



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, June 11, 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/82132408846>

Call-in Number: +13092053325,,82132408846#

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
June 11, 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 27th zoning updates project meeting with Innes Associates. The following will be discussed:

- Other Mixed-Use Corridors (Boston Ave, Main St, Broadway)
- Introduction of Tufts Institutional Zoning proposal
- Debrief of June 9th Public Q+A on Parking Regulations and Transportation Demand Management (TDM)
- Review of upcoming zoning updates project topics from May 2025 to December 2025
- General discussion of updates to the Zoning Ordinance

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. 20250527_PPCM_Other Corridors
2. 20250514_PPCM_Other Corridors_Map

City of Medford

Planning and Permitting Committee Meeting

2024-2026 Zoning Update

May 28, 2025



BBHS

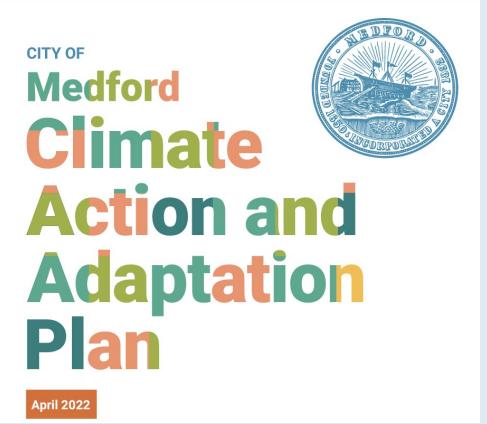


Agenda

- Introduction
- Process Timeline
- 2025
- Opportunities for Public Comments
- Analysis and previous versions
- Other Corridors
- Neighborhood Commercial



Introduction



WS.1.1.1

Update zoning to allow for multifamily dwellings of different typologies in different zoning districts

BE.1.1.A

Reduce zoning barriers to multifamily and mixed-use housing development.

WS.1.1.4

Consider allowing smaller, infill housing on nonconforming lots to add to housing stock.

BE.1.1.B

Enable smaller and more diverse housing options through zoning updates.

VP.1.2.2

Address inconsistencies between current and past land use and the current zoning ordinance.

VP.2.1.2

Revise zoning to allow for redevelopment of non-conforming lots for smaller housing types in neighborhoods.

AA.2.1.1

Allow and promote increased density and mixed uses within walking distance of MBTA train stations and major bus hubs.



Introduction

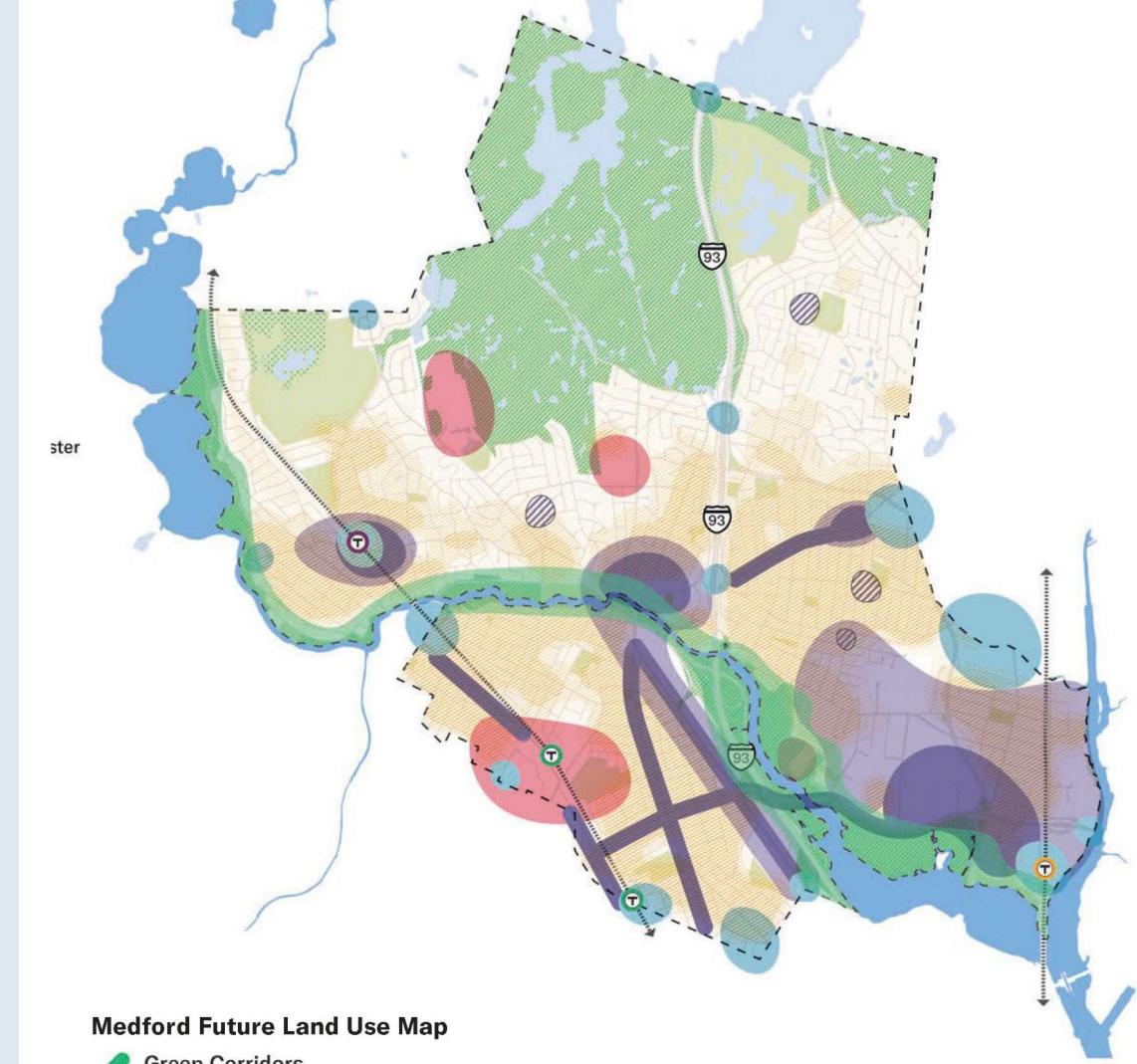


Figure XI. Medford Future Land Use Map



Process for approval

1

City Council
Present new topic

2

City Council
Refer topic to CDB

3

CDB
Vote on the topic

4

City Council
Vote on the topic

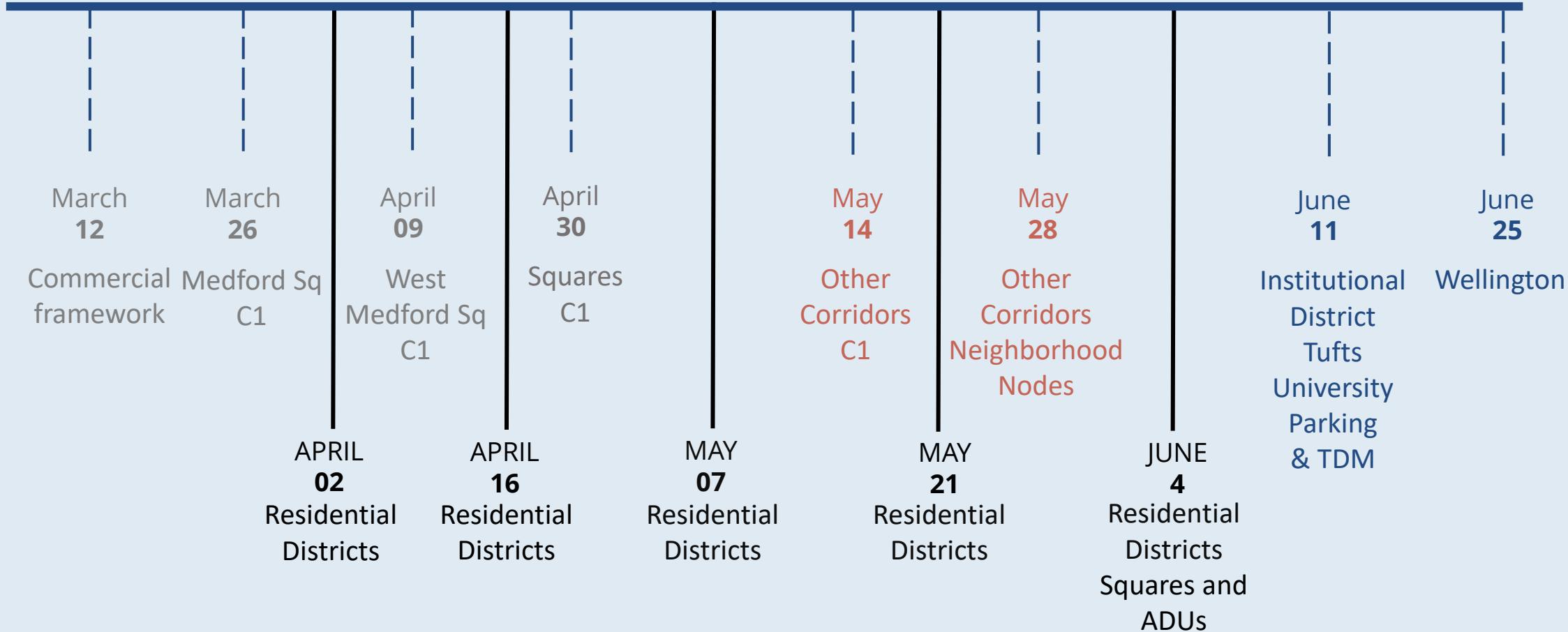


Timeline: Phase 3 PPCM

March 12	March 26	April 09	April 30	May 14	May 28	June 11	June 25
Commercial framework	Medford Sq C1	West Medford Sq C1	Squares C1	Other Corridors C1	Other Neighborhood Nodes	Institutional District Tufts University Parking & TDM	Wellington



