

City of Medford

2026 Zoning Update

City Council
September 15, 2026





Agenda

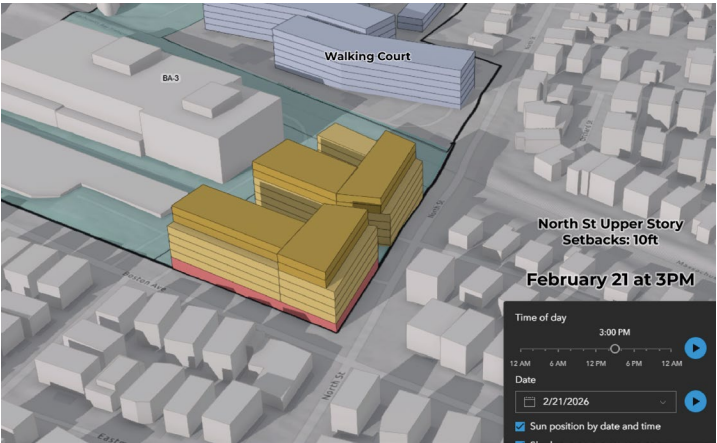
- What should the step-back be for the sixth floor and higher on North Street?
- Current proposal is that the stepback is 60 feet consistent with the images shown on June 24.
- Current text: ⁶ **Within 60' feet of North Street, the height incentive is not permitted, and the maximum height is five stories.**
- City staff asked the Innes team to model the following options.



