



Lot Requirements

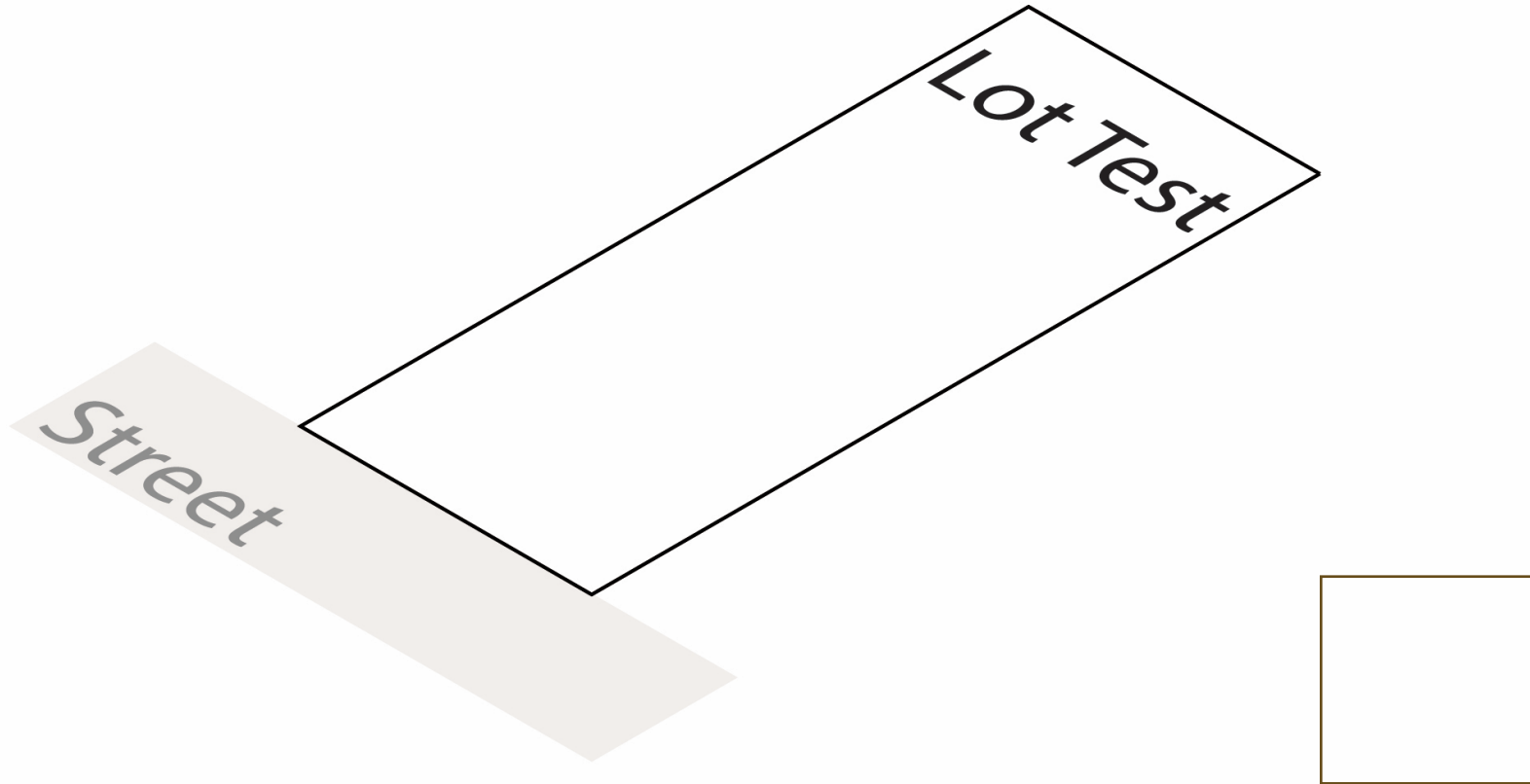
This section answers the question of how buildings will fit on the minimum lot size and the lot sizes required for larger building types.

This information is new for this meeting.



Requirements that will apply to every lot

What is the lot area?





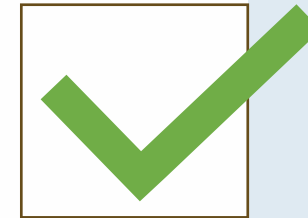
Requirements that will apply to every lot

Minimum lot area requirement is 4000 sf



Requirements

Lot area





Requirements that will apply to every lot

Minimum frontage requirement is 35 ft



Requirements

Lot area



Frontage





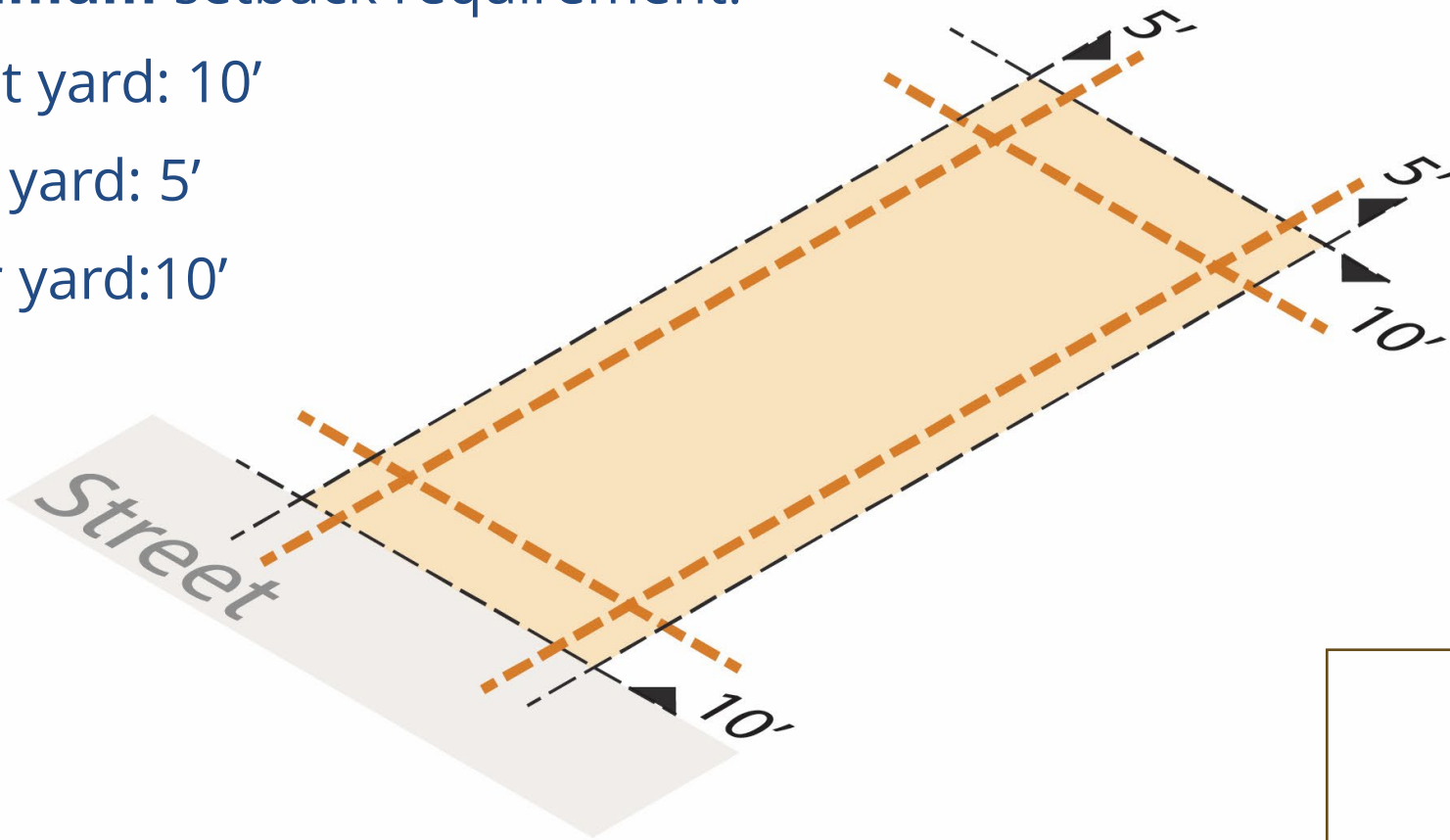
Requirements that will apply to every lot

Minimum setback requirement:

Front yard: 10'

Side yard: 5'

Rear yard: 10'



Requirements

Lot area



Frontage



Setbacks





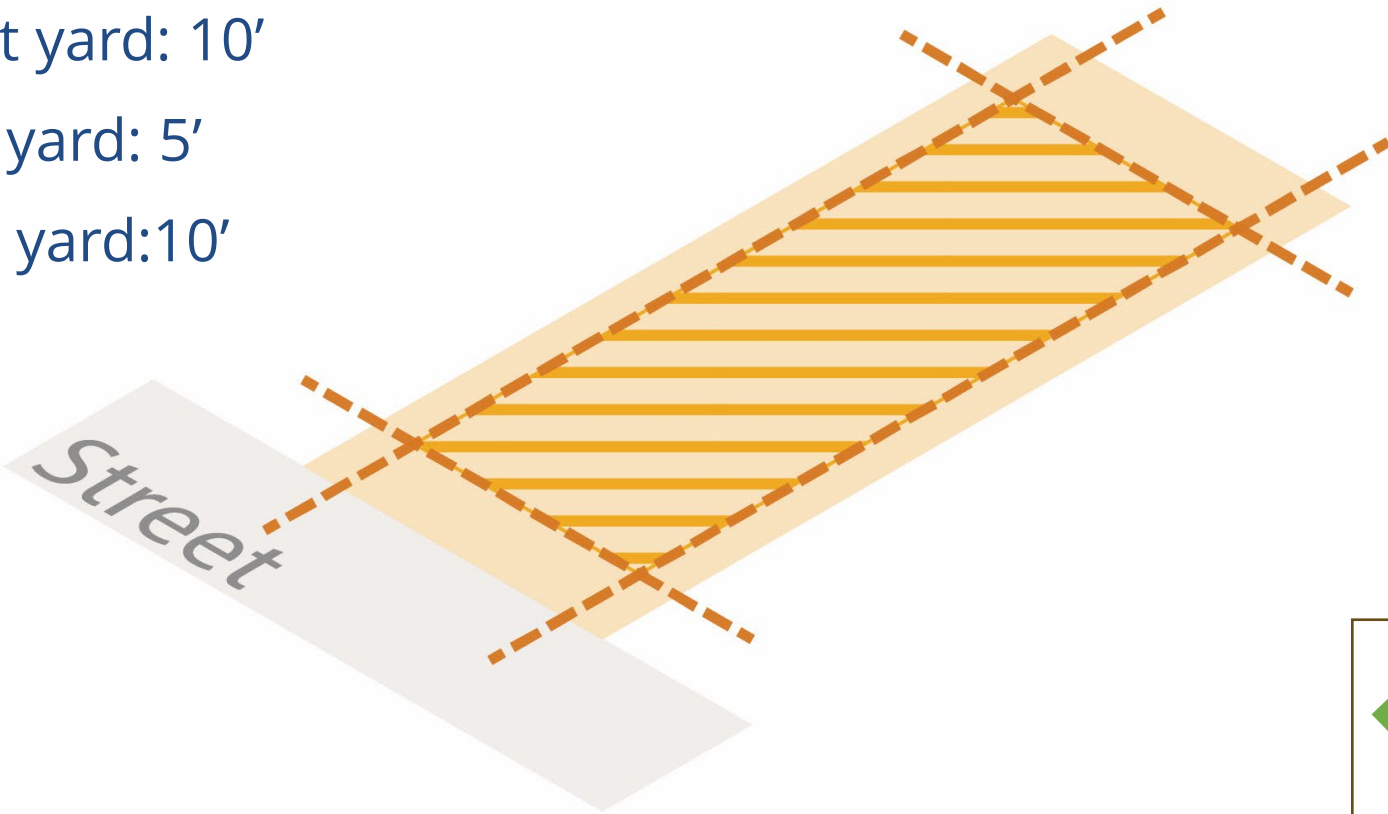
Requirements that will apply to every lot

Minimum setback requirement:

Front yard: 10'

Side yard: 5'

Rear yard: 10'



