

City of Medford

2026 Zoning Update

City Council Planning and Permitting Committee Meeting
April 22, 2026





Agenda

- Project Scope
- Boston Avenue Corridor Current Conditions
 - Existing Zoning
 - Existing Land Use
- Hillside Boston Avenue Neighborhood Corridor
 - Non-conforming Study
- South Boston Avenue Neighborhood Corridor
 - Non-conforming Study



Project Scope

January-March 2026

March-June 2026

Kick-off:
Joint public hearing

Phase A

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)

Phase B

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

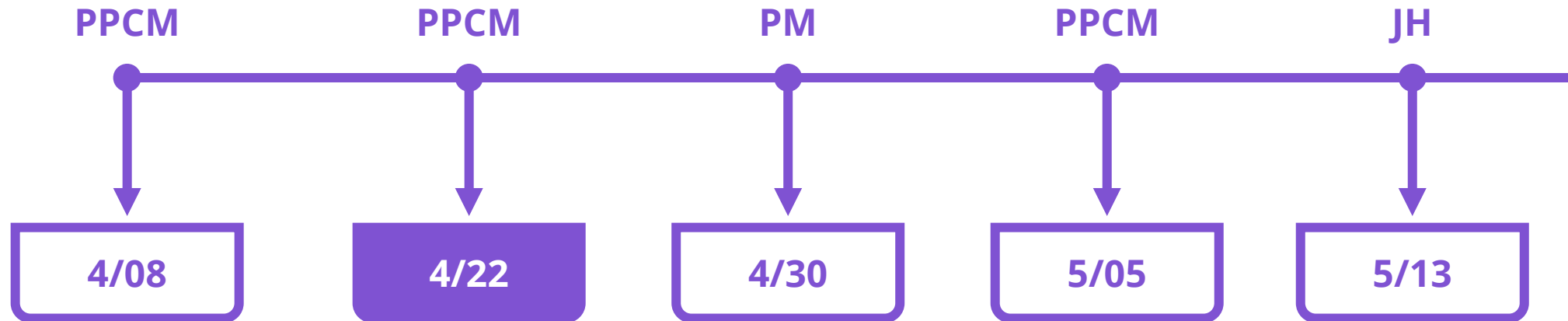
PHASE B March-June 2026

PPCM: Planning Permitting and Committee Meeting

CDB: Community Development Board

PM: Public Meeting

JH: Joint Hearing



Boston Ave Current Conditions





Boston Avenue Corridor and Tufts Institutional District

April 8, 2026

2026 Zoning Update

04/22/2026



Boston Ave Corridor & Institutional District Tufts University

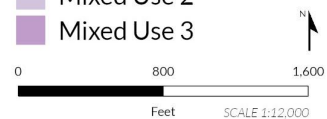
Existing Zoning

District

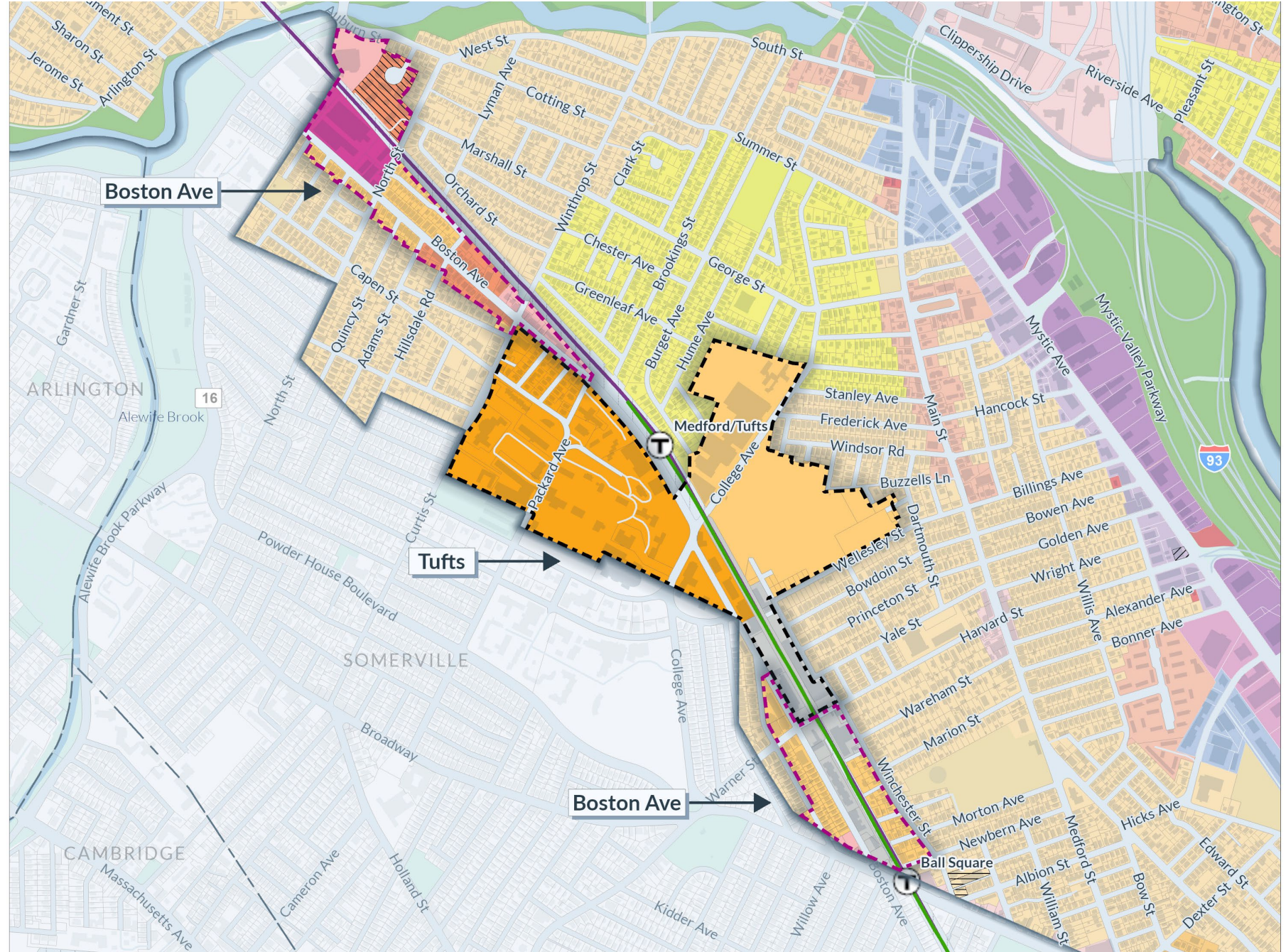
- APT1
- APT2
- C1
- C2
- GR
- I
- MUZ
- O
- O2
- ROS
- SF1
- SF2
- PDD-1
- PDD-2
- PDD-3

Mystic Ave Corridor District

- Commercial
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3



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Boston Avenue Corridor and Tufts Institutional District

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Boston Ave Corridor & Institutional District Tufts University

Existing Land Use

Residential

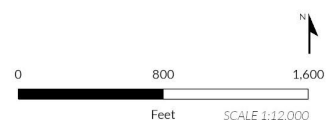
- Single-Family
- Two-Family
- Three-Family
- Apartments 4-8 units
- Apartments 8+ units
- Condo
- Other

