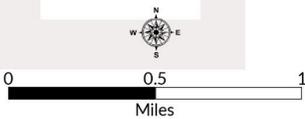




### LEGEND

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

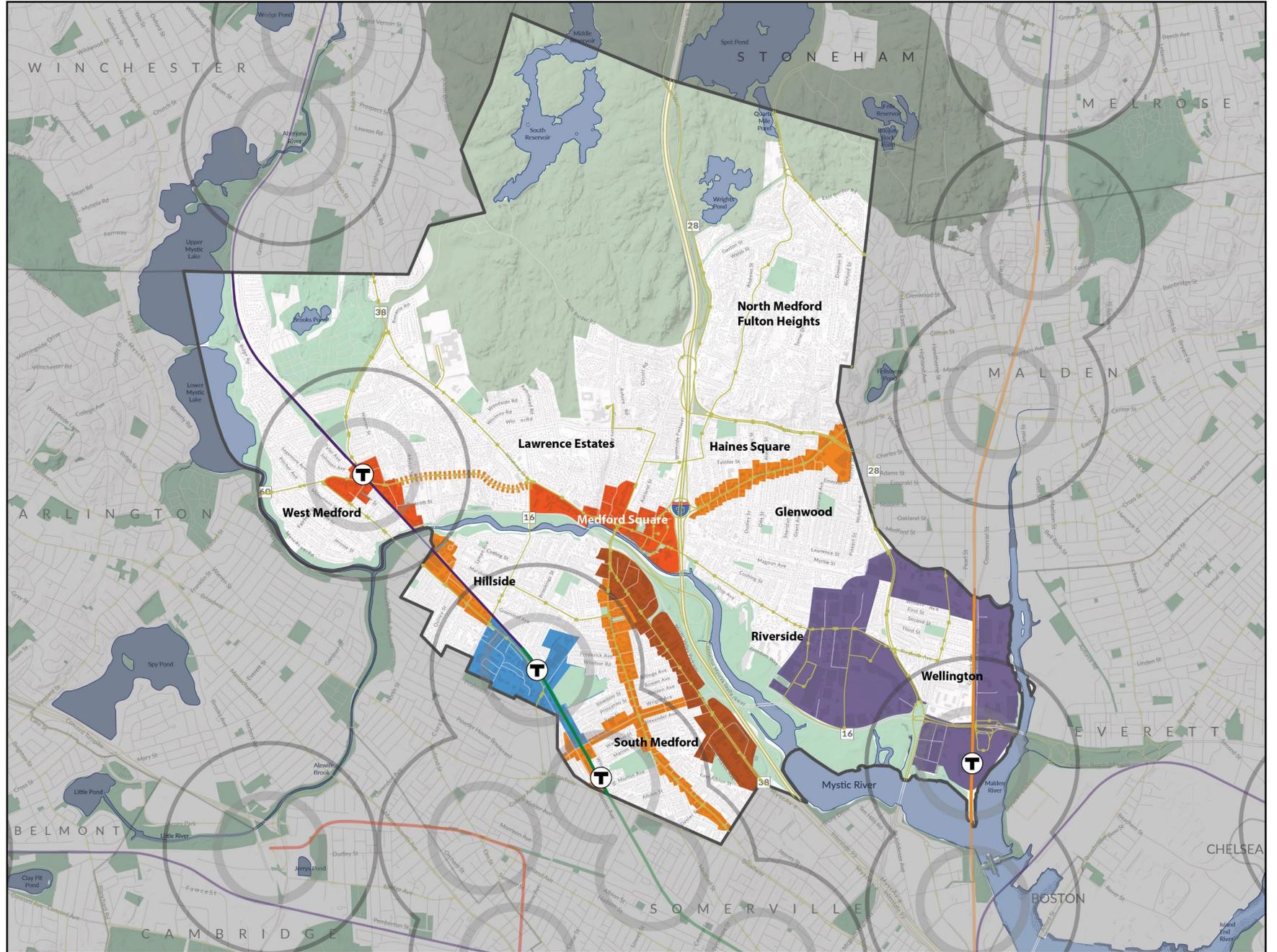
This map shows open space digitized from MassGIS NextGen 911 project.



