

City of Medford

2026 Zoning Update

Public Meeting
March 11, 2026





Agenda

- Project Scope and Schedule
- Medford Square Zoning
 - Planning Background
 - Current Recommendations
- Next Steps



Project Scope

**Kick-off:
Joint public hearing**

January-March 2026

Phase 1

Topics:

- Medford Square
- Clean-up items requested by City staff

Meetings:

- 2 community meetings
- 4 meetings with City officials (City Council, Planning and Permitting Committee, or Community Development Board meetings)

March-June 2026

Phase 2

Topics:

- Tufts Institutional Zoning
- Boston Avenue

Meetings:

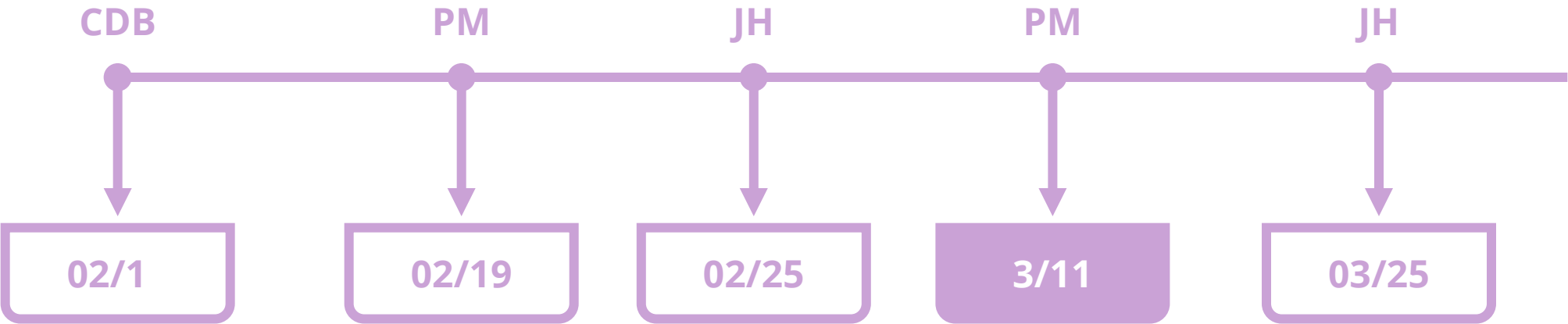
- 2 community meetings
- 4 meetings with City officials (City Council, Planning and Permitting Committee, or Community Development Board meetings)



Project Schedule

PHASE A January-March 2026

CDB: Community Development Board
PM: Public Meeting
JH: Joint Hearing



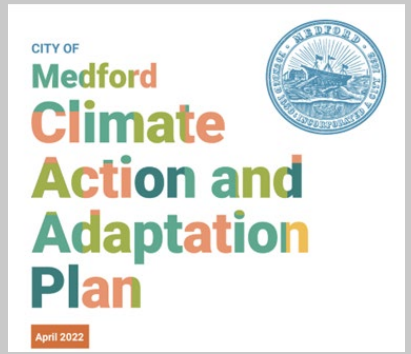
Background: Planning Documents



Background



2023



2022



2005

The Comprehensive Plan defines **MEDFORD SQUARE** as a **Civic and Institutional Anchor** and a **Square** (commercial center). It is one of the **Transformational Focus Areas** identified during the community planning process.

Medford Future Land Use Map

- Green Corridors
- Corridors
- Centers & Squares
- Gateway Nodes
- Civic & Institutional Anchors
- Low Density Residential
- High Density Residential
- Neighborhood Centers
- Transformational Focus Areas