Commercial & Industrial

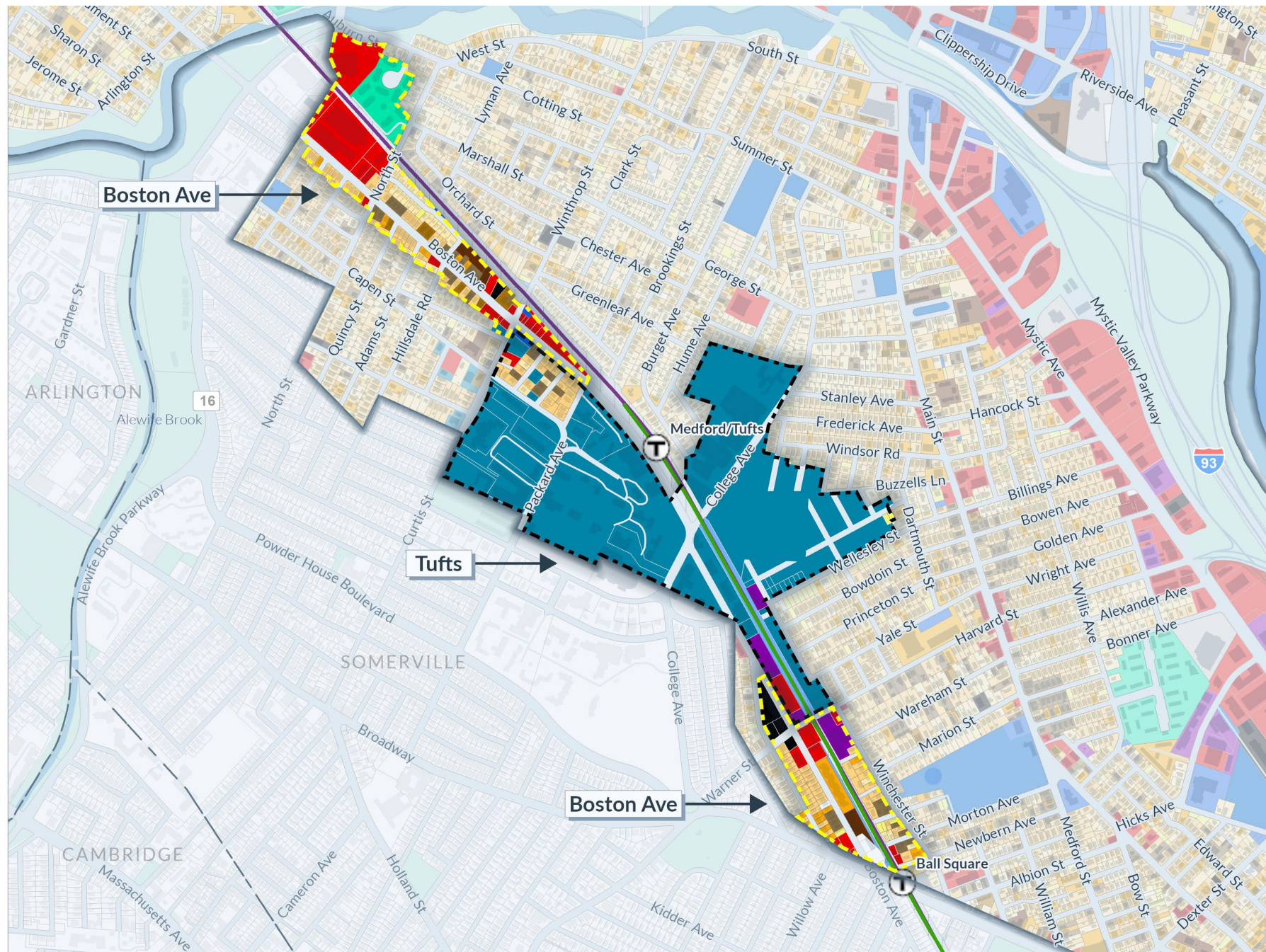
- Commercial
- Industrial

Tax Exempt

- Federal Government
- Municipal
- State
- Private Educational
- Housing Authority
- Charitable
- Religious Groups



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Hillside Boston Ave Neighborhood Corridor





Hillside Boston Avenue Neighborhood Corridor

April 22, 2026



Boston Ave Corridor: Upper Hillside

Building Height

Lot Conformity by
Maximum Building Height

☐ Conforming



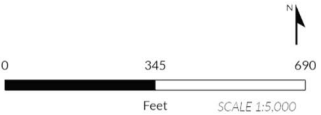
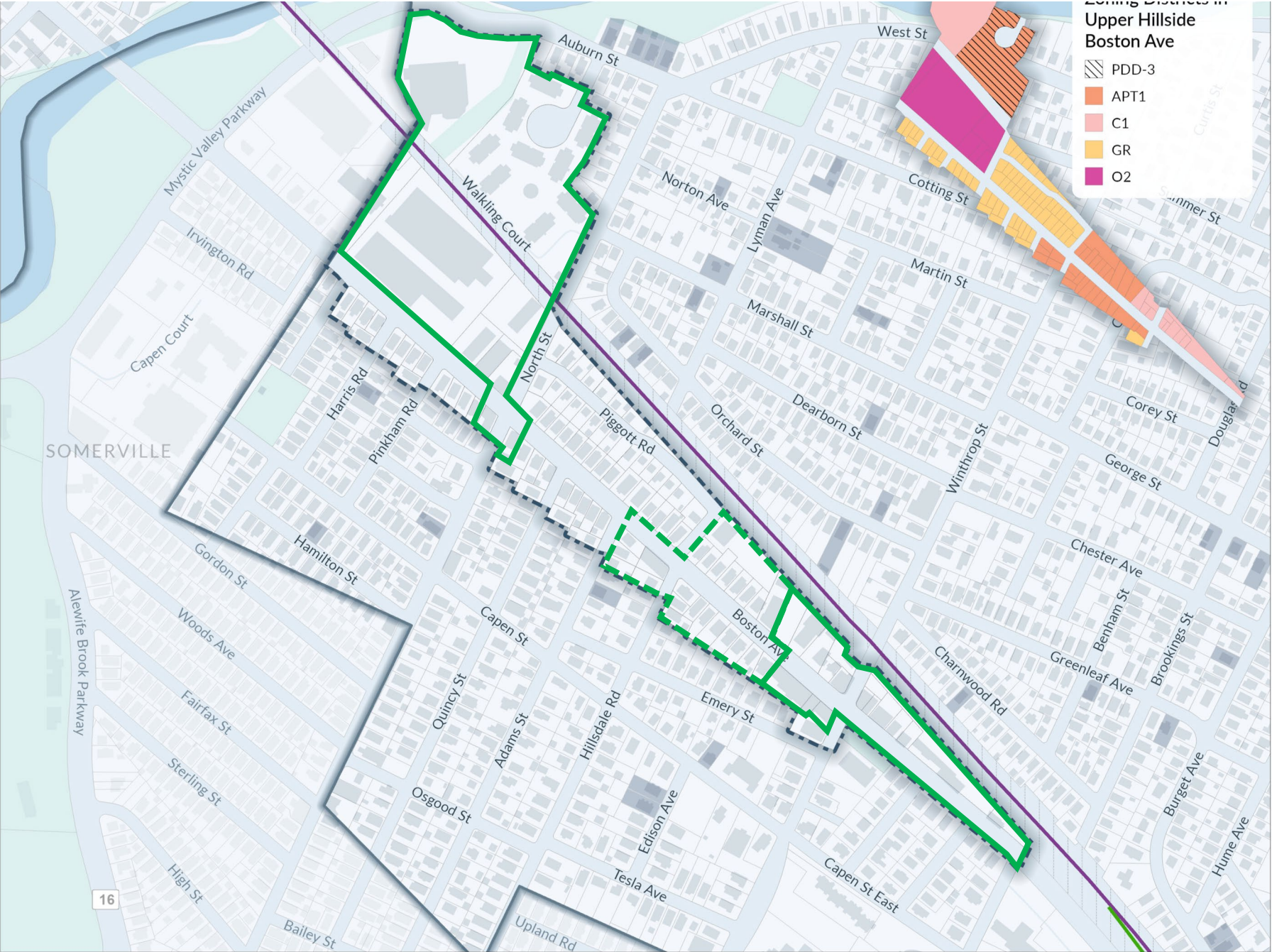
New Proposed
Boundary