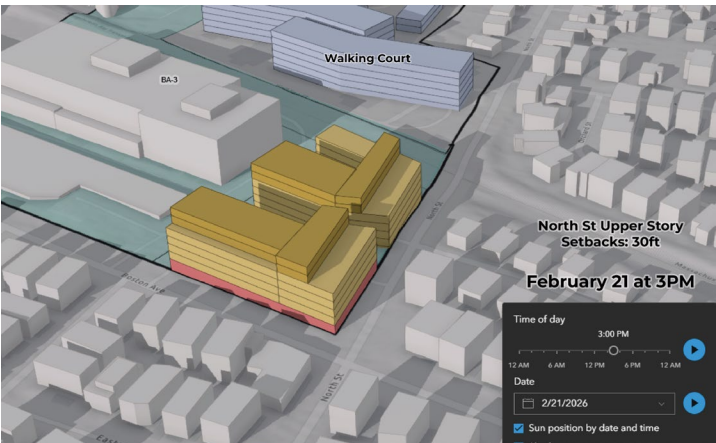


February 21 at 3pm

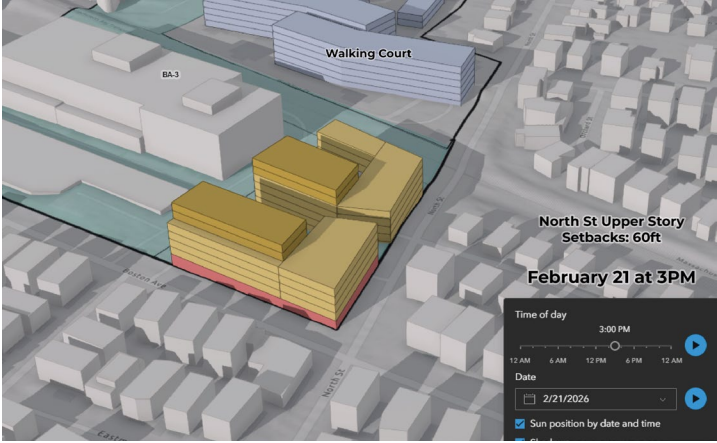
10-foot setback



30-foot setback



60-foot setback



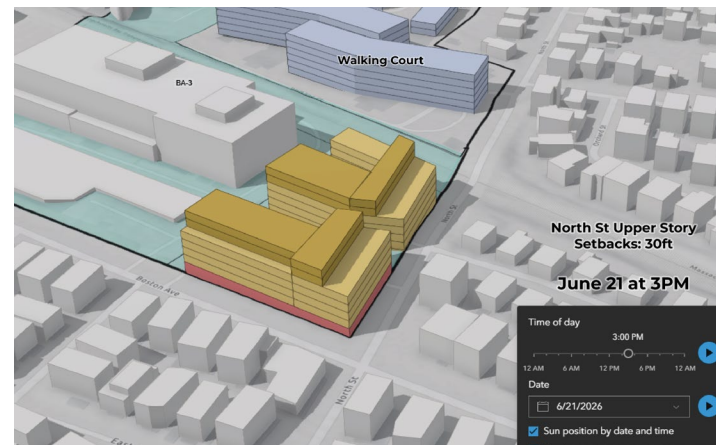


June 21 at 3pm

10-foot setback



30-foot setback



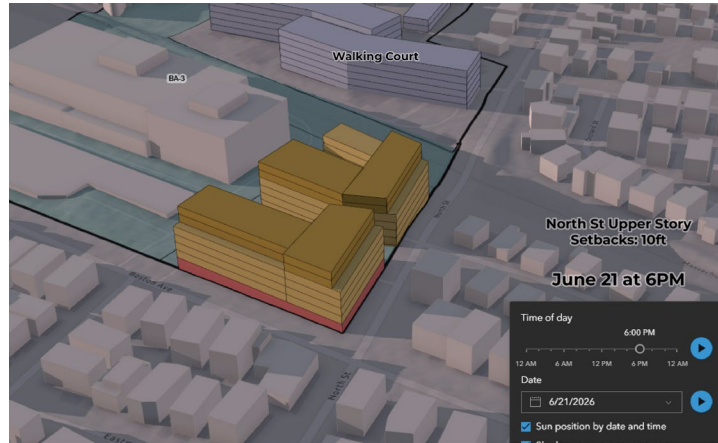
60-foot setback



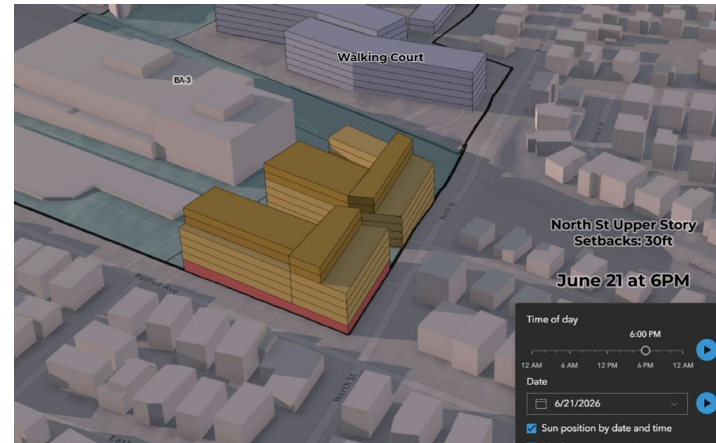


June 21 at 6pm

10-foot setback



30-foot setback

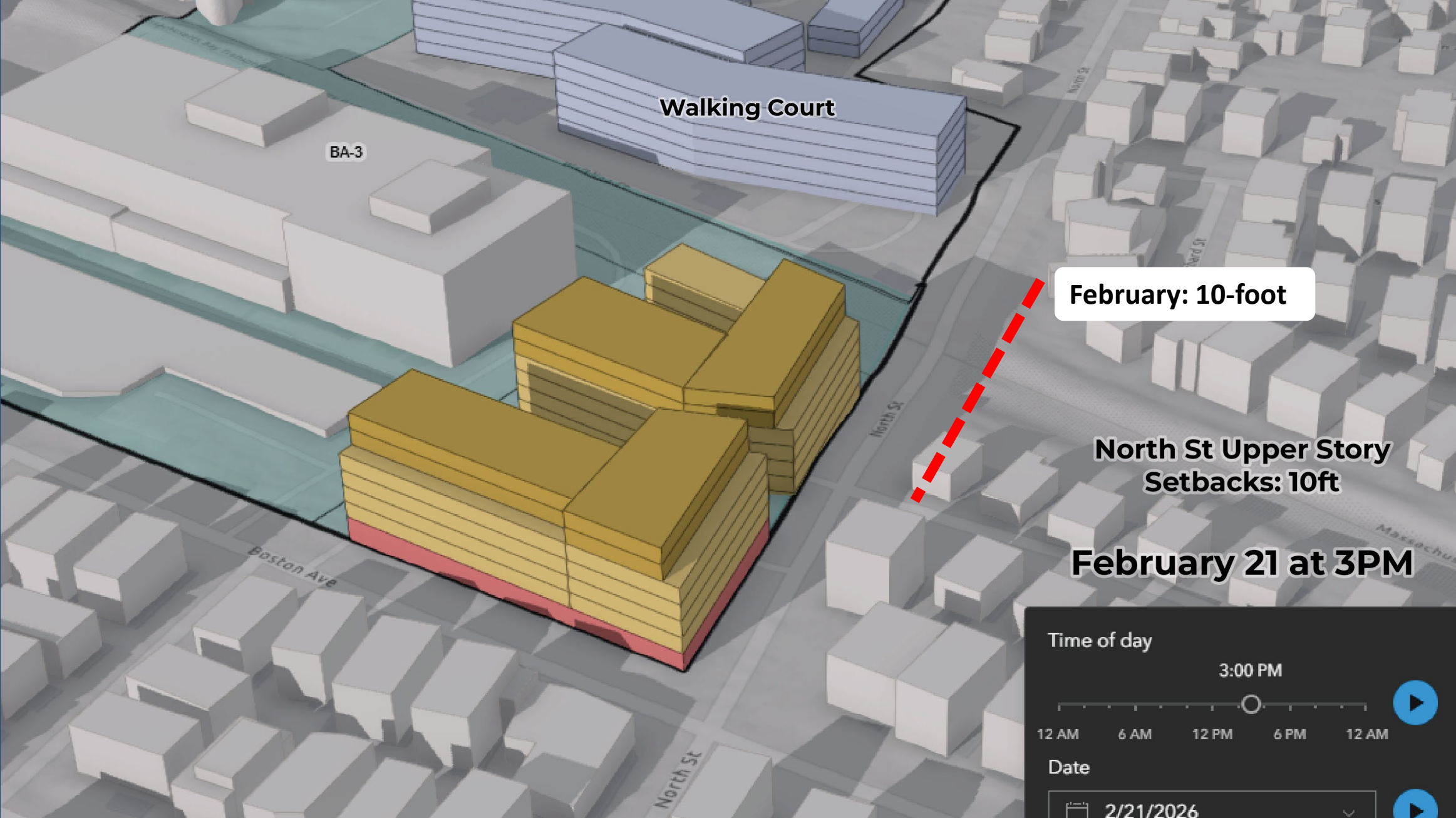


60-foot setback