Requirements

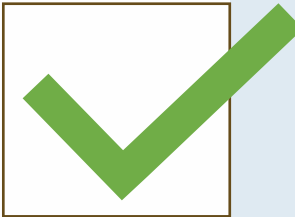
Lot area



Frontage



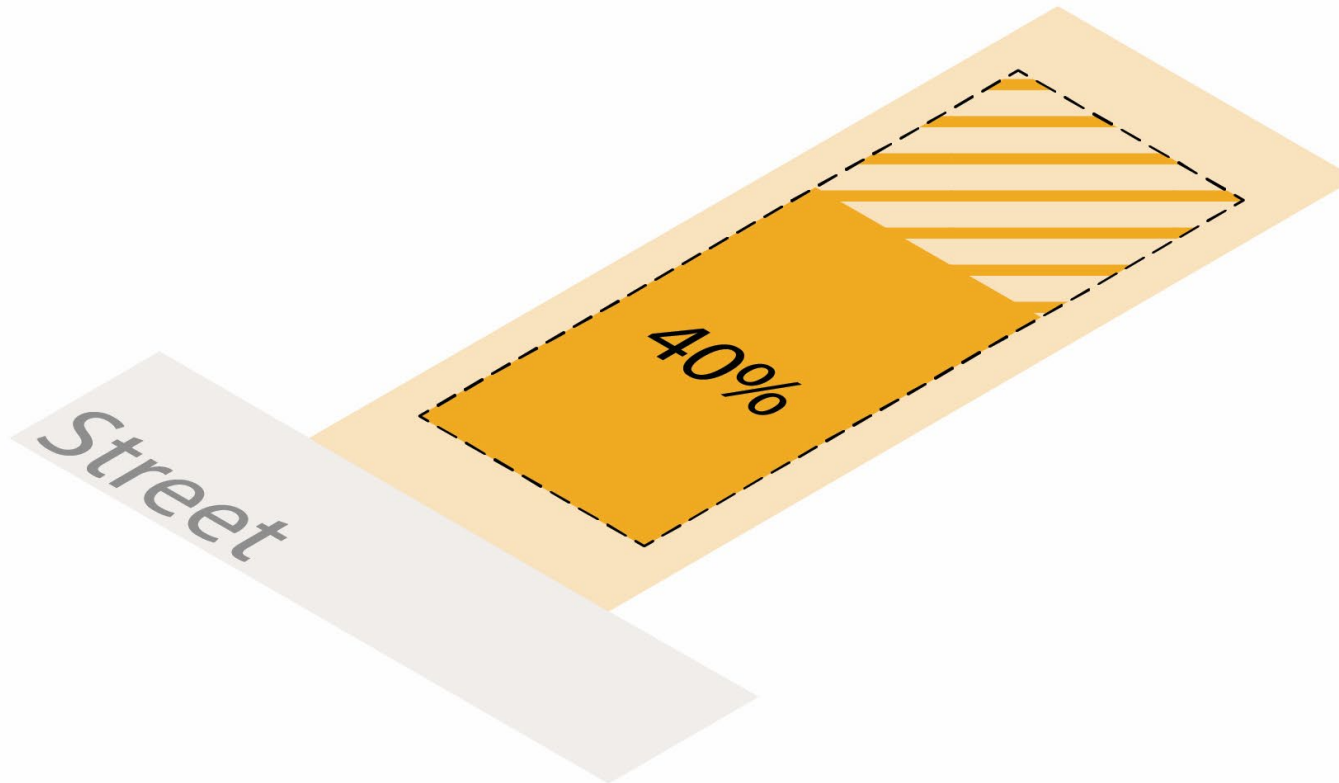
Setbacks





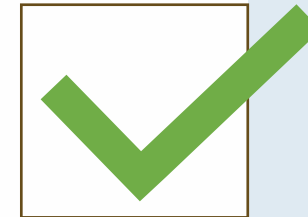
Requirements that will apply to every lot

Maximum building coverage requirement: 40%



Requirements

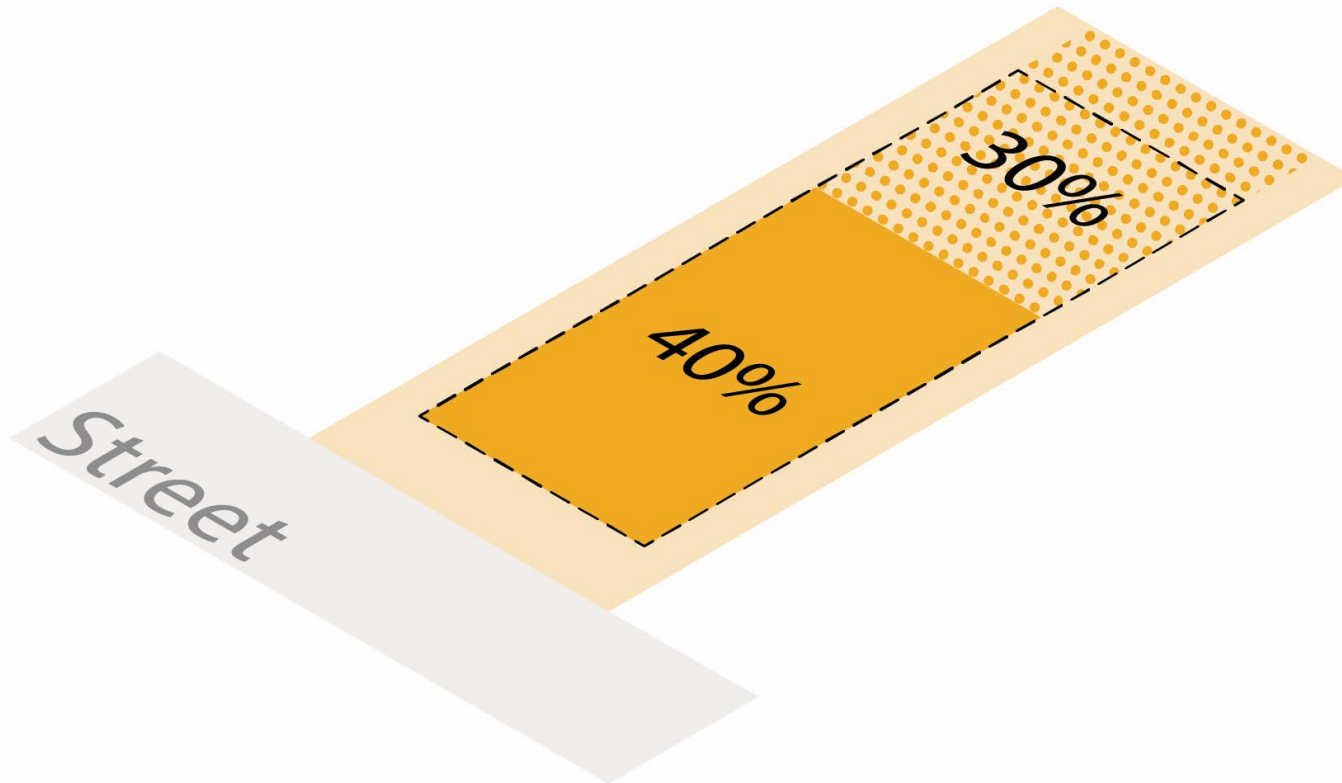
| | |
|-------------------|---|
| Lot area | ✓ |
| Frontage | ✓ |
| Setbacks | ✓ |
| Building Coverage | ✓ |





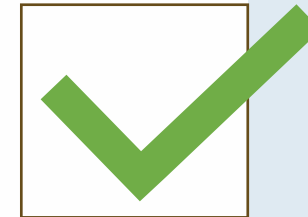
Requirements that will apply to every lot

Minimum permeable surface requirement: 30%



Requirements

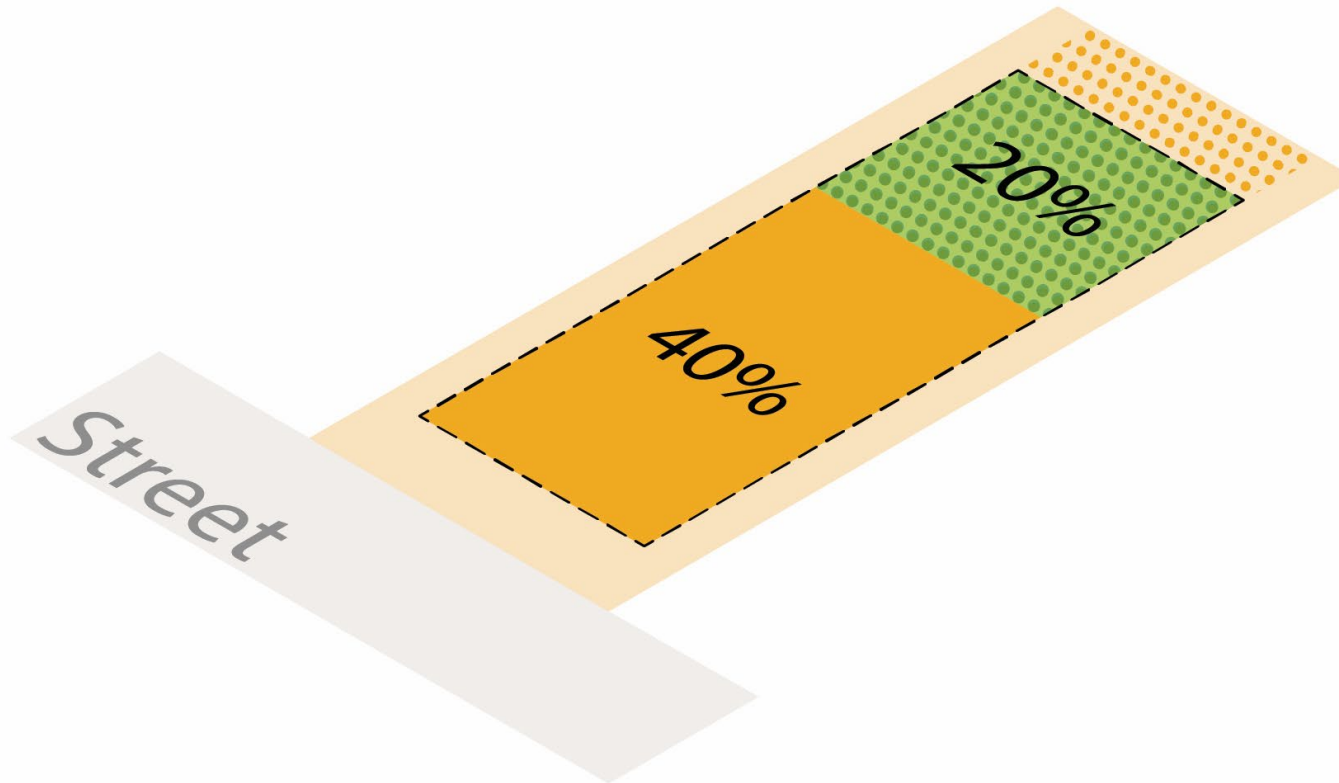
| | |
|-------------------|---|
| Lot area | ✓ |
| Frontage | ✓ |
| Setbacks | ✓ |
| Building Coverage | ✓ |
| Permeable Surface | ✓ |





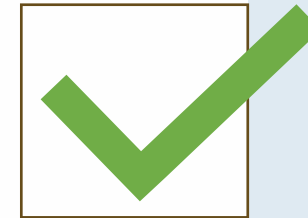
Requirements that will apply to every lot

Minimum open landscape requirement: 20%



Requirements

- Lot area ✓
- Frontage ✓
- Setbacks ✓
- Building Coverage ✓
- Permeable Surface ✓
- Open Landscape ✓

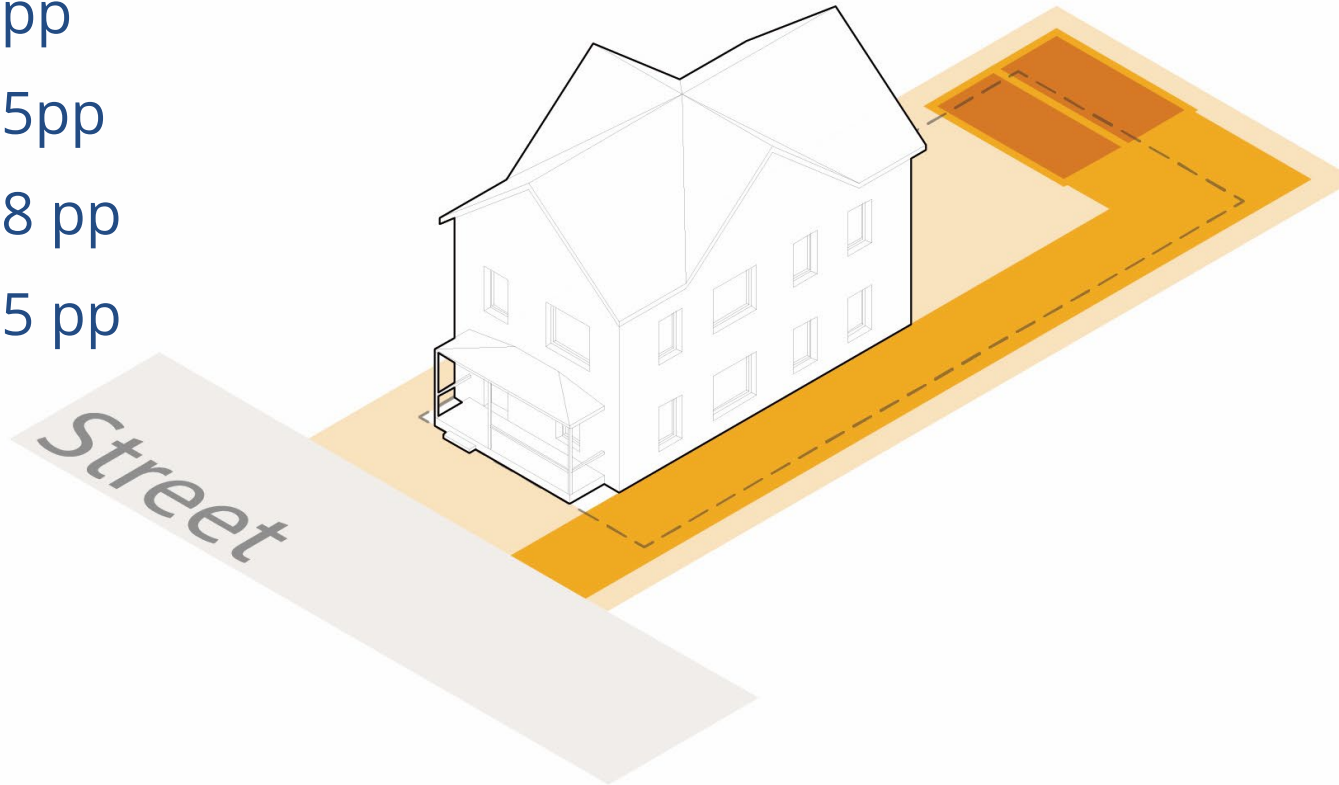




Requirements that will apply to every lot

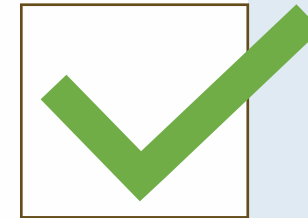
Minimum off-street parking requirement:

- 2 pp
- 1.5pp
- 0.8 pp
- 0.5 pp



Requirements

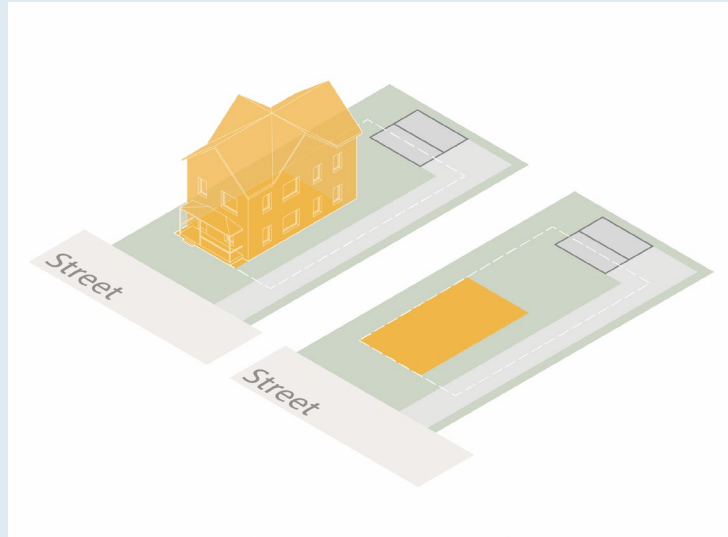
| | |
|--------------------|---|
| Lot area | ✓ |
| Frontage | ✓ |
| Setbacks | ✓ |
| Building Coverage | ✓ |
| Permeable Surface | ✓ |
| Open Landscape | ✓ |
| Off-street Parking | ✓ |





Current Zoning. Lot Requirements.