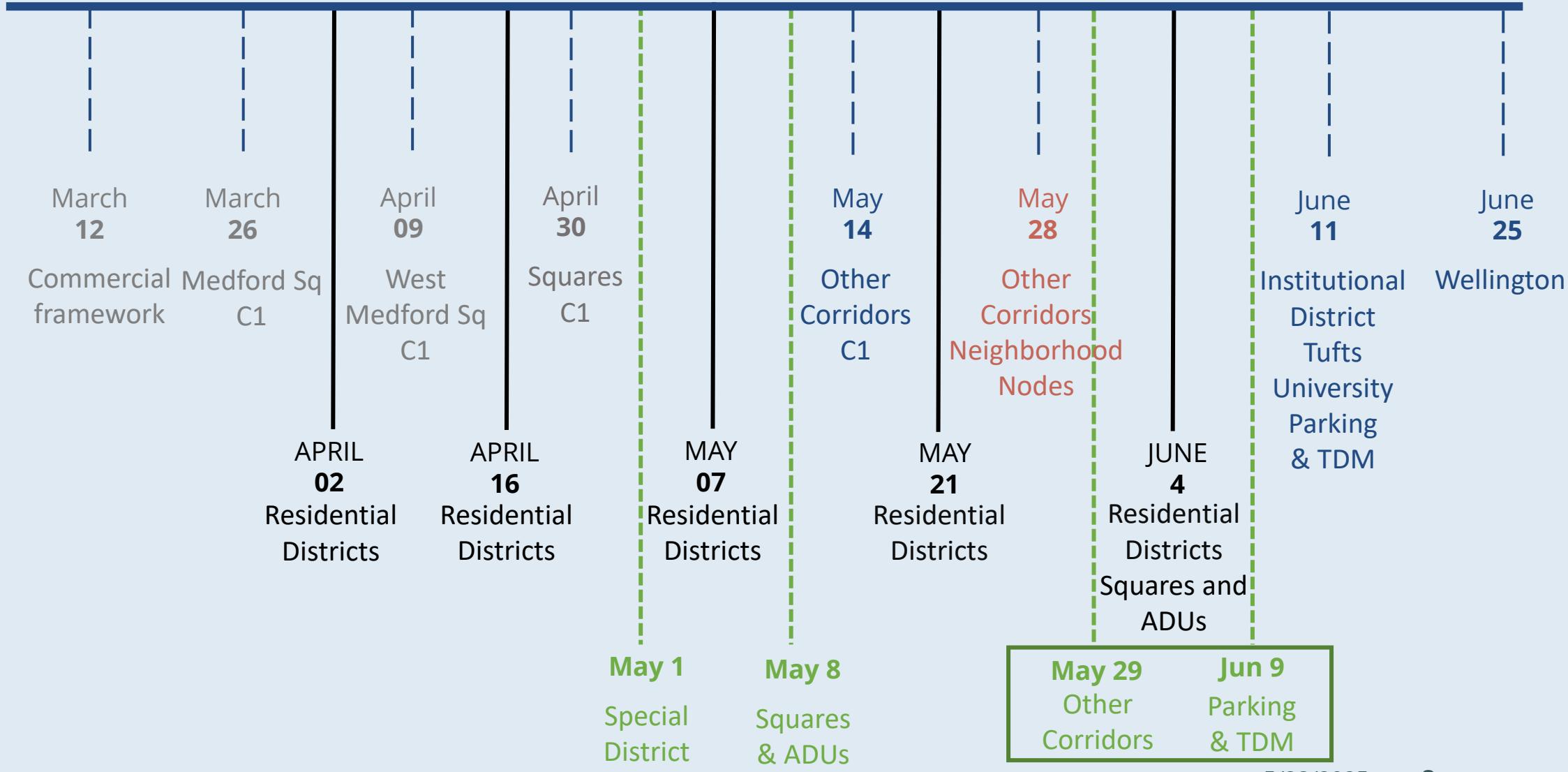
Timeline: Phase 3 PPCM + CDB





2024-2026 Zoning Update

Timeline: Phase 3 PPCM + CDB + Public Q&A





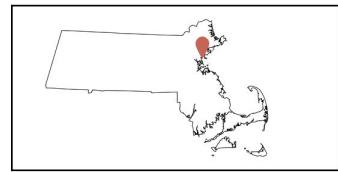
Next Meetings

Type of Meeting	Topic	Date	Location
Public Meeting	Other Corridors	05/29	Tufts University, Cummings Center
CDB	Residential Districts Squares and ADU	06/04	Virtual Only
Public Meeting	Parking & TDM	06/09	TBD
PPCM	Institutional District Tufts University Parking & TDM	06/11	City Council & Virtual

2024-2026 Zoning Update



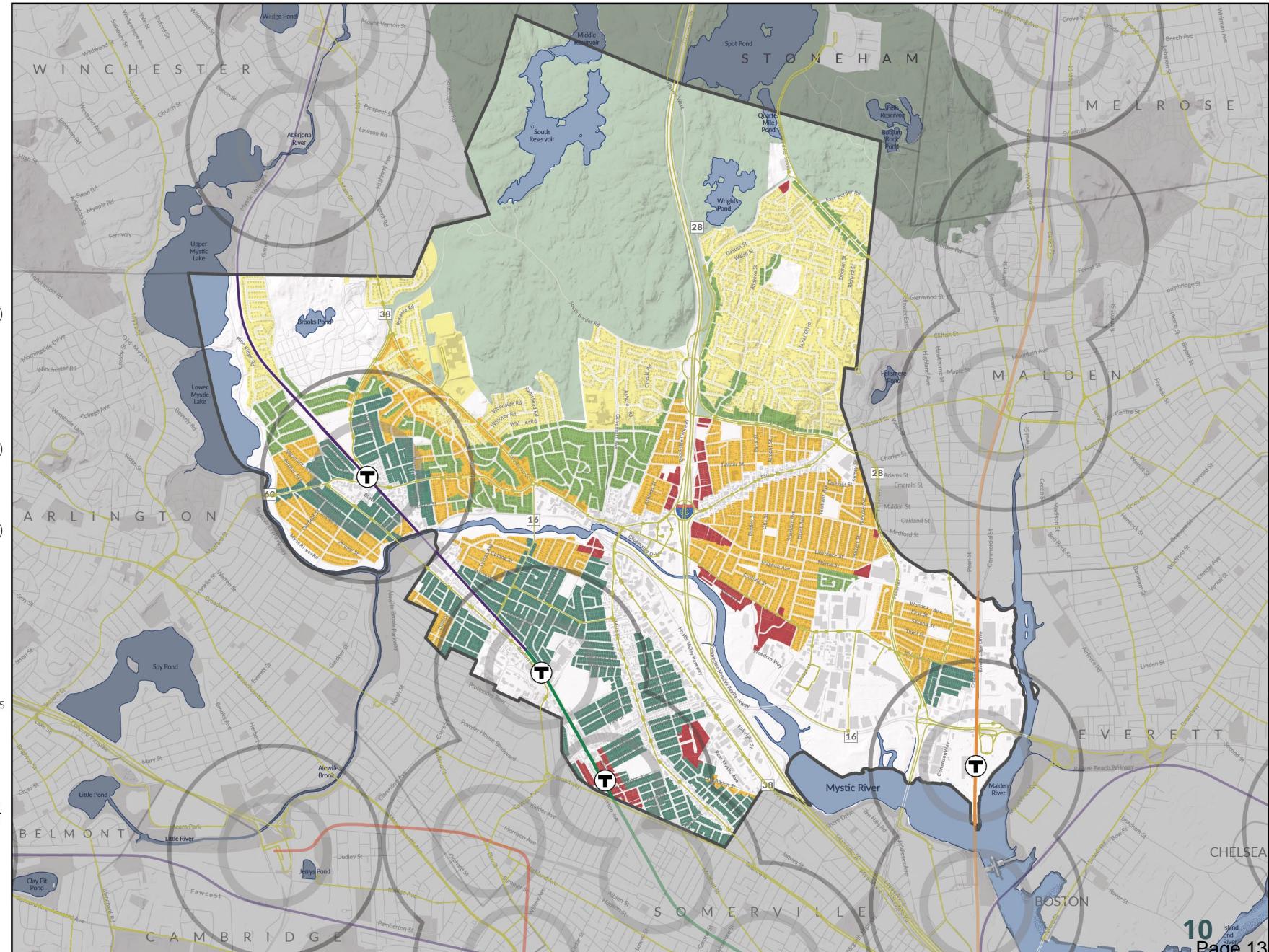
New Proposed Residential Districts 05/08



LEGEND

- Neighborhood Residential 1**
 - Single-unit Dwelling
 - Historic Conversion (2 units)
 - ADU
 - 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 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)
 - 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)
- 0 0.5 1
Miles

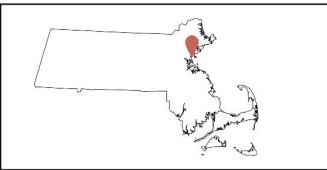
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



