

City of Medford

Public Meeting

2024-2026 Zoning Update

May 1, 2025



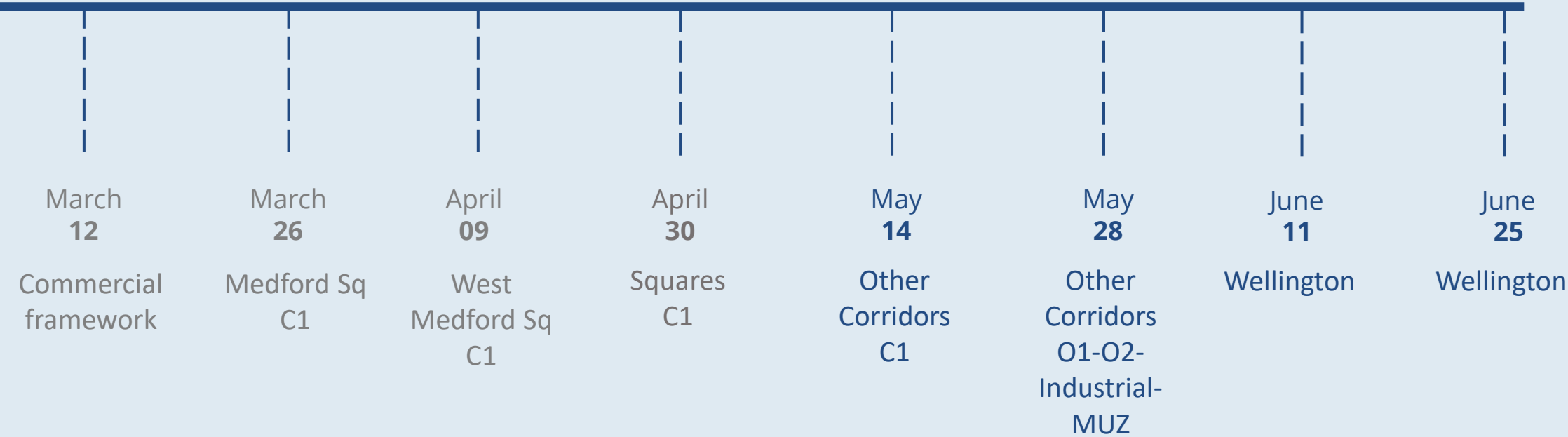


Agenda

- Process Timeline
- 2025
- Opportunities for Public Comments
- Special Districts:
 - Tufts University