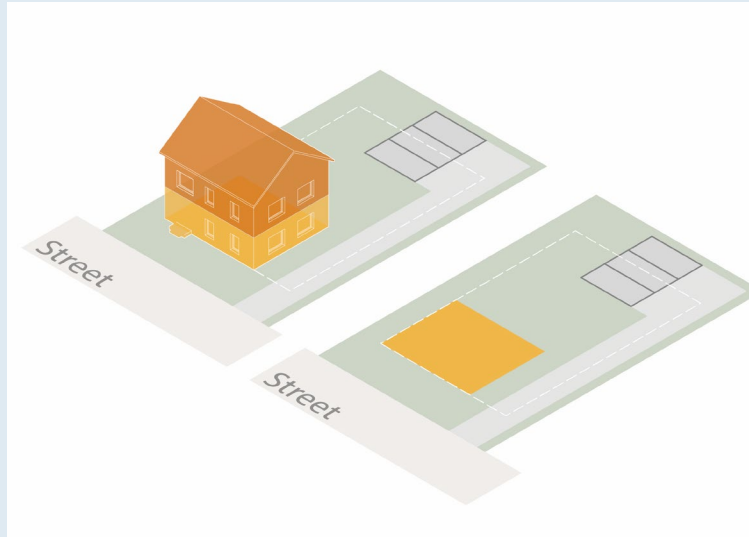
Single Family



7,000 sq ft

5,000 sq ft

Duplex



6,000 sq ft

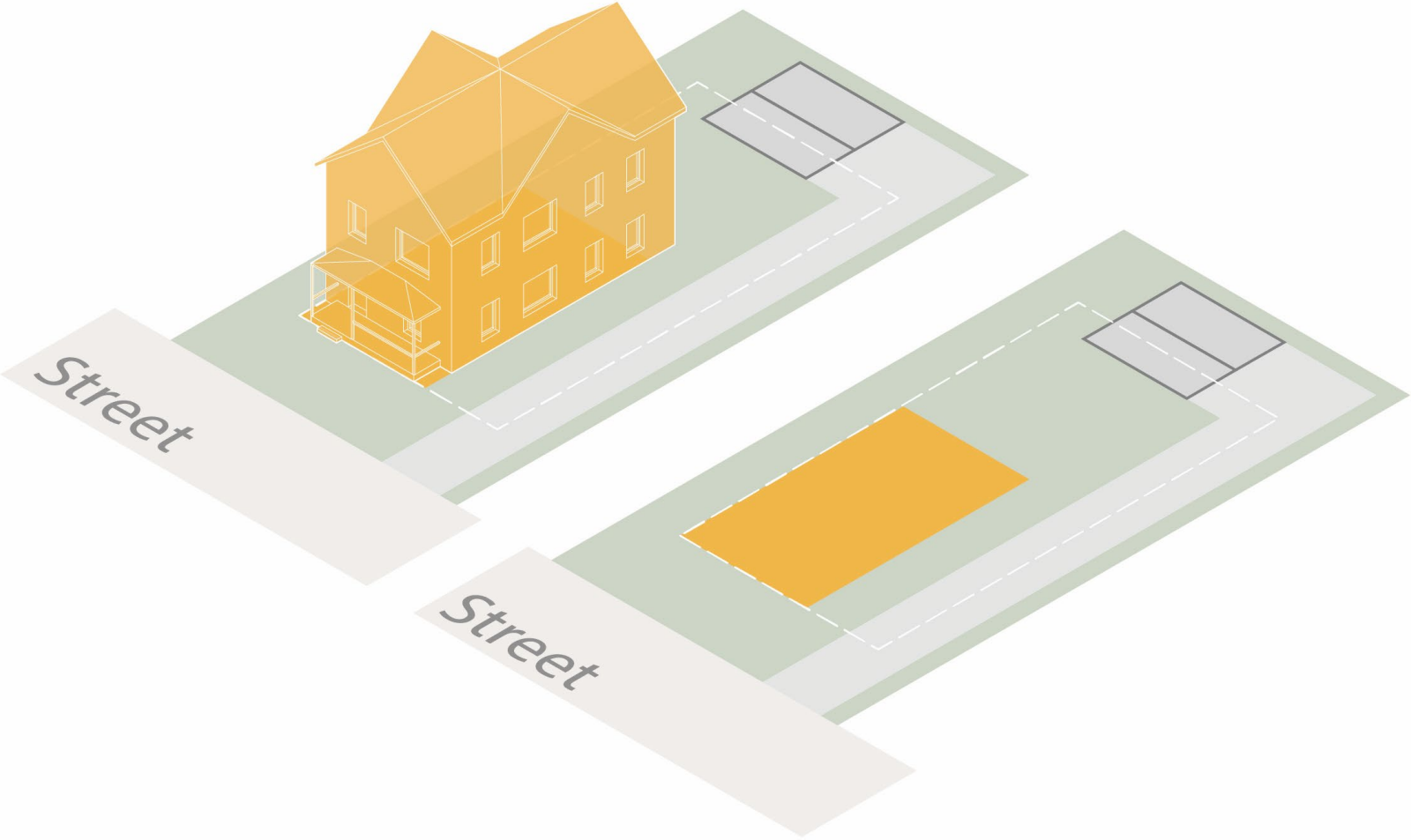
Multifamily



10,000 sq ft



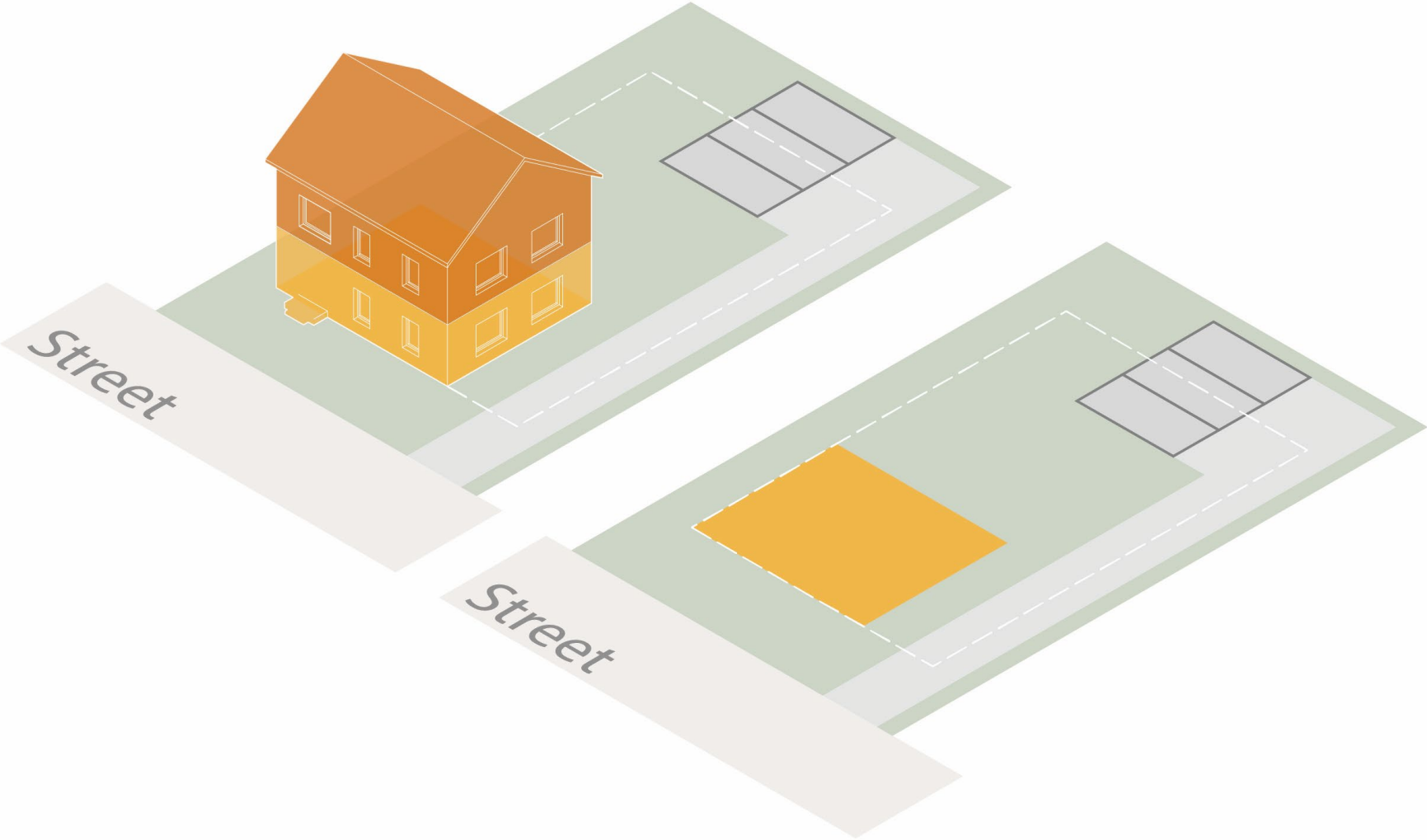
Current Zoning. Lot Requirements. 1-unit Dwelling



| Requirements | SF |
|--------------------|-------|
| Lot area (sf) | 5,000 |
| Frontage | 35' |
| LOT WIDTH | 50' |
| Setbacks | |
| Front | 15' |
| Side | 7½' |
| Rear | 15' |
| Building Coverage | 40% |
| Permeable Surface | |
| Open Landscape | N/A |
| Off-street Parking | 2 |



Current Zoning. Lot Requirements. Duplex

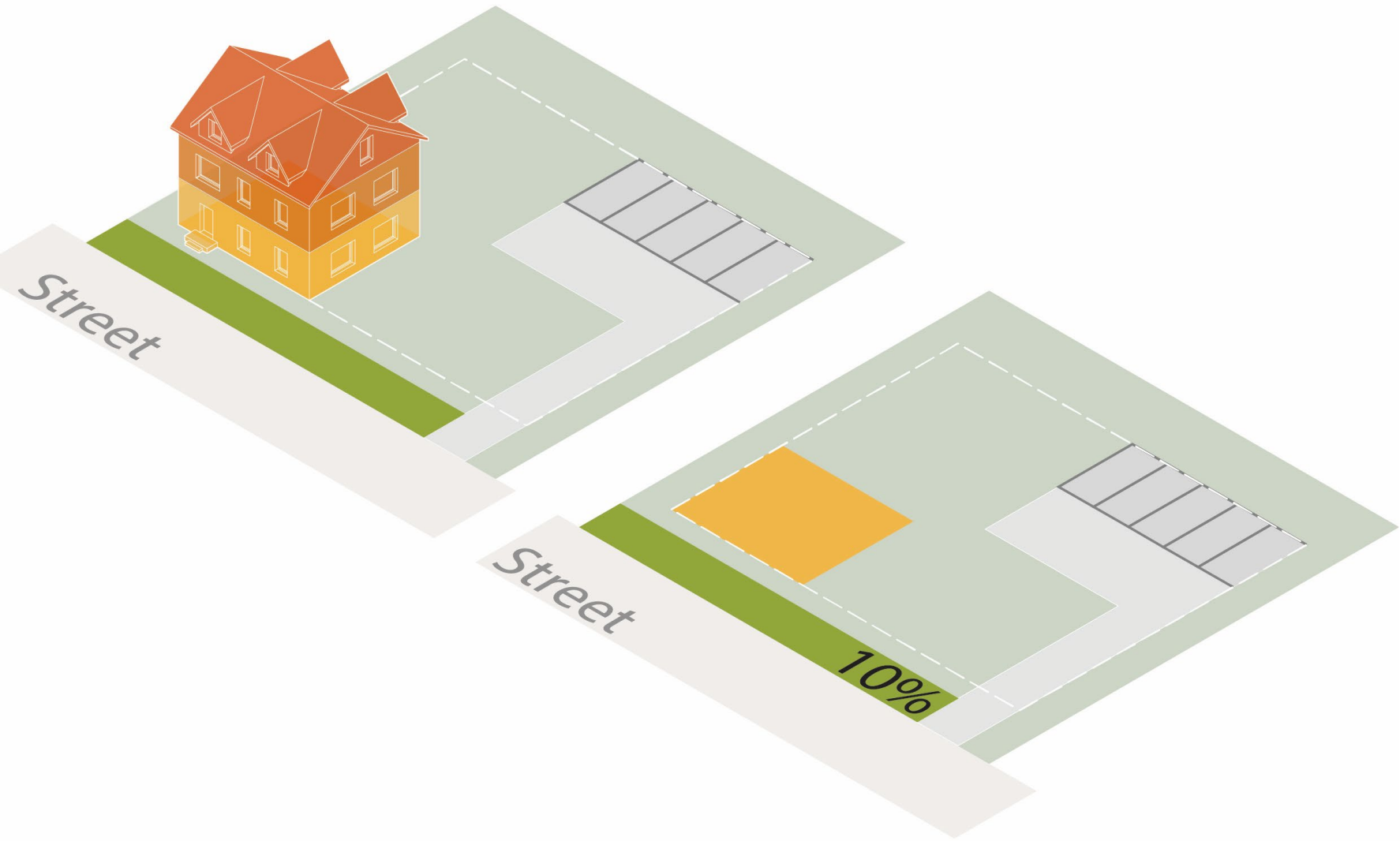


| Requirements | Duplex |
|---------------------|--------|
| Lot area (sf) | 6,000 |
| Frontage | 35' |
| LOT WIDTH | 60' |
| Setbacks | |
| Front | 15' |
| Side | 7½' |
| Rear | 15' |
| Building Coverage | 35% |
| Permeable Surface | |
| Open Landscape | N/A |
| Off-street Parking* | 1.5 |