Figure XI. Medford Future Land Use Map

Background: Existing Zoning

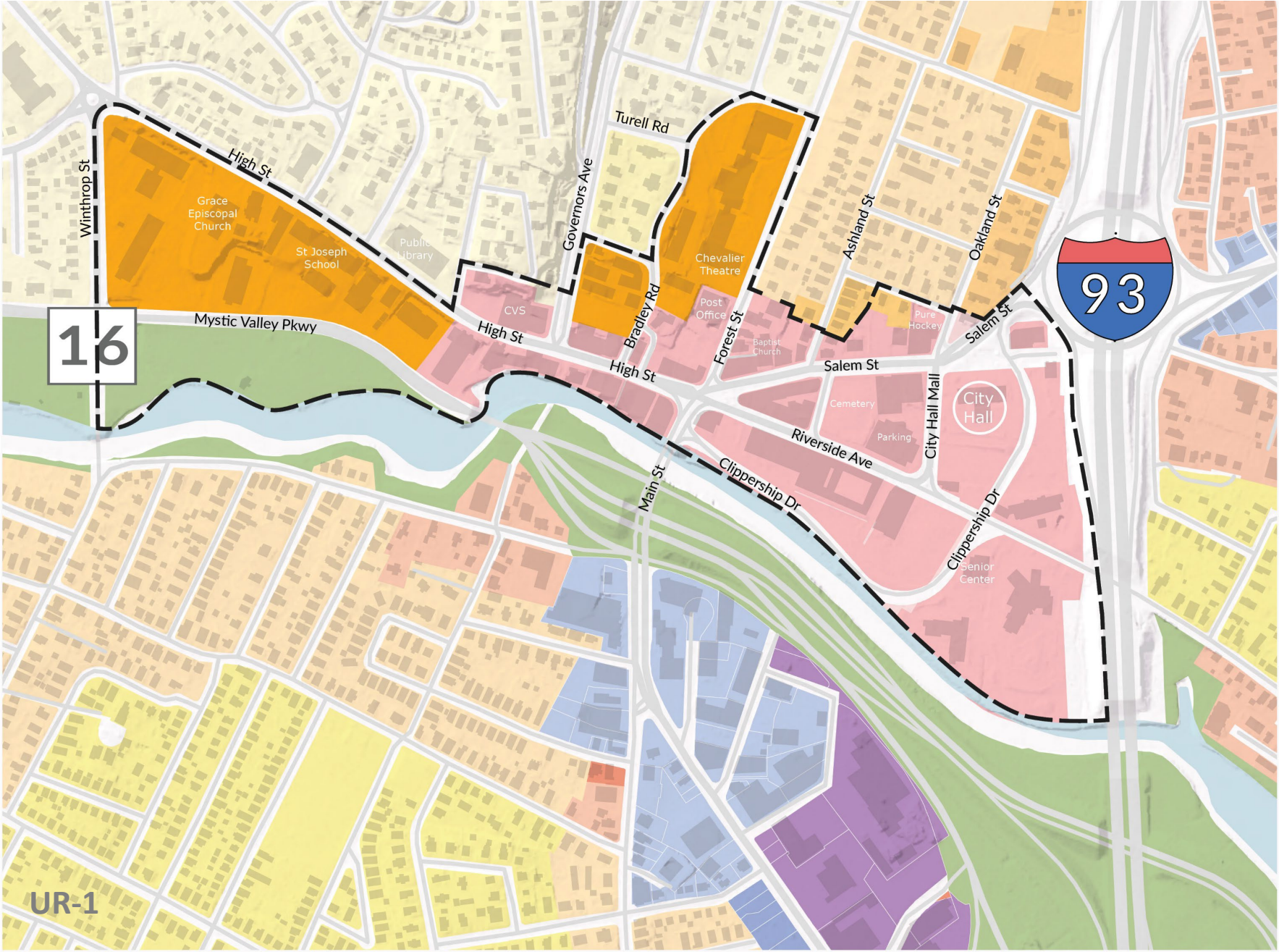


Medford Square Current Zoning



LEGEND

- Commercial 1**
Residential Building:
 - 6 stories by rightCommercial Building:
 - 4 stories by rightHotel:
 - 15 stories by rightOther Permitted Structures:
 - 4 stories by right
- Apartment 2**
Residential Building:
 - 6 stories by rightCommercial Use:
 - NOT allowedOther Permitted Structures:
 - 15 stories by right
- General Residential**
 - Single-unit Dwelling
 - 2-Units Dwelling
 - ADU



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".