February 21 at 3



Walking Court

BA-3

February: 10-foot

North St Upper Story
Setbacks: 10ft

February 21 at 3PM

Time of day

3:00 PM

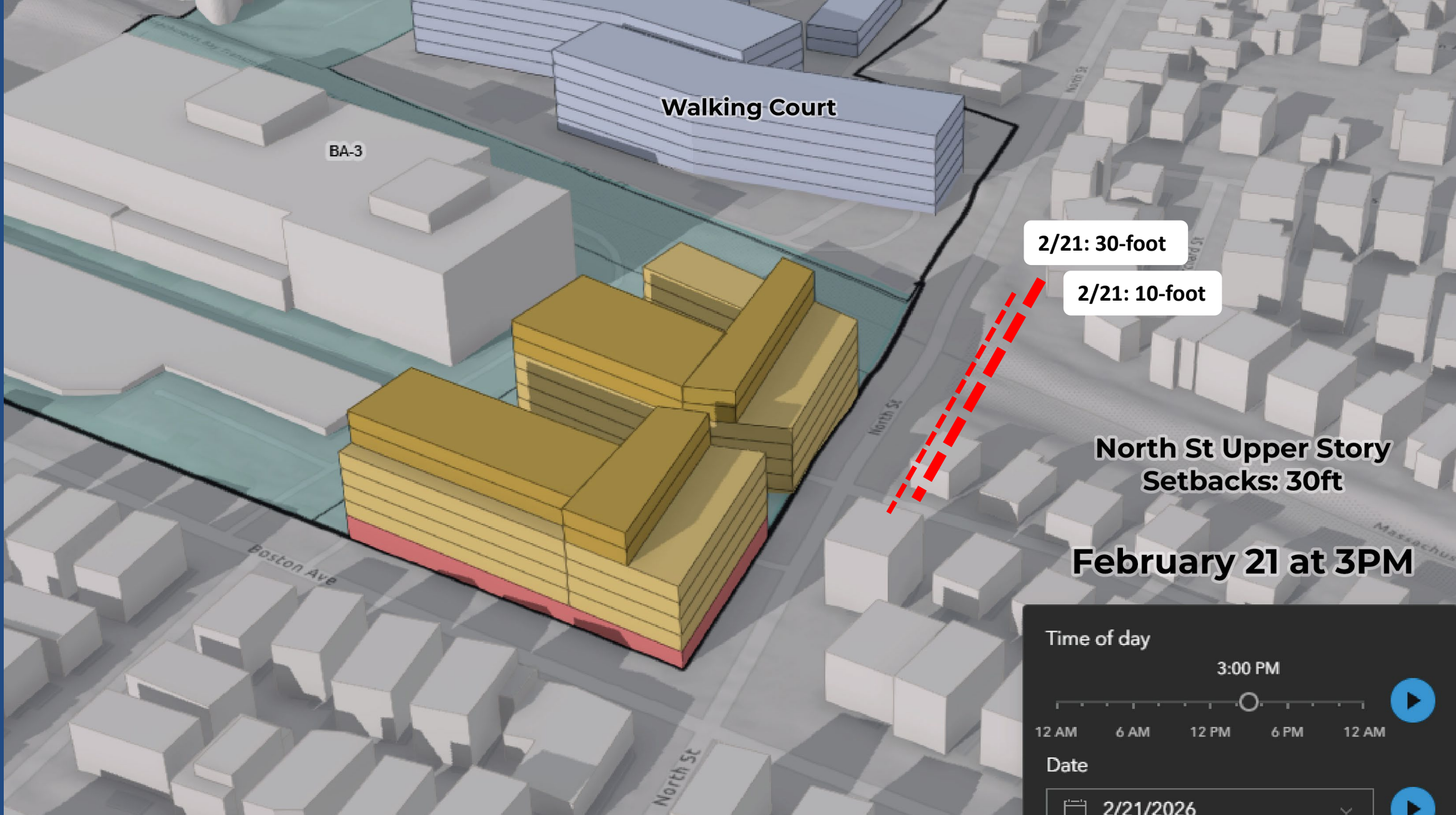
12 AM 6 AM 12 PM 6 PM 12 AM

Date

2/21/2026

☒ Sun position by date and time

February 21 at 3pm: 10-foot stepback



February 21 at 3pm: 30-foot stepback

Time of day

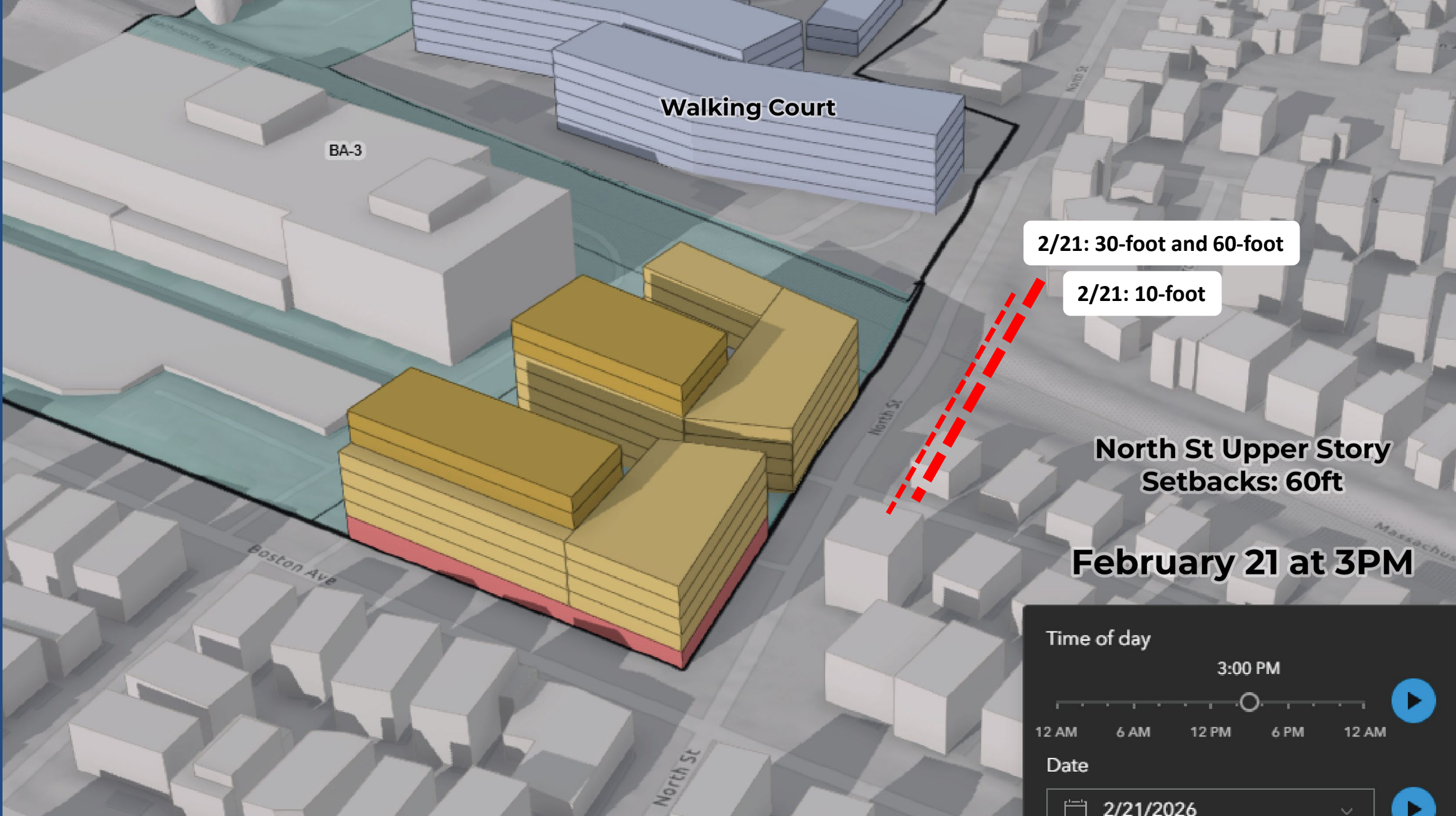
3:00 PM

12 AM 6 AM 12 PM 6 PM 12 AM

Date

2/21/2026

☒ Sun position by date and time