Boundary Under
Consideration

Zoning Districts in
Upper Hillside
Boston Ave

- PDD-3
- APT1
- C1
- GR
- O2



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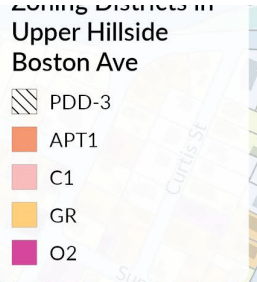
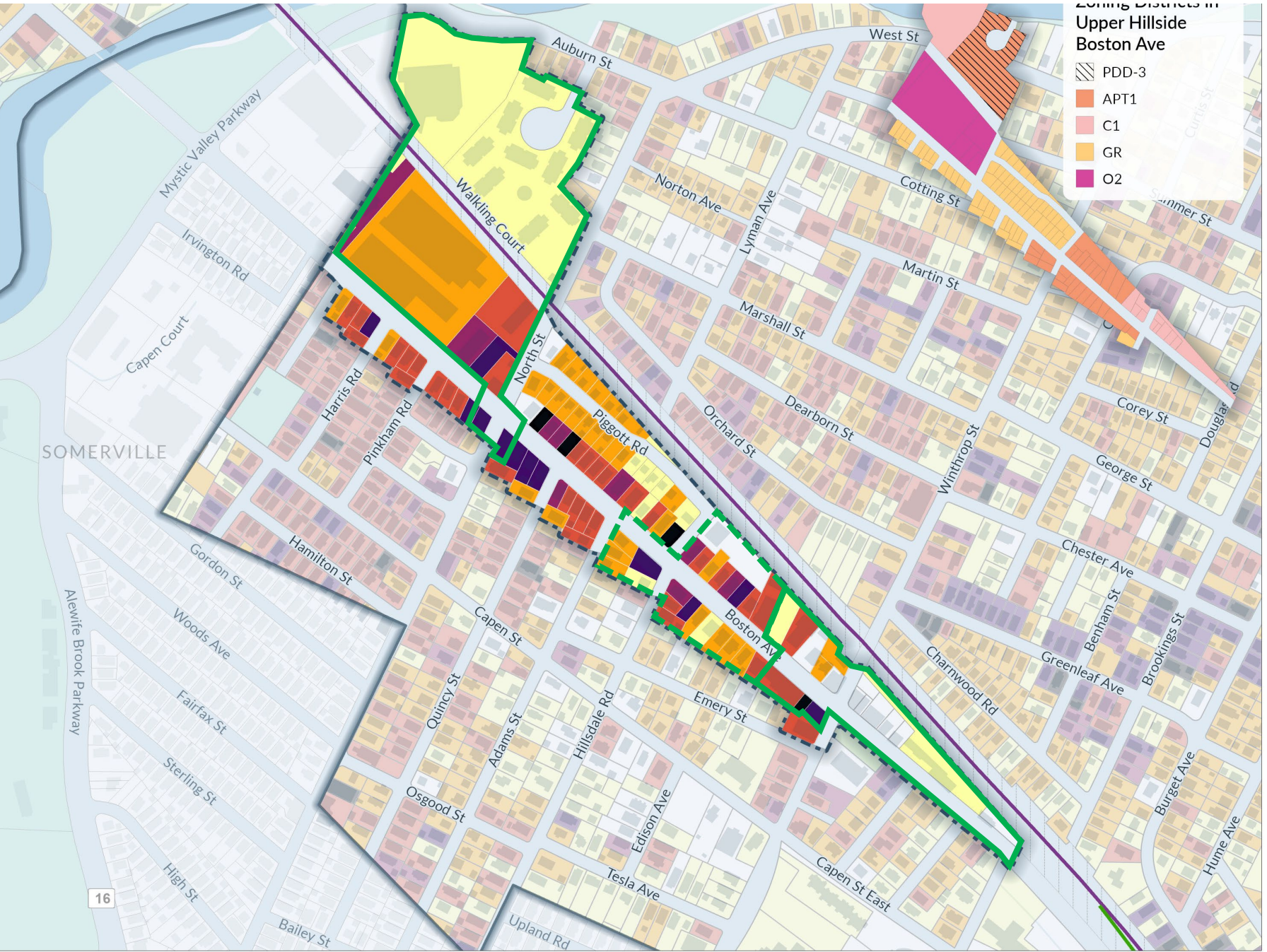
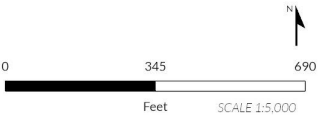
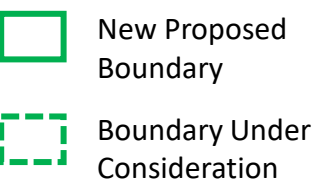
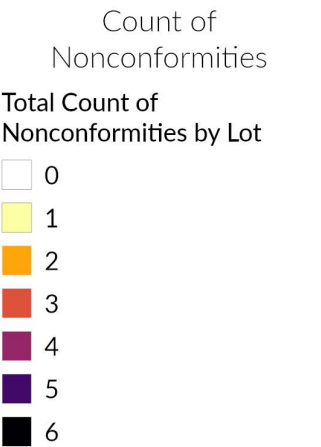