* Located within ½ mile of high-frequency transit. 0.8



Current Zoning. Lot Requirements. Multifamily



| Requirements | Multifamily |
|---------------------|-------------|
| Lot area (sf) | 10,000 |
| Frontage | 50' |
| LOT WIDTH | 100' |
| Setbacks | |
| Front | 15' |
| Side | 15' |
| Rear | 15' |
| Building Coverage | 35% |
| Permeable Surface | |
| Open Landscape | 10% |
| Off-street Parking* | 1.5 |

* Located within ½ mile of high-frequency transit. 0.8



Current Zoning Vs Proposed Zoning

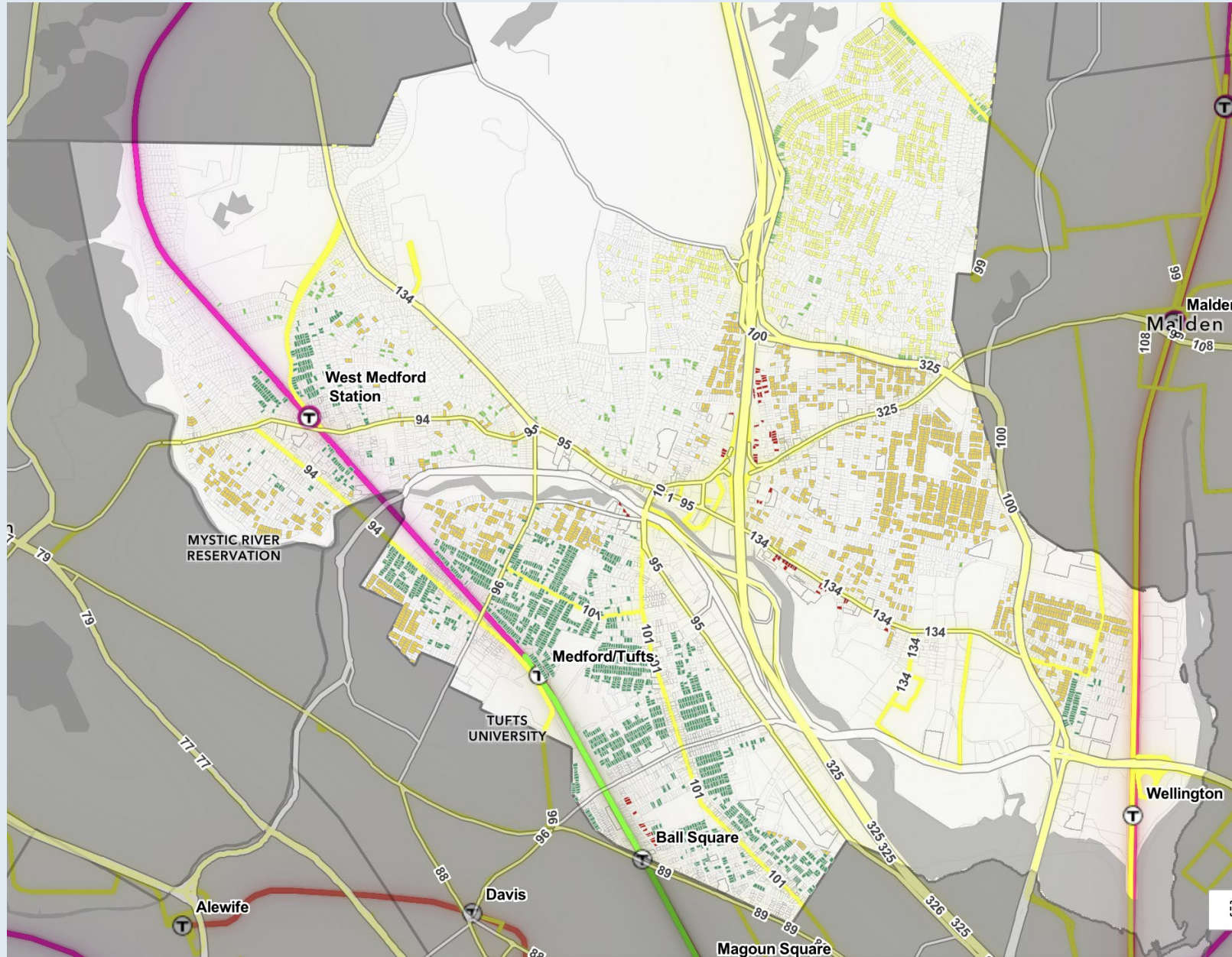
| Requirements | SF | Duplex | Multifamily |
|---------------------|-------|--------|-------------|
| Lot area (sf) | 5,000 | 6,000 | 10,000 |
| Frontage | 35' | 35' | 50' |
| LOT WIDTH | 50' | 60' | 100' |
| Height | 2.5 | 2.5 | 3/6 |
| Setbacks | | | |
| Front | 15' | 15' | 15' |
| Side | 7½' | 7½' | 15' |
| Rear | 15' | 15' | 15' |
| Building Coverage | 40% | 35% | 35% |
| Pervious Surface | | | |
| Open Landscape | N/A | N/A | 10% |
| Off-street Parking* | 2 | 1.5 | 1.5 |

| Requirements | NR1 | NR2 | NR3 | UR1 | UR2 |
|----------------------|-------|-------|-------|-------|-------|
| Lot area (sf) | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 |
| Frontage | 35' | 35' | 40' | 40' | 40' |
| Lot Width | N/A | N/A | N/A | N/A | N/A |
| Façade Build Out | N/A | N/A | 60% | 60% | 60% |
| Height | 2.5 | 2.5 | 3 | 3 | 3* |
| Setbacks | | | | | |
| Front | 10' | 10' | 10' | 10' | 5' |
| Side | 5' | 5' | 5' | 5' | 5' |
| Rear | 10' | 10' | 10' | 10' | 10' |
| Building Coverage | 40% | 40% | 40% | 40% | 50% |
| Pervious Surface | 30% | 30% | 30% | 30% | 25% |
| Landscape | 20% | 20% | 20% | 20% | 15% |
| Off-street Parking* | 2 | 1.5 | 1.5 | 1.5 | 1.5 |



Lot Dimensions

2024-2026 Zoning Update

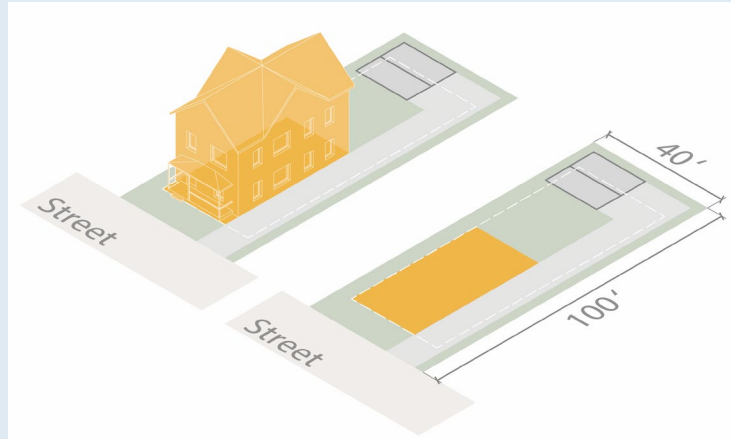


The map shows
parcels with lot area
size between =
3,500 and 5,000 sq ft

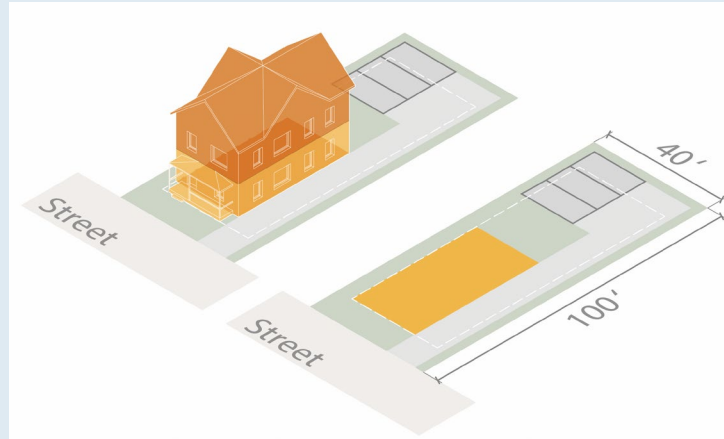


Proposed Zoning. Building types in 4,000 sq ft lot

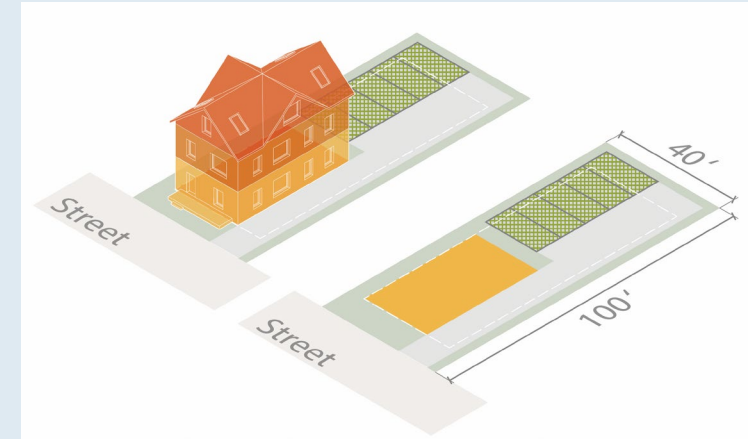
1-unit Dwelling



2-unit Dwelling



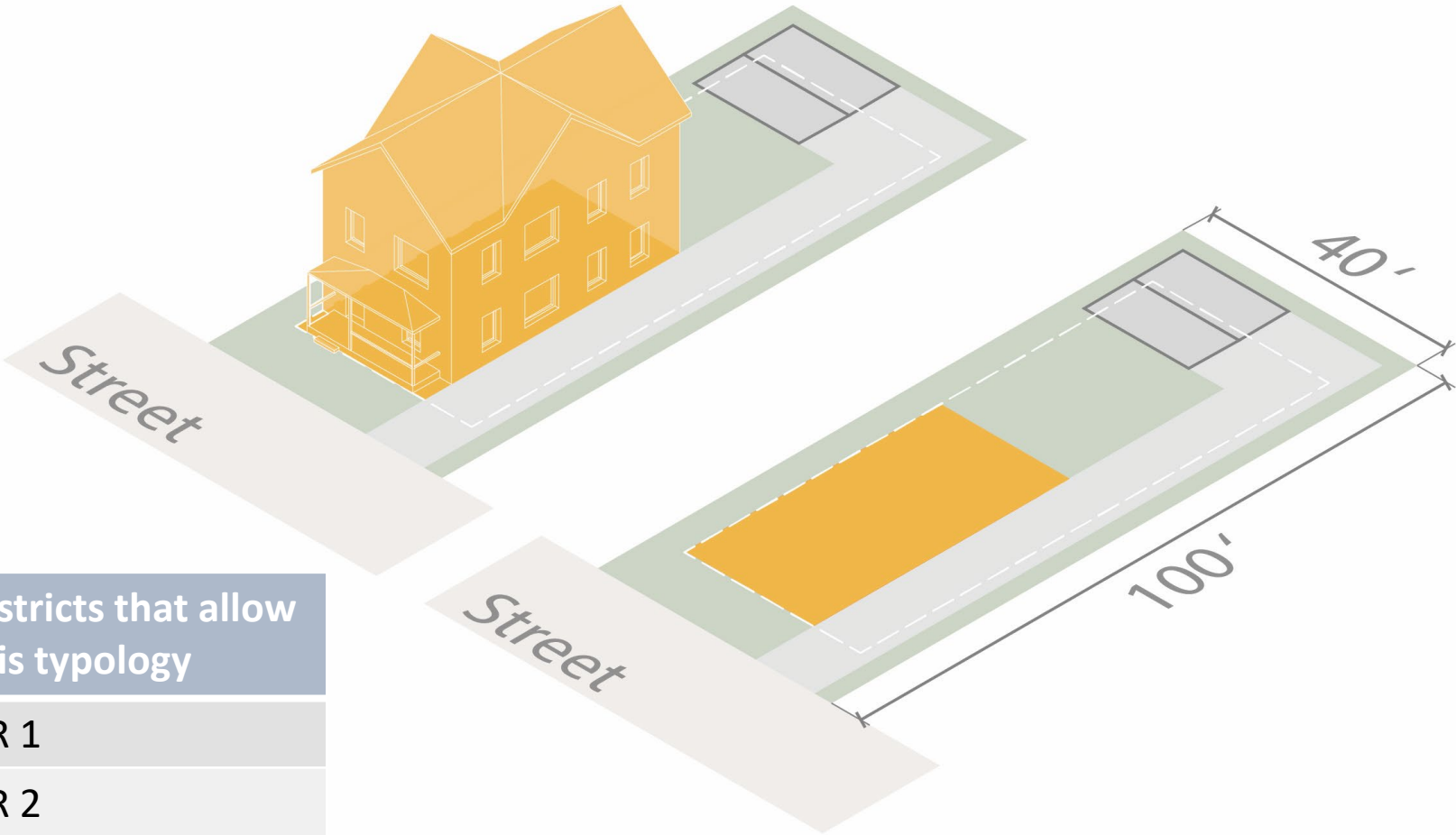
3-unit Dwelling





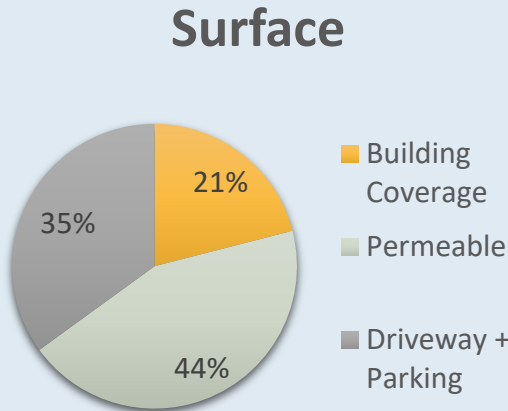
What building types could fit in a 4,000 sf lot

| Units | sq ft per unit |
|-------|----------------|
| 1 | 2,550 |



| Districts that allow this typology |
|------------------------------------|
| NR 1 |
| NR 2 |
| NR 3 |