February 21 at 3pm: 60-foot stepback

Time of day

3:00 PM

12 AM 6 AM 12 PM 6 PM 12 AM

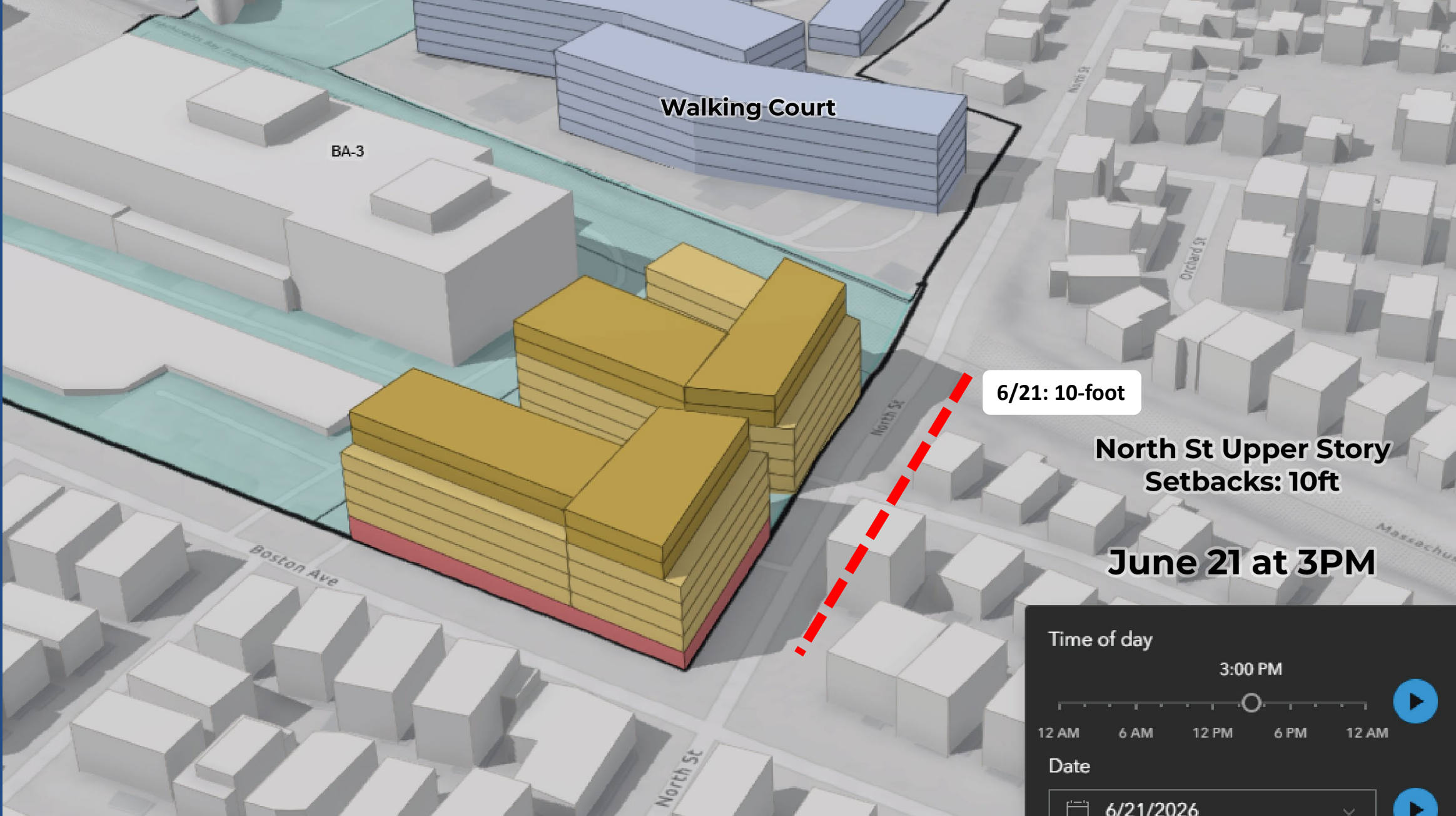
Date

2/21/2026

☒ Sun position by date and time



June 21 at 3



Walking Court

BA-3

6/21: 10-foot

North St Upper Story
Setbacks: 10ft

June 21 at 3PM

Time of day

3:00 PM

12 AM 6 AM 12 PM 6 PM 12 AM

Date

6/21/2026

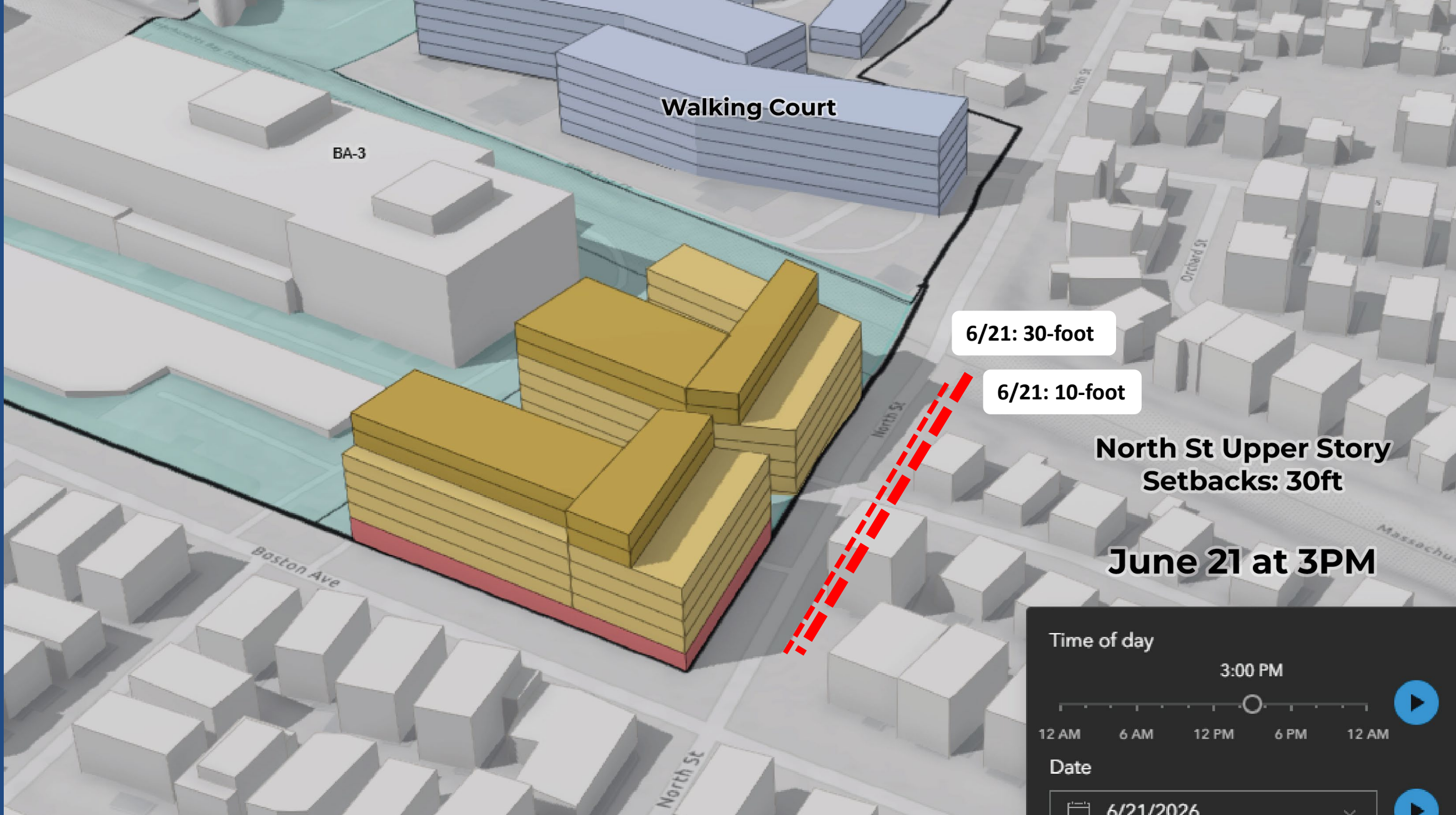
☒ Sun position by date and time

June 21 at 3pm: 10-foot stepback