2024-2026 Zoning Update



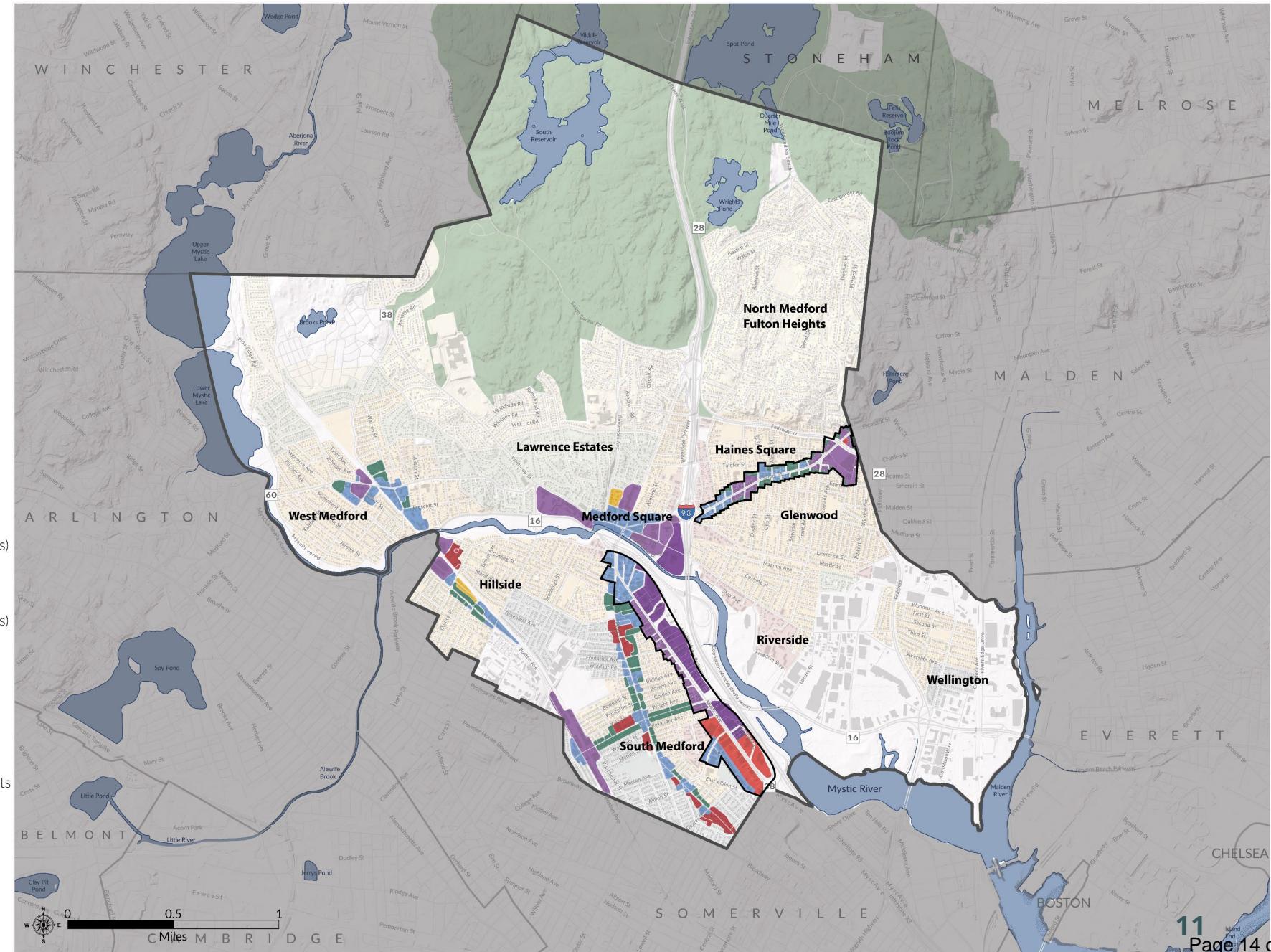
Commercial Framework (March 12)



LEGEND

- Mixed-Use 1:**
Small-Mid Scale.
Mid Density.
3 stories by right + 1 IZ
- Mixed-Use 2:**
Mid Scale.
Mid-High Density.
4 stories by right + 2 IZ
- Mixed-Use 3:**
Mid-High Scale.
High Density.
6 stories by right + 6 IZ
- Commercial:**
6 stories by right + 2 IZ
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
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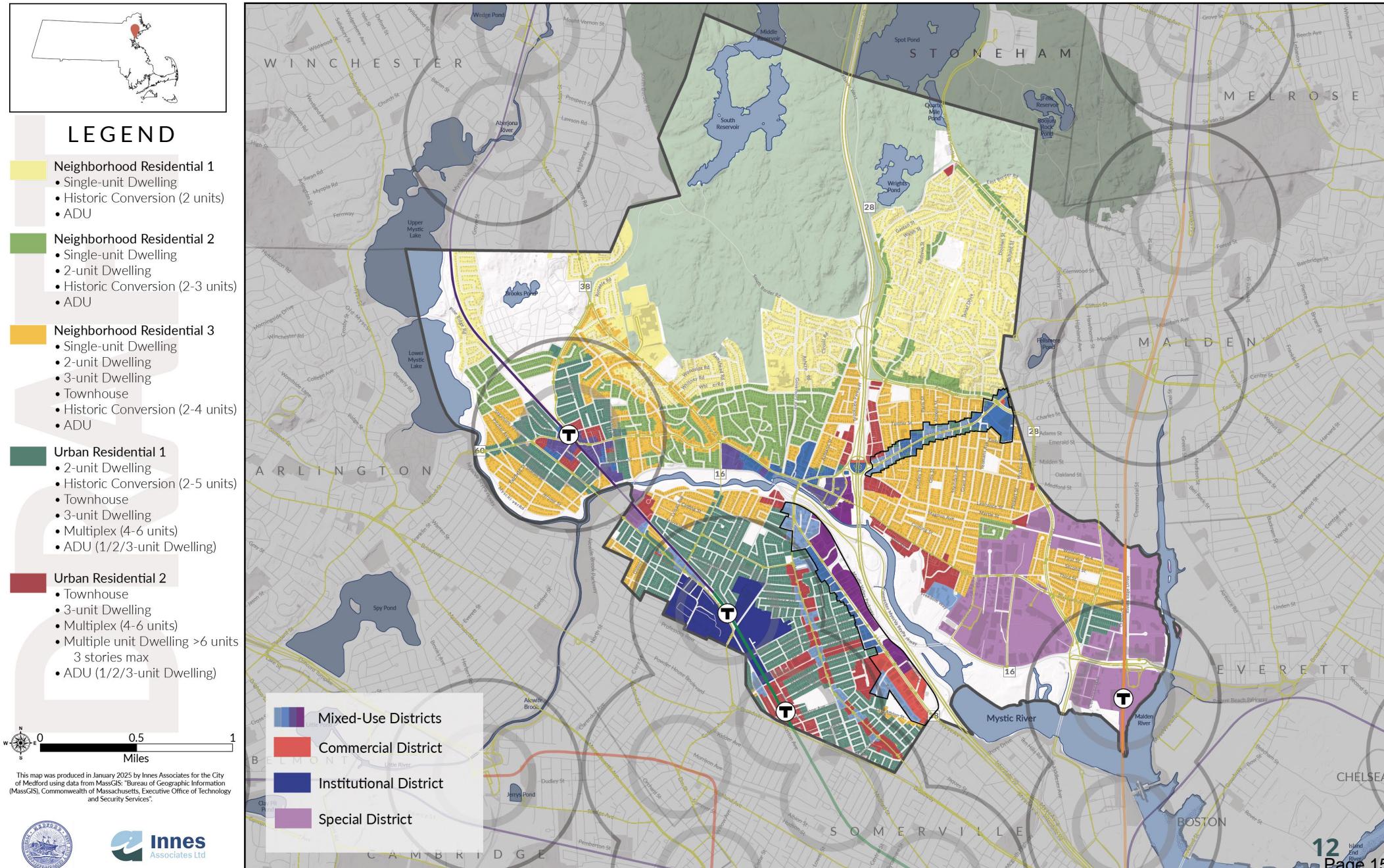
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2024-2026 Zoning Update



Approved and Proposed Districts 05/08





OTHER CORRIDORS

Boston Ave

Main St

Broadway

Harvard St

High St (Medford West)

Boston Ave (Medford West)



2024-2026 Zoning Update

Interactive Map

Innes Associates Ltd.  

Medford Zoning Viewer

Find address or place 

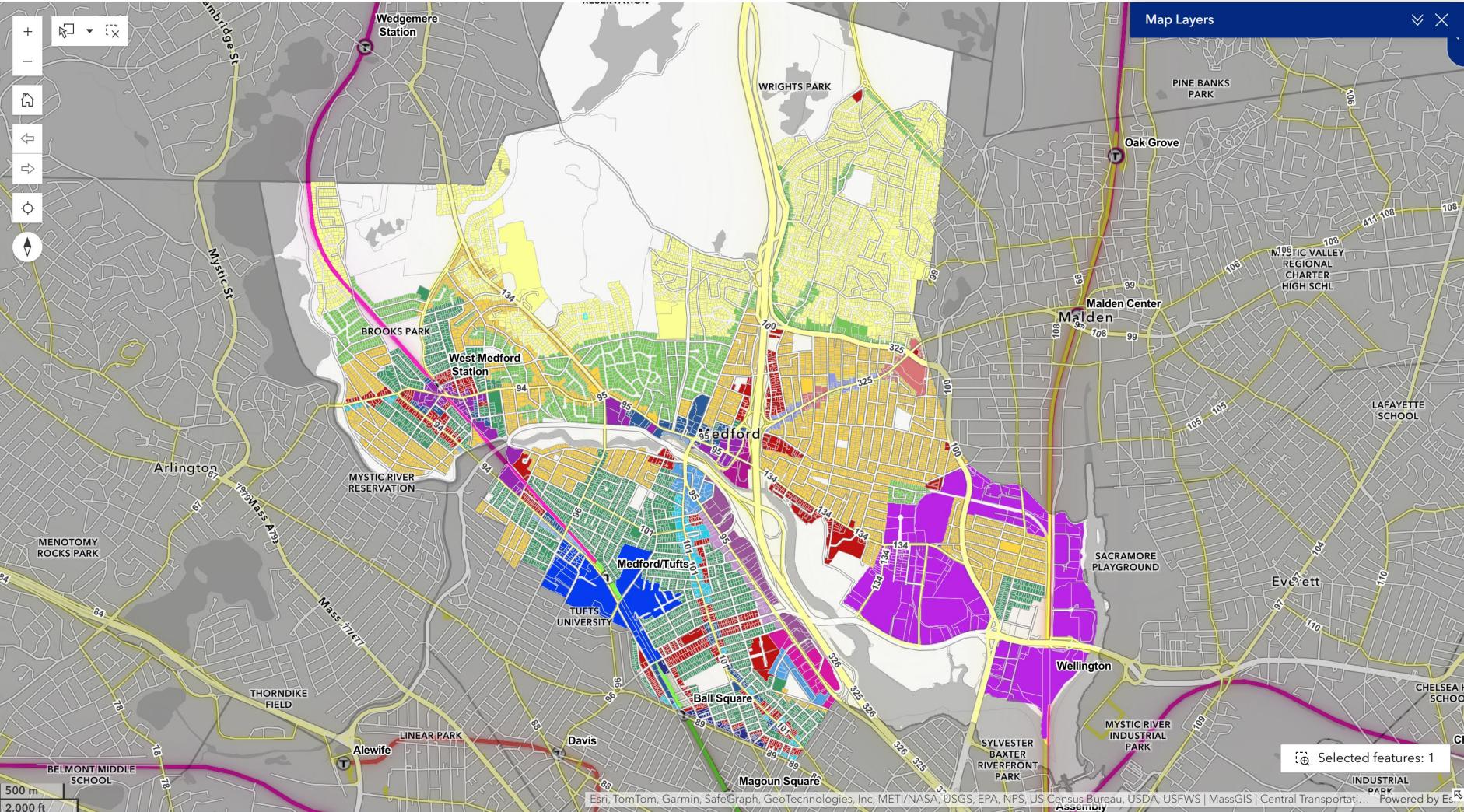
97 WOODSIDE RD MEDFORD, MA 02155

LOT CHARACTERISTICS

Year Built: 1948
 Existing Use: Single-Family Residential
 Existing Zoning: Single Family 1
 Proposed Zoning: Neighborhood Residential 1

