

## **Salem Street Neighborhood Corridor District Zoning Amendment**

Adopted by City Council on 03/11/2025

|                                                                                |         |
|--------------------------------------------------------------------------------|---------|
| Amend Section 94-2.1. Division into districts                                  | page 2  |
| Amend Section 94-3.2. Table of Use Regulations (Table A) Dimensional Standards | page 3  |
| Amend Section 94-4.1. Table of Dimensional Requirements (Table B)              | page 9  |
| Amend Section 94-12.0. Definitions                                             | page 10 |
| Insert Section 94-9.5. Salem Street Neighborhood Corridor District             | page 11 |

**Amend** Section 94-2.1. Division into districts.

Add the following row to the table of zoning districts, as shown below:

| Full Name                                   | Classification                  | Abbreviation |
|---------------------------------------------|---------------------------------|--------------|
| Salem Street Neighborhood Corridor District | Residential, Office, Commerical | SSNCD        |

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**Amend** Section 94-3.2 Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

|                                                                                                                                                                                                                                           | Salem Street Neighborhood Corridor District |       |       |     |                                    |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------|-------|-----|------------------------------------|---------------|
|                                                                                                                                                                                                                                           | MR                                          | MX- 1 | MX- 2 | C   | PC <sup>5</sup>                    | LC            |
| <b>A. RESIDENTIAL USES</b>                                                                                                                                                                                                                |                                             |       |       |     |                                    |               |
| 1. Detached one unit dwelling                                                                                                                                                                                                             | N                                           | N     | N     | N   | 2 per Dwelling Unit                | NA            |
| 2. Attached one-unit dwelling (Rowhouse)                                                                                                                                                                                                  | Y                                           | N     | N     | N   | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 3. Detached two unit dwelling (Duplex)                                                                                                                                                                                                    | Y                                           | N     | N     | N   | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 4. Multiple dwelling                                                                                                                                                                                                                      | Y                                           | Y     | Y     | N   | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 5. Dormitory, fraternity or sorority house                                                                                                                                                                                                | N                                           | N     | N     | N   | 1 per 4 beds                       | 1/15,000 s.f. |
| 6. Lodging or boarding house                                                                                                                                                                                                              | CDB                                         | CDB   | CDB   | N   | 1 per Guestroom                    | 1/15,000 s.f. |
| 7. Senior housing facility                                                                                                                                                                                                                | CDB                                         | CDB   | CDB   | N   | 1 per 2 Units                      | 1/15,000 s.f. |
| 9. Co-housing                                                                                                                                                                                                                             | Y                                           | CDB   | CDB   | N   | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 10. Congregate Housing                                                                                                                                                                                                                    | Y                                           | N     | N     | N   | 1 per 4 beds                       | NA            |
| 11. Three-unit dwelling, Detached                                                                                                                                                                                                         | Y                                           | N     | N     | N   | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| 12. Townhouse                                                                                                                                                                                                                             | Y                                           | N     | N     | N   | 1.5 per Dwelling Unit <sup>4</sup> | NA            |
| <b>B. COMMUNITY USES</b>                                                                                                                                                                                                                  |                                             |       |       |     |                                    |               |
| 1. Museum                                                                                                                                                                                                                                 | Y                                           | Y     | Y     | CDB | 1 per 750 s.f.                     | 1/15,000 s.f. |
| 2. Community center or adult recreational center, nonprofit                                                                                                                                                                               | CDB                                         | CDB   | CDB   | N   | 1 per 750 s.f.                     | 1/15,000 s.f. |
| 3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination                                                                                                                           | Y                                           | Y     | Y     | Y   | 1 per 140 s.f.                     | NA            |
| 4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation | Y                                           | Y     | Y     | Y   | 1 per 750 s.f.                     | 1/15,000 s.f. |

