

City of Medford

CDB

2024-2026 Zoning Update

June 17, 2025





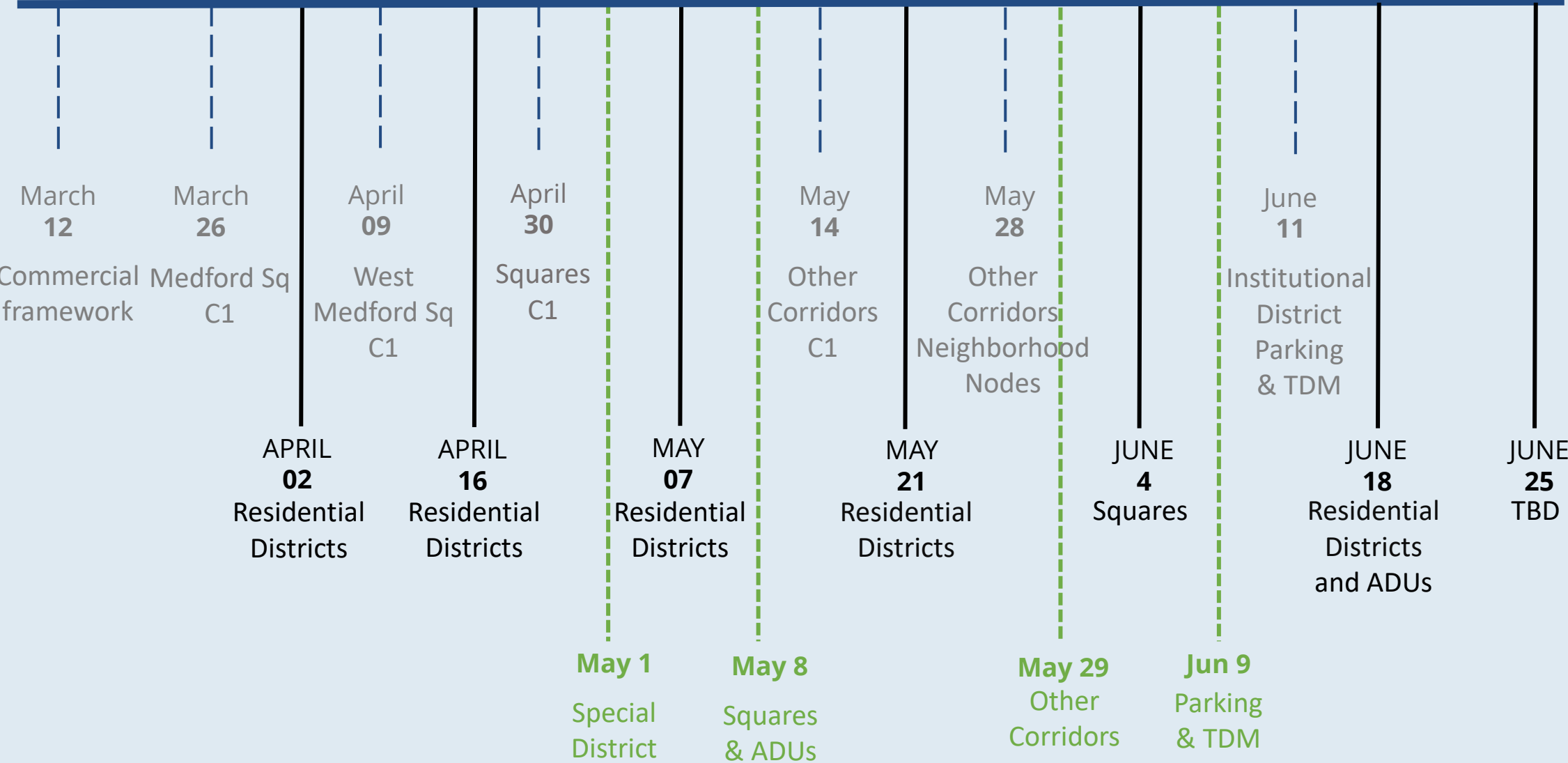
Agenda

- Process Timeline
- Opportunities for Public Comments
- Accessory Dwelling Units (ADUs)
- Residential Districts:
 - Map Proposal
 - Lot Requirements
 - Private Ways
 - Recommended Changes