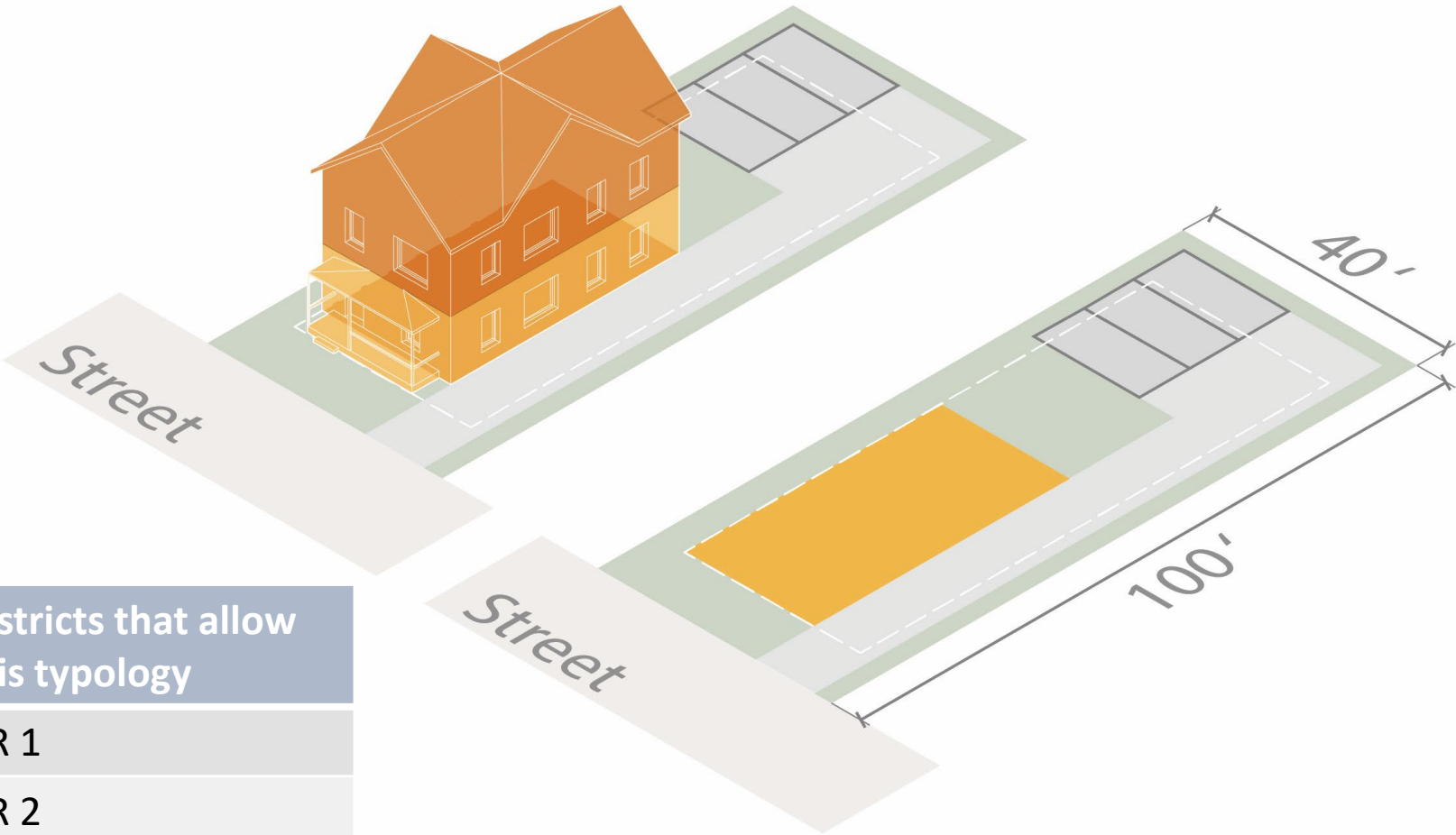
| Requirements | |
|--------------------|-------|
| Lot area (sf) | 4,000 |
| Frontage | 40' |
| Setbacks | |
| Front | 10' |
| Side | 5' |
| Rear | 10' |
| Off-street Parking | 2 |





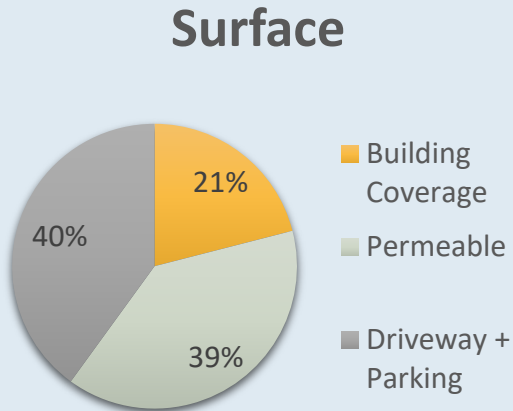
What building types could fit in a 4,000 sf lot

| Units | sq ft per unit |
|-------|----------------|
| 2 | 850 / 1,700 |



| Districts that allow this typology |
|------------------------------------|
| NR 1 |
| NR 2 |
| NR 3 / UR 1 |

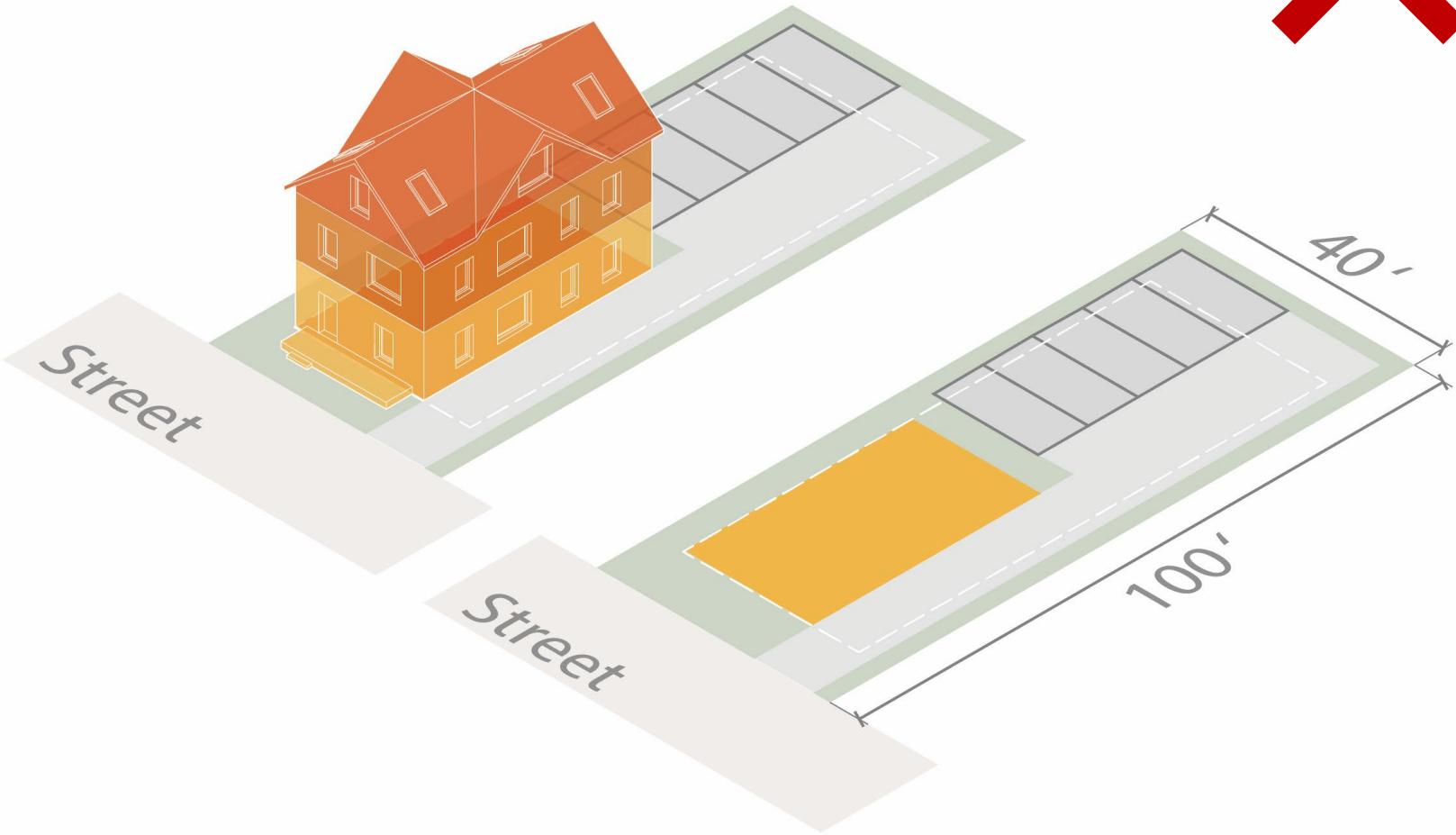
| Requirements | |
|--------------------|-------|
| Lot area (sf) | 4,000 |
| Frontage | 40' |
| Setbacks | |
| Front | 10' |
| Side | 5' |
| Rear | 10' |
| Off-street Parking | 1.5 |





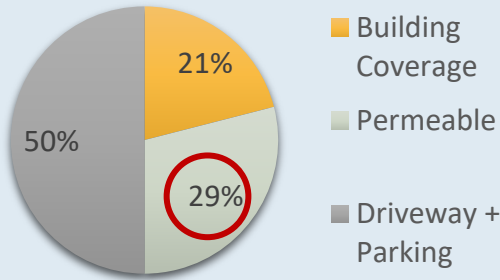
What building types could fit in a 4,000 sf lot

| Units | sq ft per unit |
|-------|----------------|
| 3 | 850 |



| Requirements | |
|--------------------|-------|
| Lot area (sf) | 4,000 |
| Frontage | 40' |
| Setbacks | |
| Front | 10' |
| Side | 5' |
| Rear | 10' |
| Off-street Parking | 1.5 |

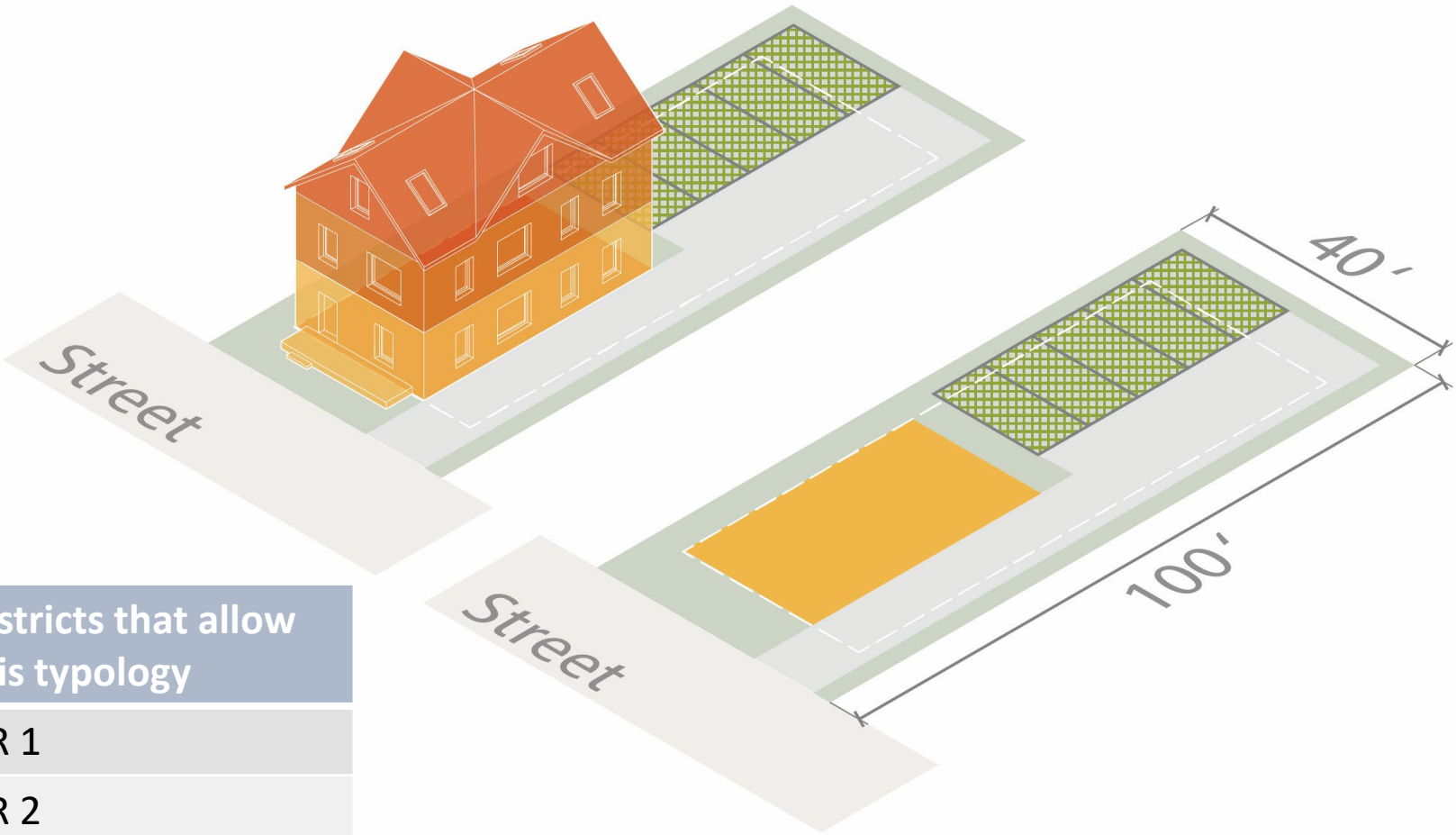
Surface





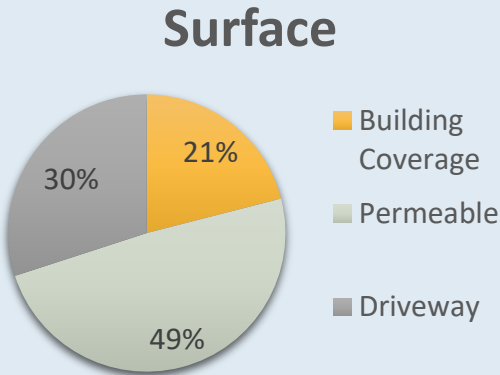
What building types could fit in a 4,000 sf lot

| Units | sq ft per unit |
|-------|----------------|
| 3 | 850 |



| Districts that allow this typology |
|------------------------------------|
| NR 1 |
| NR 2 |
| NR 3 / UR 1 / UR 2 |

| Requirements | |
|--------------------|-------|
| Lot area (sf) | 4,000 |
| Frontage | 40' |
| Setbacks | |
| Front | 10' |
| Side | 5' |
| Rear | 10' |
| Off-street Parking | 1.5 |