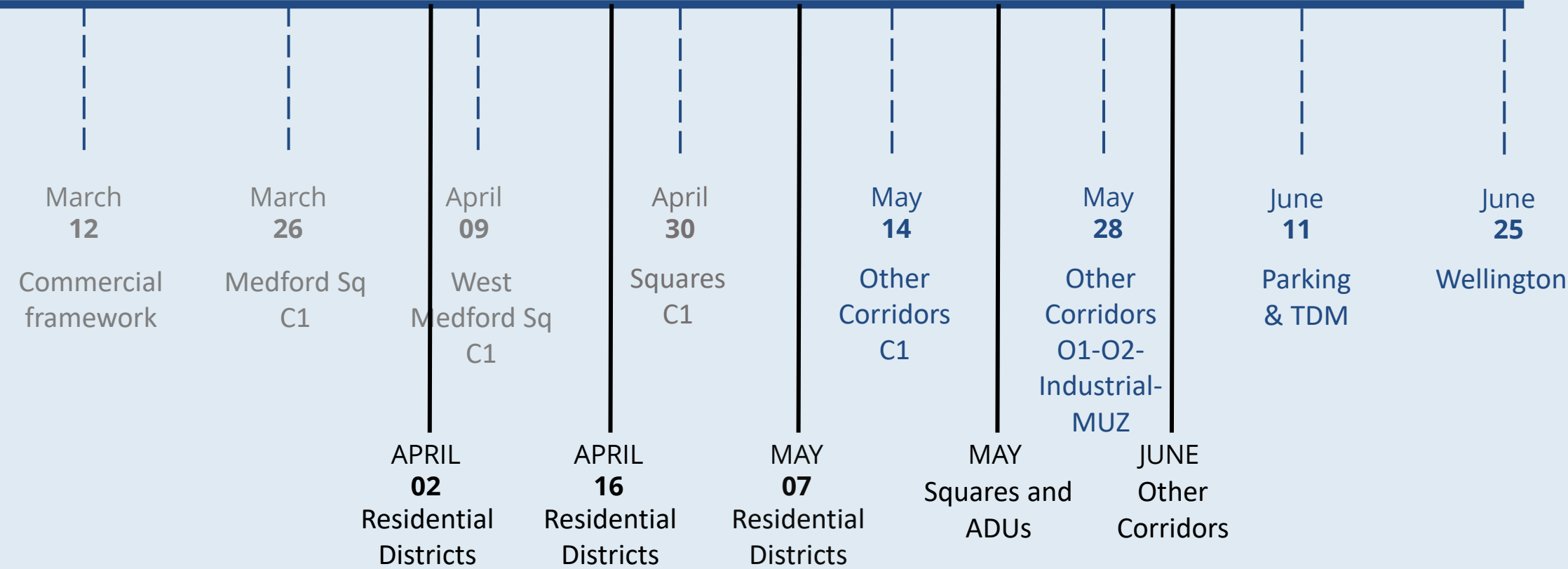


Timeline: Phase 3 PPCM





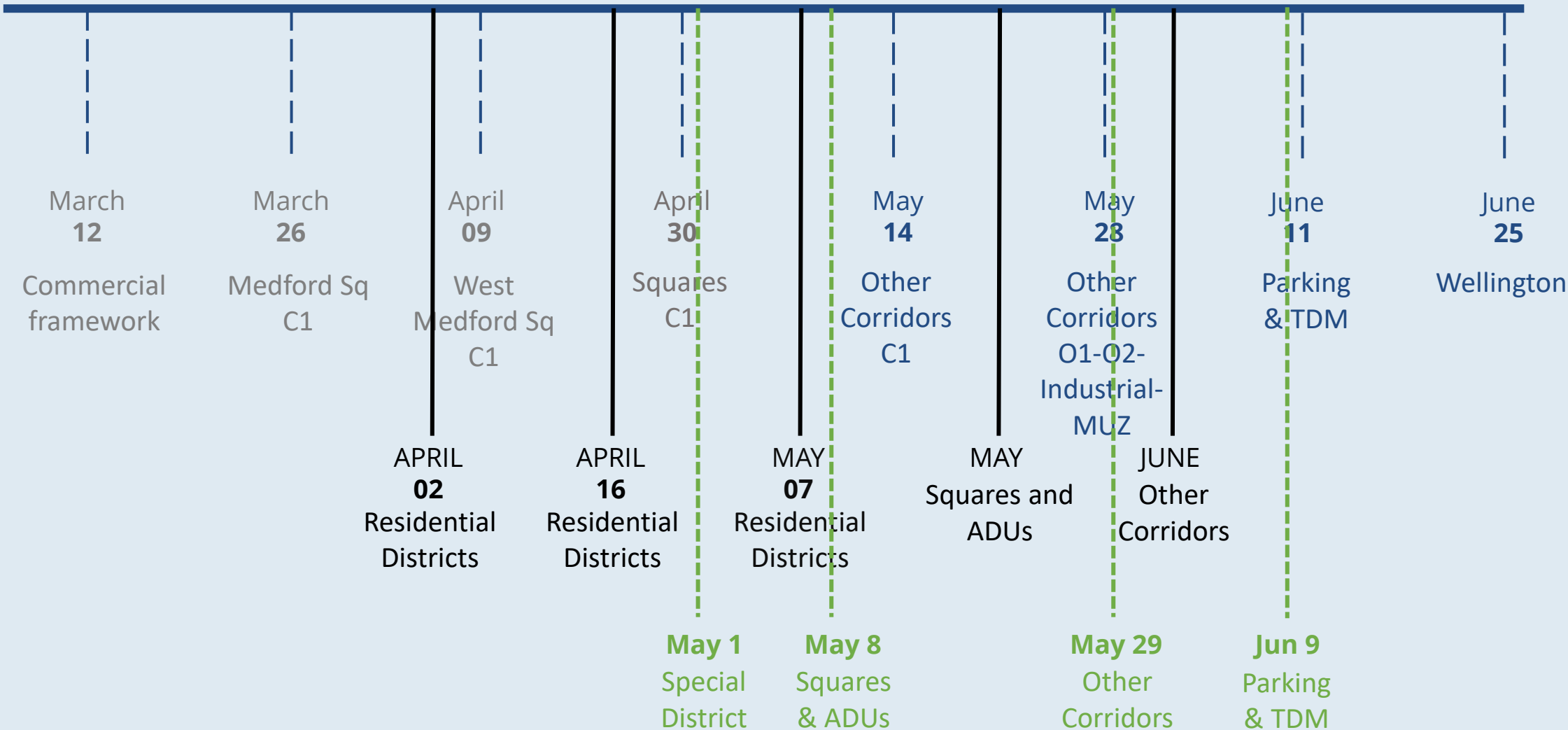
Timeline: Phase 3 PPCM + CDB





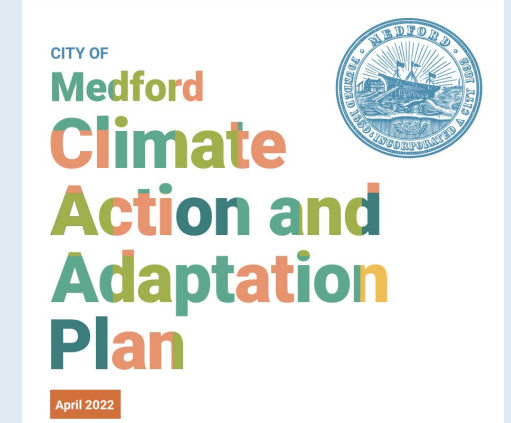
Timeline: Phase 3 PPCM + CDB + Public Q&A

2024-2026 Zoning Update





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.