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

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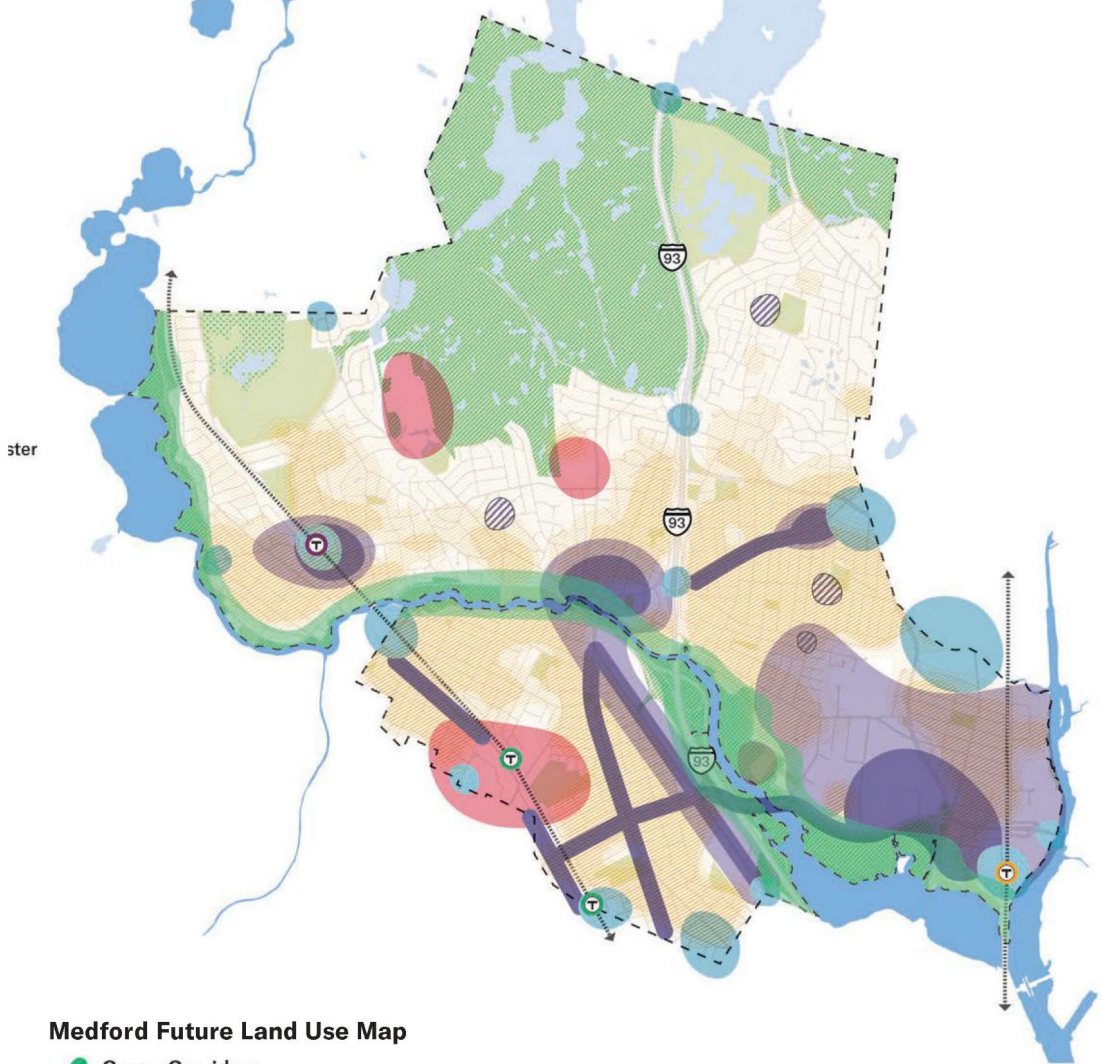
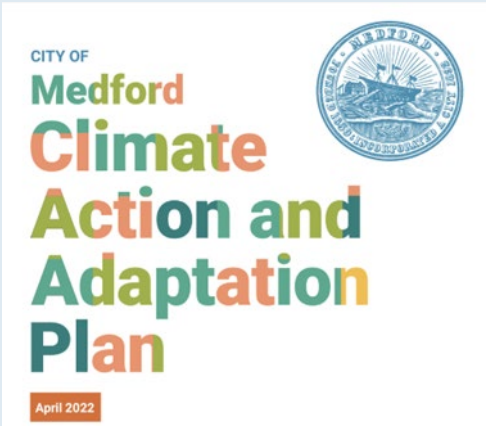