| Table A.2: Table of Use and Parking Regulations—Salem Street Neighborhood Corridor District |                                             |       |       |     |                    |               |
|---------------------------------------------------------------------------------------------|---------------------------------------------|-------|-------|-----|--------------------|---------------|
|                                                                                             | Salem Street Neighborhood Corridor District |       |       |     |                    |               |
|                                                                                             | MR                                          | MX- 1 | MX- 2 | C   | PC <sup>5</sup>    | LC            |
| 5. Child care center or school aged child care program                                      | Y                                           | Y     | Y     | Y   | 1 per 750 s.f.     | 1/15,000 s.f. |
| 6. Public fire station                                                                      | Y                                           | Y     | Y     | Y   | 1 per 2 employee s | 1/50,000 s.f. |
| 7. Public library                                                                           | Y                                           | Y     | Y     | Y   | 1 per 750 s.f.     | 1/15,000 s.f. |
| 8. Other municipal uses                                                                     | Y                                           | Y     | Y     | Y   | NA                 | NA            |
| 9. Essential Services                                                                       | CDB                                         | CDB   | CDB   | CDB | NA                 | NA            |
| 10. Hospital, non-profit                                                                    | N                                           | N     | N     | N   | 1 per 4 beds       | 1/15,000 s.f. |
| 11. Other Institution                                                                       | CDB                                         | CDB   | CDB   | CDB | 1 per 750 s.f.     | 1/15,000 s.f. |
| <b>C. OPEN RECREATIONAL AND AGRICULTURAL USES</b>                                           |                                             |       |       |     |                    |               |
| 1. Private open recreational uses, available to the public                                  | Y                                           | Y     | Y     | CDB | 1 per 750 s.f.     | 1/15,000 s.f. |
| 2. Public open recreational uses                                                            | Y                                           | Y     | Y     | Y   | 1 per 750 s.f.     | NA            |
| 3. Exempt Agriculture                                                                       | Y                                           | Y     | Y     | Y   | NA                 | NA            |
| 4. Production of crops, horticulture and floriculture                                       | N                                           | N     | N     | N   | NA                 | 1/15,000 s.f. |
| 5. Keeping and raising of livestock, including animal stable or kennel                      | N                                           | N     | N     | N   | NA                 | 1/15,000 s.f. |
| <b>D. COMMERCIAL USES</b>                                                                   |                                             |       |       |     |                    |               |
| 1. Private entertainment or recreation facility excluding adult uses                        | N                                           | Y     | Y     | CDB | 1 per 350 s.f.     | 1/15,000 s.f. |
| 2. Public entertainment or recreation facility                                              | CDB                                         | Y     | Y     | CDB | 1 per 350 s.f.     | 1/15,000 s.f. |
| 3. Private nonprofit members only recreational club or lodge                                | CDB                                         | Y     | Y     | CDB | 1 per 750 s.f.     | 1/15,000 s.f. |
| 4. Trade, professional, or other school operated for profit                                 | N                                           | Y     | Y     | Y   | 1 per 750 s.f.     | 1/15,000 s.f. |
| 5. Hotel                                                                                    | N                                           | N     | N     | N   | 1 per Guestroom    | 1/15,000 s.f. |
| 7. Mortuary, undertaking of funeral establishment                                           | N                                           | N     | N     | CDB | 1 per 140 s.f.     | 1/15,000 s.f. |
| 8. Adult use                                                                                | N                                           | N     | N     | N   | 1 per 350 s.f.     | 1/15,000 s.f. |
| 9. Brewery or taproom <sup>1</sup>                                                          | N                                           | N     | Y     | Y   | 1 per 350 s.f.     | 1/15,000 s.f. |
| 10. Artisanal Fabrication                                                                   | N                                           | Y     | Y     | Y   | 1 per 350 s.f.     | 1/15,000 s.f. |