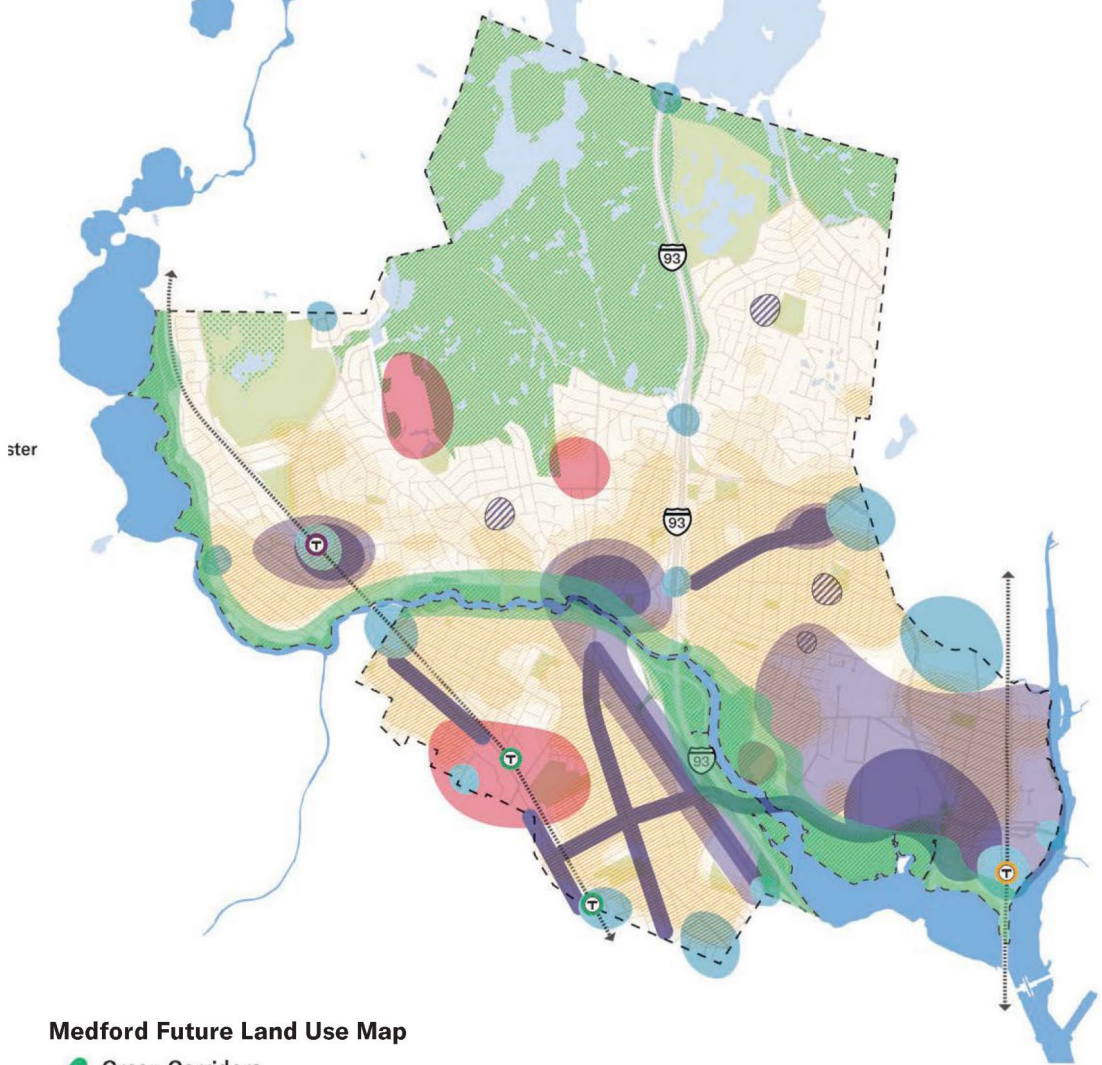


Introduction

MEDFORD, MA
COMPREHENSIVE
PLAN

January 2023

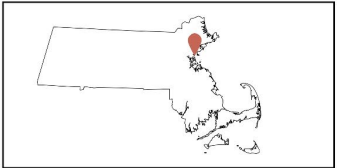
2024-2026 Zoning Update



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

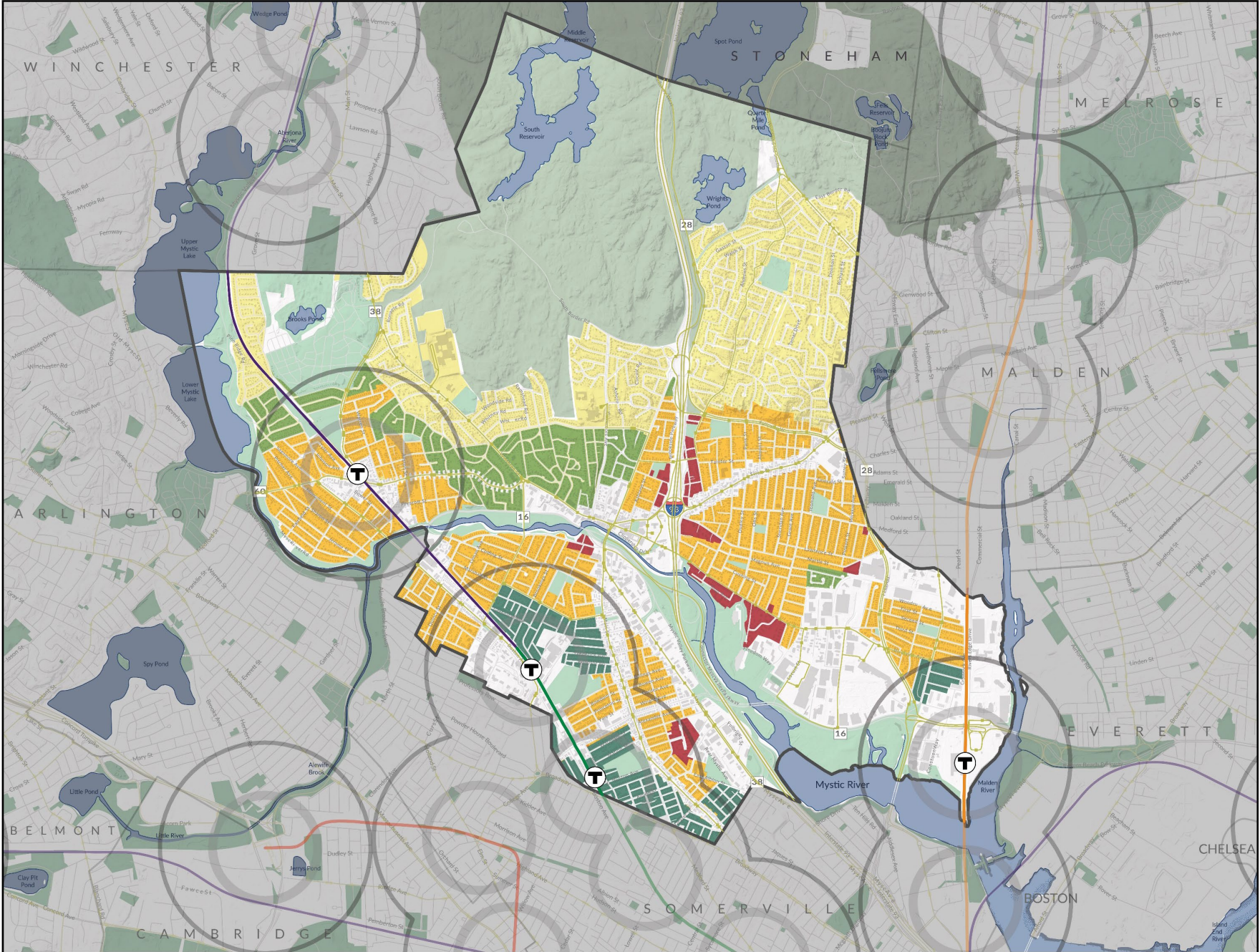
- Neighborhood Residential 1**
 - Single-unit Dwelling
 - Historic Conversion (2 units)
 - ADU
- Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
 - ADU
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling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