Hillside Boston Avenue Neighborhood Corridor

April 22, 2026



Boston Ave Corridor: Upper Hillside





Hillside Boston Avenue Neighborhood Corridor

April 22, 2026



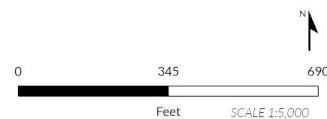
Boston Ave Corridor: Upper Hillside

Frontage

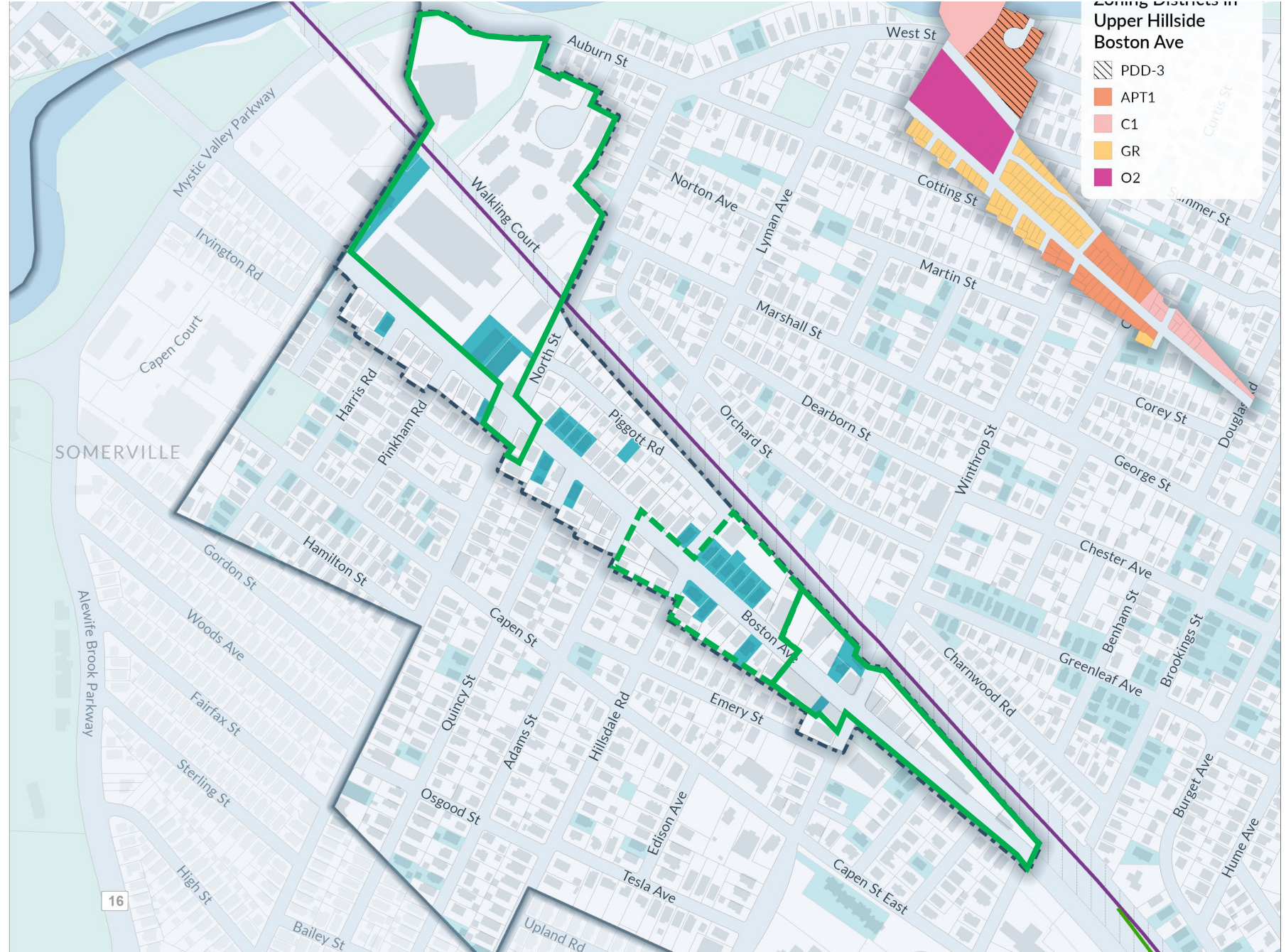
Lot Conformity by Minimum
Frontage

- Conforming
- Nonconforming

- New Proposed Boundary
- Boundary Under Consideration



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Hillside Boston Avenue Neighborhood Corridor

April 22, 2026



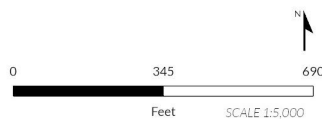
Boston Ave Corridor: Upper Hillside

Lot Coverage

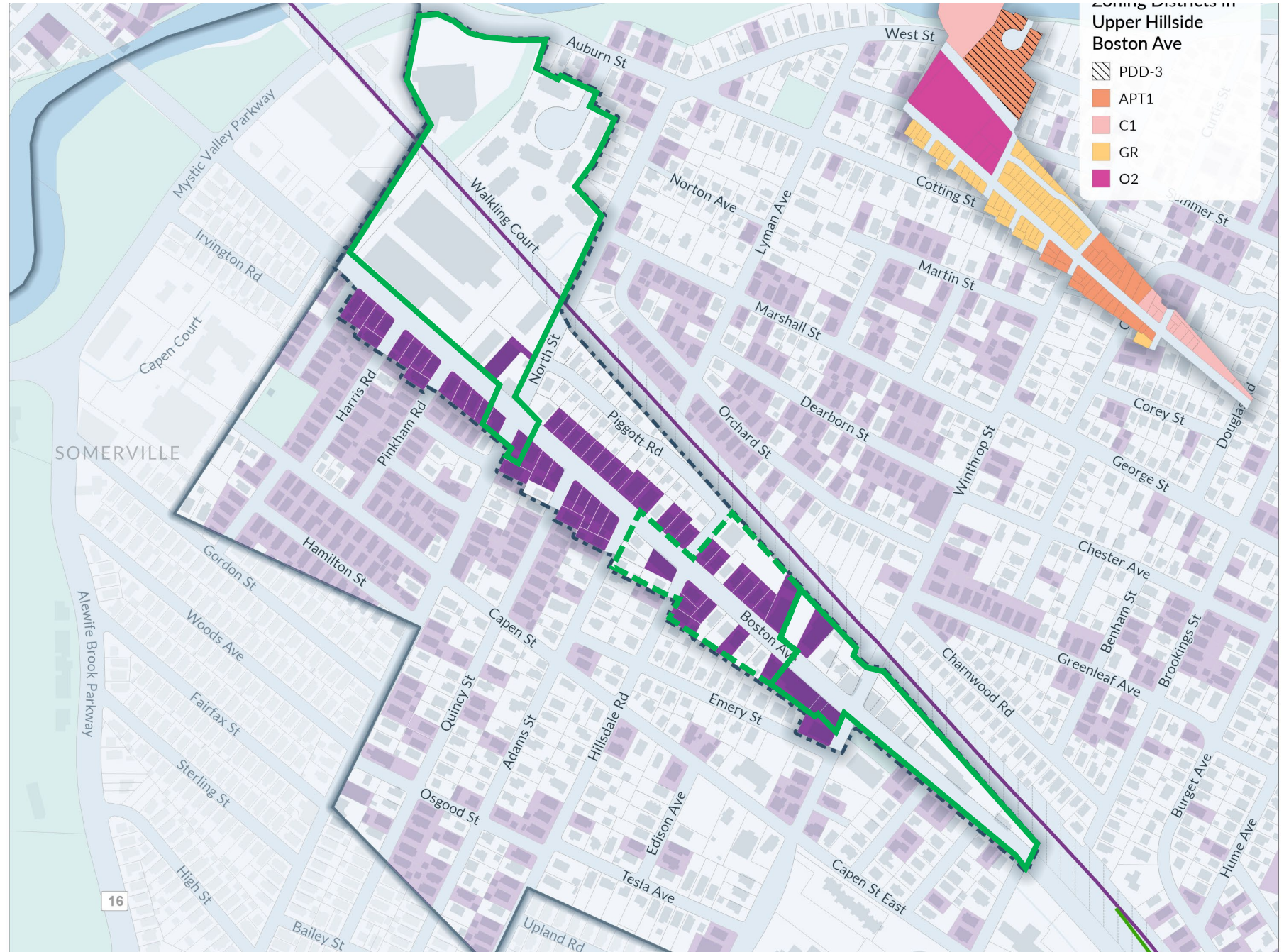
Lot Conformity by
Maximum Building
Coverage

- Conforming
- Nonconforming

- New Proposed Boundary
- Boundary Under Consideration



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Hillside Boston Avenue Neighborhood Corridor