| Table A.2: Table of Use and Parking Regulations—Salem Street Neighborhood Corridor District |                                             |       |       |     |                 |               |
|---------------------------------------------------------------------------------------------|---------------------------------------------|-------|-------|-----|-----------------|---------------|
|                                                                                             | Salem Street Neighborhood Corridor District |       |       |     |                 |               |
|                                                                                             | MR                                          | MX- 1 | MX- 2 | C   | PC <sup>5</sup> | LC            |
| 11. Artistic/Creative Production                                                            | N                                           | Y     | Y     | Y   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 12. Work-Only Artists' Studio                                                               | N                                           | Y     | Y     | Y   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 13. Co-working Space                                                                        | N                                           | Y     | Y     | Y   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises           | N                                           | Y     | Y     | Y   | 1 per 350 s.f.  | 1/15,000 s.f. |
| <b>E. OFFICE USES</b>                                                                       |                                             |       |       |     |                 |               |
| 1. Business, professional, or government office                                             | N                                           | Y     | Y     | Y   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 2. Bank and other financial institution                                                     | N                                           | Y     | Y     | Y   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 3. Neighborhood Medical Office                                                              | N                                           | N     | CDB   | CDB | 1 per 350 s.f.  | 1/15,000 s.f. |
| 4. Medical Office                                                                           | N                                           | N     | N     | N   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 5. Clinic                                                                                   | N                                           | N     | N     | N   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 5. Clinic not affiliated with any other institution                                         | N                                           | CDB   | CDB   | CDB | 1 per 350 s.f.  | 1/15,000 s.f. |
| 6. Clinic affiliated with a hospital or accredited university medical school                | N                                           | CDB   | CDB   | CDB | 1 per 350 s.f.  | 1/15,000 s.f. |
| 7. Clinic connected to a community center                                                   | N                                           | CDB   | CDB   | CDB | 1 per 350 s.f.  | 1/15,000 s.f. |
| <b>F. RETAIL AND SERVICE USES</b>                                                           |                                             |       |       |     |                 |               |
| 1. Retail Sales                                                                             | N                                           | Y     | Y     | Y   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 2. Convenience retail                                                                       | N                                           | Y     | Y     | Y   | 1 per 500 s.f.  | 1/15,000 s.f. |
| 3. Neighborhood retail                                                                      | N                                           | Y     | Y     | Y   | 1 per 750 s.f.  | 1/15,000 s.f. |
| 4. Drive through retail sales and consumer service                                          | N                                           | N     | N     | CDB | 1 per 350 s.f.  | 1/15,000 s.f. |
| 5. Consumer service establishment                                                           | N                                           | Y     | Y     | Y   | 1 per 350 s.f.  | 1/50,000 s.f. |
| 7. Body art establishment                                                                   | N                                           | Y     | Y     | N   | 1 per 850 s.f.  | 1/50,000 s.f. |
| 8. Adult Use Marijuana Establishment—Cultivation                                            | N                                           | N     | N     | N   | 1 per 350 s.f.  | 1/50,000 s.f. |
| 9. Adult Use Marijuana Establishment—Manufacture and processing                             | N                                           | N     | N     | N   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 10. Adult Use Marijuana Establishment—Retail                                                | N                                           | N     | N     | N   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 11. Adult Use Marijuana Establishment—Independent laboratory                                | N                                           | N     | N     | N   | 1 per 350 s.f.  | 1/15,000 s.f. |
| 12. Doggy Daycare                                                                           | N                                           | Y     | Y     | Y   |                 |               |

| Table A.2: Table of Use and Parking Regulations—Salem Street Neighborhood Corridor District                                                            |                                             |       |       |     |                  |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------|-------|-----|------------------|---------------|
|                                                                                                                                                        | Salem Street Neighborhood Corridor District |       |       |     |                  |               |
|                                                                                                                                                        | MR                                          | MX- 1 | MX- 2 | C   | PC <sup>5</sup>  | LC            |
| <b>G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS</b>                                                                                           |                                             |       |       |     |                  |               |
| 1. Eating place, without drive through                                                                                                                 | N                                           | Y     | Y     | Y   | 1 per 350 s.f.   | 1/50,000 s.f. |
| 2. Eating place, with drive through                                                                                                                    | N                                           | N     | N     | CDB | 1 per 350 s.f.   | 1/15,000 s.f. |
| 3. Neighborhood Café                                                                                                                                   | N                                           | Y     | Y     | CDB | 1 per 350 s.f.   | 1/50,000 s.f. |
| <b>H. MOTOR VEHICLE RELATED USES</b>                                                                                                                   |                                             |       |       |     |                  |               |
| 1. Motor vehicle light service station                                                                                                                 | N                                           | N     | N     | CDB | 1 per 350 s.f.   | 1/50,000 s.f. |
| 2. Motor vehicle repair establishment                                                                                                                  | N                                           | N     | N     | N   | 1 per 350 s.f.   | 1/50,000 s.f. |
| 3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure                                            | N                                           | N     | N     | N   | 1 per 1,040 s.f. | 1/50,000 s.f. |
| 4. Outdoor motor vehicle sales and storage accessory to H.3                                                                                            | N                                           | N     | N     | N   | NA               | NA            |
| 5. Motor Vehicle sales and storage, outdoors                                                                                                           | N                                           | N     | N     | N   | NA               | NA            |
| 6. Class II used motor vehicle sales                                                                                                                   | N                                           | N     | N     | N   | NA               | NA            |
| 7. Motor vehicle wash within enclosed structure                                                                                                        | N                                           | N     | N     | N   | 1 per 350 s.f.   | 1/50,000 s.f. |
| <b>I. MISCELLANEOUS COMMERCIAL USES</b>                                                                                                                |                                             |       |       |     |                  |               |
| 1. Parking area or garage not accessory to permitted principal use:<br>Residential                                                                     | CDB                                         | N     | N     | CDB | NA               | NA            |
| Nonresidential                                                                                                                                         | N                                           | N     | N     | CDB | NA               | NA            |
| 2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use                                          | Y                                           | Y     | Y     | Y   | NA               | NA            |
| 3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district | CDB                                         | CDB   | CDB   | CDB | NA               | NA            |
| 4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use                                       | CDB                                         | CDB   | CDB   | CDB | NA               | NA            |