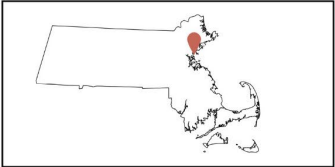


This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS's "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



Residential Districts





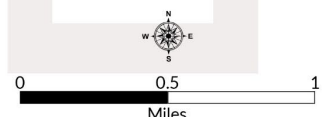
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Categories

- Corridors
- Squares
- Institutional
- Special District

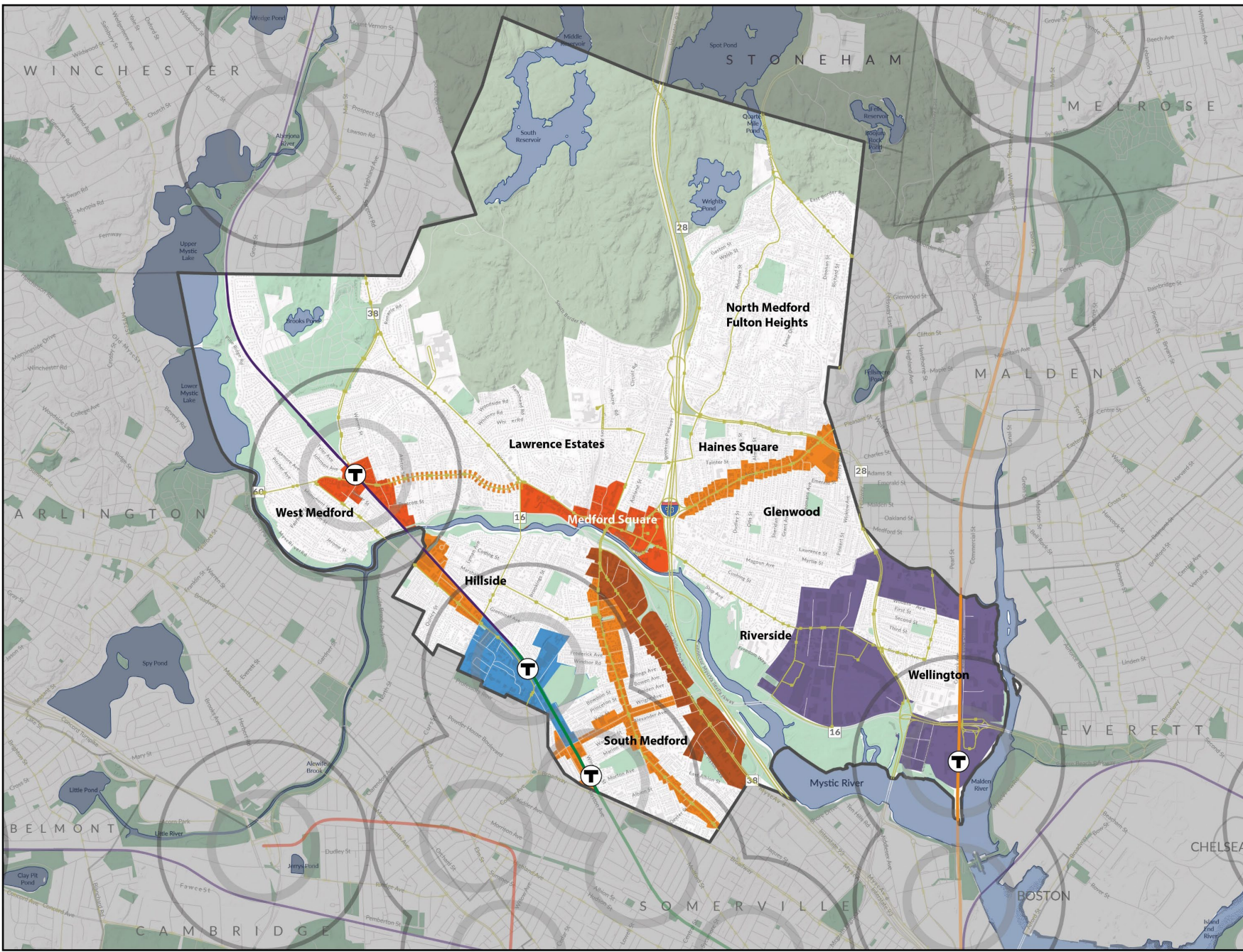
This map shows open space digitized from MassGIS NextGen 911 project.



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".