April 22, 2026



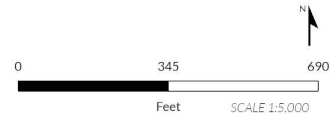
Boston Ave Corridor: Upper Hillside

Lot Size

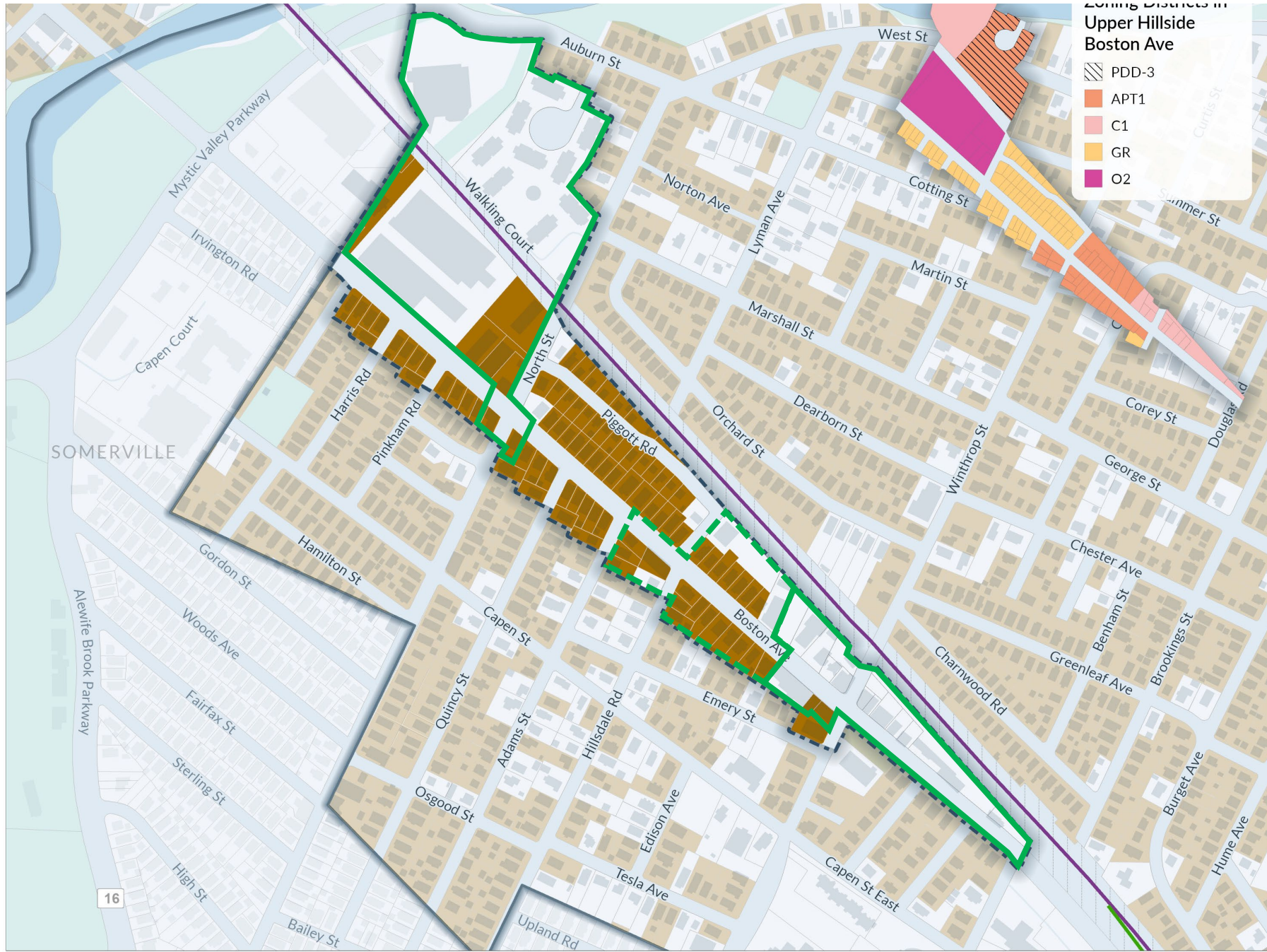
Lot Conformity by Minimum
Lot Size

- Conforming
- Nonconforming

- New Proposed Boundary
- Boundary Under Consideration



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- Zoning Districts in
Upper Hillside
Boston Ave
- PDD-3
 - APT1
 - C1
 - GR
 - O2

2026 Zoning Update

04/22/2026





Hillside Boston Avenue Neighborhood Corridor

April 22, 2026



Boston Ave Corridor: Upper Hillside

Setback

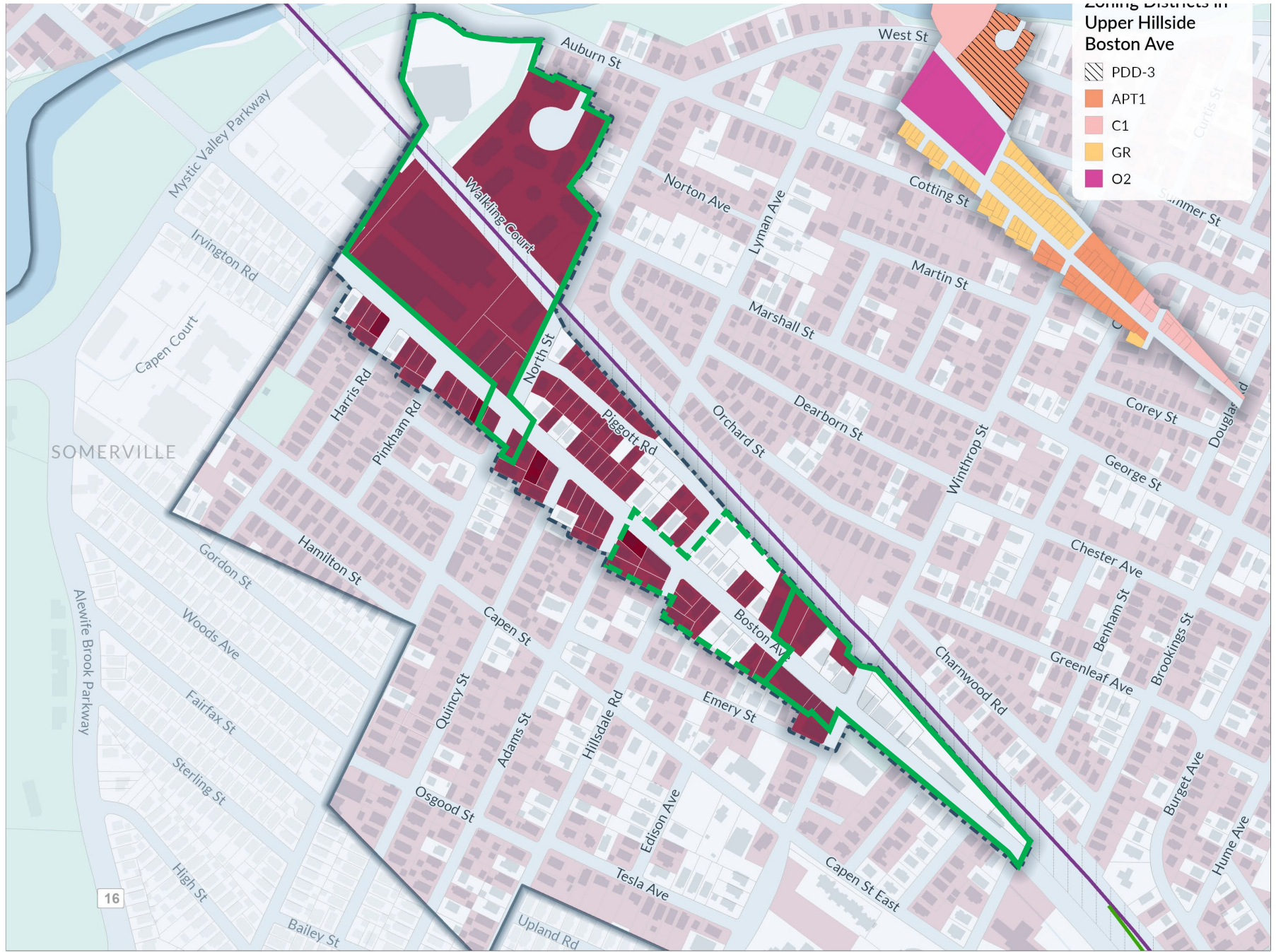
Lot Conformity by Minimum
Front Building Setback