2026 Zoning Update

09/15/2026



June 21 at 3pm: 30-foot stepback

Time of day

3:00 PM

12 AM 6 AM 12 PM 6 PM 12 AM

Date

6/21/2026

☒ Sun position by date and time



Walking Court

BA-3

6/21 @3: 30-foot and 60-foot

6/21 @3: 10-foot

North St Upper Story
Setbacks: 60ft

June 21 at 3PM

Time of day

3:00 PM

12 AM 6 AM 12 PM 6 PM 12 AM

Date

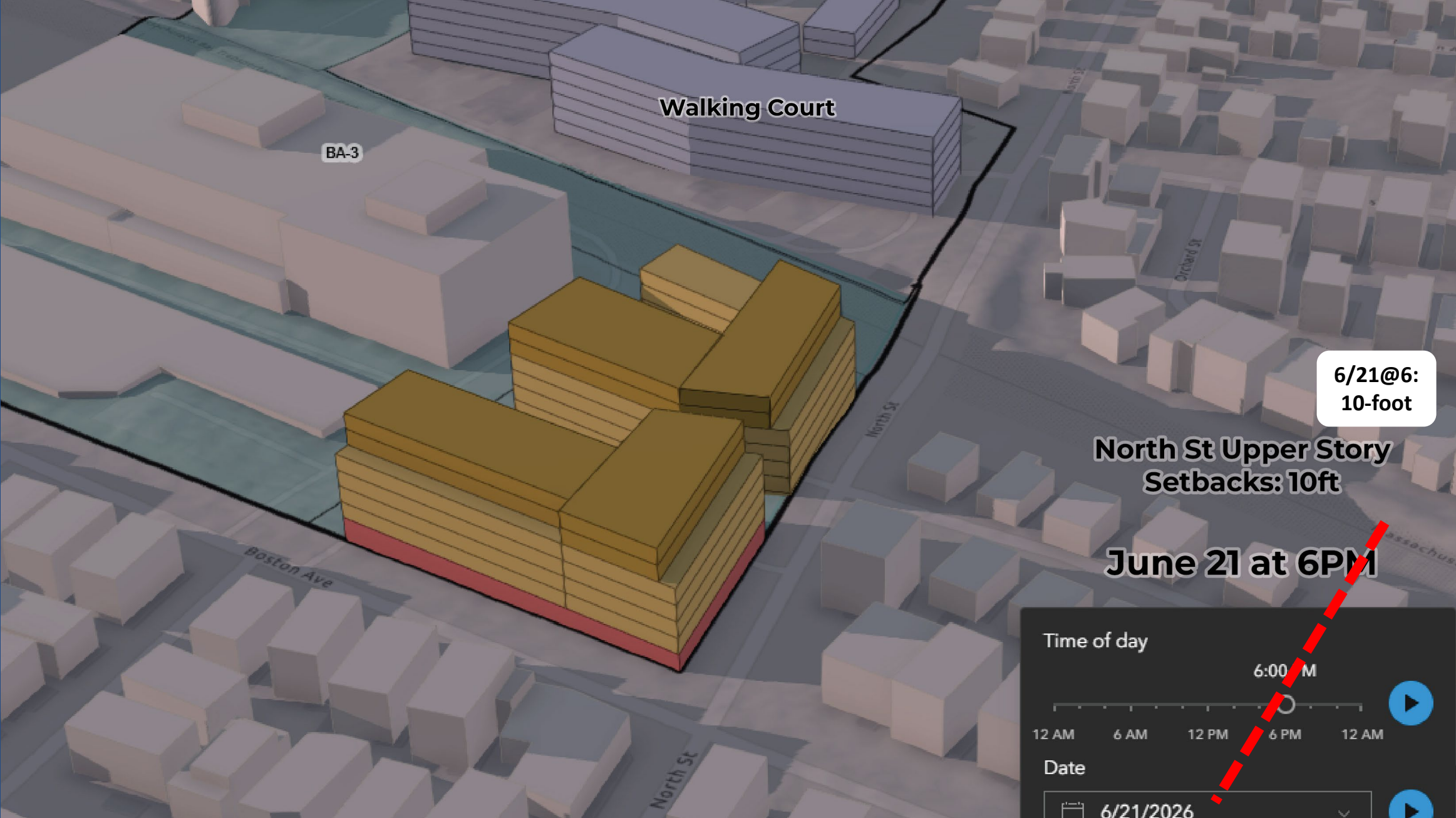
6/21/2026

☒ Sun position by date and time

June 21 at 3pm: 60-foot stepback



June 21 at 6