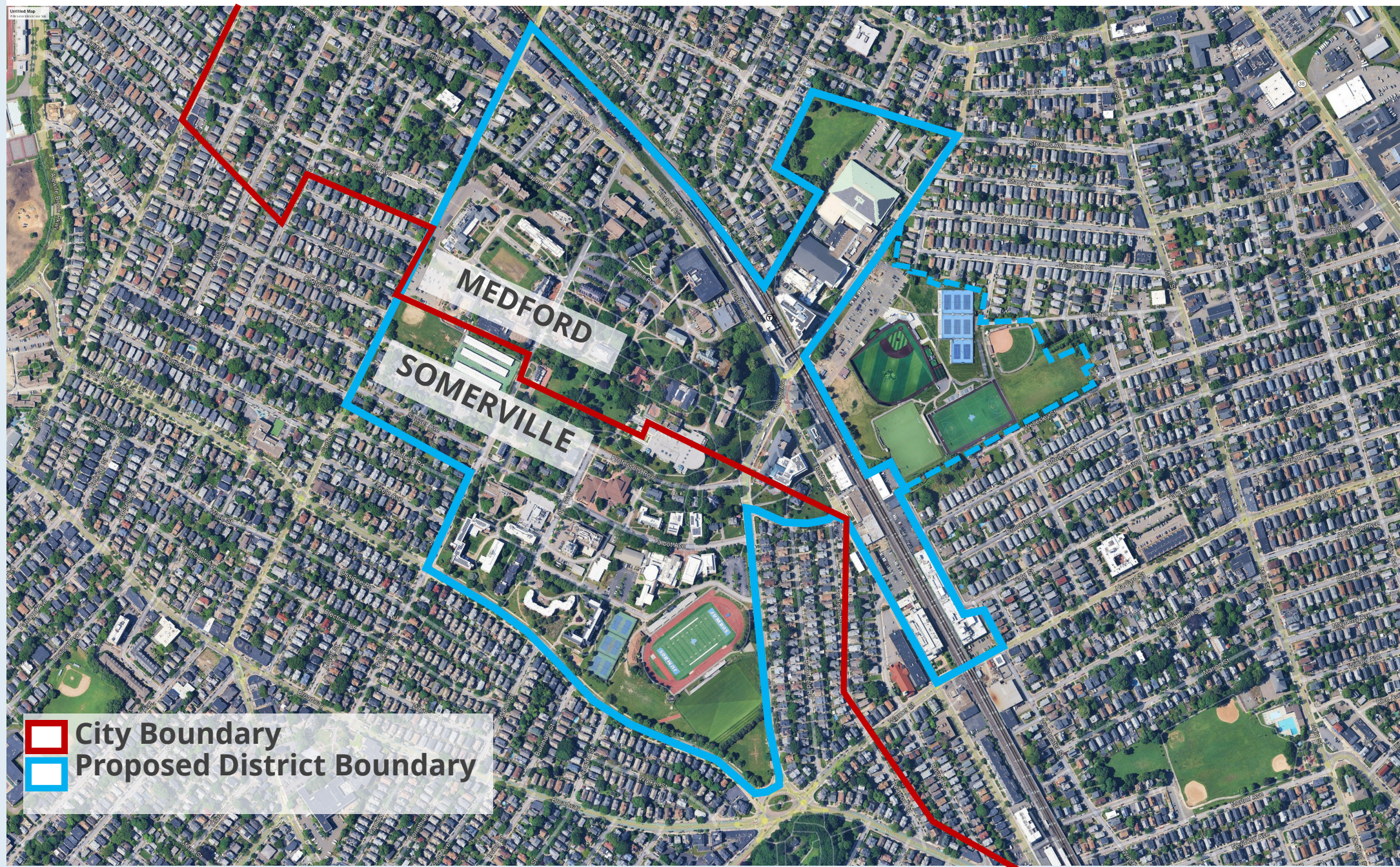
Tufts University Boundary





2024-2026 Zoning Update

Current Zoning



**City Boundary**

**Proposed District Boundary**



2024-2026 Zoning Update

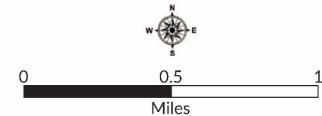


LEGEND

- Buildings
- Hydrography

Medford Zoning

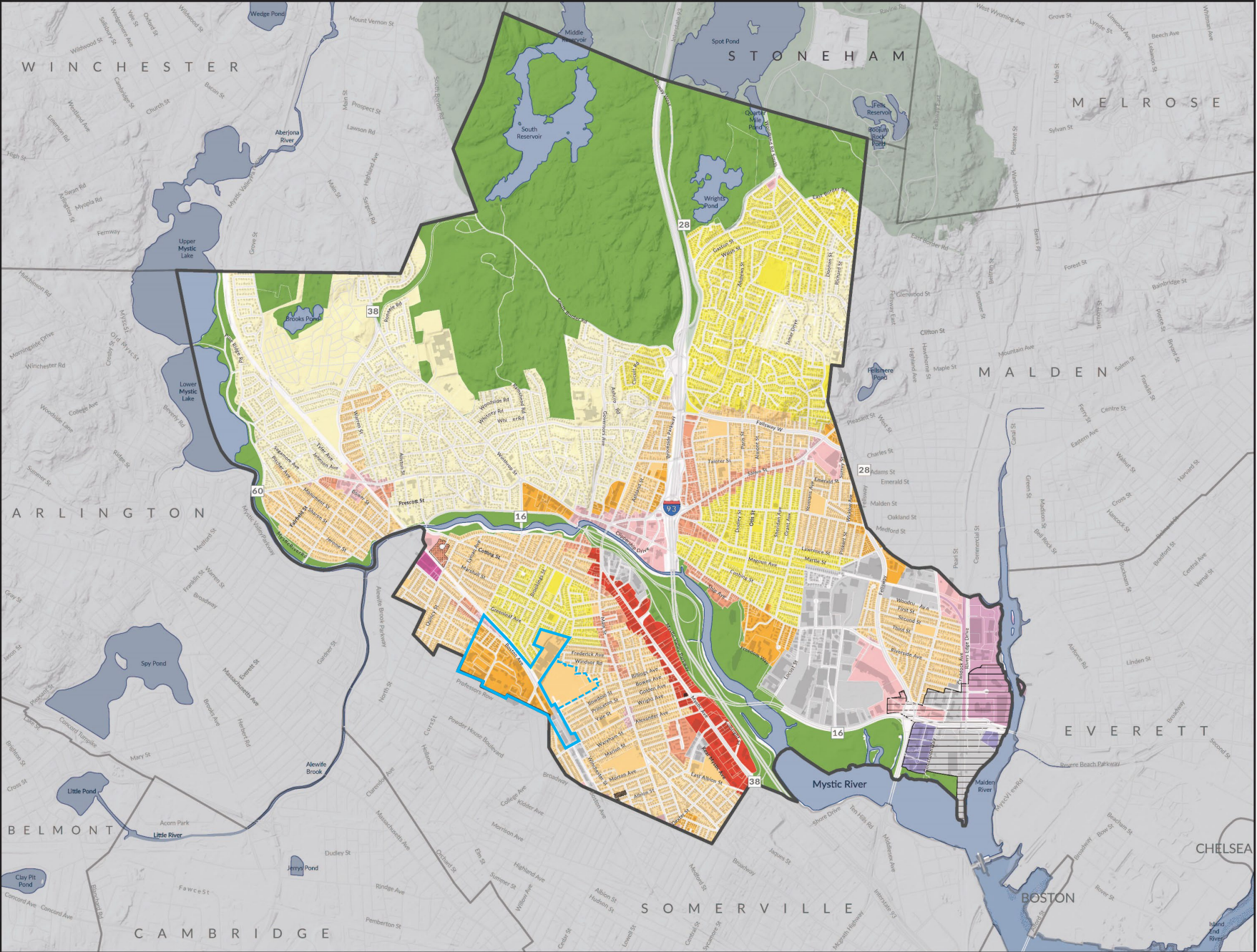
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commerical 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