EXISTING LOT DIMENSIONS (MEASUREMENTS*)	EXISTING ZONING REQUIREMENTS	PROPOSED CHANGE TO ZONING DIMENSIONS
Frontage: 62 ft 2 in	35 ft. - min	40 ft. - min
Front Building Setback: 20 ft 5 in	15 ft. - min	15 ft. - min
Lot Size: 6,725 sq. ft.	7,000 sq. ft. - min	4,000 sq. ft. - min
Building Height (Stories): 2	2.5 - max	2.5 - max
Building	19% 40% - max	50% - max

Map Layers



Selected features: 1

500 m 2,000 ft

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | MassGIS | Central Transportation... Powered by Esri

5/28/2025

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Interactive Map

<https://arcg.is/yP0Se>

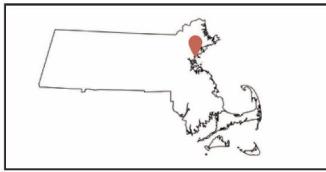


Medford Zoning Viewer

2024-2026 Zoning Update



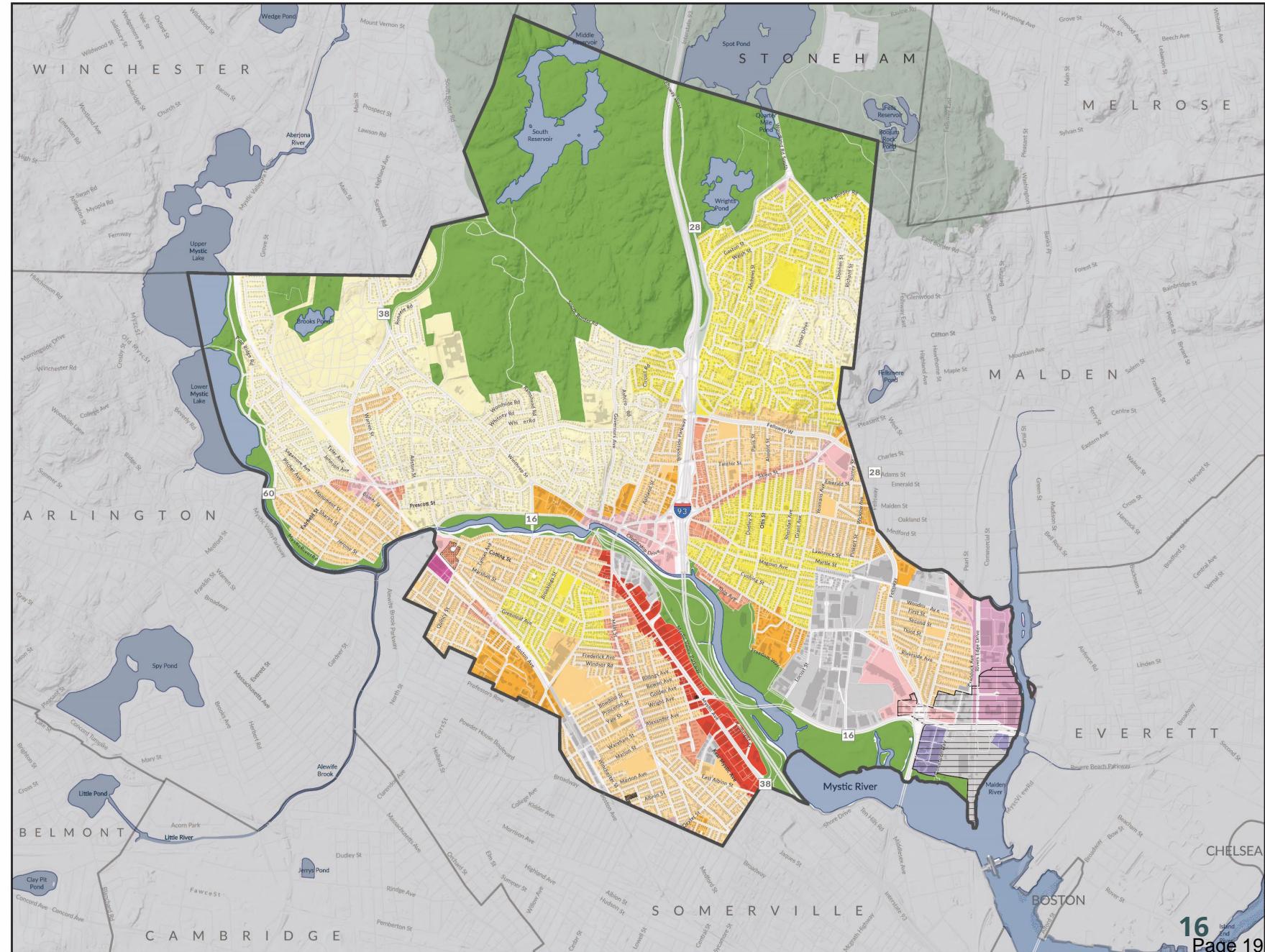
Current Zoning



LEGEND



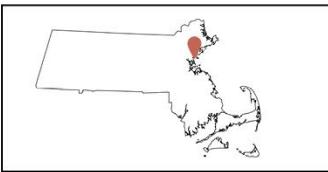
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2024-2026 Zoning Update



Current Zoning



LEGEND

C1 - Commercial 1
 Residential Building:
 • 6 stories by right
 Commercial building:
 • 4 stories by right
 Other permitted Structures
 • 15 stories by right

APT1 - Apartment 1
 Residential Building:
 • 3 stories by right
 Commercial building:
 • NOT allowed

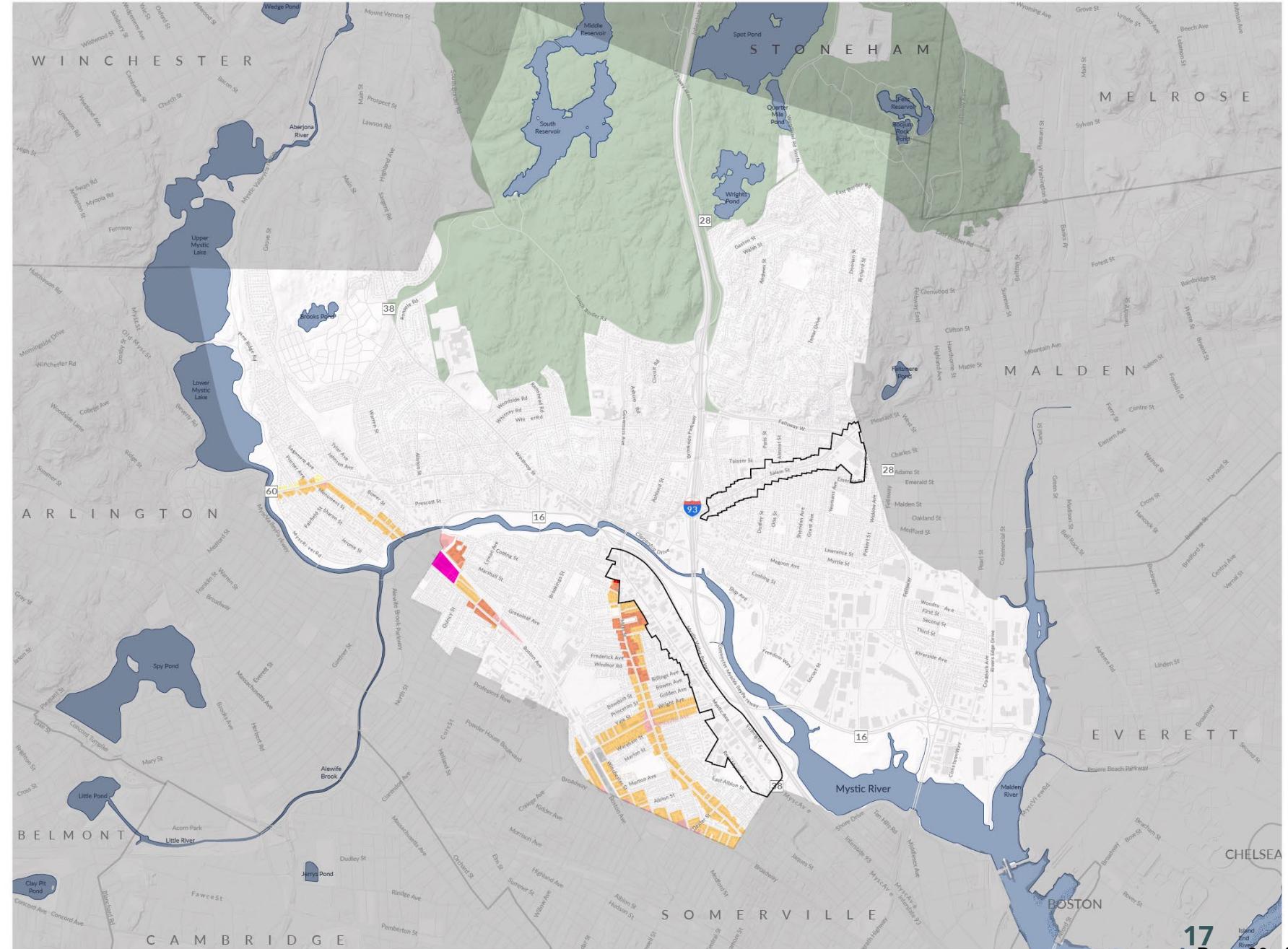
I - Industrial
 Other permitted Structures
 • 2 stories by right