Walking Court

BA-3

6/21@6:
10-foot

North St Upper Story
Setbacks: 10ft

June 21 at 6PM

Time of day

6:00 AM

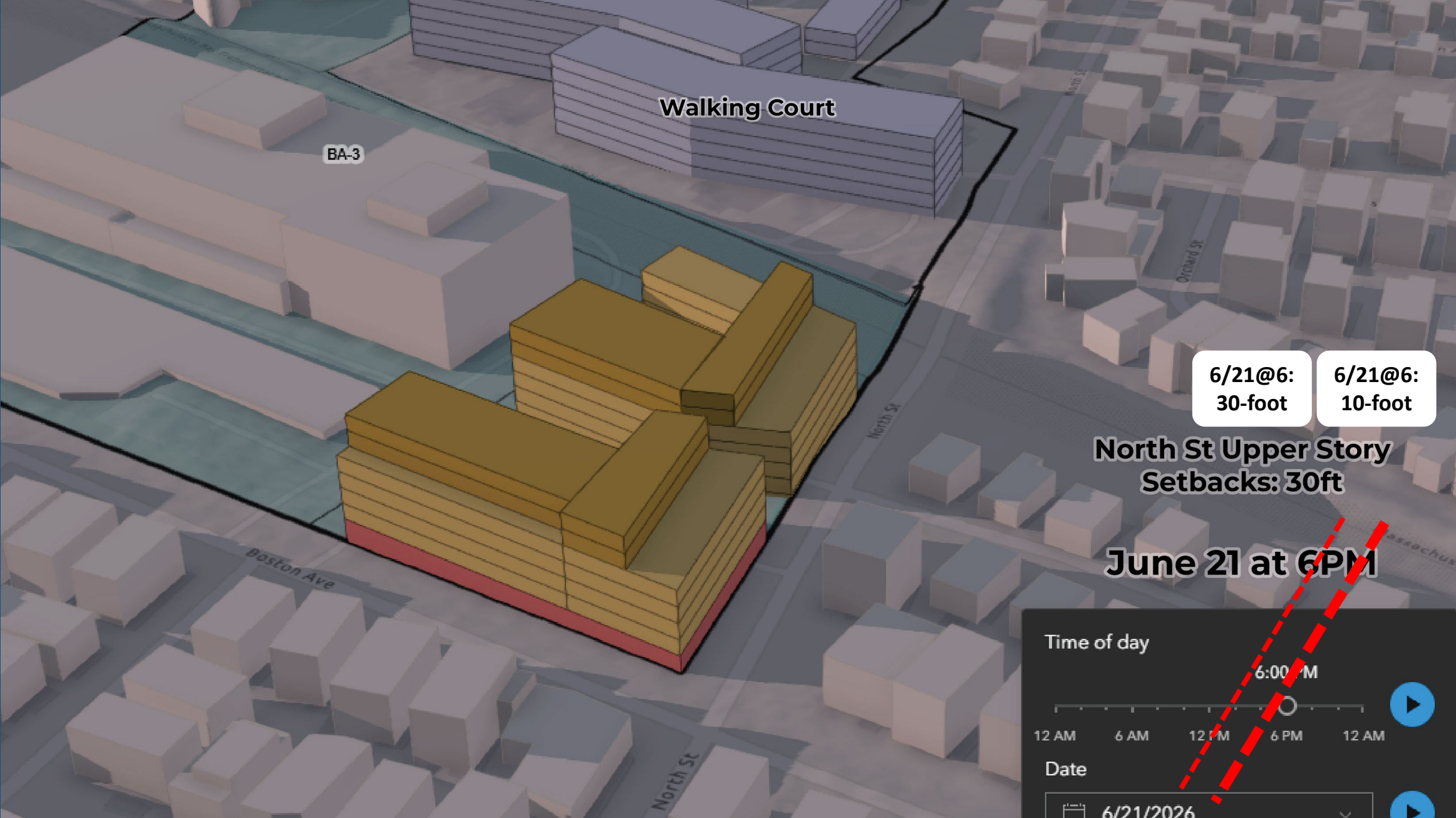
12 AM 6 AM 12 PM 6 PM 12 AM

Date

6/21/2026

☒ Sun position by date and time

June 21 at 6pm: 10-foot stepback



Walking Court

BA-3

6/21@6:
30-foot

6/21@6:
10-foot

North St Upper Story
Setbacks: 30ft

June 21 at 6PM

Time of day

6:00 PM

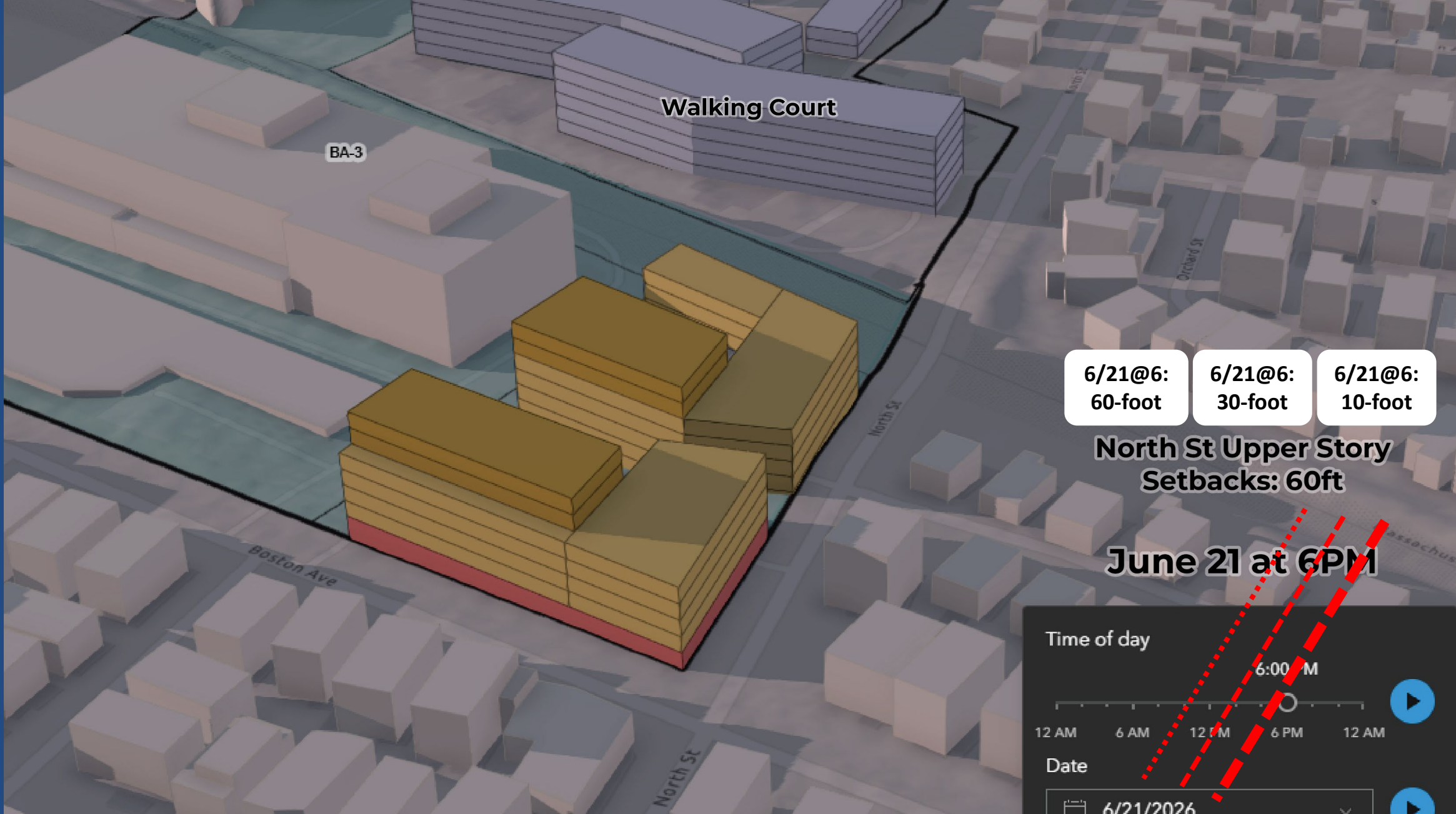
12 AM 6 AM 12 PM 6 PM 12 AM

Date