Medford Square: Current Zoning

Commercial 1

Height

4 stories (other permitted uses)

6 stories (multifamily or assisted living)

15 stories (hotel)

Apartment 2

Height

2.5 stories (detached single- or two-family)

3 stories (attached single- or two-family)

6 stories (multifamily)

15 stories (other permitted uses)



Background: Analysis



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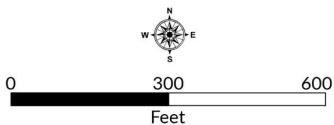
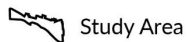
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Medford Square Study Area

LEGEND



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Medford Square

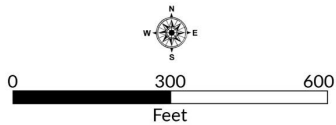
Existing Uses

LEGEND

Existing Uses

- Single Family Residential
- Two Family Residential
- 3+ Units Residential
- Other Residential
- Commercial
- Industrial
- Mixed Use
- Federal
- Municipal
- State Owned
- Places of Worship
- Other Exempt Properties

Existing uses are found in the assessors' data table.



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Medford Square

Medford, MA

MassHistoric Commission
MACRIS Inventory

LEGEND

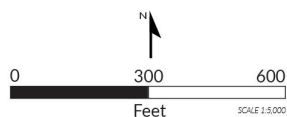
- Buildings
- Hydrography
- Open Space
- Study Area

Historic Structures

- Inventoried Area
- National Register of Historic Places
- National Register of Historic Places & Local Historic District
- Preservation Restriction
- Preservation Restriction Property

Historic Areas

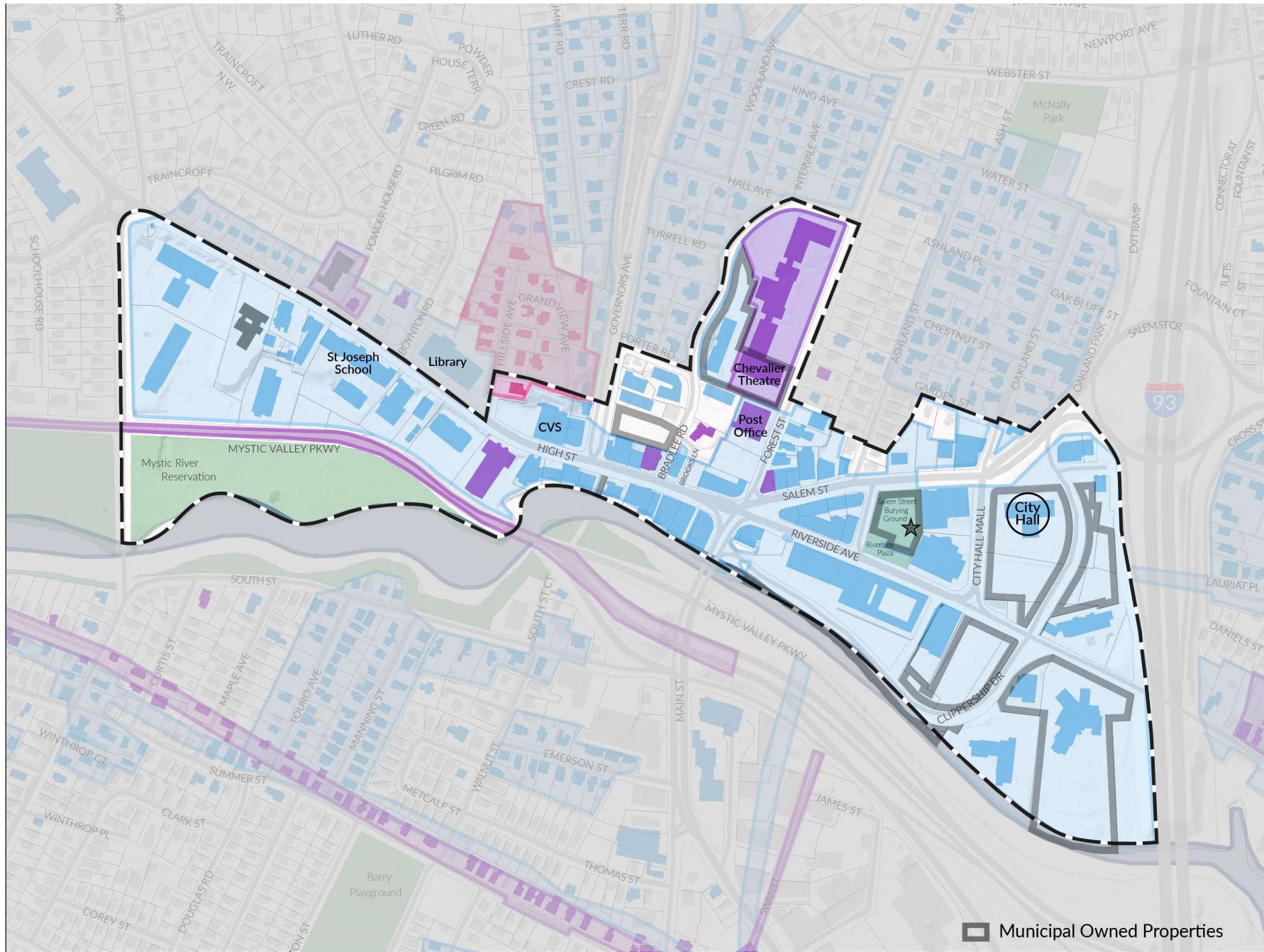
- Inventoried Area
- National Register of Historic Places
- National Register of Historic Places & Local Historic District