- Conforming
- Nonconforming

- New Proposed Boundary
- Boundary Under Consideration



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Hillside Boston Avenue Neighborhood Corridor

April 22, 2026



Boston Ave Corridor: Upper Hillside

Use

- Lot Nonconformity by Use
- Two-Family Residential
 - Three-Family Residential
 - Apartments 4-8 units
 - Commercial

- New Proposed Boundary
- Boundary Under Consideration

- Zoning Districts in
Upper Hillside
Boston Ave
- PDD-3
 - APT1
 - C1
 - GR
 - O2



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South Boston Ave Neighborhood Corridor





Boston Ave Neighborhood Corridor

April 22, 2026

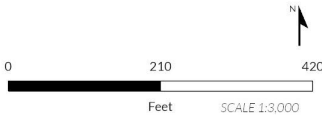


Boston Ave Corridor: South

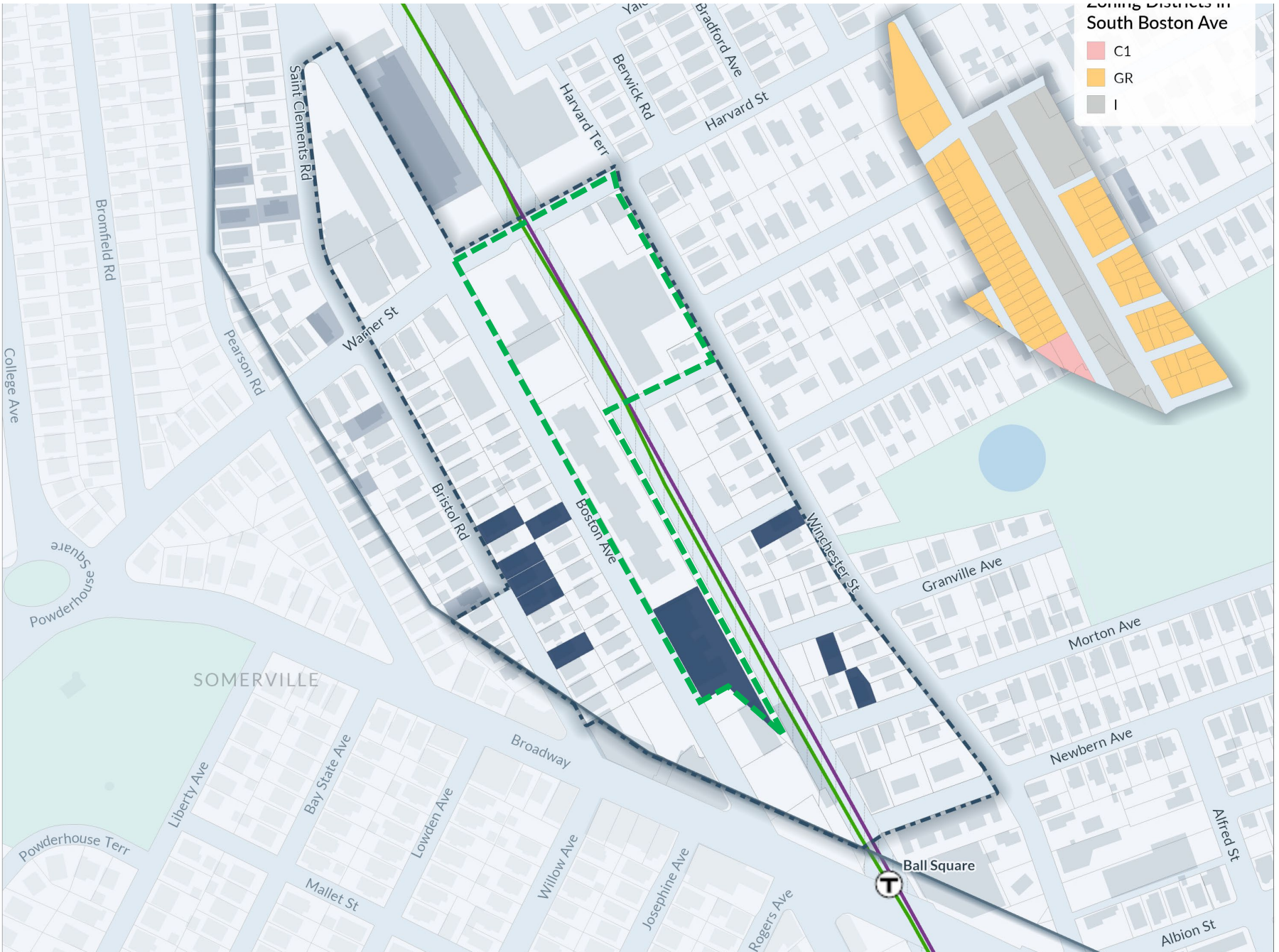
Building Height
Lot Conformity by
Maximum Building Height

- Conforming
- Nonconforming

Boundary Under
Consideration



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Boston Ave Neighborhood Corridor

April 22, 2026



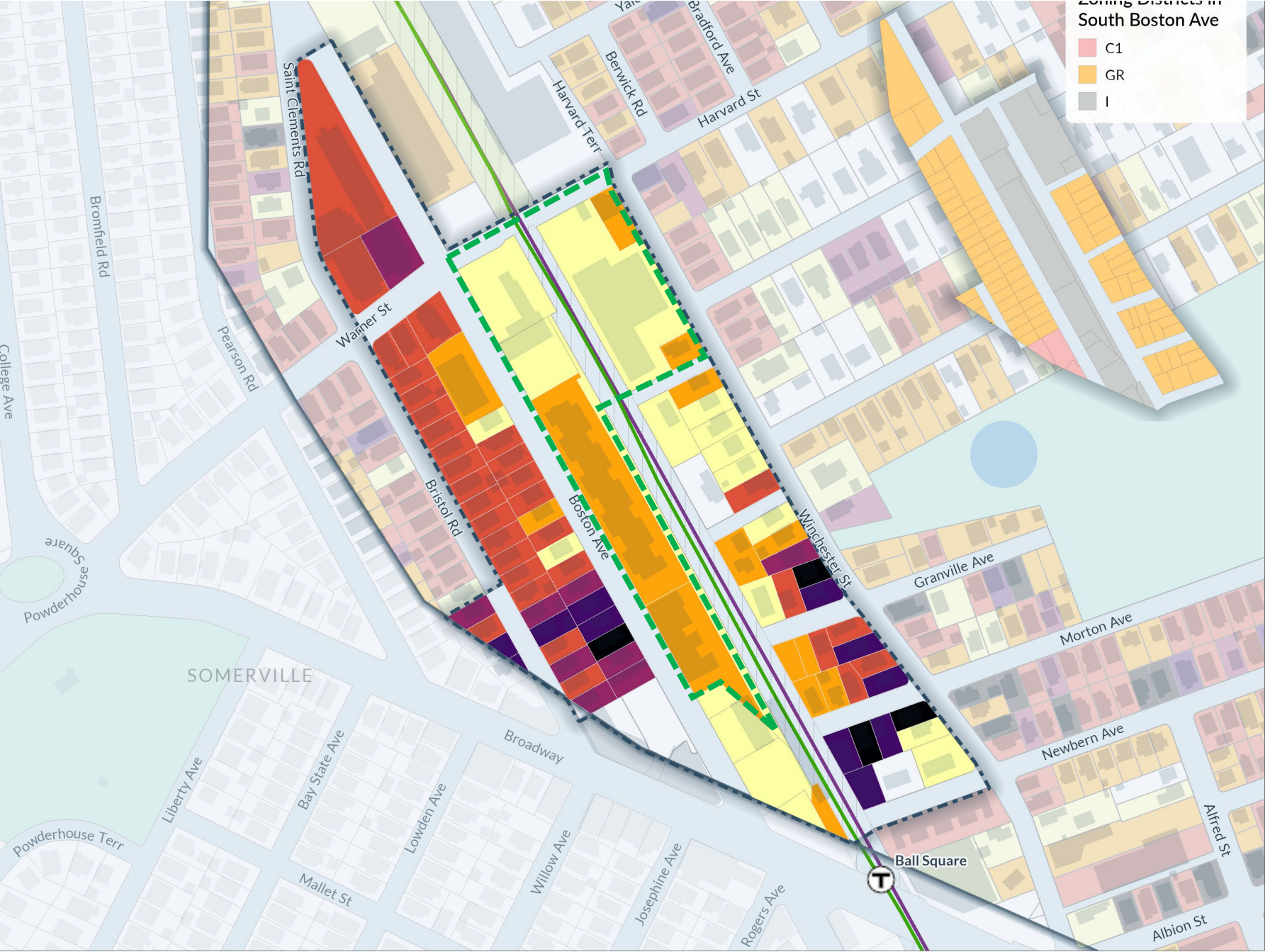
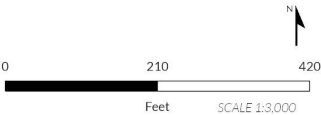
Boston Ave Corridor: South