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".



Current Zoning



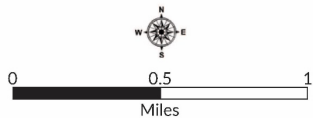


LEGEND

- Buildings
- Hydrography

Medford Zoning

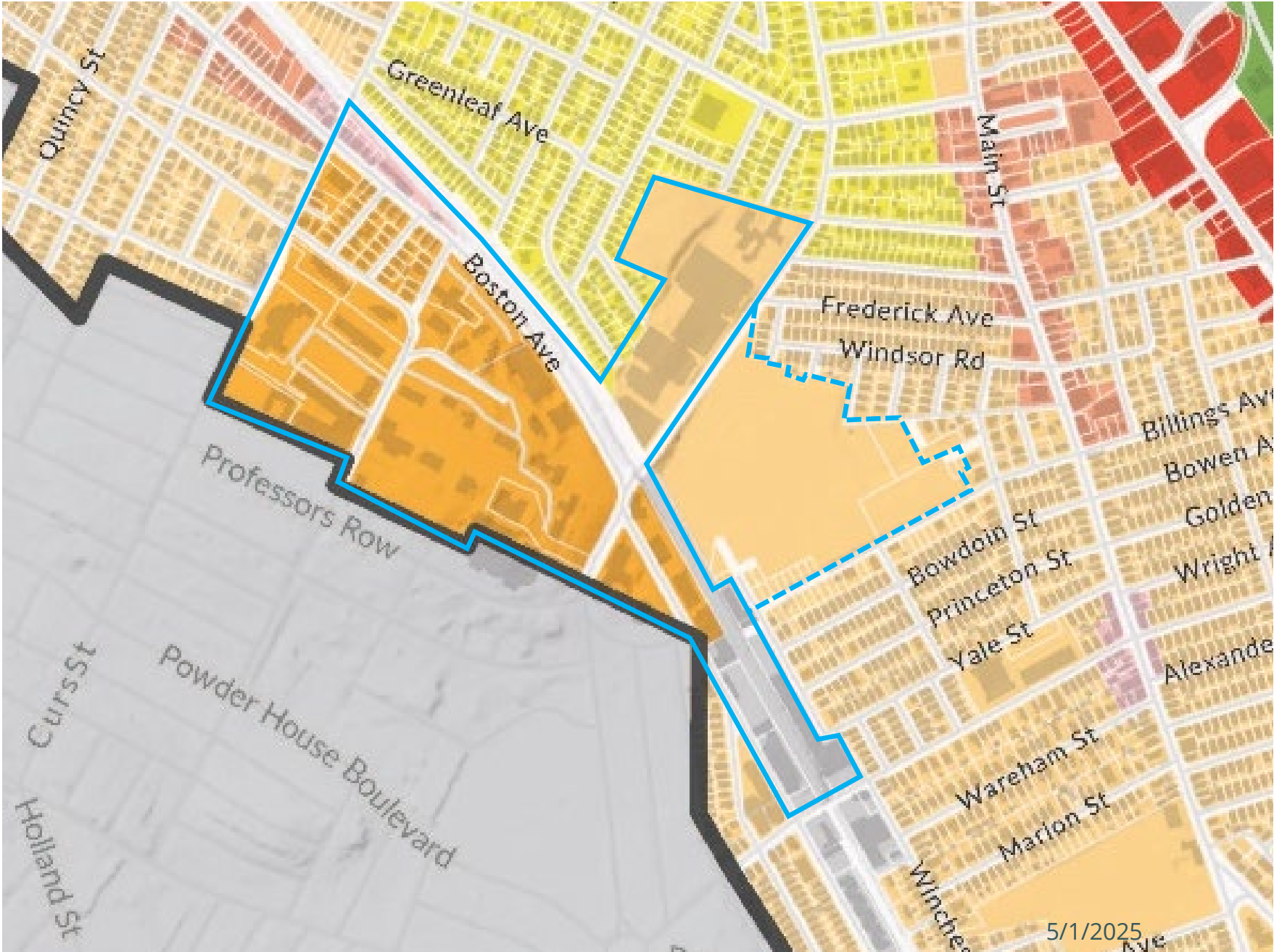
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Current Zoning