This map was created in January 2026 by Innes Land Strategies Group for the City of Medford, MA using data from MassDOT and MassGIS. "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



MACRIS Inventory





Buildings on the National Register of Historic Places

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Proposed Medford Square Zoning



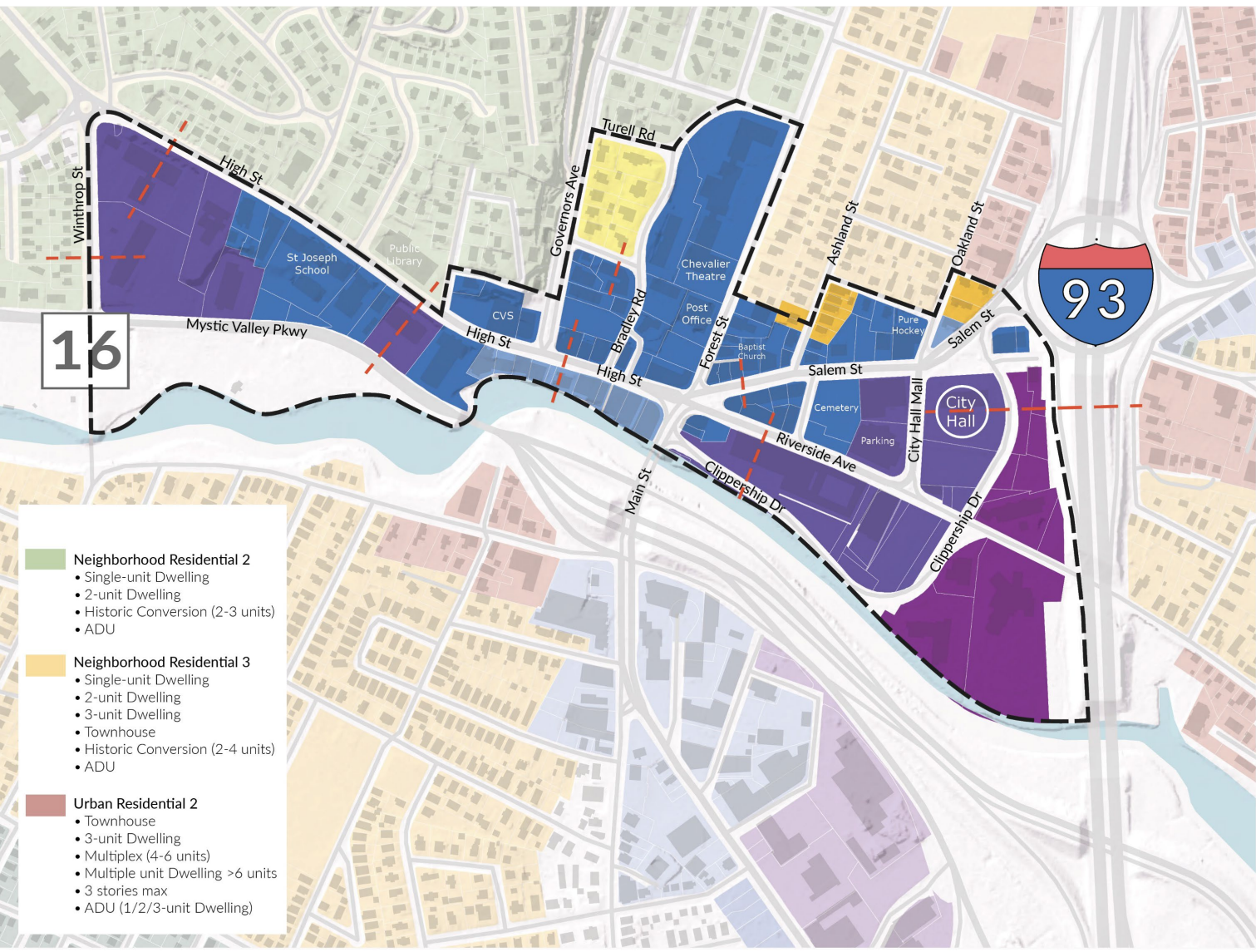
Proposed Zoning Under Discussion

Referred Map: City Council to the CD Board



LEGEND

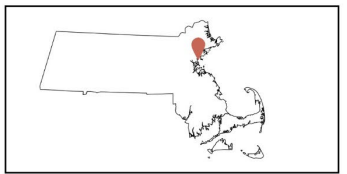