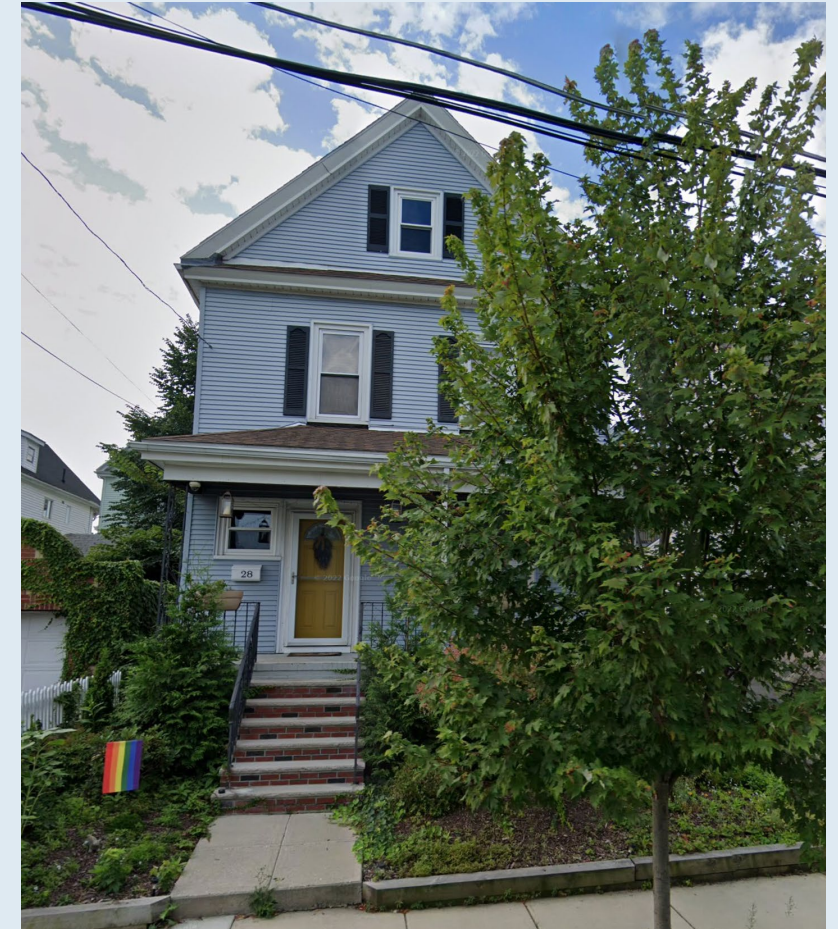
Open landscape= 29%



Examples in Medford. Single Family

Single Family buildings in lots that are 4,000 sq ft or less

2024-2026 Zoning Update





Examples in Medford. Duplex

Duplex in lots that are 4,000 sq ft or less

2024-2026 Zoning Update





Examples in Medford. 3-unit Dwelling

3-unit Dwelling in lots that are 4,000 sq ft or less

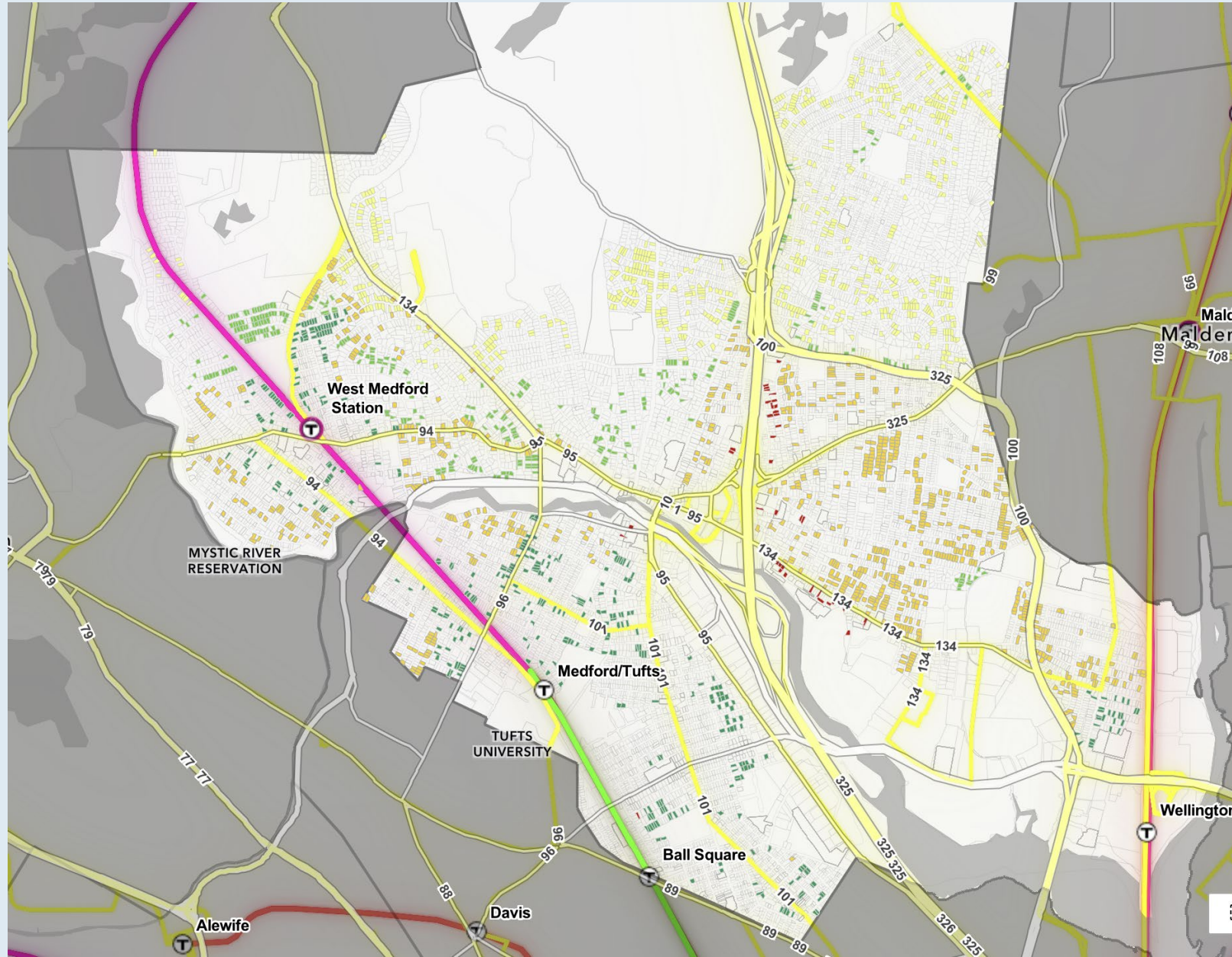
2024-2026 Zoning Update





Lot Dimensions

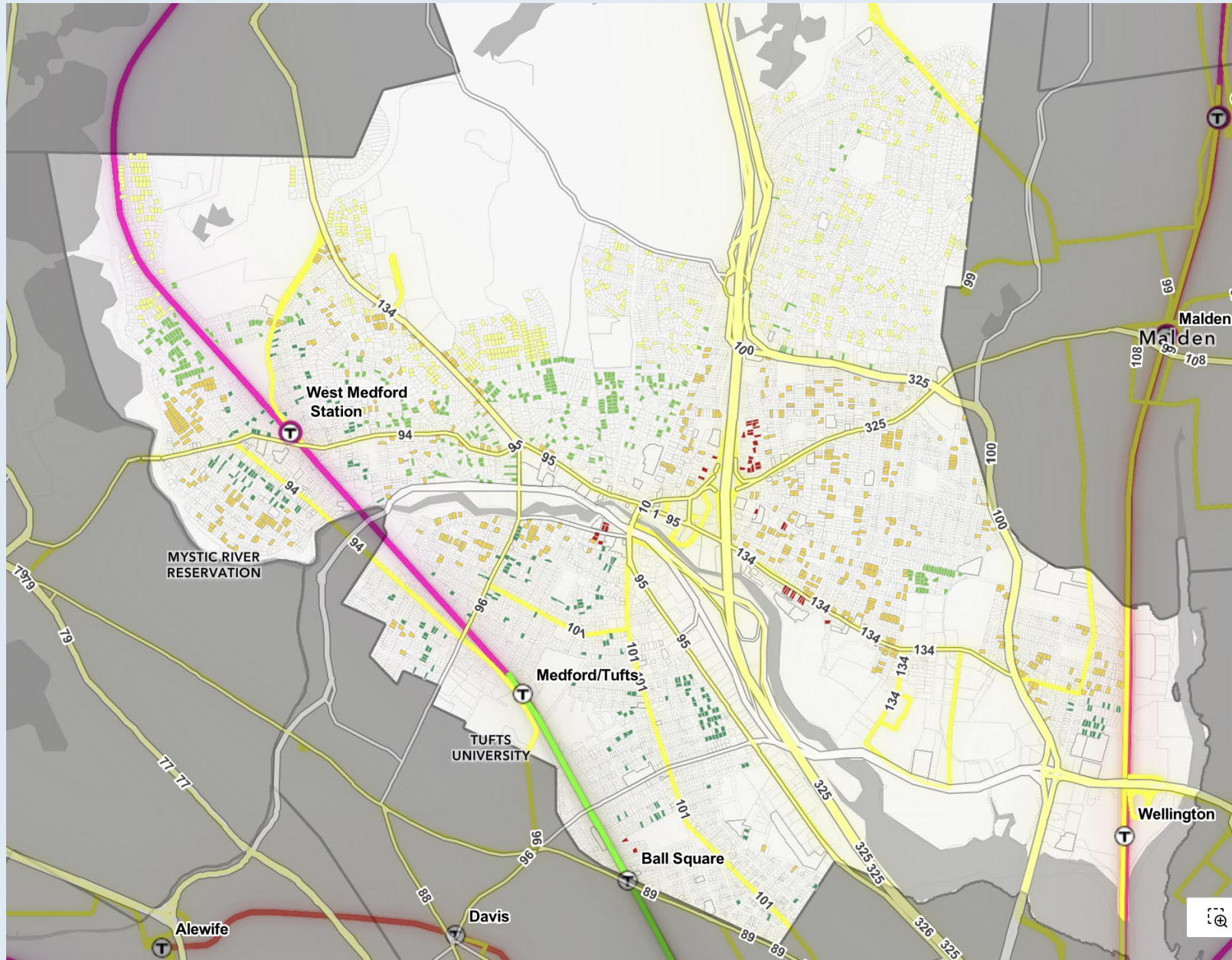
2024-2026 Zoning Update



The map shows
parcels with lot area
size between =
5,000 and 6,000 sq ft



Lot Dimensions

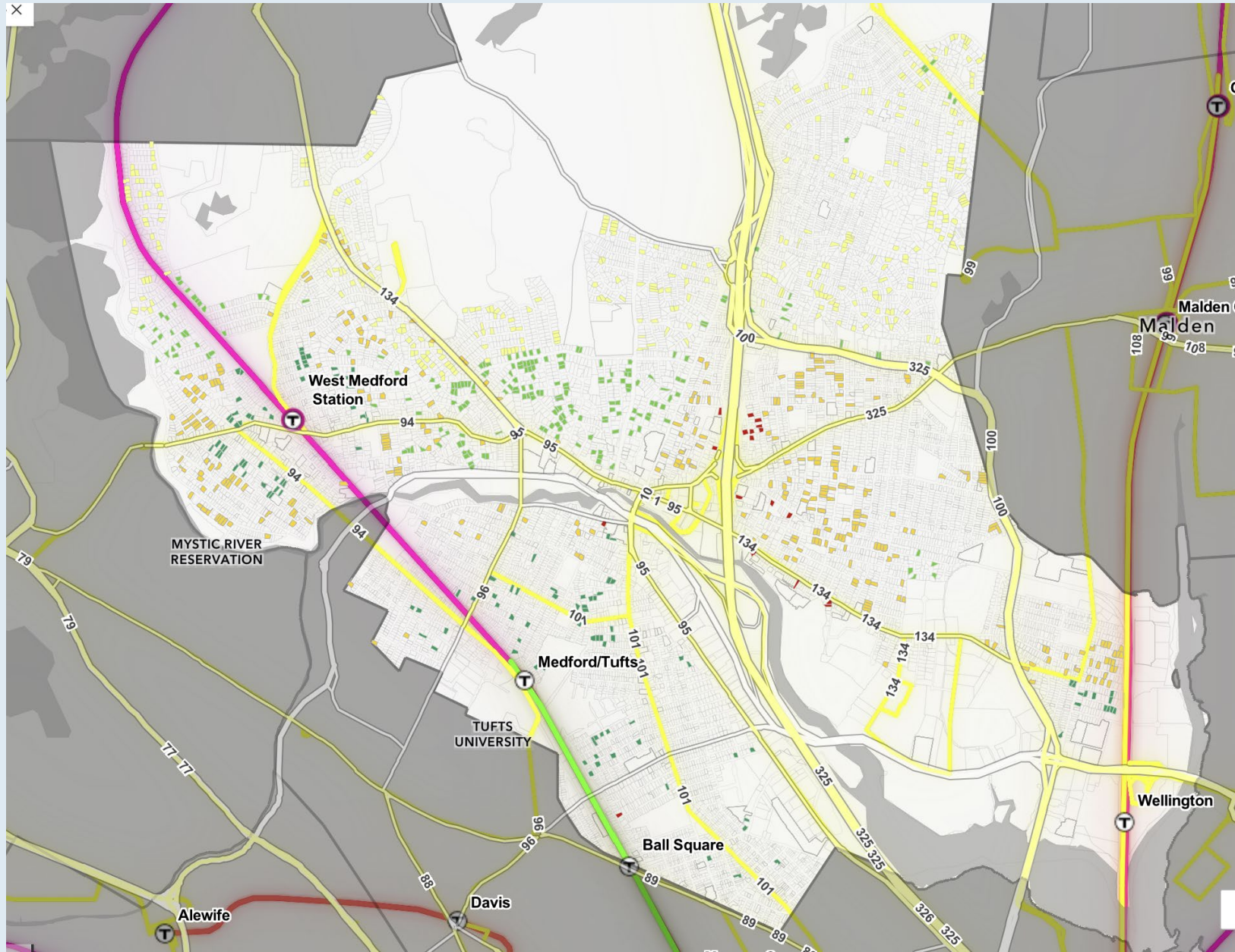


The map shows
