



Medford City Council  
Medford, Massachusetts

**Planning and Permitting Committee, April 9, 2025**

**Voting Members**

Kit Collins, Chair  
Matt Leming, Vice Chair  
Isaac B. "Zac" Bears  
Anna Callahan  
George A. Scarpelli

This meeting will take place at 6:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link: <https://us06web.zoom.us/j/84018831629>

Call-in Number: +13052241968,,84018831629#

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

To submit written comments, please email AHurtubise@medford-ma.gov.

**CALL TO ORDER & ROLL CALL**

**ACTION AND DISCUSSION ITEMS**

**24-033 - Offered by President Bears and Vice President Collins**

Zoning Ordinance Updates with Innes Associates Team

**PAPERS IN COMMITTEE**

To view Papers in Committee, please email ahurtubise@medford-ma.gov.

**Adjournment**



Medford City Council  
Medford, Massachusetts

MEETING DATE	SPONSORED BY
April 9, 2025	Isaac Bears, Council President, Kit Collins, Council Vice President

**AGENDA ITEM**

**24-033 - Zoning Ordinance Updates with Innes Associates Team**

**FULL TEXT AND DESCRIPTION**

This is the twenty-third zoning updates project meeting with Innes Associates. The following will be discussed:

- West Medford Square initial zoning proposal and discussion
- Review of upcoming zoning updates project topics from January 2025 to June 2025
- General discussion of updates to the Zoning Ordinance

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Be it Resolved by the Medford City Council that the Planning and Permitting Committee invite staff from the Office of Planning, Development, and Sustainability and Innes Associates, the Medford City Council's Zoning Consultant, to discuss our upcoming comprehensive review and update of the Zoning Ordinance.

Vice President Collins moved to refer the paper to the Planning and Permitting Committee (Councillor Scarpelli second)—referred to the Planning and Permitting Committee.

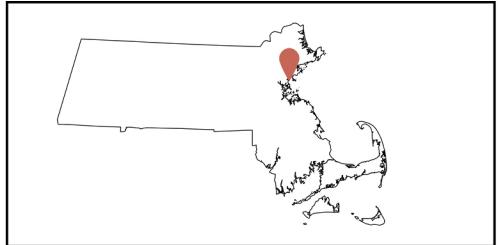
**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. 10\_WestMedfordSquare\_ZoningMap\_Existing\_20250404
2. 10\_WestMedfordSquare\_ZoningMap\_Proposal\_20250404

# West Medford Square Current Zoning



## LEGEND

**Commercial 1:**  
Residential building:

- 6 stories by right

Commercial building:

- 4 stories by right

Other permitted Structures

- 15 stories by right

**General residential**  

- Single-unit Dwelling
- 2-Units Dwelling
- ADU

**Single Family 1**  

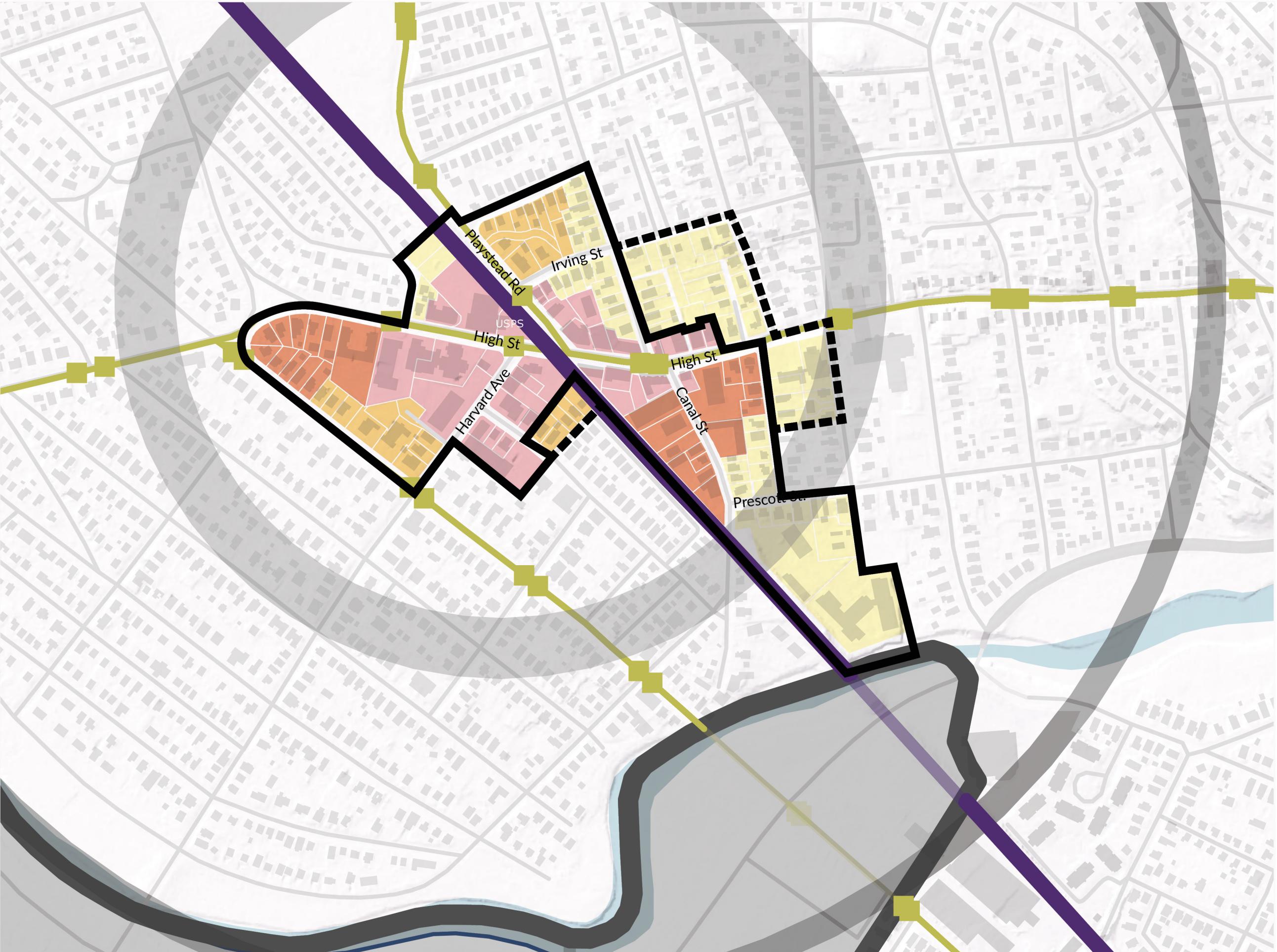
- Single-unit Dwelling
- ADU

**Apartment 1**  
Residential building:

- 3 stories by right

Commercial use:

- NOT allowed

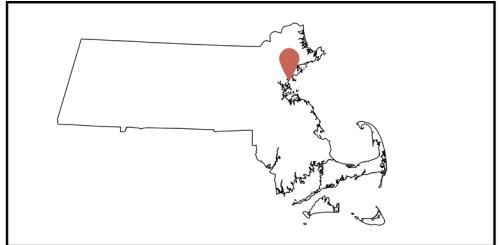


This map was produced in April 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



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# West Medford Square Zoning Proposal



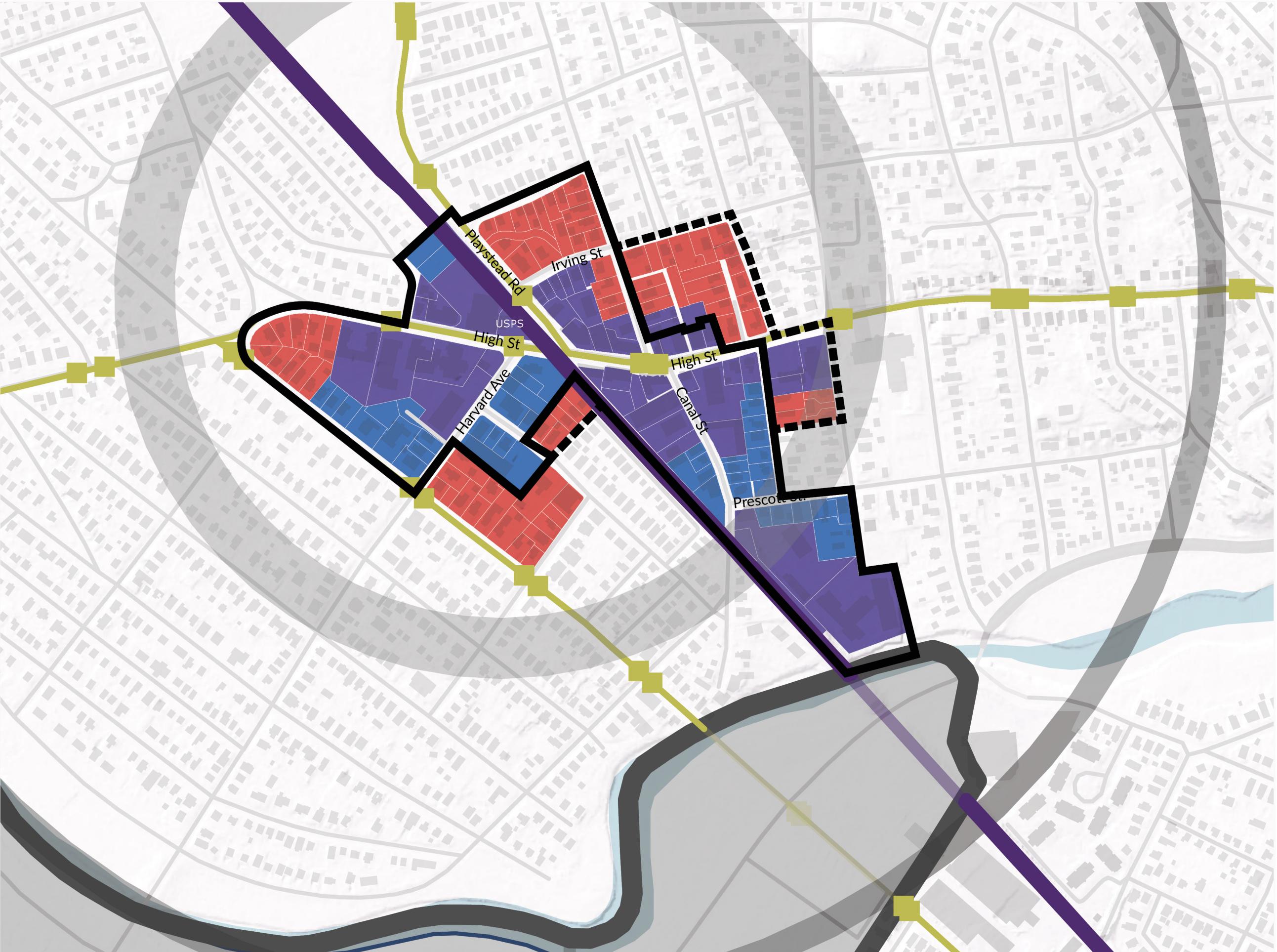
## LEGEND

Mixed-Use 2A  
Mid Scale.  
4 stories by right + 2 IZ

Mixed-Use 2B  
Mid-High Scale.  
6 stories by right + 2 IZ

Urban Residential 2  

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



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