- Mixed-Use 1:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid-High Scale.
7 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
8 stories by right + 4 IZ
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 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)



- 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 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - 3 stories max
 - ADU (1/2/3-unit Dwelling)

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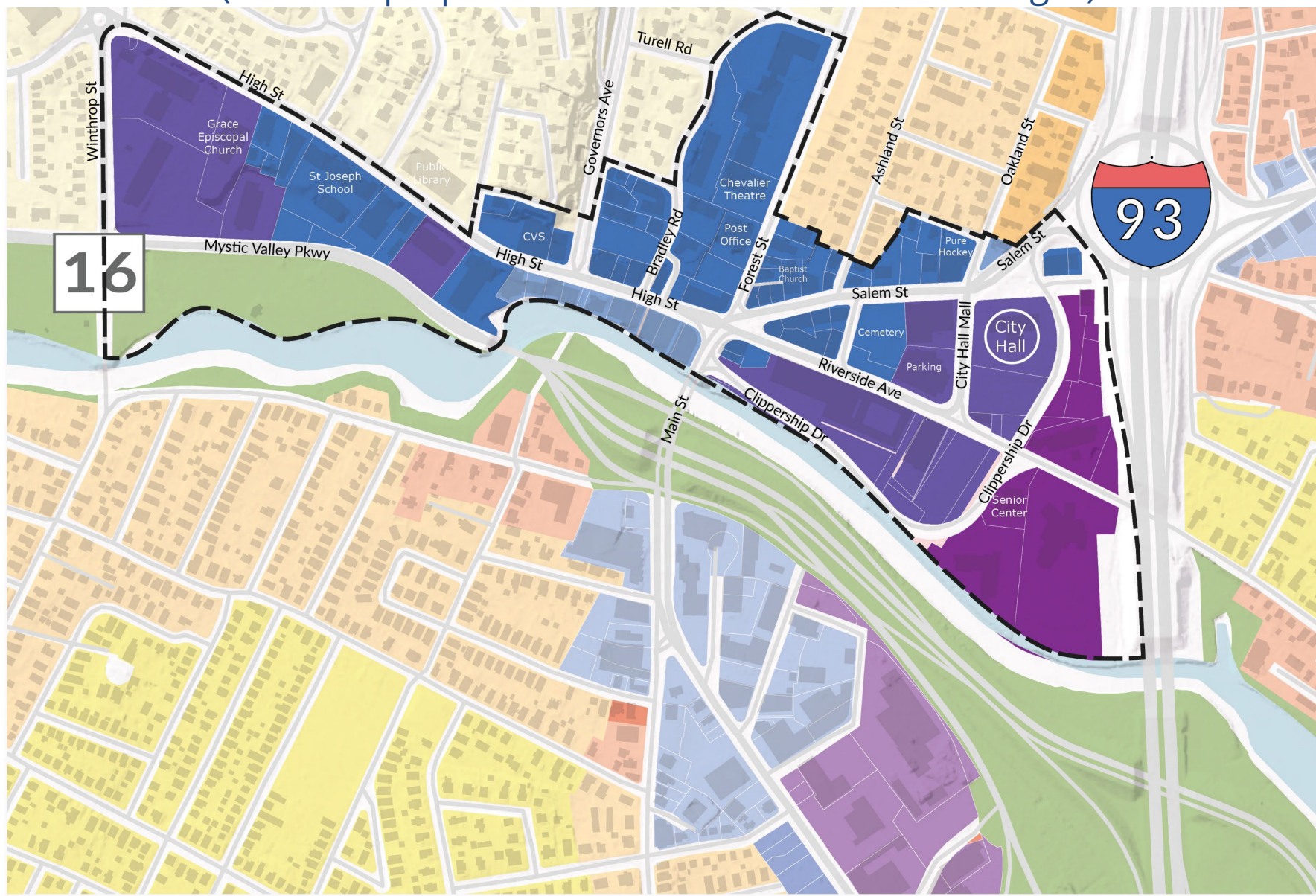


