

MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Emily Keys Innes, AICP, LEED AP ND, President
Date	May 03, 2024
Project	23146 – Medford – Zoning
Subject	Definitions Memo
Cc:	Paula Ramos Martinez, Senior Urban Designer/Planner Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

This memorandum provides the first pass at changes to Section 12. Definitions. Some of the terms identified and discussed at the April 24, 2024 meeting require additional research.

The organization of the memorandum identified the term(s) to be defined, modified, or clarified, suggested language for the changes, and the source of the definition. The source would be removed prior to submitting the change to City Council and the format of the new language would be altered to meet the City's current format.

We recommend that the Building Department also review these definitions before sending to City Council since they had requested some of the clarifications.

1. **Term to be Defined:** Replace Dwelling, Multiple, Class A and Dwelling, Multiple Class B with a single definition.

Suggested Definition: Dwelling, Multi-family. A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building. (Source: MGL Chapter 40A, Section 1A)

2. **Term to be Defined:** Doggy Daycare (separate from Keeping of Animals).

Suggested Definition: Dog Daycare. A facility providing care for dogs on a daily basis without overnight accommodation. The facility may include indoor and outdoor areas for the dogs where they will be under supervision. For clarity, this definition does not include animal boarding facilities. (Source: LawInsider.com)

3. **Term to be Defined:** Eating establishments, Café/Coffee Shop; and change “Drive-in eating places” becomes “Eating Place, Drive-Through.”

Under review.

4. **Term to be Defined:** Household and replace Family with Household.

Under review.

5. **Term to be Defined:** Institutional Use.

Suggested Definition: Institutional Use. The use of land or structures for the non-profit charitable, benevolent, spiritual, instructional or custodial activities of government, education, religious, health care, social service, fraternal/sorority or similar organizations. (Source: Cambridge)

6. **Term to be Defined:** Mixed-Use.

Suggested Definition: Mixed-use development. Development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses. (Source: MGL Ch. 40A, Section 1A).

7. **Term to be Clarified:** Manufactured Home/ Mobile Home/ Tiny Home.

Current Definition: Mobile home. A dwelling unit built on a chassis and containing complete electrical, plumbing, and sanitary facilities, and designed to be installed on a temporary or permanent foundation for living quarters. (Medford)

Suggested Definition: Manufactured Home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater

than 180 consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles. (Source: Oak Bluffs)

Suggested Definition: Tiny House, Moveable. A transportable dwelling unit built on a frame or chassis with not more than 400 square feet, excluding lofts, projections from bay windows, open decks, porches or exterior utility and storage compartments, intended for residential use on an individual house lot where single-family dwellings are allowed or as an accessory dwelling unit. (Source: House Bill 1359)

Standards for Use: A “movable tiny house” shall be permanently affixed to a chassis approved by the Massachusetts Department of Transportation capable of carrying the total weight of the structure and the exterior width shall not exceed any dimension prohibited by the Massachusetts Department of Transportation for movement on a public way or highway; provided further, that a “movable tiny house” shall be built in conformance with the regulations and standards of the state building code but shall not be required to have insulation in walls and floors exceeding R-13 or in ceilings exceeding R-18. (Source: House Bill 1359)

Suggested Definition: Tiny House, Stationary. A dwelling that is 400 square feet (37m²) or less in floor area excluding lofts. (Source: ICC)

8. **Term to be Defined:** Motor Vehicles, Class III. *Note: We added Junkyards as a possible use to be prohibited and to clarify these two uses.*

Suggested Definition: Class III Motor Vehicle Sales. Principal business is: (1) buying used vehicles for purpose of remodeling, taking apart, or rebuilding and selling the same, or (2) buying or selling parts from used vehicles or tires, or the assembling of used vehicle parts. (Source: KP Law)

9. **Term to be Defined:** Junkyards

Suggested Definition: Junkyard or automobile graveyard.: The use of any area or any lot, whether inside or outside of a building, for the storage, keeping, or abandonment of junk, scrap or discarded materials, or the dismantling, demolition, or abandonment of automobiles, other vehicles, machinery, or parts thereof. (Source: Salem)

10. **Term to be Clarified:** Structure, Accessory and Use, Accessory.

Suggested Definition: Keep Medford’s current definition of an Accessory Structure.

Suggested Definition: Accessory Use: A use customarily incidental to, and on the same lot or group of lots as a conforming principal use (Source: Medford, with standards removed).

11. **Rename/replace term:** “Coverage of Lot” becomes “Lot Coverage;” add accessory buildings.

Suggested Definition: Lot Coverage. The percent of the total lot area occupied by ~~the principal structure~~ **all structures on a lot**, exclusive of unenclosed porches and bay windows. (Medford; changes indicated by strike-through and bold text.)

12. **Terms to be Clarified:** Yards (area) vs. Setbacks (dimensions).

Under review.

13. **Term to be Defined:** Definitions of medical uses.

Under review.