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



Current Zoning

2024-2026 Zoning Update

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
GR	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
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%		25%	-	-	-	-	- -
	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
I	5.Other permitted principal structures	-	-	-	-	-	-		-	-	-	-	-	- -
	5.e.1) Detached building	-	10,000	35	-	-	-		-	15	15	15	50%	30 2
	5.e.2a) Attached Building (end building)	-	10,000	35	-	-	-		-	15	15	15	50%	30 2
	5.e.2b) Attached Building (middle building)	-	10,000	35	-	-	-		-	15	-	15	50%	30 2



2024-2026 Zoning Update

Initial Thoughts Q&A



2024-2026 Zoning Update

Somerville Special District: Tufts University



Special District. Tufts University. Somerville

Intent:

- To maintain an area of the city for the campus of an educational institution.
- To preserve land areas primarily dedicated to collegiate Education Services principal uses protected by M.G.L., Chapter 40A, Section 3 and other uses necessary to maintain an academic campus.

Purpose:

- To reduce the impact of higher intensity educational uses on surrounding residential properties by reducing the height of buildings at the edge of the campus and locate taller buildings toward the center of the campus.
- To distribute the coverage and floor area of buildings across the quadrants of the district in a generally even distribution as to not overly cluster development.



Special District. Tufts University. Sommerville

Building Standards:

- Multiple principal buildings are permitted on each lot.
- Front Setbacks:
 - 20 ft: College Avenue, Powder House Boulevard and Packard Avenue.
 - 15 ft: Dearborn Road and Curtis Street
- Sawyer Avenue between Packard Avenue and Curtis Street: Min Front Setback= 15 ft and Rear Setback= 20ft
 - Building length less than 30ft. Setback with formula
 - Building more than 30 ft. Setback with formula
 - Buildings separated at least 17 ft
- Building Height (See image)
 - 100 ft offset from the boundary= 2.5 stories or 35 ft
 - 100-200 ft offset from the boundary= 4 stories or 56 ft
 - Northwest Corner 200-350 ft offset from the boundary= 6 stories or 72 ft
 - Rest= 8 stories or 98 ft



Table 7.3.7 Building Height

Location	Stories	Feet
With the Blue Band	2.5	35
Within the Red Band	4	56
Within the Yellow Band	6	72
Within the Green Band	8	98

Map 7.3.7(a) Tufts University Height Map

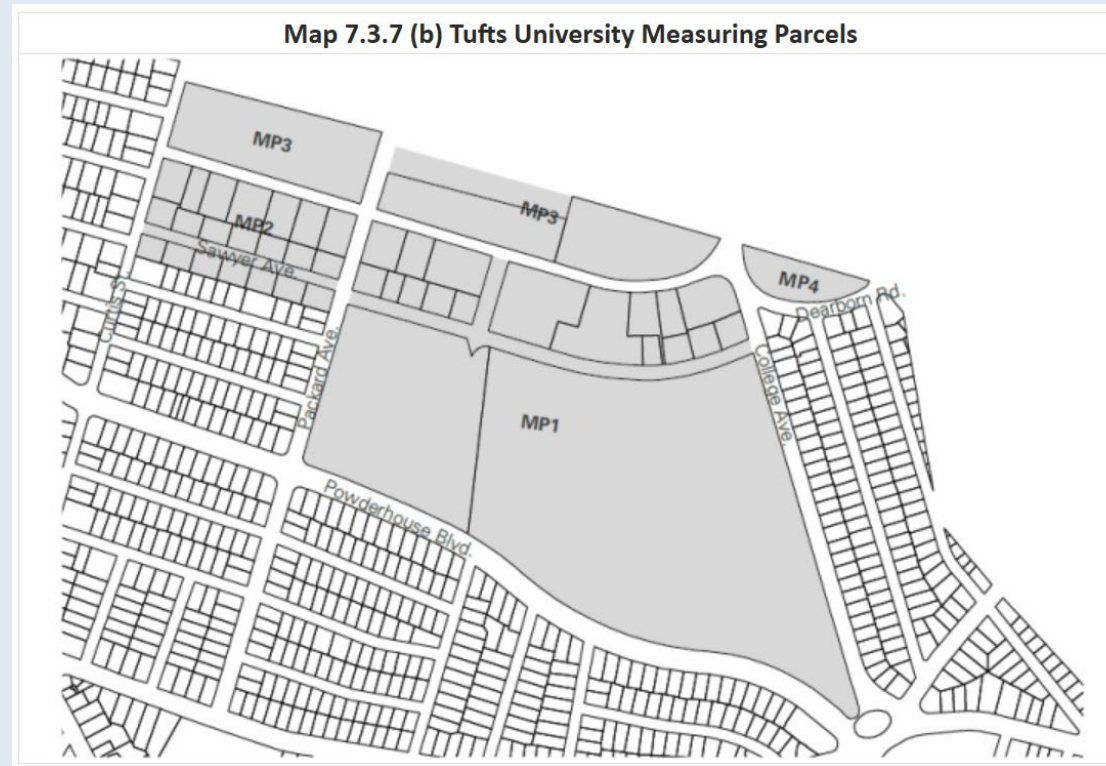




Special District. Tufts University. Sommerville

Building Massing:

- The maximum lot coverage for each measuring parcel is 65%.
- The maximum floor area ratio for each measuring parcel is 2.0.
- The maximum floor plate of any individual building is fifteen thousand (15,000) gross square feet.



Development Sites are equal to one of the measuring parcels shown on the map.