LEGEND

- Mixed-Use 1B:
4 stories by right + 1 IZ
- Mixed-Use 2A
5 stories by right + 2 IZ
- Mixed-Use 2B
7 stories by right + 2 IZ
- Mixed-Use 3
8 stories by right + 4 IZ

Recommended Map for Discussion

(removes proposed 2025 residential district changes)



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





Proposed Use Table

This table includes suggested changes to date; the 2/25 Joint Hearing may include additional suggested changes.

BUILDING TYPES	DEFINITION	DISTRICTS			
		MX-1B Mixed-use 1B	MX-2A Mixed-use 2A	MX-2B Mixed-use 2B	MX-3A Mixed-use 3A
1-unit Dwelling + 1 ADU by right + 1 ADU by SP	A detached residential building intended and designed to contain or containing one dwelling unit.				
2-unit Dwelling + 1 ADU by right + 1 ADU by SP	A detached residential building intended and designed to contain to or containing two dwelling units. Also known as duplex.				
3-unit Dwelling + 1 ADU by right + 1 ADU by SP	A building that is divided into three (3) dwelling units. Each unit has an independent entrance either directly from outside the building or through a common vestibule. This building type includes triple decker.				
Historic Conversion Only for 3 units or less: + 1 ADU by right + 1 ADU by SP	The conversion of an existing structure, a minimum of seventy five (75) years old, originally designed for one-unit use to a two-unit or multi-unit dwelling with no change to the exterior of the structure other than those required by building code. Each unit has an independent entrance directly from outside the building or through a common vestibule.	✓	✓		
Rowhouse + 1 ADU by right + 1 ADU by SP	An attached residential building intended and designed to contain or containing one dwelling unit.				
Townhouse Only for 3 units or less: + 1 ADU by right + 1 ADU by SP	A group of attached dwelling units occupied by not more than one family in each unit between side walls, each unit having a separate entrance from the street and sharing a common open space.				
Multiplex 4-6 Dwelling units	A residential building that contains four, five or six primary dwelling units on one lot. In order to qualify as a multiplex, at least one dwelling unit must be entirely or partially above another. Multiple units built side-by-side would generally be considered a townhouse.	✓	✓		
Multi-unit Dwelling >6 units	A building that consists of more than six (6) dwelling units arranged side-by-side and stacked.	✓ Max. 4 stories	✓ Max. 5 stories	✓ Max. 7 stories	✓ Max. 8 stories
With Incentive Zoning		+ 1 story (Max. 5 stories in total)	2 story (up to 7 stories in total)	+2 story (up to 9 stories in total)	+4 story (up to 12 stories in total)
Commercial Building	A multi-story and often multi-unit building with non-residential uses. Access to the individual first floor uses are generally from the street, while access to the upper floors are through lobby(s). The permitted commercial uses are defined by district.	✓ Max. 4 stories	✓ Max. 5 stories	✓ Max. 7 stories	✓ Max. 8 stories
With Incentive Zoning		+1 story (up to 5 stories in total)	+2 story (up to 7 stories in total)	+2 story (up to 9 stories in total)	+5 story (up to 12 stories in total)
Mixed-use Building	A multi-story building that provides more than one use in the same structure. The building consists of non-residential uses in the lower floors and Multi-unit Dwellings in the upper floors. The permitted non-residential uses are defined by district.	✓ Max. 4 stories	✓ Max. 5 stories	✓ Max. 7 stories	✓ Max. 8 stories
With Incentive Zoning		+1 story (up to 5 stories in total)	+2 story (up to 7 stories in total)	+2 story (up to 9 stories in total)	+5 story (up to 12 stories in total)



Proposed Dimensional Standards

This table includes suggested changes to date; the 2/25 Joint Hearing may include additional suggested changes.