O2 - Office 2
 Other permitted Structures
 • 6 stories by right

GR- General Residential
 • Single-unit Dwelling
 • 2-unit Dwelling
 • ADU

SF1- Single Family 1
 • Single-unit Dwelling
 • ADU

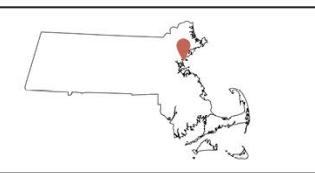
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2024-2026 Zoning Update



Current Zoning



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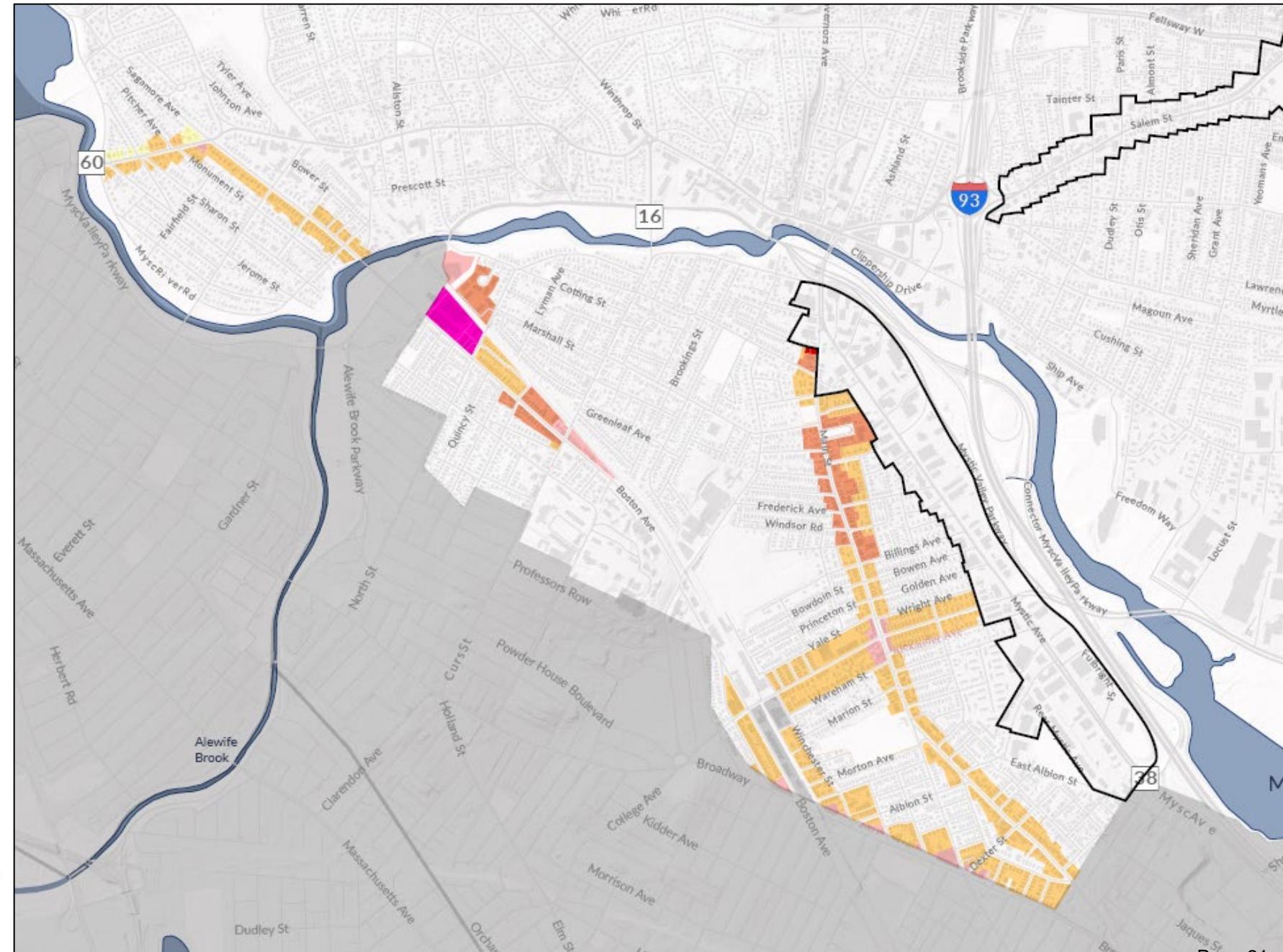
GR- General Residential

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

SF1- Single Family 1

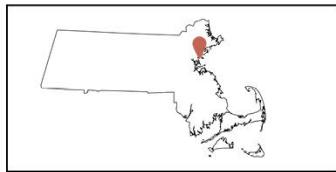
- Single-unit Dwelling
- ADU

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Proposed Districts for Other Corridors



LEGEND

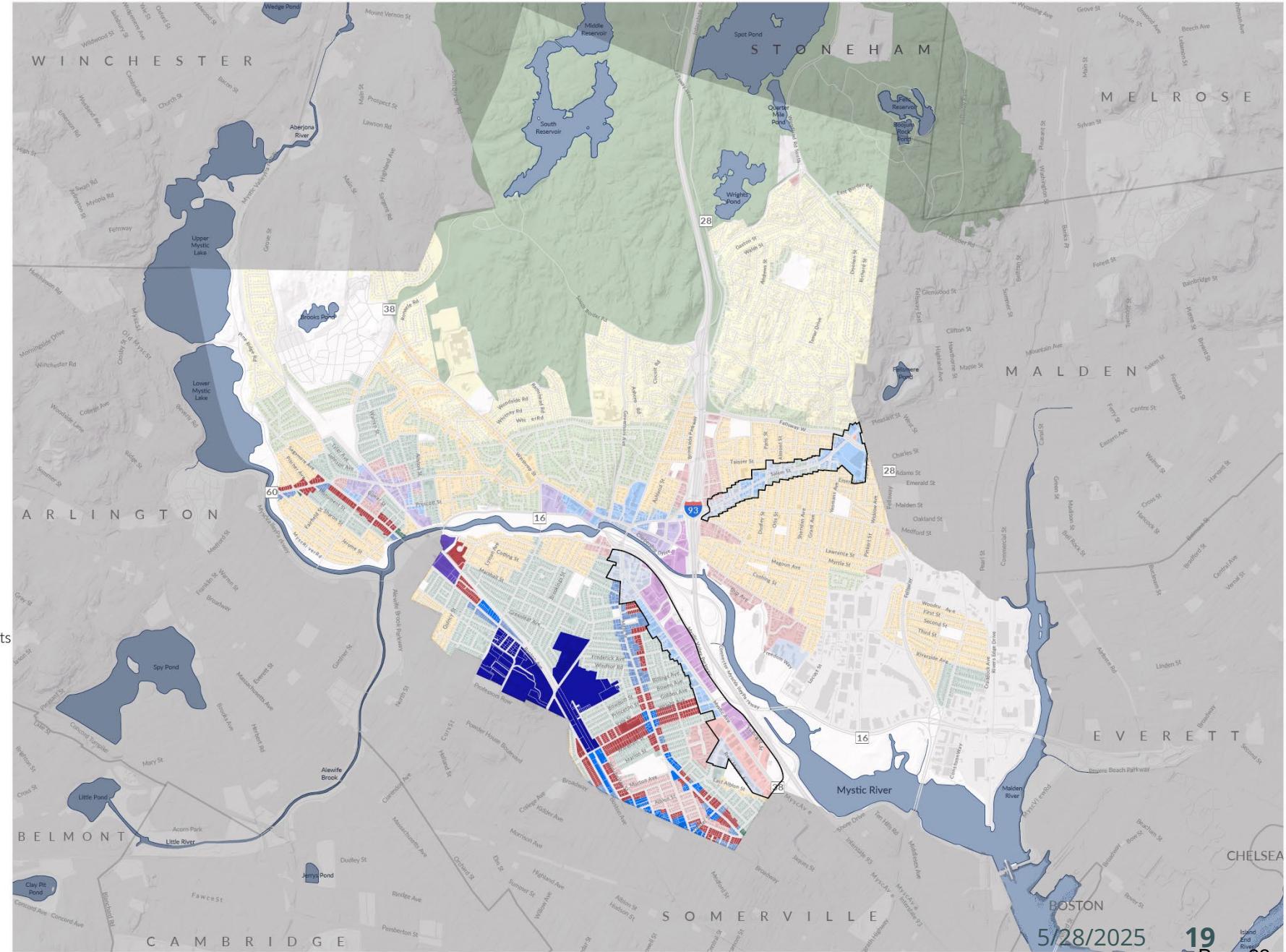
- Mixed-Use 1B:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid Scale.
7 stories by right + 2 IZ
- Institutional District**
Tufts University
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - 3 stories max +1 IZ
 - ADU (1/2/3-unit Dwelling)