parcels with lot area
size between =
6,000 and 7,000 sq ft



Lot Dimensions

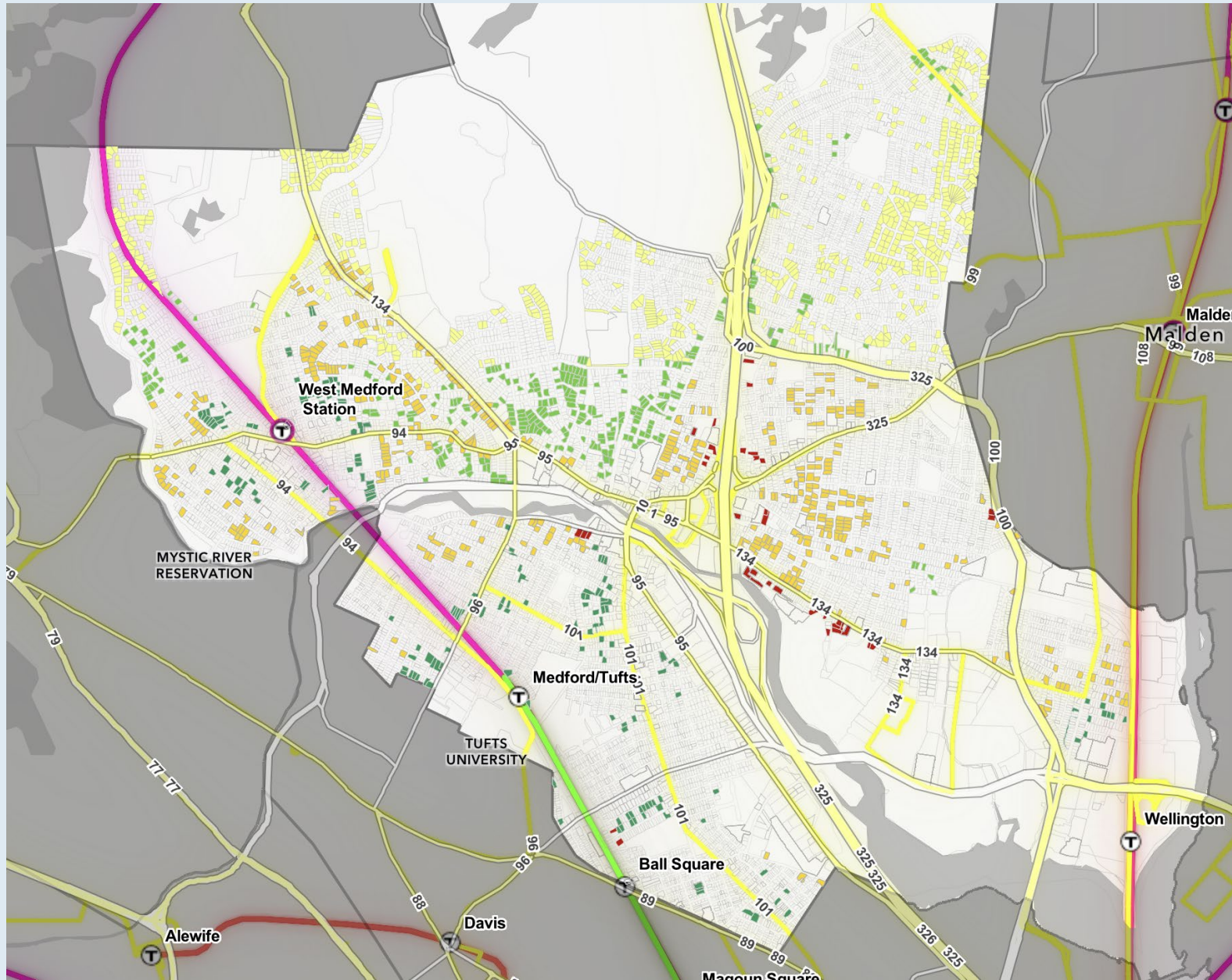
2024-2026 Zoning Update



The map shows
parcels with lot area
size between =
7,000 and 8,000 sq ft



Lot Dimensions

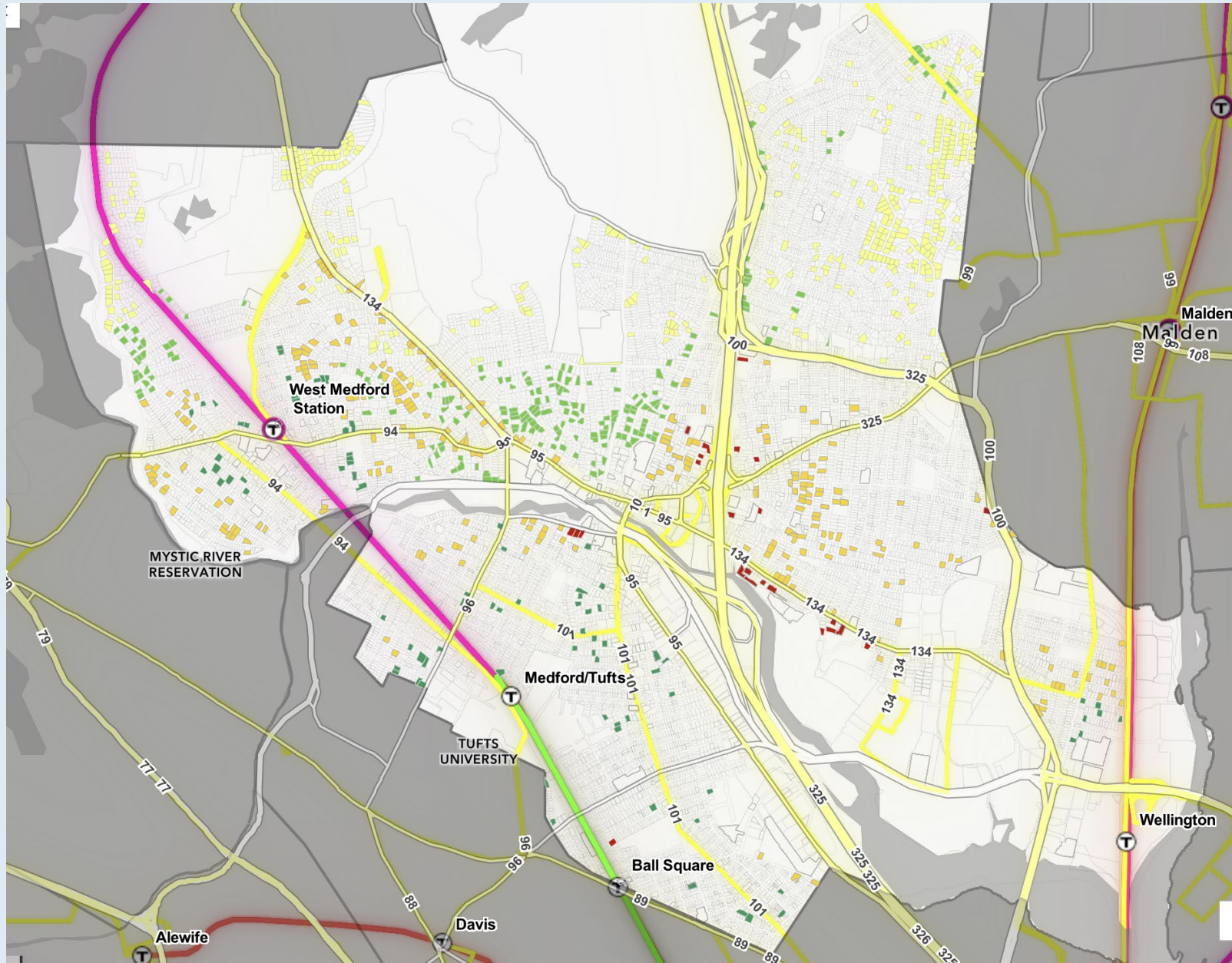


**The map shows
parcels with lot area
size higher than
8,000 sq ft**



Lot Dimensions

2024-2026 Zoning Update

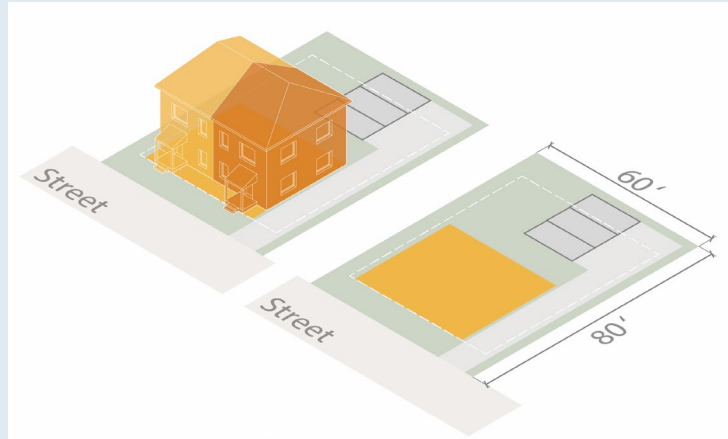


The map shows
parcels with lot area
size higher than
8,000 sq ft
and with 70 ft
frontage

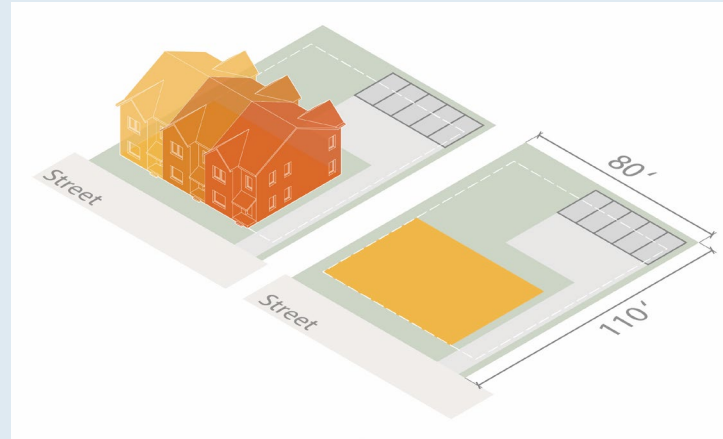


Proposed Zoning. Other Building types

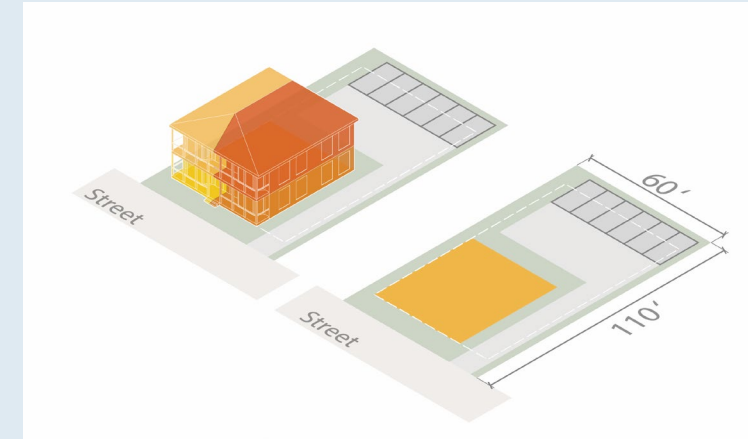
2-unit Dwelling



Townhouse



Multiplex (4 units)