Count of
Nonconformities

Total Count of
Nonconformities by Lot



Boundary Under
Consideration



Zoning Districts in
South Boston Ave

C1
GR
I





Boston Ave Neighborhood Corridor

April 22, 2026



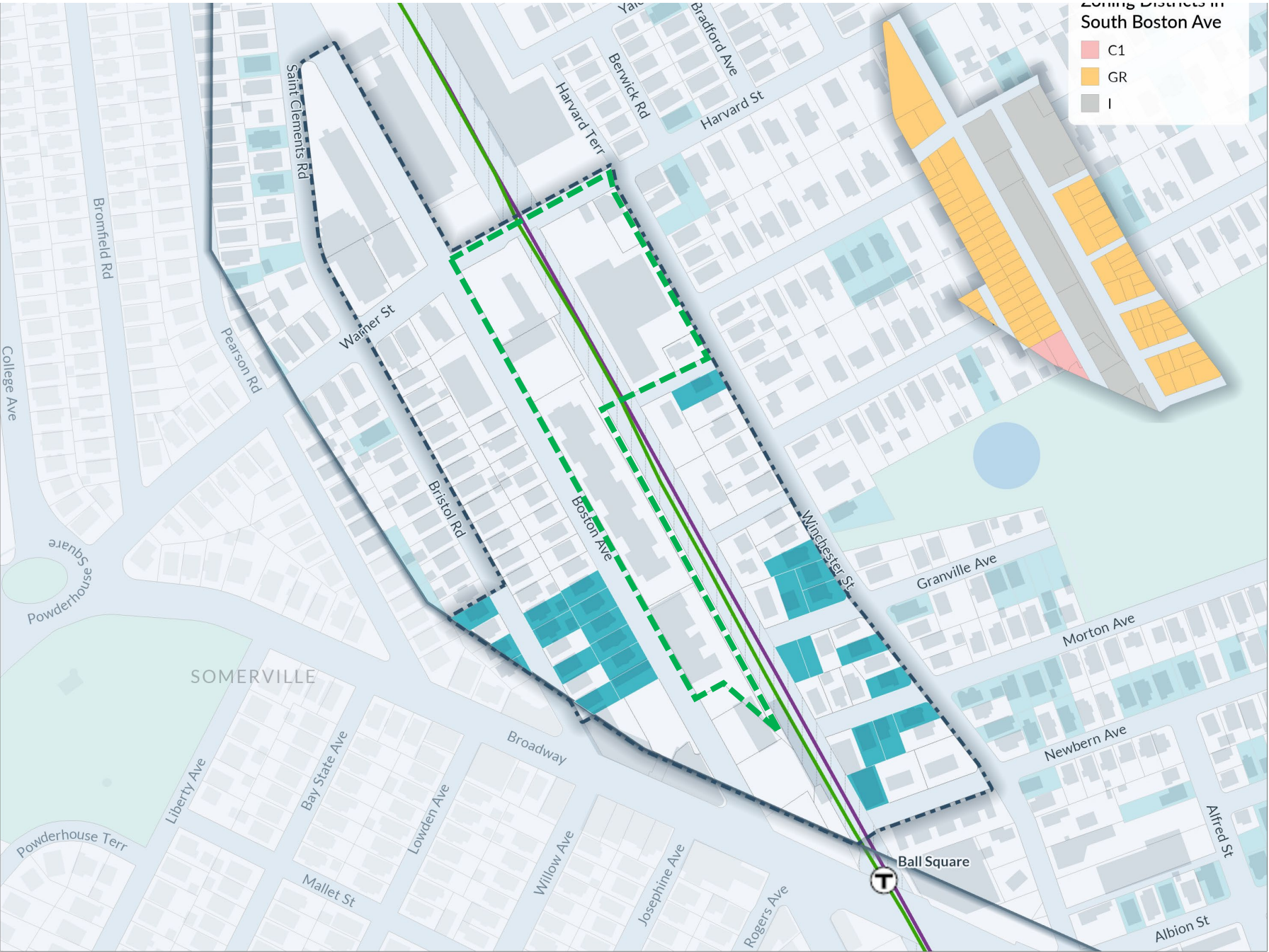
Boston Ave Corridor: South

Frontage

Frontage Conformity by
Minimum Frontage

- Conforming
- Nonconforming

Boundary Under
Consideration



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Boston Ave Neighborhood Corridor

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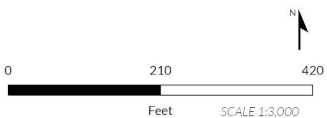