Next Meetings

Type of Meeting	Anticipated Topic	Date	Location
CDB	Squares	06/25	Virtual



Introduction



Medford Future Land Use Map

Figure XI. Medford Future Land Use Map



Medford Zoning Viewer

Find address or place

97 WOODSIDE RD MEDFORD, MA
02155

LOT CHARACTERISTICS

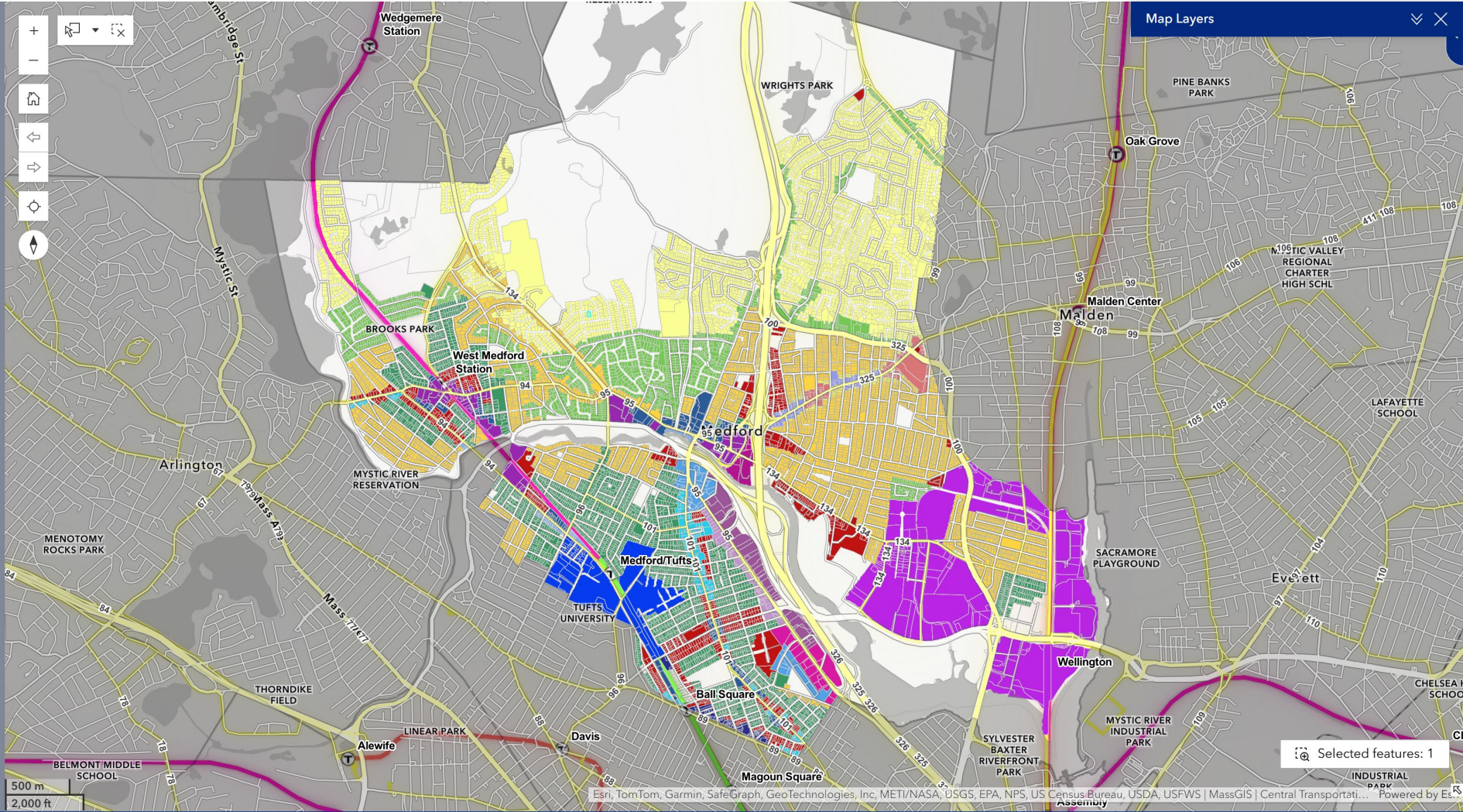
Year Built: 1948

Existing Single-Family Residential
Use:

Existing Single Family 1

Proposed **Neighborhood Residential**
Zoning **1**
District:

EXISTING LOT DIMENSIONS (MEASUREMENTS*)		EXISTING ZONING REQUIREMENTS	PROPOSED CHANGE TO ZONING DIMENSIONS
Frontage:	62 ft 2 in	35 ft. - min	40 ft - min
Front Building Setback:	20 ft 5 in	15 ft. - min	15 ft - min
Lot Size:	6,725 sq. ft.	7,000 sq. ft. - min	4,000 sq. ft. - min
Building Height (Stories):	2	2.5 - max	2.5 - max
Building	19%	40% - max	50% - max



Selected features: 1

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | MassGIS | Central Transportati... Powered by Esri

Data last updated 5/19/2025



Interactive Map

<https://arcg.is/yP0Se>





Proposed Residential Districts

The City Council referred the first map to the Community Development Board. **Any recommendations for a map change will be based on this map.**

The second map, from May 7, is in response to requests from the Community Development Board to understand the implications of adjusting some boundaries.