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Innes
Associates Ltd

BBHS



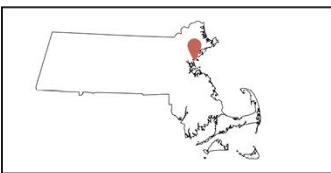
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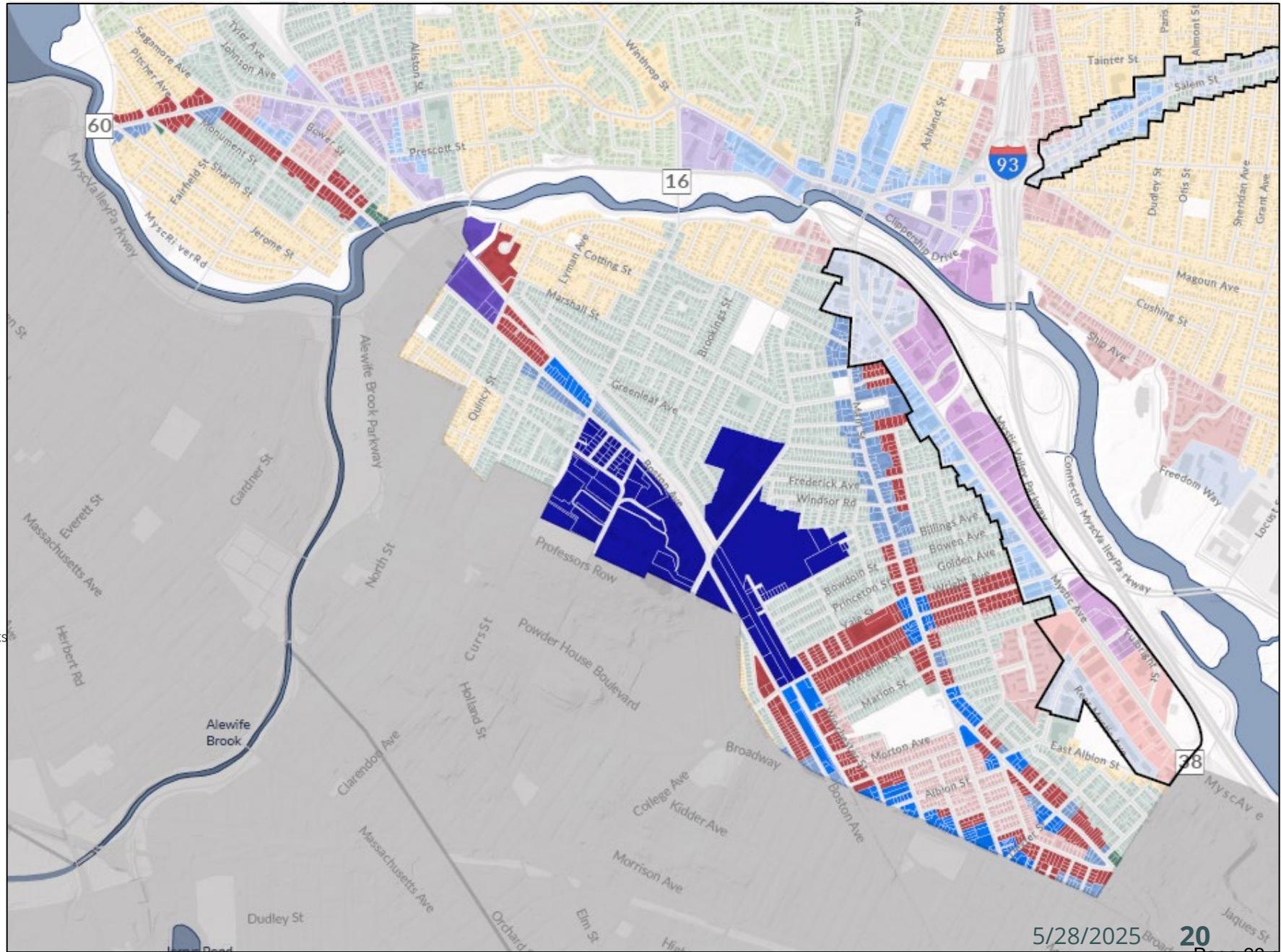


Proposed Districts for Other Corridors



LEGEND

- Mixed-Use 1B:
Small-Mid Scale.
4 stories by right + 1 IZ
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Mid Scale.
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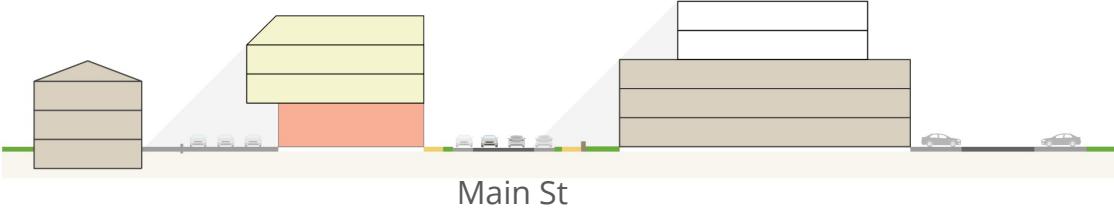


Main Street Zoning Sections

Existing



Proposed



Commercial Residential Parking

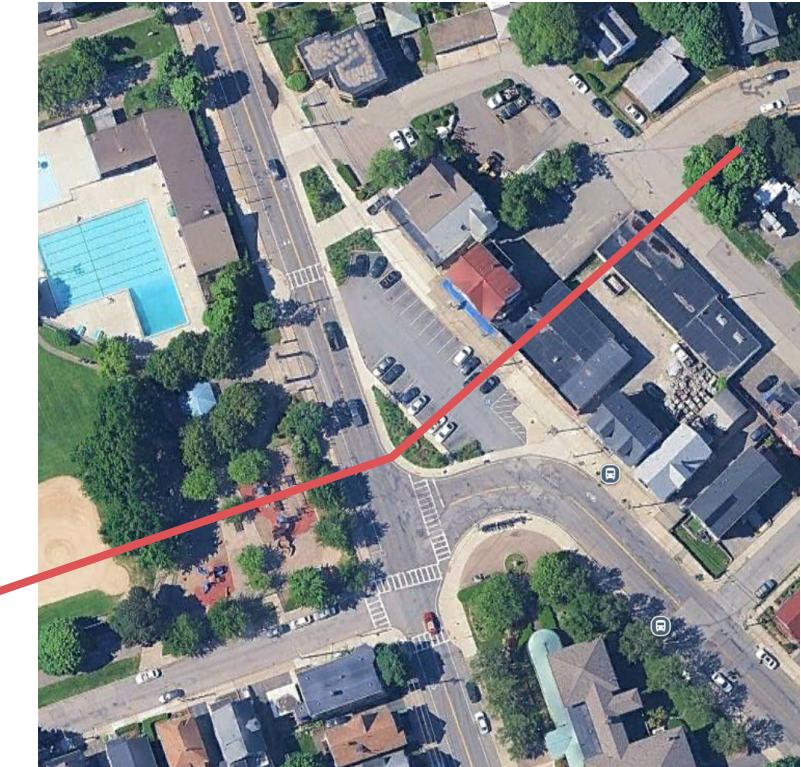
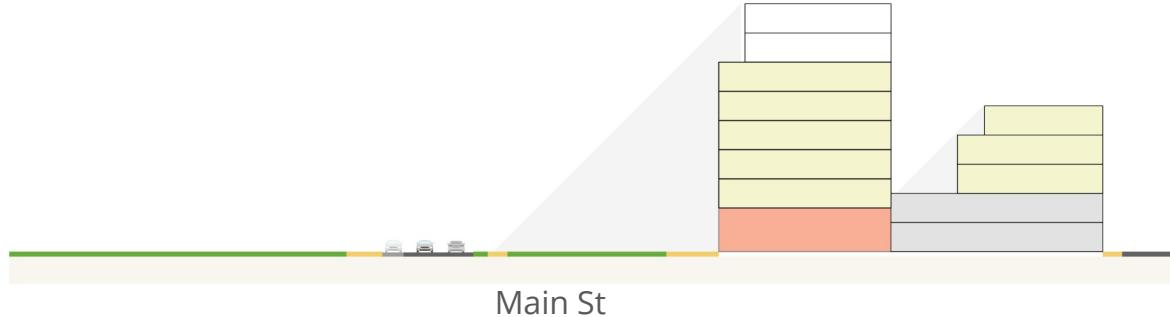


Main Street Zoning Sections

Existing



Proposed



Commercial Residential Parking

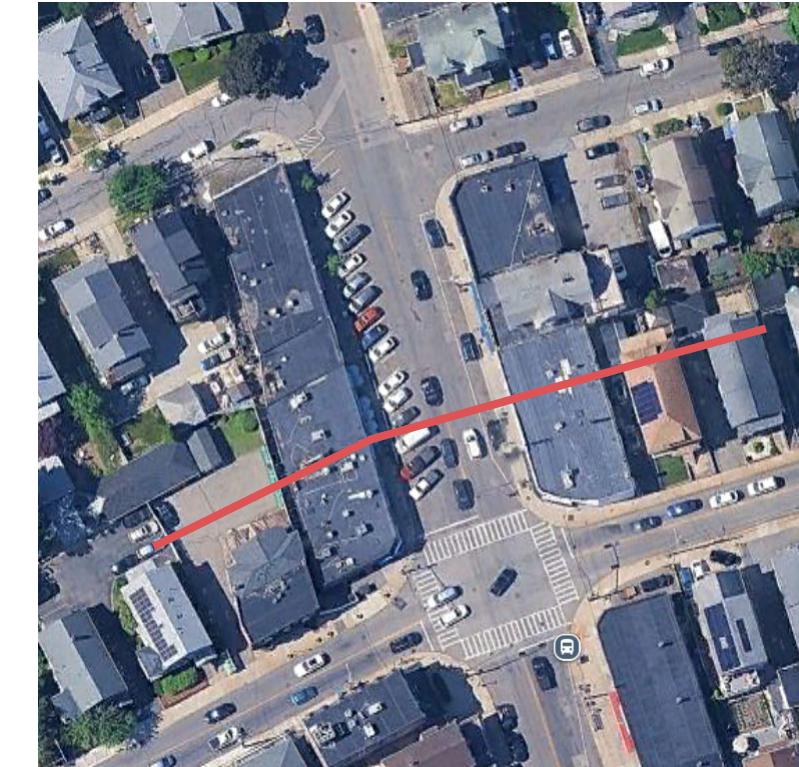
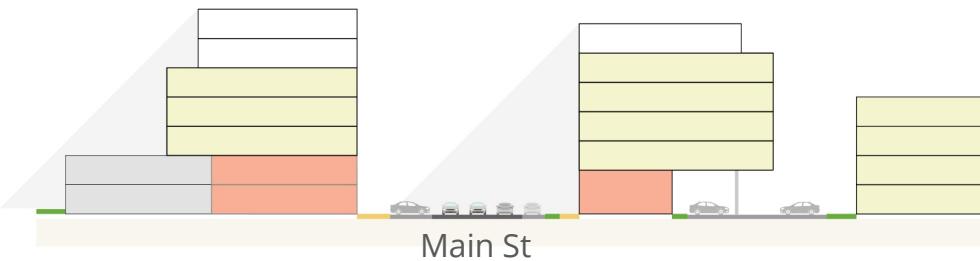