| Table A.2: Table of Use and Parking Regulations—Salem Street Neighborhood Corridor District                                                         |                                             |       |       |     |                   |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------|-------|-----|-------------------|---------------|
|                                                                                                                                                     | Salem Street Neighborhood Corridor District |       |       |     |                   |               |
|                                                                                                                                                     | MR                                          | MX- 1 | MX- 2 | C   | PC <sup>5</sup>   | LC            |
| 5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district <sup>3</sup> | N                                           | N     | N     | N   | NA                | NA            |
| 6. Open Storage                                                                                                                                     | N                                           | N     | N     | N   | 1 per 1,400 s.f.  | 1/15,000 s.f. |
| 7. Moving of land                                                                                                                                   | N                                           | N     | N     | N   | NA                | NA            |
| 8. Radio and television tower                                                                                                                       | N                                           | N     | N     | N   | NA                | NA            |
| 9. Solar energy system                                                                                                                              | Y                                           | Y     | Y     | Y   | NA                | NA            |
| <b>J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES</b>                                                                                                |                                             |       |       |     |                   |               |
| 1. Fuel and ice sales                                                                                                                               | N                                           | N     | N     | N   | 1 per 1,400 s.f.  | 1/50,000 s.f. |
| 2. Motor freight terminal                                                                                                                           | N                                           | N     | N     | N   | NA                | NA            |
| 3. Printing and publishing                                                                                                                          | N                                           | N     | N     | CDB | 1 per 1,400 s.f.  | 1/50,000 s.f. |
| 4. Railroad right-of-way                                                                                                                            | Y                                           | Y     | Y     | Y   | NA                | NA            |
| 5. Manufacturing                                                                                                                                    | N                                           | N     | N     | N   | 1 per 2 employees | 1/50,000 s.f. |
| 6. Research and testing laboratory                                                                                                                  | N                                           | N     | N     | N   | 1 per 2 employees | 1/50,000 s.f. |
| 7. Plumbing or carpentry shop, and other similar service or repair shops                                                                            | N                                           | N     | N     | N   | 1 per 350 s.f.    | 1/15,000 s.f. |
| 8. Wholesale bakery or food processing plant                                                                                                        | N                                           | N     | N     | N   | 1 per 2 employees | 1/15,000 s.f. |
| 9. Wholesale laundry, cleaner, dyer, or similar use                                                                                                 | N                                           | N     | N     | N   | 1 per 1,400 s.f.  | 1/50,000 s.f. |
| 10. Warehouse, Wholesale establishment                                                                                                              | N                                           | N     | N     | N   | 1 per 1,400 s.f.  | 1/15,000 s.f. |
| 11. Mini or self-storage warehouse                                                                                                                  | N                                           | N     | N     | N   | 1 per 1,400 s.f.  | 1/50,000 s.f. |
| 12. Distillery or winery                                                                                                                            | N                                           | N     | N     | Y   | 1 per 350 s.f.    | 1/15,000 s.f. |
| 13. Food Production Facility                                                                                                                        | N                                           | N     | N     | N   | 1 per 2 employees | 1/50,000 s.f. |
| 14. Life Sciences Facility                                                                                                                          | N                                           | N     | N     | N   | 1 per 2 employees | 1/50,000 s.f. |
| 15. Light Manufacturing                                                                                                                             | N                                           | N     | N     | N   | 1 per 2 employees | 1/50,000 s.f. |
| 16. Maker Space                                                                                                                                     | N                                           | Y     | Y     | Y   | 1 per 2 employees | 1/50,000 s.f. |
| 17. Shared-use Kitchen                                                                                                                              | N                                           | CDB   | CDB   | CDB | 1 per 1,000 s.f.  | 1/15,000 s.f. |