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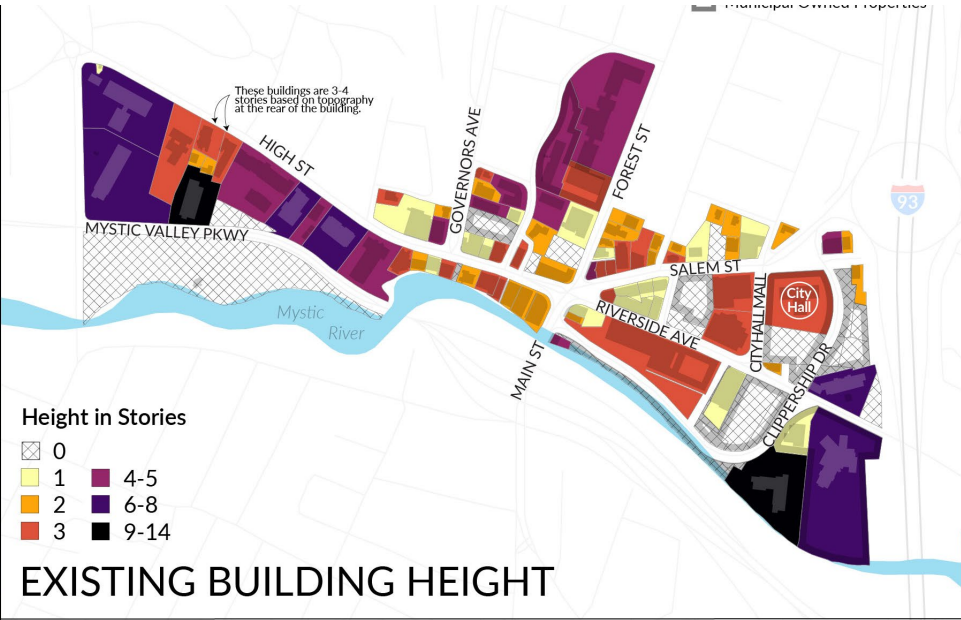
DIMENSIONAL STANDARDS	DIAGRAM	DISTRICTS			
		MX-1B Mixed-use 1B	MX-2A Mixed-use 2A	MX-2B Mixed-use 2B	MX-3A Mixed-use 3A
Lot Area Minimum sqft		3,000 sqft	3,000 sqft	4,000 sqft	4,000 sqft
Frontage Minimum ft		30 ft	40 ft	40 ft	40 ft
Facade Build Out Minimum %		80 %	80 %	80 %	80 %
Active Ground Floor Minimum %		60 %	60 %	60 %	60 %
Base Height Maximum Stories		4 stories	5 stories	7 stories	8 stories
Incentive Height Maximum Stories		+1 stories	+2 stories	+2 stories	+5 stories
Setbacks Front Setback: Minimum ft/Maximum ft Side/Rear Setback: Minimum ft		Front: 0/20 Side: 0 Rear: 0	Front: 0/20 Side: 0 Rear: 0	Front: 0/20 Side: 0 Rear: 0	Front: 0/20 Side: 0 Rear: 0
Building Coverage Maximum %		80 %	80 %	90 %	90 %
Pervious Surface Minimum %		20 %	20 %	10 %	10 %
Open space Landscape Minimum %		15 %	15 %	10 %	10 %
Green Score Minimum Score		25	25	25	25
Parking Requirement Minimums		Parking Requirements vary by use specified in: TABLE A. TABLE OF USE AND PARKING REGULATIONS	Parking Requirements vary by use specified in: TABLE A. TABLE OF USE AND PARKING REGULATIONS	Parking Requirements vary by use specified in: TABLE A. TABLE OF USE AND PARKING REGULATIONS	Parking Requirements vary by use specified in: TABLE A. TABLE OF USE AND PARKING REGULATIONS