6/21/2026

☒ Sun position by date and time

June 21 at 6pm: 30-foot stepback



BA-3

Walking Court

6/21@6:
60-foot

6/21@6:
30-foot

6/21@6:
10-foot

North St Upper Story
Setbacks: 60ft

June 21 at 6PM

Time of day



Date

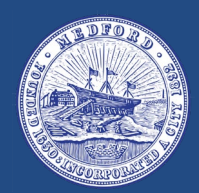
6/21/2026

☒ Sun position by date and time

June 21 at 6pm: 60-foot stepback

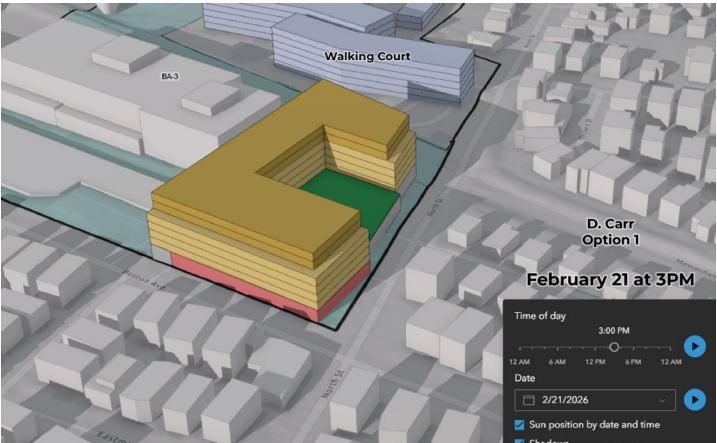


Carr Options 1 and 2



Doug Carr: Option 1

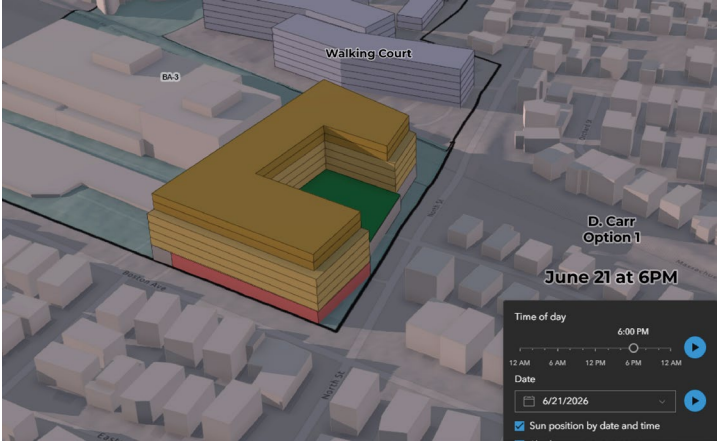