Special District. Tufts University. Sommerville

Permitted Uses:

- The use of real property is permitted as an educational service principal use, including all facilities customarily provided by educational service uses in directly serving the needs of faculty, staff, students, and visitors, as deemed necessary by Tufts University, in accordance with the provisions of Section 9.2 Use Definitions & Standards.

Parking:

- Tufts University shall establish and administer a parking permit program for motor vehicle parking spaces provided on the Tufts University campus.
- Parking permits may be issued only to Tufts University faculty, staff, or students and to visitors having a need for parking for temporary use.
- Parking permits may be issued for general use of motor vehicle parking spaces or for limited use of specific parking spaces or for limited time periods.



Special District. Tufts University. Sommerville

Parking:

Table 7.3.9 (a) Required Parking Spaces

	Multiplier
FullTime Faculty & Staff	0.47
PartTime Faculty & Staff	0.37
Campus Resident Students	0.12
Non Campus Resident Students	0.24
Other	0.44

Table 7.3.9 (b) Parking Space Location

Location	Min	Max
Area between Professors Row - Dearborn Road in Somerville and Boston Avenue in Medford	25%	75%
Area southwesterly of Professors Row in Somerville	10%	50%
Area easterly of Boston Avenue in Medford: minimum	10%	60%

If the parking demand study indicates that a lesser number of motor vehicle parking spaces is necessary than is required by Table 7.3.9 (a), the Director of Mobility may permit a reduction in the number of motor vehicle parking spaces provided by up to 25%. Permission granted for such reduction remains in effect for an initial period of up to 3 years, but may subsequently be extended or granted for a longer period upon reasonable verification in the annual report that the parking provided remains adequate.



2024-2026 Zoning Update

Medford Special District: Tufts University



Continuation of Somerville's Height Map

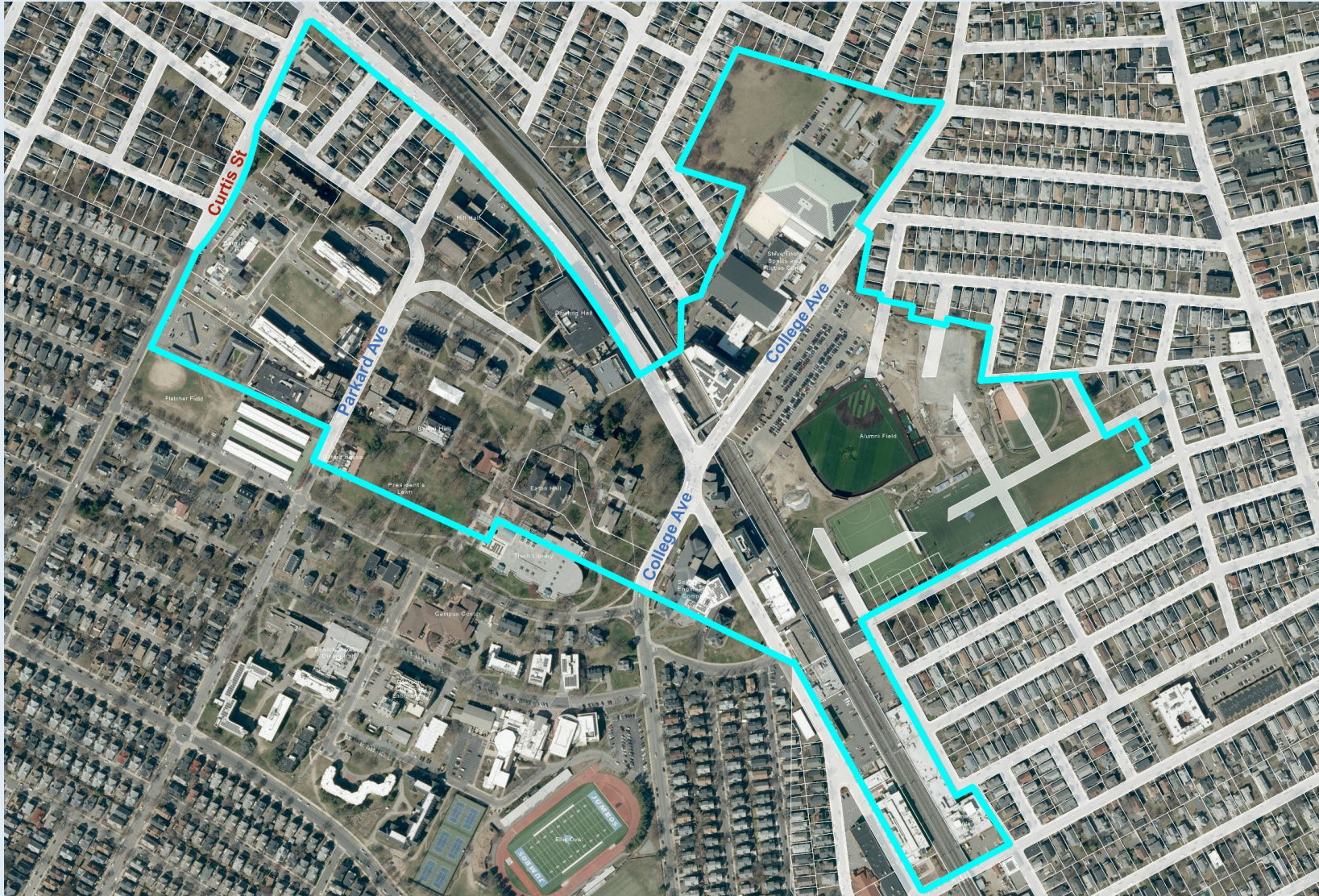


Location	Stories
Blue Band	2.5
Red Band	4
Yellow Band	6
Green Band	8

This is not a proposal



Continuation of Somerville's Front Setbacks



20 ft: College Avenue,
Powder House Boulevard,
and Packard Avenue.

15 ft: Dearborn Road and
Curtis Street



2024-2026 Zoning Update

Q&A