Boston Ave Corridor: South

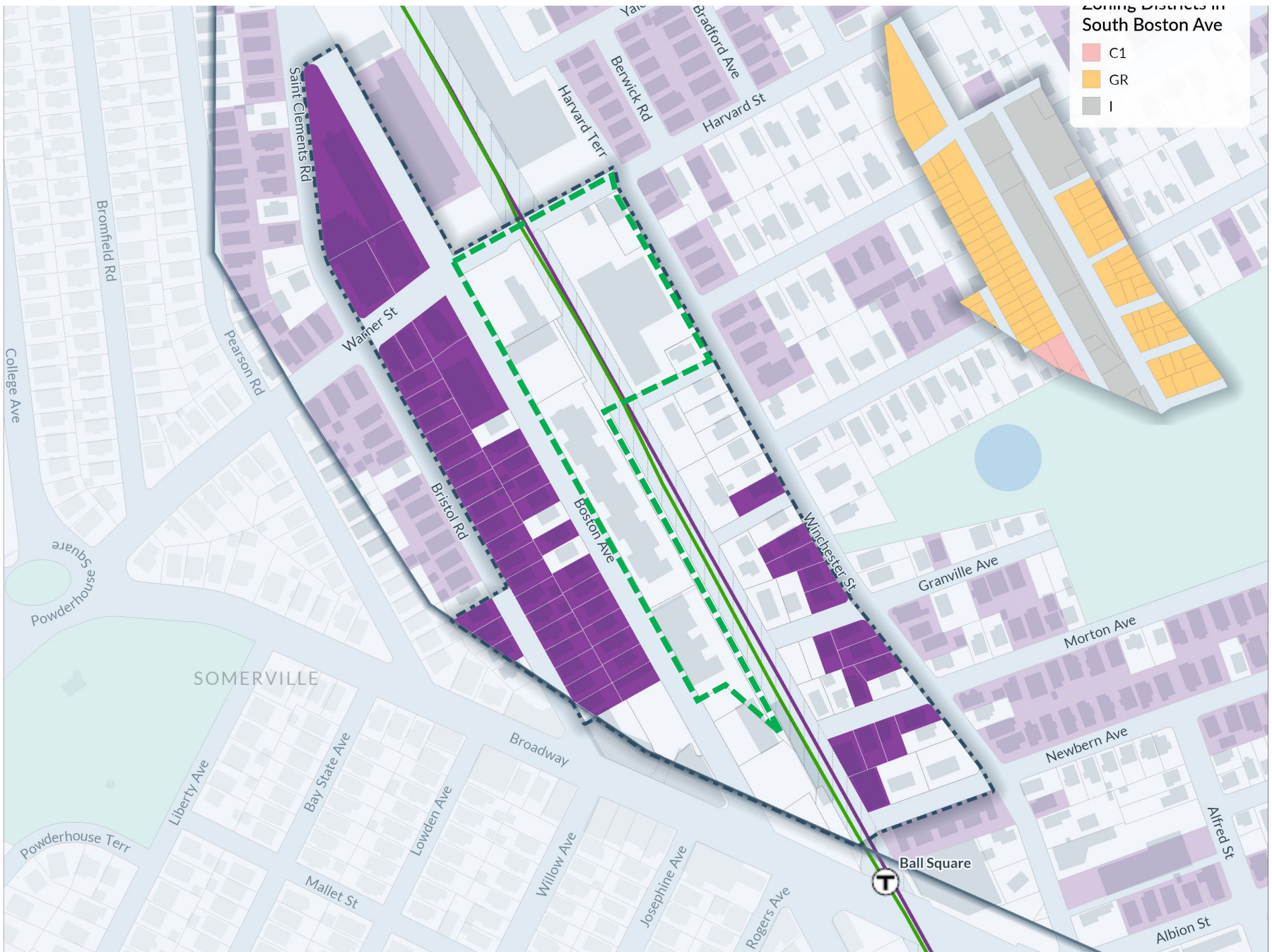
Lot Coverage
Lot Conformity by
Maximum Lot Coverage

- Conforming
- Nonconforming

Boundary Under
Consideration



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Boston Ave Neighborhood Corridor

April 22, 2026



Boston Ave Corridor: South

Lot Size

Lot Conformity by
Minimum Lot Size

- Conforming
- Nonconforming

Boundary Under
Consideration



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Boston Ave Neighborhood Corridor

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Boston Ave Corridor: South

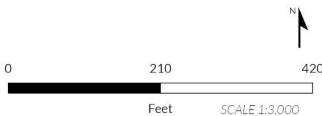
Setback

Lot Conformity by Minimum
Front Building Setback

- Conforming
- Nonconforming



Boundary Under
Consideration





Boston Ave Neighborhood Corridor

April 22, 2026



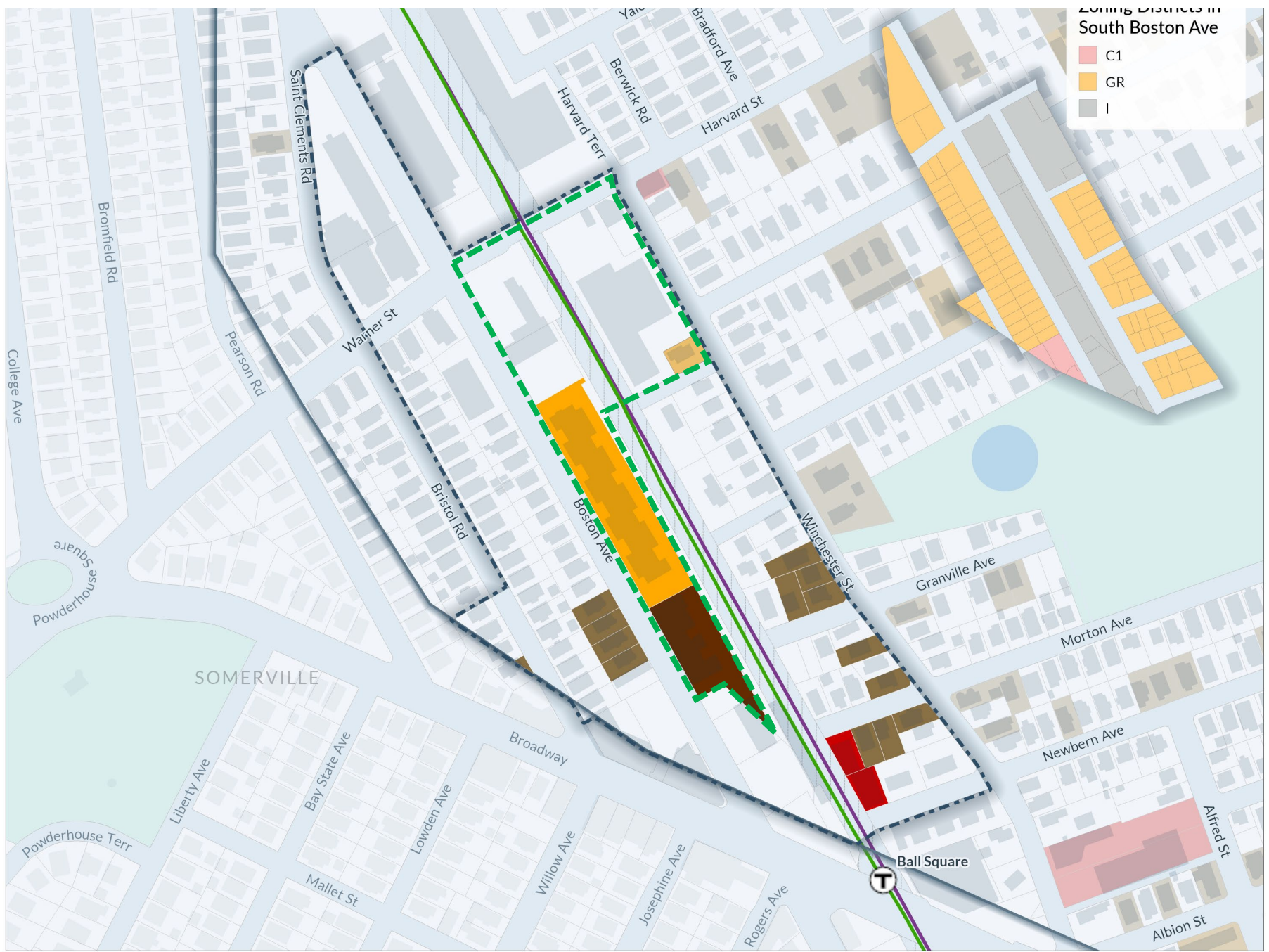
Boston Ave Corridor: South

Use

Lot Conformity by Use

- Two-Family Residential
- Three-Family Residential
- Apartments 8+ units
- Residential Condo
- Commercial

Boundary Under
Consideration

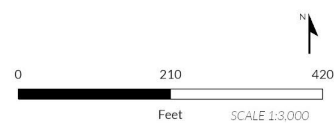


**Zoning Districts in
South Boston Ave**

- C1
- GR
- I

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04/22/2026



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