Height Comparison



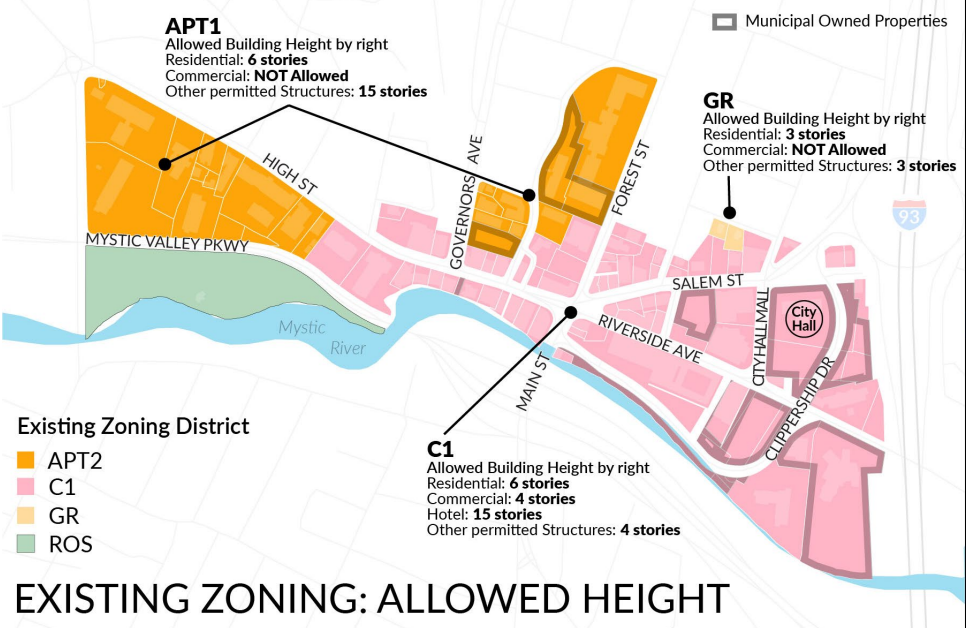
AERIAL VIEW



Height in Stories

- 0
- 1
- 2
- 3
- 4-5
- 6-8
- 9-14

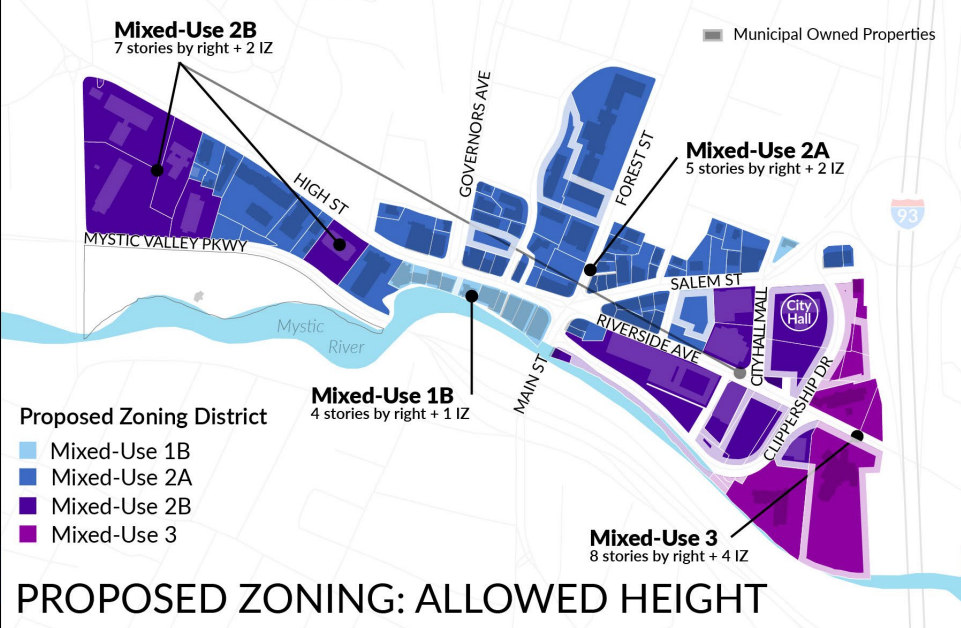
EXISTING BUILDING HEIGHT



Existing Zoning District

- APT2
- C1
- GR
- ROS

EXISTING ZONING: ALLOWED HEIGHT



Proposed Zoning District

- Mixed-Use 1B
- Mixed-Use 2A
- Mixed-Use 2B
- Mixed-Use 3

PROPOSED ZONING: ALLOWED HEIGHT

Next Steps



Next Steps

PHASE A January-March 2026

CDB: Community Development Board
PM: Public Meeting
JH: Joint Hearing