Main St at Harvard St Zoning Sections

Existing



Proposed

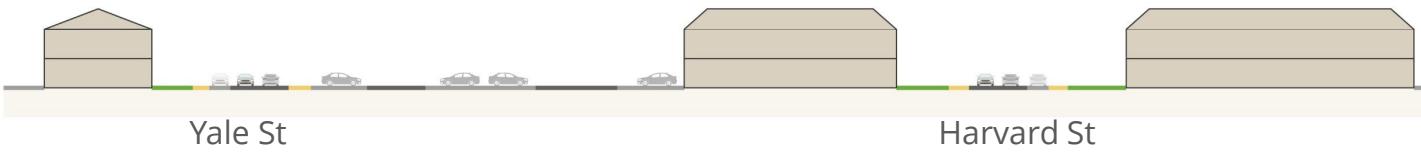


Commercial Residential Parking

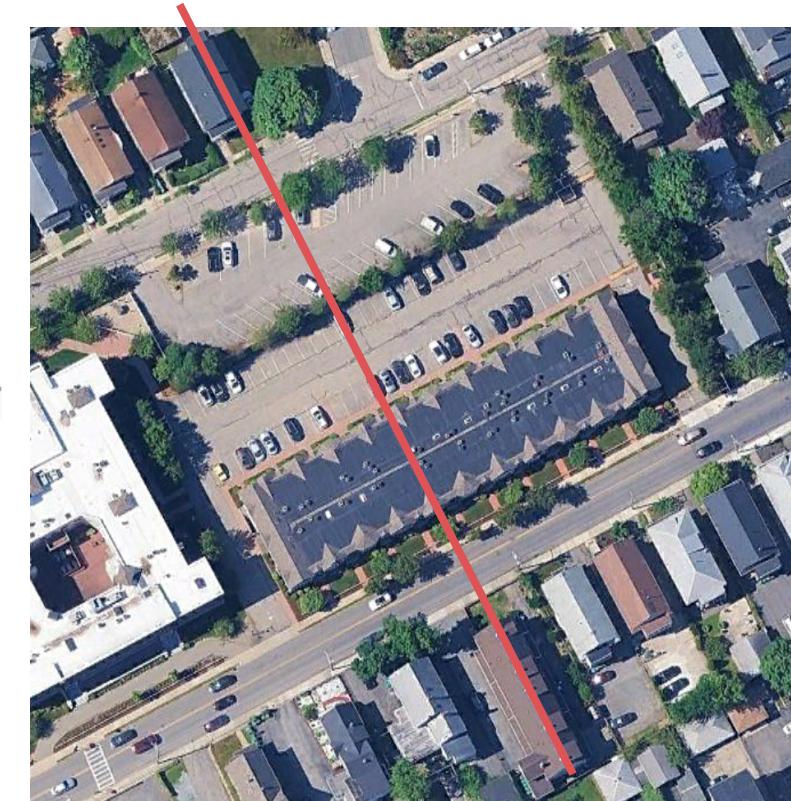
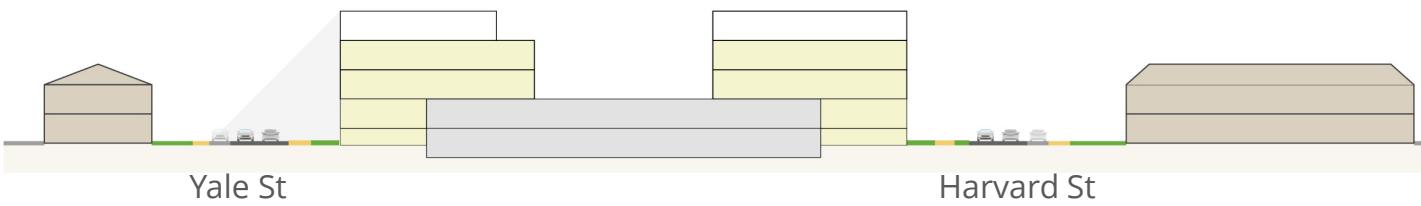


Harvard St Zoning Sections

Existing



Proposed

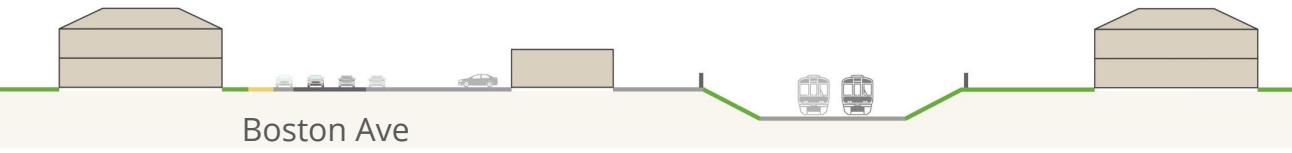


Commercial Residential Parking

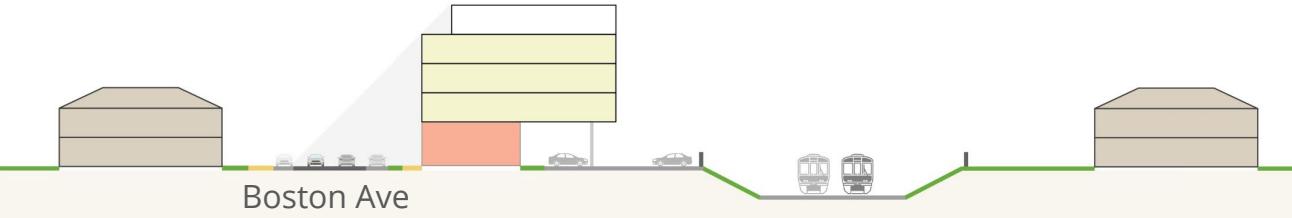


Boston Avenue Zoning Sections

Existing



Proposed

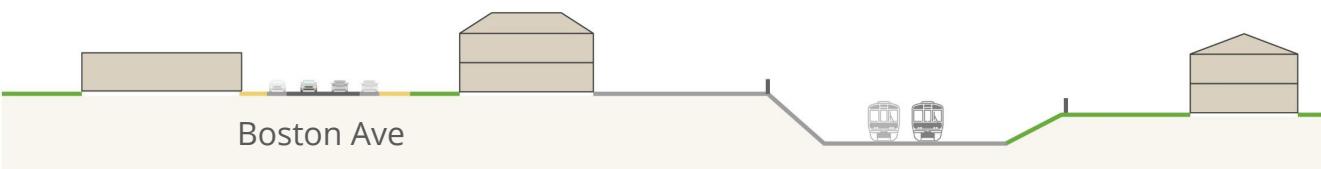


Commercial Residential Parking

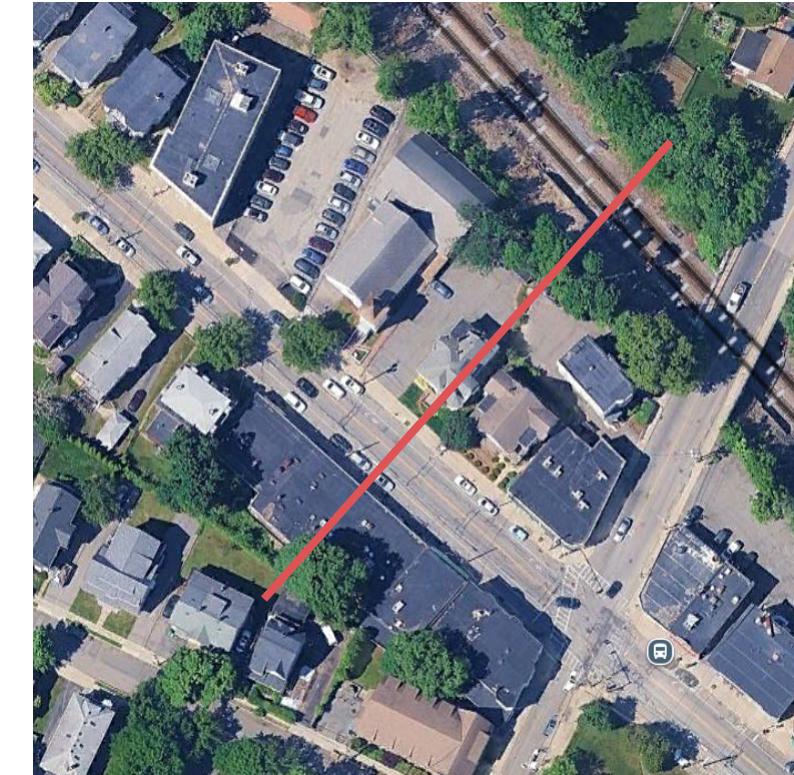
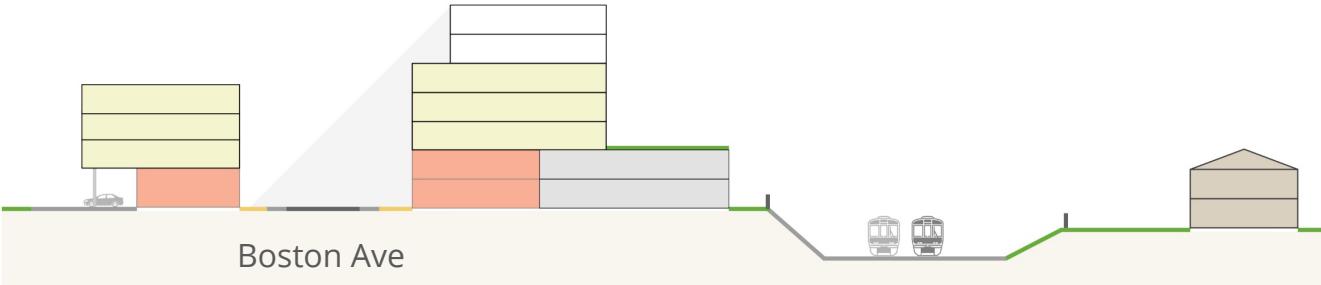