February 21 at 3pm



June 21 at 3pm



June 21 at 6pm





Doug Carr: Option 2

February 21 at 3pm



June 21 at 3pm

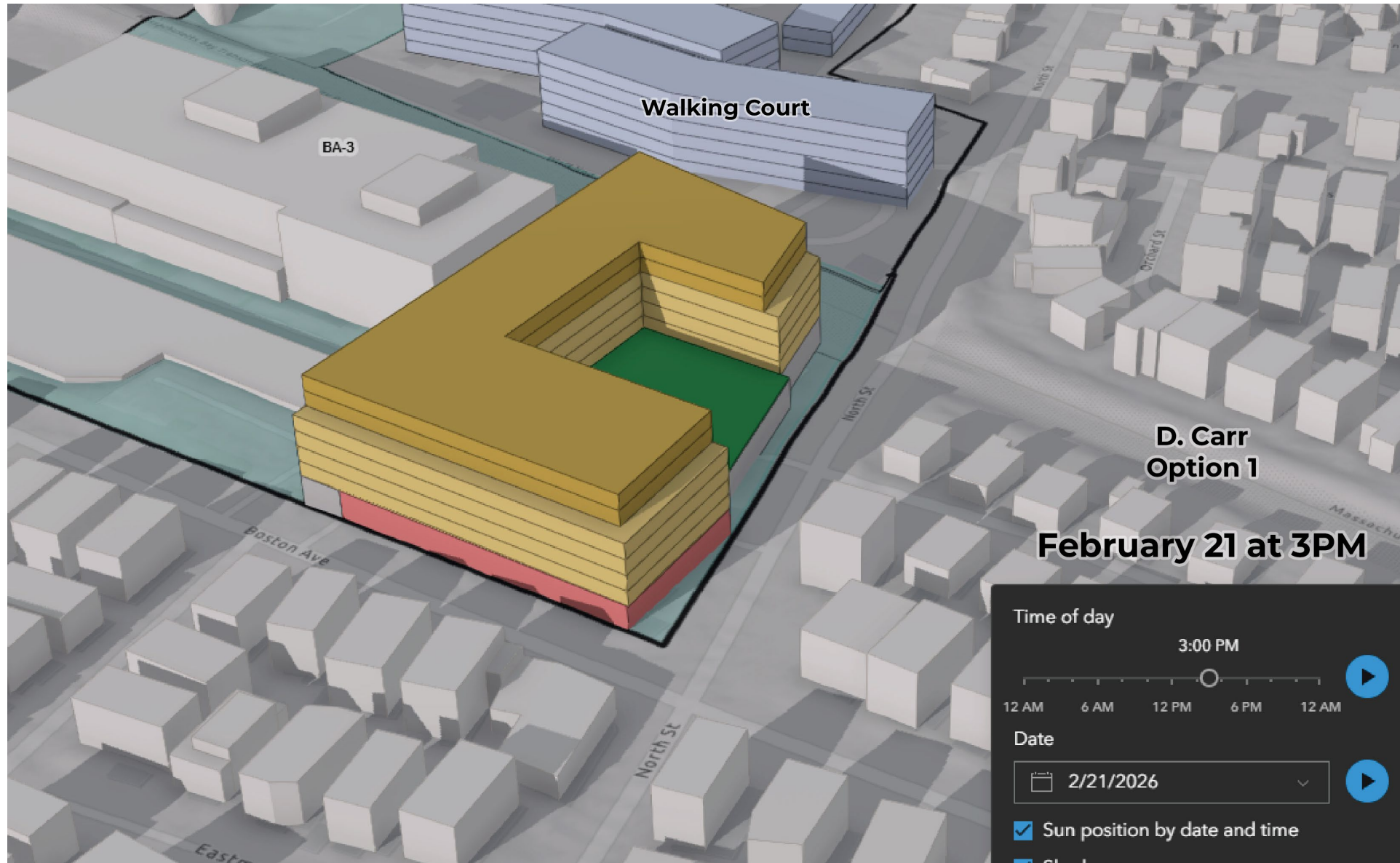


June 21 at 6pm





February 21 at 3pm: Carr Option 1



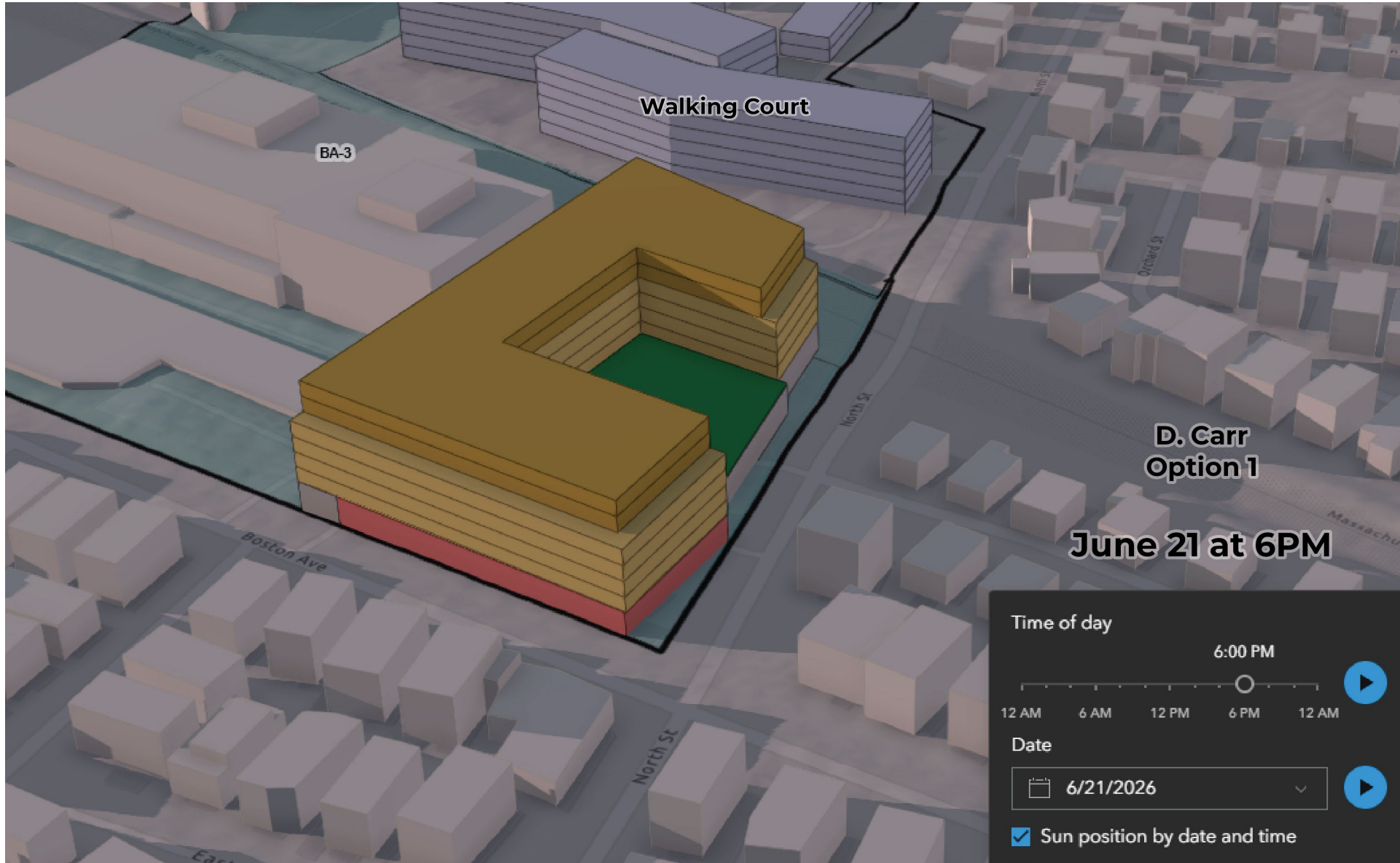


June 21 at 3pm: Carr Option 1



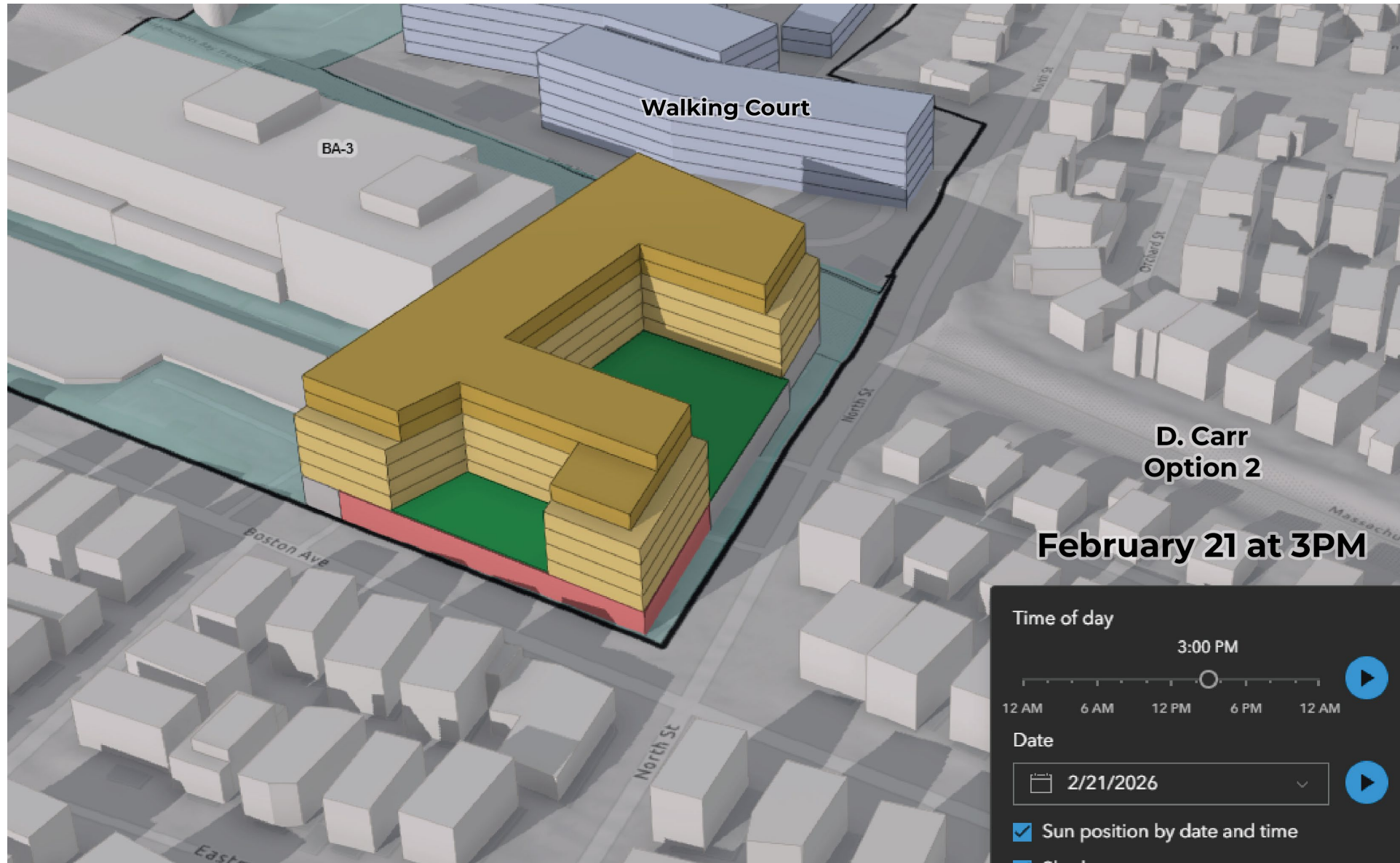


June 21 at 6pm: Carr Option 1





February 21 at 3pm: Carr Option 2





June 21 at 3pm: Carr Option 2





June 21 at 6pm: Carr Option 2