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 Zoning



## LEGEND

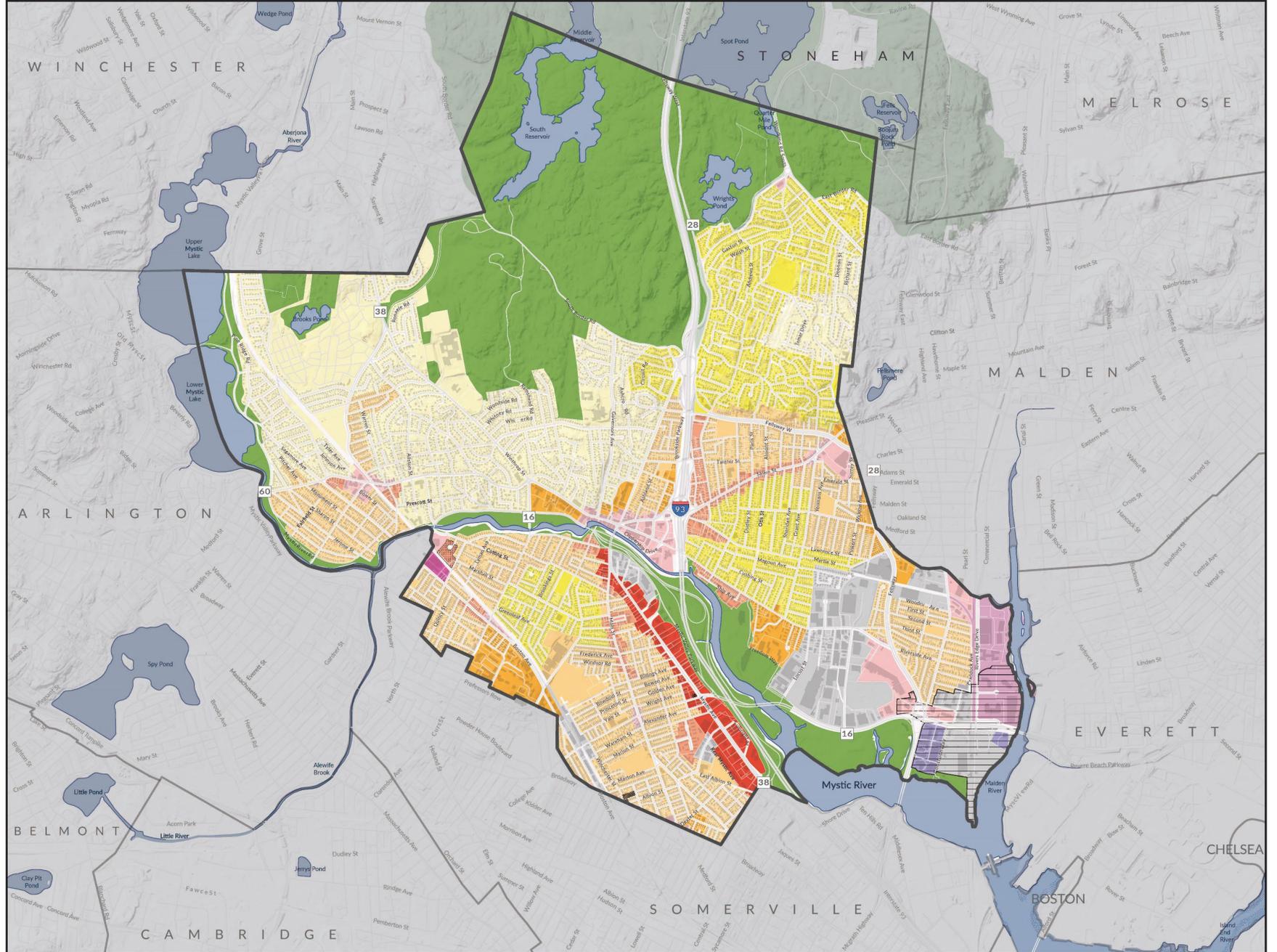
- Buildings
- Hydrography

### 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

2024-2026 Zoning Update

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

2024-2026 Zoning Update

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



# Mixed-Use Districts Framework

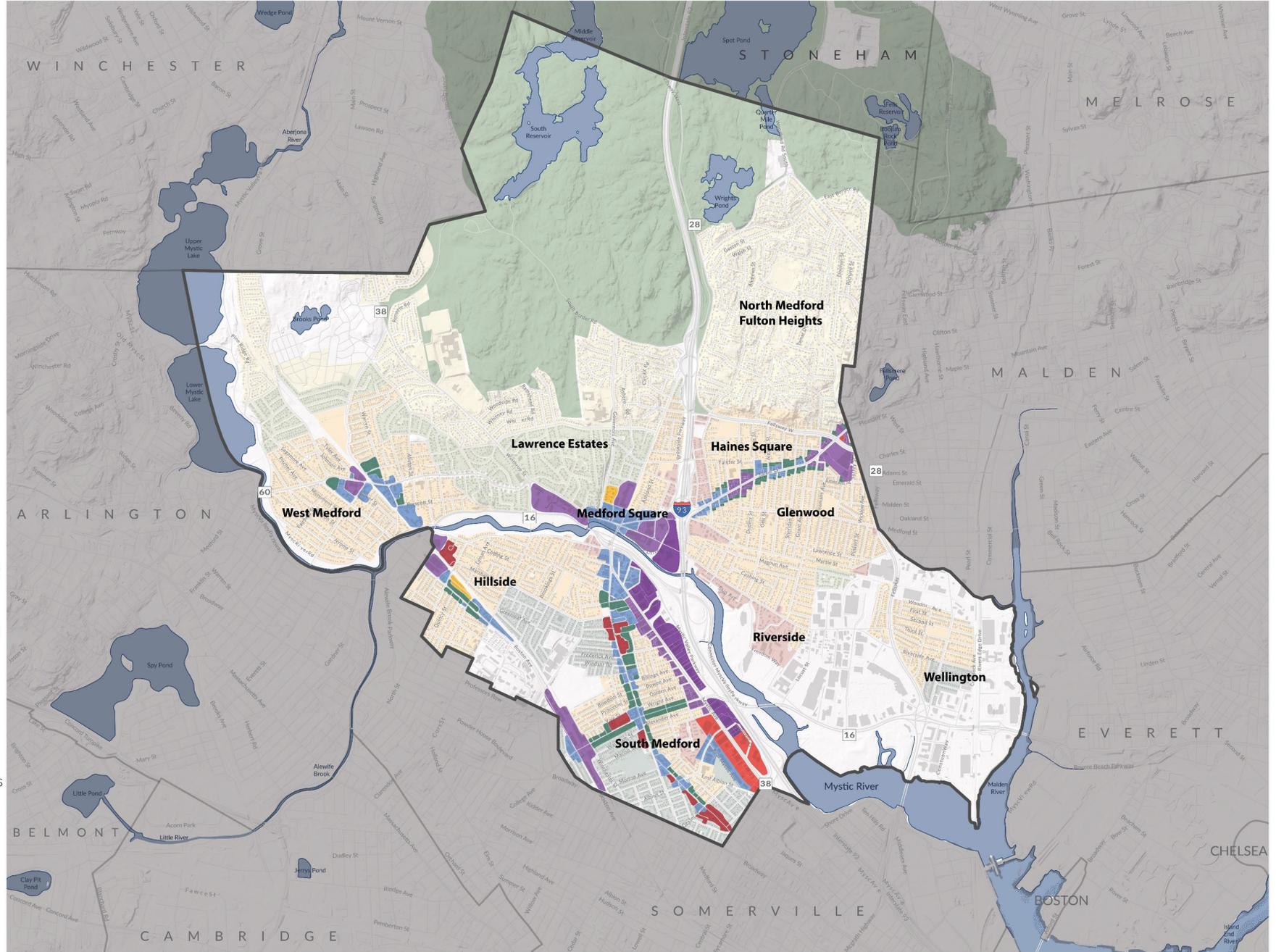


## LEGEND

- 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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2024-2026 Zoning Update

# ACCESSORY DWELLING UNIT (ADU)





# Protected Use Accessory Dwelling Unit (ADU)

## 760 CMR 71.00 Protected Use Accessory Dwelling Unit (ADU)

**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.**

### **Prohibited Regulation:**

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.

**Dimensional Standards:** Cannot be more restrictive than is required for the Principal Dwelling, or a Single-family Residential or accessory structure.

**Historic Districts:** Municipalities may establish Design Standards and Dimensional Standards for Protected Use ADUs located in an Historic District

**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.

**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.



# 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

**MODEL ZONING FOR  
ACCESSORY DWELLING UNITS**

Version 1  
March 11, 2025

Prepared by the Metropolitan Area Planning Council (MAPC) on behalf of the Executive Office of Housing and Livable Communities (EOHLC) and the Massachusetts Housing Partnership (MHP)

03/12/2025



2024-2026 Zoning Update

# RESIDENTIAL DISTRICTS ZONING DRAFT





# 2024-2026 Zoning Update