| Table A.2: Table of Use and Parking Regulations—Salem Street Neighborhood Corridor District                                      |                                             |       |       |     |                   |               |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------|-------|-----|-------------------|---------------|
|                                                                                                                                  | Salem Street Neighborhood Corridor District |       |       |     |                   |               |
|                                                                                                                                  | MR                                          | MX- 1 | MX- 2 | C   | PC <sup>5</sup>   | LC            |
| <b>K. ACCESSORY USES</b>                                                                                                         |                                             |       |       |     |                   |               |
| 1. Home occupation (see § 94-3.4)<br>As of right                                                                                 | Y                                           | Y     | Y     | N   | 1 per 350 s.f.    | NA            |
| By special permit                                                                                                                | CDB                                         | CDB   | CDB   | N   | 1 per 350 s.f.    | NA            |
| 2. Accessory child care center or school aged child care program                                                                 | Y                                           | Y     | Y     | Y   | 1 per 2 employees |               |
| 3. Family day care home                                                                                                          | Y                                           | Y     | Y     | Y   | 1 per 2 employees | NA            |
| 4. Family day care home, large                                                                                                   | CDB                                         | CDB   | CDB   | CDB | 1 per 2 employees | NA            |
| 5. Adult day care home                                                                                                           | CDB                                         | CDB   | CDB   | CDB | 1 per 2 employees | NA            |
| 6. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers | Y                                           | Y     | Y     | N   | 1 per Guestroom   | NA            |
| 7. Noncommercial greenhouse, tool shed, or similar accessory structure                                                           | N                                           | N     | N     | CDB | NA                | NA            |
| 8. Swimming pool, on a lot with:<br>Less than 4,500 sq. ft.                                                                      | Y                                           | Y     | Y     | Y   | NA                | NA            |
| More than 4,500 sq. ft.                                                                                                          | Y                                           | Y     | Y     | Y   | NA                | NA            |
| 9. Scientific research and development, as provided at section 94-3.3.3.1                                                        | N                                           | N     | Y     | Y   | NA                | NA            |
| 10. Keno                                                                                                                         | N                                           | N     | N     | N   | NA                | NA            |
| 11. Open Storage                                                                                                                 | N                                           | N     | N     | N   | 1 per 1,400 s.f.  | 1/15,000 s.f. |
| 12. Heavy repair operations                                                                                                      | N                                           | N     | N     | N   | 1 per 350 s.f.    | 1/15,000 s.f. |
| <b>I. MISCELLANEOUS COMMERCIAL USES</b>                                                                                          |                                             |       |       |     |                   |               |
| 1. Mixed-Use, Community                                                                                                          | N                                           | Y     | Y     | N   |                   |               |
| 2. Mixed-Use, Development                                                                                                        | N                                           | Y     | Y     | N   |                   |               |

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**Amend** Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the following table:

| Dimensions                                                                                            | Salem Street Neighborhood Corridor District |         |         |            |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------|---------|---------|------------|
|                                                                                                       | MR                                          | MX-1    | MX-2    | Commercial |
| Lot Area sf (Min)-under review                                                                        | 3,000                                       | 3,000   | 3,000   | 10,000     |
| Frontage (Min)                                                                                        | 35                                          | 30      | 40      | 60         |
| Façade Build Out (Min)                                                                                | 60%                                         | 80%     | 80%     | 60%        |
| Residential Density (Units per lot) (Min-Max):                                                        | 2-6 units                                   | -       | -       | -          |
| Active Frontage (Min)                                                                                 | -                                           | 75%     | 75%     | 25%        |
| <b>Height</b>                                                                                         |                                             |         |         |            |
| Min. Height (Stories)                                                                                 | 2                                           | 2.5     | 3       | 1          |
| Base Height (Stories)                                                                                 | 3                                           | 3       | 4       | 3          |
| Maximum Height for buildings that front on Salem St. (Stories)                                        | N/A                                         | 4       | 6       | 6          |
| Height (ft). Ground floor story. Min/Max                                                              | 10/12                                       | 14/18   | 14/18   | 14/18      |
| Height (ft). Upper floor story. Min/Max                                                               | 10/12                                       | 10/12   | 10/14   | 10/14      |
| Stepback (above 4 <sup>th</sup> floor for building that front on Salem St. Within MX2 and Commercial) | N/A                                         | N/A     | 10 ft   | 10 ft      |
| <b>Setbacks (ft)</b>                                                                                  |                                             |         |         |            |
| Front (Min/Max)                                                                                       | 3 ft-10 ft                                  | 3/20 ft | 3/20 ft | 10/20 ft   |
| Side                                                                                                  | 5 ft (Sum 10 ft)                            | -       | -       | -          |
| Rear                                                                                                  | 10 ft                                       | 10 ft   | 10 ft   | 10 ft      |
| <b>Stormwater and Landscaping</b>                                                                     |                                             |         |         |            |
| Building Coverage (Max)                                                                               | 60%                                         | 80%     | 80%     | 70%        |
| Green Score (Min/Ideal)                                                                               | -                                           | 25/30   | 25/30   | 20/25      |
| Open Space, Permeable (Min)                                                                           | 25%                                         | 20%     | 20%     | 15%        |

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**Amend** Section 94-12.0 Definitions by amending the following definitions:

**Clinic:** ~~An institution licensed under Sec. 51, Chapter 111, G.L., for the purpose of providing medical, surgical, dental, or restorative or mental hygienic services to persons not residing therein.~~ A clinic as defined in M.G.L. c. 111, section 52.

**Hospital:** ~~An institution under Section 51, Chapter 111, G.L., for the purpose of caring for persons admitted thereto for diagnosis, medical, surgical, or restorative treatment which is rendered in said institution.~~ A hospital as defined in M.G.L c. 111, section 52.