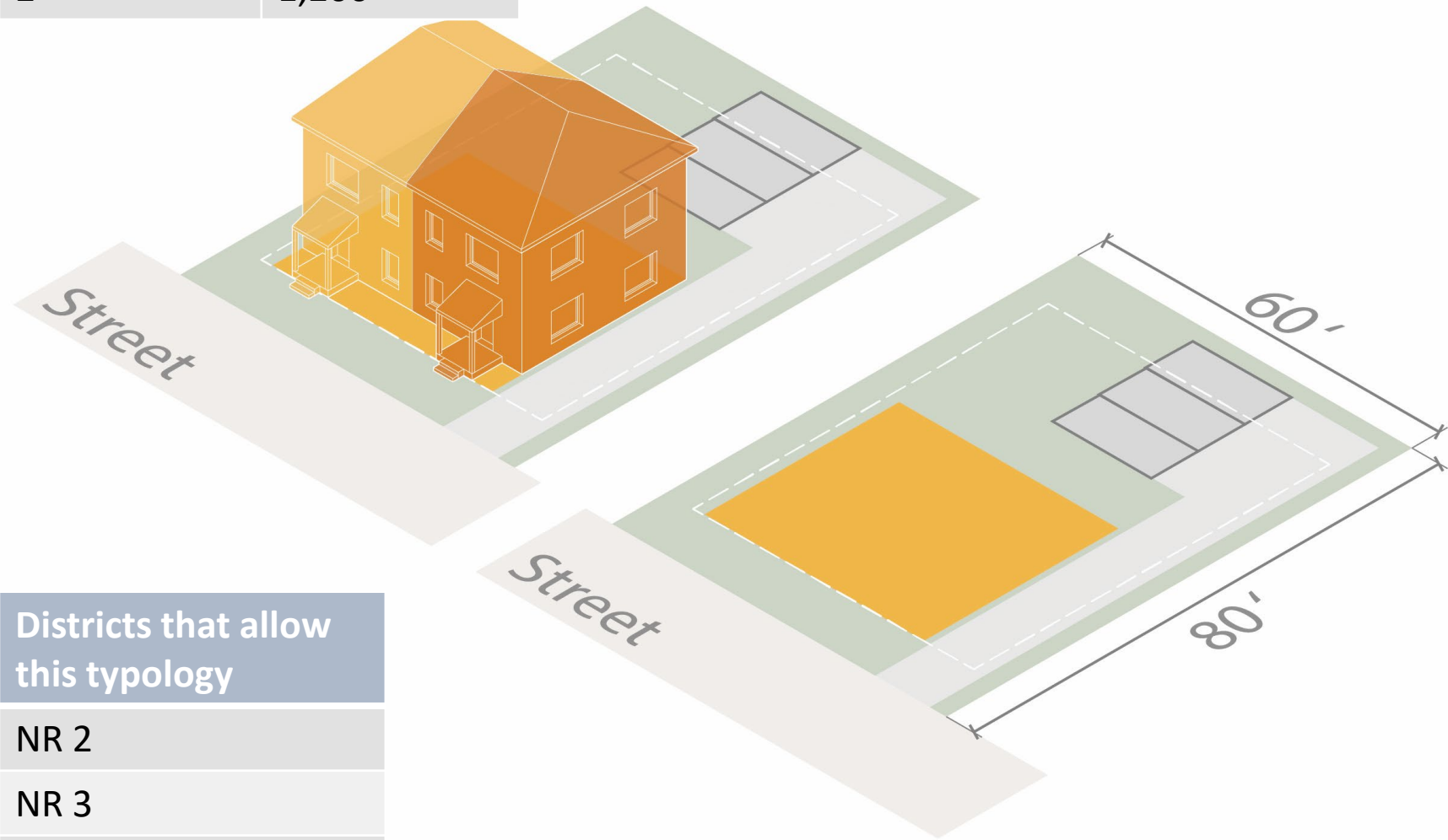




Proposed Zoning. Other Building types

| Units | sq ft per unit |
|-------|----------------|
| 2 | 1,200 |

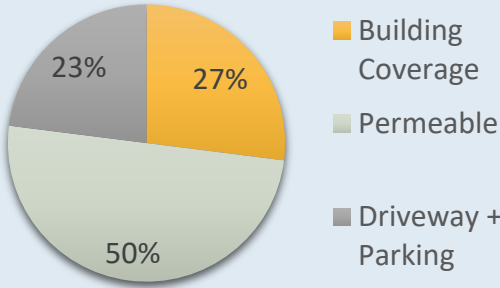
Lot Size = 4,800 sq ft



| Districts that allow this typology |
|------------------------------------|
| NR 2 |
| NR 3 |
| UR 1 |

| Requirements | |
|--------------------|-------|
| Lot area (sf) | 4,000 |
| Frontage | 35' |
| Setbacks | |
| Front | 10' |
| Side | 5' |
| Rear | 10' |
| Off-street Parking | 1.5 |

Surface

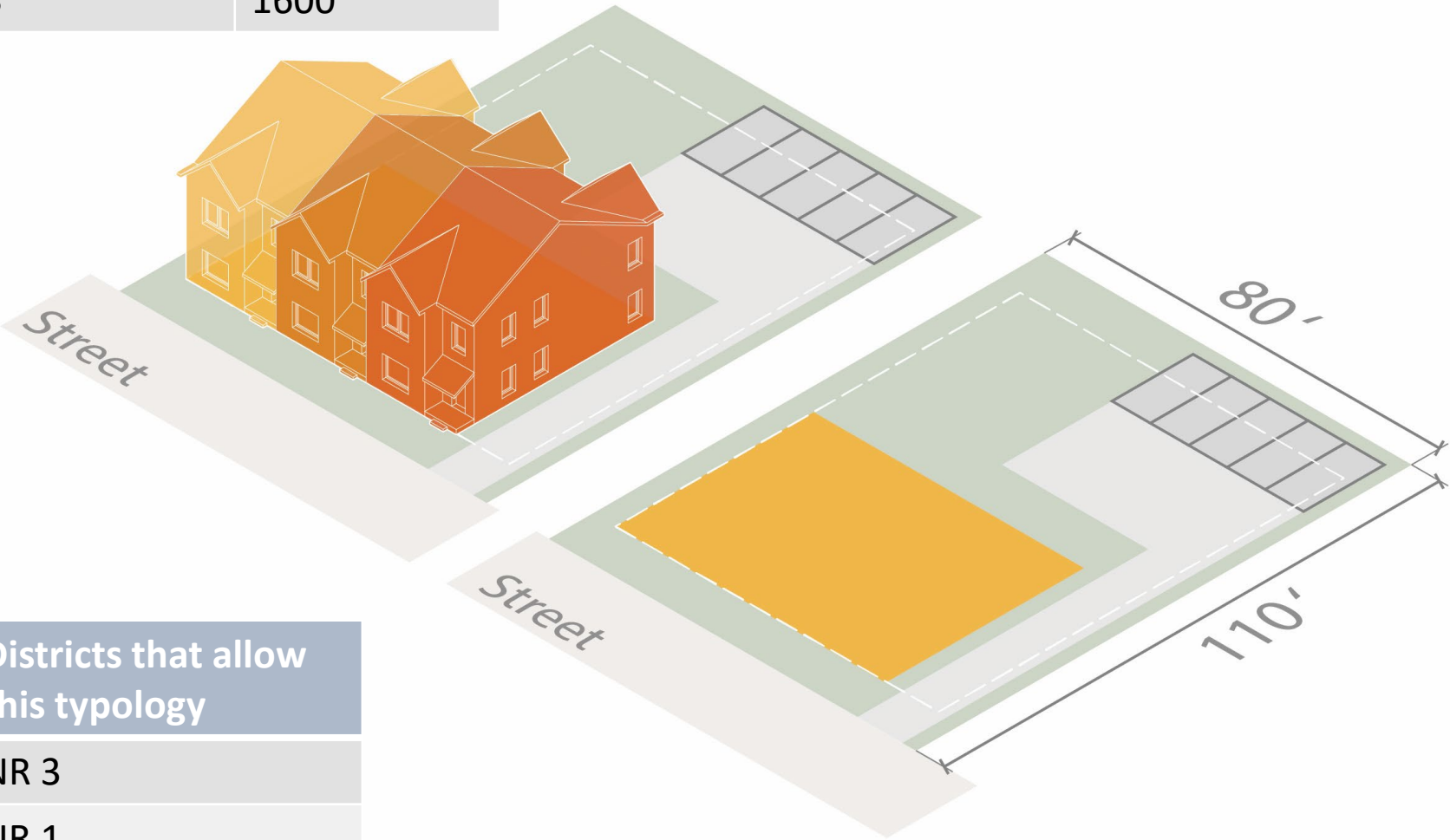




Proposed Zoning. Other Building types

| Units | sq ft per unit |
|-------|----------------|
| 3 | 1600 |

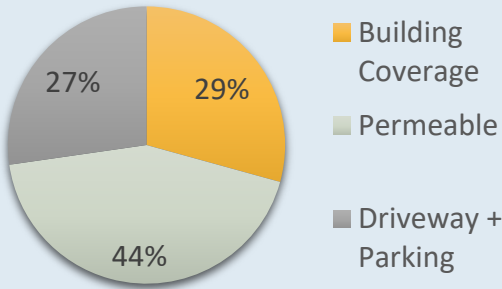
Lot Size = 8,800 sq ft



| Districts that allow this typology |
|------------------------------------|
| NR 3 |
| UR 1 |
| UR 2 |

| Requirements | |
|--------------------|-------|
| Lot area (sf) | 4,000 |
| Frontage | 40' |
| Setbacks | |
| Front | 10' |
| Side | 5' |
| Rear | 10' |
| Off-street Parking | 1.5 |

Surface

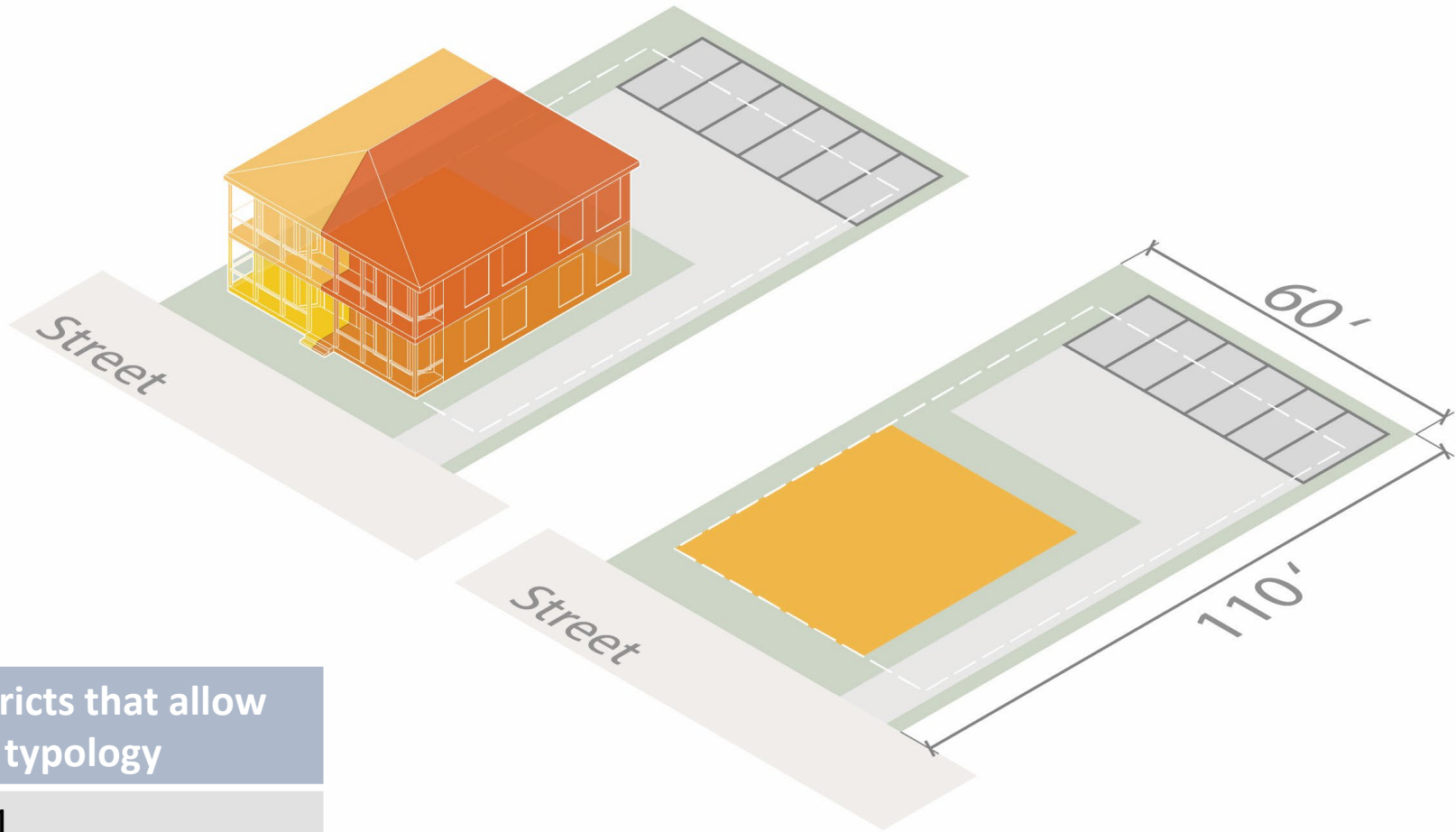




Proposed Zoning. Other Building types

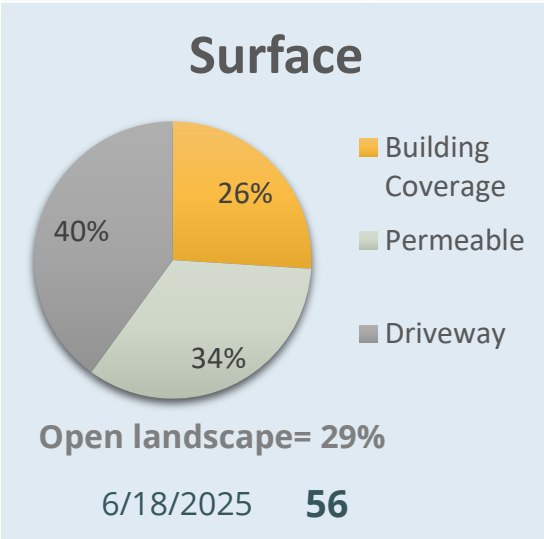
| Units | sq ft per unit |
|-------|----------------|
| 4 | 920 |

Lot Size = 6,600 sq ft



| Districts that allow this typology |
|------------------------------------|
| UR 1 |
| UR 2 |

| Requirements | |
|--------------------|-------|
| Lot area (sf) | 4,000 |
| Frontage | 40' |
| Setbacks | |
| Front | 10' |
| Side | 5' |
| Rear | 10' |
| Off-street Parking | 1.5 |





Examples in Medford. Duplex

Duplex in lots that are at least 5,000 sq ft





Examples in Medford. Townhouse

2024-2026 Zoning Update





Examples in Medford. Multiplex (4-6 units)

2024-2026 Zoning Update





Examples in Medford. Multiplex (4-6 units)

2024-2026 Zoning Update