The second map has not changed since May 7.

Each map is available as a separate layer on the online interactive map.



Recommended Residential Districts Map from the City Council

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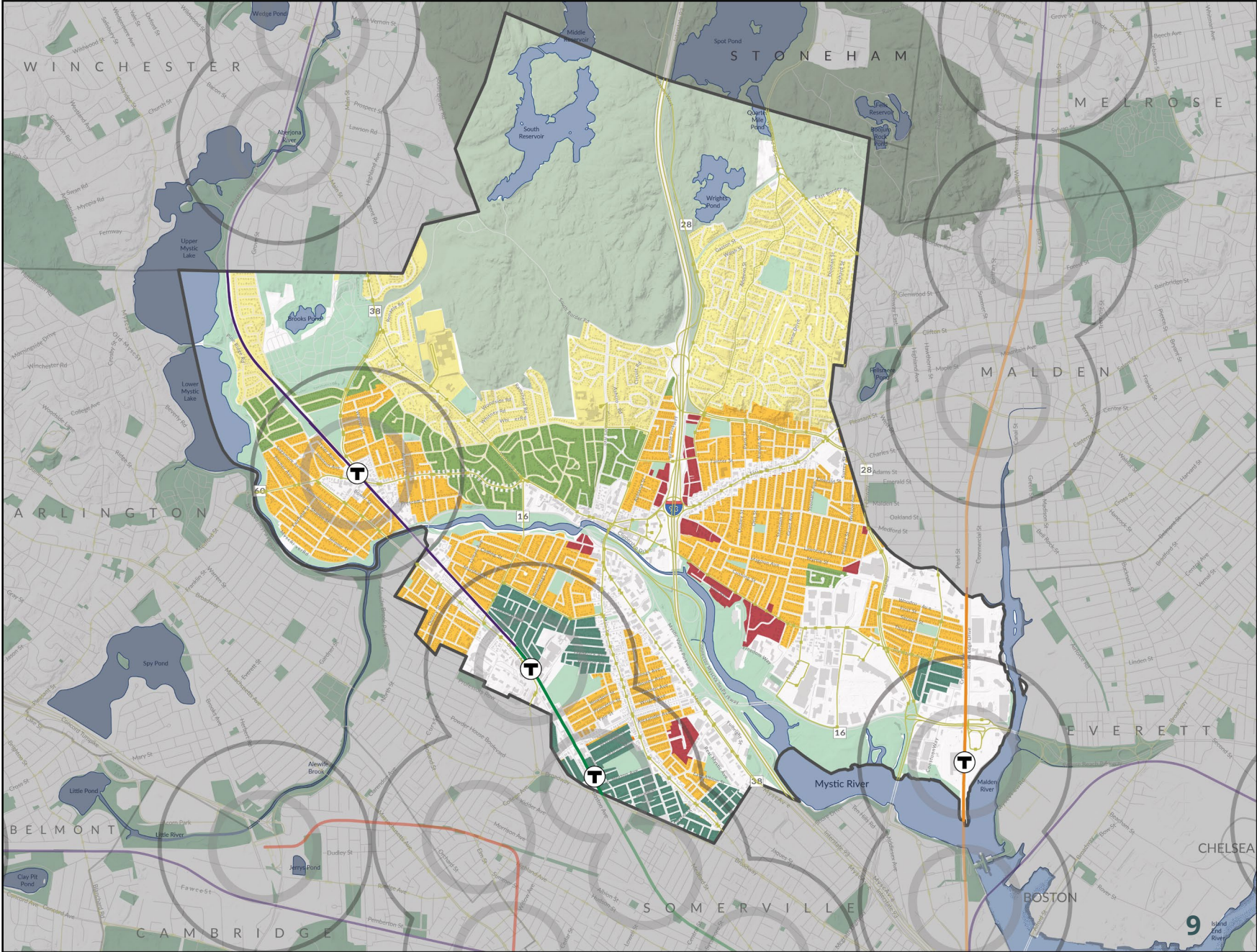


LEGEND

- 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)



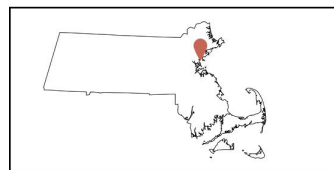
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.





Potential Revisions to Proposed Residential Districts based on CDB Comments

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