**Medical Office:** Office of a physician, dentist, or other medical practitioner not located in a clinic as defined in Section 94-12.0 Definitions. The office area is greater than 1,500 sf and has more than 5 employees.

**Amend** Section 94-12.0 Definitions by adding the following definitions:

**Business Incubator:** An organization that assists early innovators achieve a minimum viable product or service and creates an achievable plan to take that product or service to market. In addition to mentorship and investment opportunities, a business incubator gives access to logistical and technical resources, as well as shared office space. An incubator program can last from several months to a few years.

**Neighborhood Medical Office:** Office of a physician, dentist or other medical practitioner not located in a clinic or hospital as defined in Section 94-12.0 Definitions. The office area shall not exceed 1,500 square feet of gross floor area, shall have no more than 5 employees, and shall operate only between the hours of 8:00 a.m. and 7:00 p.m.

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## **94-9.5 SALEM STREET NEIGHBORHOOD CORRIDOR DISTRICT**

**94-9.5.1. Purpose.** The purpose of the Salem Street Neighborhood Corridor District (SSNCD) is to allow a mix of uses, including lower-scale residential, multifamily, and commercial to meet the following needs for this corridor:

1. Wide variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
2. Mixed-use, multifamily, and commercial uses at a density appropriate to walkable, urban corridor.
3. Design standard to buffer abutting neighborhoods from the higher intensity of uses and reinforce a corridor identity along the length of Salem Street.

**94-9.5.2. Applicability.** The SSNCD replaces the existing zoning districts and is shown on the Zoning Map, City of Medford, Massachusetts, as amended. An applicant may develop within this district in accordance with the provisions of Section 94-9.5 and other relevant sections of the Zoning Ordinance.

1. The SSNCD is comprised of the following subdistricts:
  - a. Multi-unit Residential. The Multi-unit Residential Subdistrict allows buildings of 2-6 units within a corridor, square, or neighborhood hub district. The intent for this district is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
  - b. Mixed-use 1. The Mixed-Use 1 Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
  - c. Mixed-use 2. The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing.
  - d. Commercial. The Commercial subdistrict does not include residential uses. The buildings vary in scale and massing. A greater variety of commercial uses are allowed in this district than in the mixed-use districts.

**94-9.5.3. Dimensional Requirements and Waivers.** The following waivers are available to the Site Plan Review or Special Permit Authority for projects within the SSNCD.

- a. Front Setbacks. The building façade must be setback from the lot line at a distance sufficient to create a 12-foot sidewalk in conjunction. With an existing City

sidewalk. A maximum setback of an additional ten feet is allowed for the purpose of creating an active public plaza.

- b. Side and Rear Setbacks. If the proposed development is adjacent to an existing lot with a residential use of fewer than 5 units, the applicant shall provide a landscaped buffer of at least 10 feet. The property owner shall maintain the buffer and landscaping.
- c. Height Stepback Requirements. For any lot within the MX-1, MX-2, or Commercial district that abuts a MR, GR, or APT-1 district, a height setback is required along the lot line abutting the residential district. The height stepback is calculated by a 45-degree angle beginning at the third floor and extending to the highest floor of the building in the MX-1, MX-2, or Commercial district. The fourth, fifth, and sixth floors shall not break the plan of that 45-degree angle.
- d. Multi-Buildings Lots. In the SSNCD, lots may have more than one principal building.
- e. Ground Floor Active Frontage. Active uses are required on the ground floor of any building with its principal façade parallel to Salem Street subject to the Active Frontage percentages set forth in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses are defined as arts-related uses, retail (including accessory to an artisanal, maker, or manufacturing use), restaurant, personal services, publicly-accessible spaces, residential lobbies and common amenities, and other uses that encourage high levels of pedestrian activity and create a perception of safety.
- f. Setbacks for Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 94-4.1 Table of Dimensional Requirements. Otherwise, infill buildings may match the setback line of either adjacent building or average of the setback of the two buildings to provide consistency along the street.
- g. Drop-off zone. The required setback distances may be waived to allow for a cut-out along the curb for loading and short term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.
- h. Height Waiver 1. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.

- i. Height Waiver 2. The minimum height requirement may be waived by a Special Permit from the Community Development Board for projects that are consistent with the purpose of the district and the goals of the Medford Comprehensive Plan.
- j. Stepback Waiver. If a building is subject to a front stepback and rear or side stepbacks, the Community Development Board may waive the strict dimensional requirement of any of the stepbacks, provided that priority is given to retaining in the stepback(s) in 94-9.5.3.c Height Stepback Requirements.
- k. Energy-Efficiency. The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.5.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

**94-9.5.4. Development Incentives.** In exchange for incorporating certain provisions that further the City’s goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for additional stories beyond the base number of stories that are allowed as of right under Section 94-4.1 Table of Dimensional Requirements. However, that total number of stories is limited to the maximum number of stories allowed in each subdistrict, as shown in Section 94-4.1 Table of Dimensional Requirements. Additional stories must comply with any setback, or other dimensional requirements and the development and design standards in 94-9.5.3 Dimensional Requirements and Waivers and 94-9.5.6 Development Standards.

| Table of Development Incentive Bonuses. |                                        |                                                                   |                                                   |                                                   |                                                   |                                                   |
|-----------------------------------------|----------------------------------------|-------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| Incentive 1: Affordability              |                                        |                                                                   |                                                   |                                                   |                                                   |                                                   |
| Incentive 1A: Deeper Affordability      |                                        |                                                                   |                                                   |                                                   |                                                   |                                                   |
|                                         | # of Lots or Units in Proposed Project | Required Minimum/ Total Percentage of Affordable Units at 80% AMI | For One Additional Floor                          |                                                   | For Two Additional Floors                         |                                                   |
|                                         |                                        |                                                                   | Minimum Percentage of Affordable Units at 80% AMI | Minimum Percentage of Affordable Units at 65% AMI | Minimum Percentage of Affordable Units at 80% AMI | Minimum Percentage of Affordable Units at 65% AMI |
| 1                                       | 10-24                                  | 10%                                                               | 8%                                                | 2%                                                | 5%                                                | 5%                                                |
| 2                                       | 25-49                                  | 13%                                                               | 8%                                                | 5%                                                | 6%                                                | 7%                                                |
| 3                                       | 50+                                    | 15%                                                               | 10%                                               | 5%                                                | 8%                                                | 7%                                                |

| Incentive 1B: More Affordable Units                                                                                                                                                                                                                                                                                |                                        |                                                            |                                                      |                                                 |                                                      |                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------|------------------------------------------------------|-------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                    | # of Lots or Units in Proposed Project | Required Minimum Percentage of Affordable Units at 80% AMI | For One Additional Floor                             |                                                 | For Two Additional Floors                            |                                                 |
|                                                                                                                                                                                                                                                                                                                    |                                        |                                                            | Additional Percentage of Affordable Units at 80% AMI | Total Percentage of Affordable Units at 80% AMI | Additional Percentage of Affordable Units at 80% AMI | Total Percentage of Affordable Units at 80% AMI |
| 1                                                                                                                                                                                                                                                                                                                  | 10-24                                  | 10%                                                        | 3%                                                   | 13%                                             | 5%                                                   | 15%                                             |
| 2                                                                                                                                                                                                                                                                                                                  | 25-49                                  | 13%                                                        | 3%                                                   | 16%                                             | 5%                                                   | 18%                                             |
| 3                                                                                                                                                                                                                                                                                                                  | 50+                                    | 15%                                                        | 3%                                                   | 18%                                             | 5%                                                   | 20%                                             |
| Incentive 2: Community Amenities (privately maintained)                                                                                                                                                                                                                                                            |                                        |                                                            |                                                      |                                                 |                                                      |                                                 |
| <ul style="list-style-type: none"><li>Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours</li></ul>                                                                                                                               |                                        |                                                            |                                                      |                                                 | 1 additional quarter-story                           |                                                 |
| <ul style="list-style-type: none"><li>One of the following neighborhood open spaces:<ul style="list-style-type: none"><li><input type="checkbox"/> Pocket Park</li><li><input type="checkbox"/> Garden</li><li><input type="checkbox"/> Playground</li><li><input type="checkbox"/> Skate Park</li></ul></li></ul> |                                        |                                                            |                                                      |                                                 | 1 additional half-story                              |                                                 |
| <ul style="list-style-type: none"><li>Fountain/ Water element (maintenance and repair for the life of the associated building)</li></ul>                                                                                                                                                                           |                                        |                                                            |                                                      |                                                 | 1 additional quarter story                           |                                                 |
| <ul style="list-style-type: none"><li>Low-Income Shared Community Solar</li></ul>                                                                                                                                                                                                                                  |                                        |                                                            |                                                      |                                                 | Incentive to be confirmed                            |                                                 |
| <ul style="list-style-type: none"><li>Public Parking</li></ul>                                                                                                                                                                                                                                                     |                                        |                                                            |                                                      |                                                 | Incentive to be confirmed                            |                                                 |
| Incentive 3: Community Amenities (publicly maintained)                                                                                                                                                                                                                                                             |                                        |                                                            |                                                      |                                                 |                                                      |                                                 |
| <ul style="list-style-type: none"><li>Streetscape Improvements along a public street</li></ul>                                                                                                                                                                                                                     |                                        |                                                            |                                                      |                                                 | 1 additional half-story                              |                                                 |
| Incentive 4: Vibrant Neighborhoods                                                                                                                                                                                                                                                                                 |                                        |                                                            |                                                      |                                                 |                                                      |                                                 |
| Parking concealed below grade or within a building structure                                                                                                                                                                                                                                                       |                                        |                                                            |                                                      |                                                 | 1 additional story                                   |                                                 |
| The development project provides a minimum of 50% or ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits, local businesses under 10 employees)                                                                                |                                        |                                                            |                                                      |                                                 | 1 additional story                                   |                                                 |
| Incentive 5: Environmental Resilience                                                                                                                                                                                                                                                                              |                                        |                                                            |                                                      |                                                 |                                                      |                                                 |
| The development project meets the Ideal Green Score                                                                                                                                                                                                                                                                |                                        |                                                            |                                                      |                                                 | 1 additional story                                   |                                                 |
| The building(s) is/are certified at Net Zero Emissions Building                                                                                                                                                                                                                                                    |                                        |                                                            |                                                      |                                                 | 1 additional story                                   |                                                 |
| The development project is certifiable as LEED Platinum or equivalent standard                                                                                                                                                                                                                                     |                                        |                                                            |                                                      |                                                 | 1 additional story                                   |                                                 |

#### 94-9.5.5. Design Guidelines and Applicability of Development Standards

1. Design Guidelines. The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this SSNCD. Such Design Guidelines may address the scale and proportions of building, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site

open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such a standard or definition clear and understandable.

2. Applicability of Development Standards. Section 94-9.5.6 Development Standards shall apply to all projects submitted under this SSNCD. These standards, along with any Design Guidelines adopted under paragraph 1, above, are components of the Site Plan Review and Special Permit processes as defined in this Zoning Ordinance.

#### **94-9.5.6. Development Standards.**

1. Site Standards.
  - a. Connections. Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage and parking.
  - b. Sidewalk Width. Along Salem Street, for any lot abutting a public sidewalk that is less than twelve (12) feet in width, the frontage area must provide a sidewalk that is at least twelve (12) feet in total width.
  - c. Sidewalk Materials. Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
  - d. Vehicular access. Where feasible curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.
  - e. Circulation. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto the public rights-of-way.
  - f. Open Space. Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public.

Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.

- g. Screening for Surface Parking. Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. Parking Materials. The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- i. Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- k. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. Dumpster. Dumpster shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. Stormwater management. Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

## 2. General Building Standards



- a. Position relative to the principal street. The primary building shall have its principal façade and entrance facing the principal street.
  - b. Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
- 3. Multiple buildings on a lot.
  - a. Location of Mixed Uses. For a mixed-use development, uses may be mixed within the buildings
  - b. Orientation. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
  - c. Position relative to the street. Building(s) adjacent to a public street shall have a pedestrian entry facing that public street.
- 4. Mixed-use development.
  - a. Access. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
  - b. Connections. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable. Paved surfaces may include pervious paving materials.
  - c. Material Storage. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
  - d. Shared Outdoor Space. Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.
- 5. Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

- a. Connections. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
  - b. Façade Design. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
  - c. Fire Exits. Fire exits serving more than one story shall not be located on either of the street-facing façades.
6. Parking. Parking shall be subordinate in design and location to the principal building façade.
- a. Surface parking. Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.
  - b. Integrated garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
  - c. Parking structures. Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground-floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed façades of upper parking levels shall incorporate design treatments such as public art installations, vertical planting, or other architectural features for visual interest and to disguise the parking uses within. Vehicular openings shall have doors.
  - d. Electric Vehicle (EV) Charging Spaces. One EV charging space is required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.
  - e. Bicycle parking. For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.
7. Waivers. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of 94-9.5.6 Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the SSNCD.

**94-9.5.7 Affordability Requirements.** Development in the SSNCD is subject to the requirements of Section 94-8.1 Inclusionary Housing.

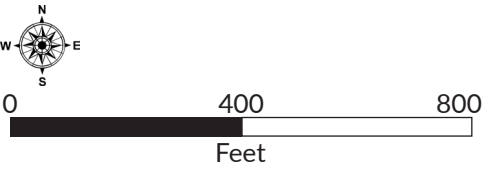
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# Salem St Corridor

## Zoning LEGEND

- Mixed-Use 1
- Mixed-Use 2
- Commercial
- Multi-unit Residential



Date: 03/12/2025

This map was produced in March 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".