Boston Avenue Zoning Sections

Existing



Proposed



Commercial Residential Parking

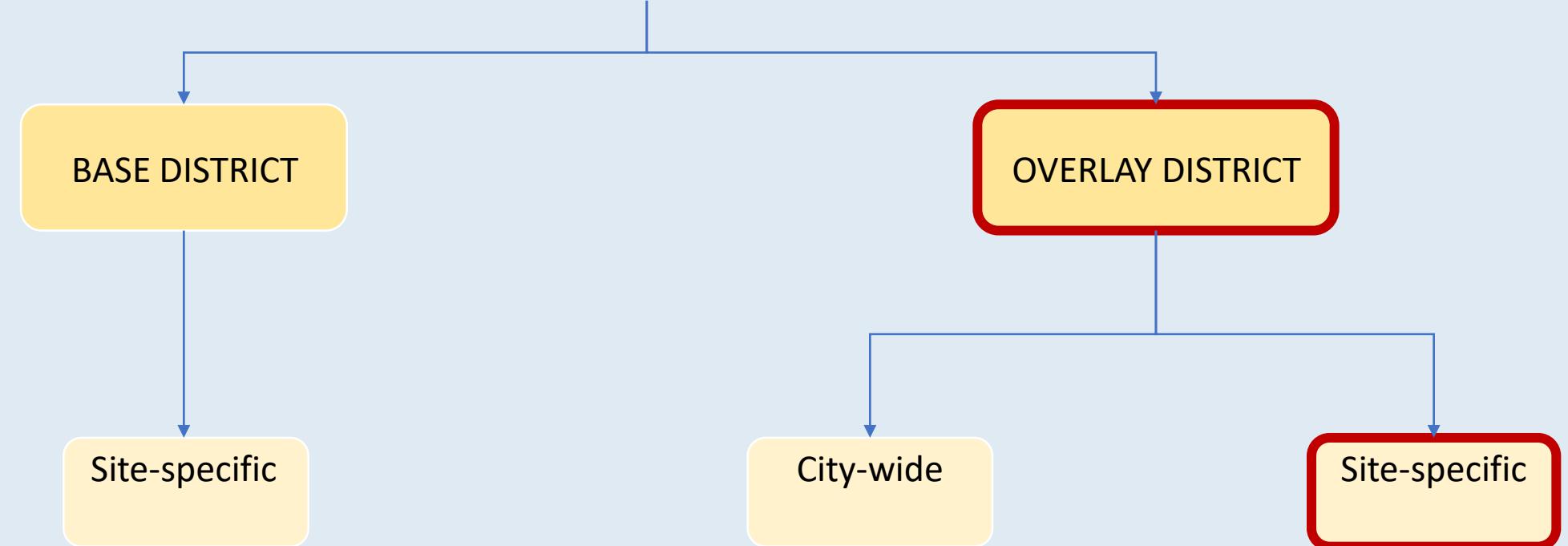


Neighborhood Commercial Nodes



Neighborhood Commercial Nodes

How could be
defined in Zoning





Neighborhood Commercial Nodes

- Neighborhood Hubs are **gathering places** where residents have **easy access to goods and services** close to their homes. Milwaukie, Oregon
- “These zones are designed for **small businesses** that serve and are located near or within residential areas. These businesses could include, among others, convenience stores, coffee shops, dry cleaners, drugstores, barber shops, and beauty salons.” *Miles Urban Hector*
- “This type of development can increase convenience for residents, reduce the need for parking areas, and help create vibrant, walkable neighborhoods.” *Miles Urban Hector*
- “Neighborhood commercial zoning plays an essential role in meeting the everyday needs of residents while preserving the character of the community.” *Narayan Shrouthy. April 12, 2021*

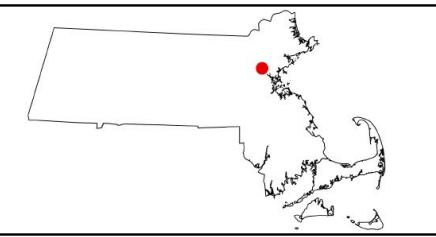


Neighborhood Commercial Nodes

- Uses:
 - Co-working space
 - Neighborhood cafe (under 2,000 sf)
 - Neighborhood grocery shop (under 2,500 sf)
 - Neighborhood convenience shop (under 2,000 sf)
 - Dry cleaners and laundromat (under 2,000 sf)
 - Personal services (under 2,000 sf)
 - Neighborhood retail shop (tbd)
 - Youth Centers



Neighborhood Commercial Nodes. Existing



Medford, MA

LEGEND

Existing Commercial Uses in Proposed Residential Districts

Proposed Residential District

Neighborhood Residential 1

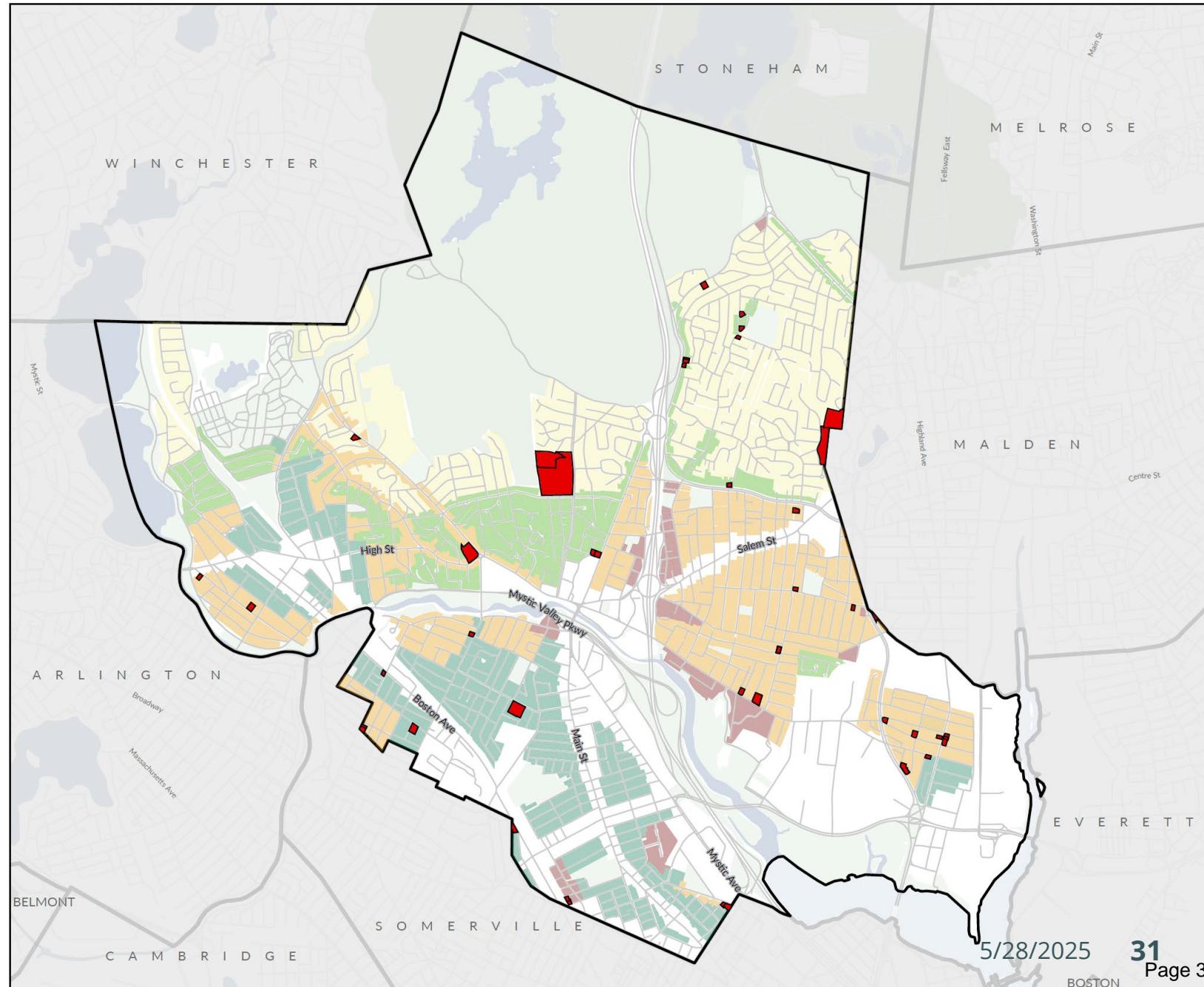
Neighborhood Residential 2

Neighborhood Residential 3

Urban Residential 1

Urban Residential 2

0 0.25 0.5 1
Miles



5/28/2025

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Neighborhood Commercial Nodes. Potential Zones

What principles are we following to determine the place for the new Commercial Nodes:

Required Minimum Restrictions:

1. Only residential districts (NR-1, NR-2, NR-3, UR-1 and UR-2).
2. Distance from any Corridors and Squares (800 ft – 1,000 ft – 1,200 ft).

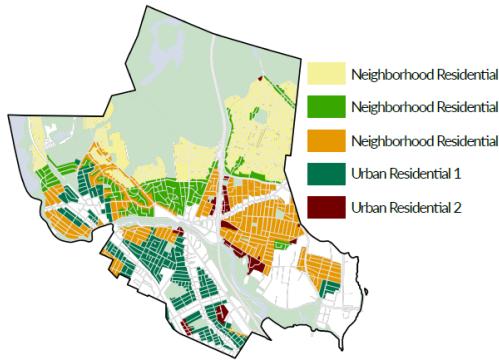
Additional Requirements:

1. Close to Open Space Recreation (Park/sports/riverfront). Min 1,000 ft. Higher Priority within 500 ft.
2. Close to a Municipal Building (library/community center/school). Min 1,000 ft. Higher Priority within 500 ft.
3. Close to a Medical Facility. Min 1,000 ft. Higher Priority within 500 ft.
4. Prioritize higher interconnected streets.

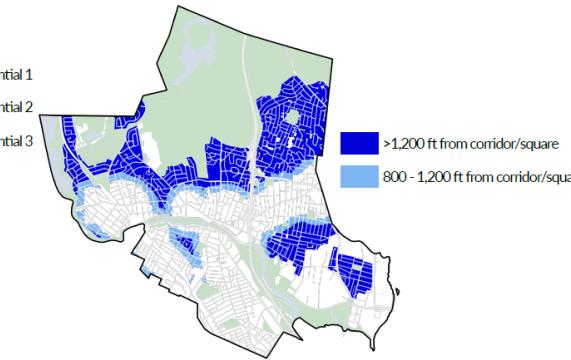
2024-2026 Zoning Update



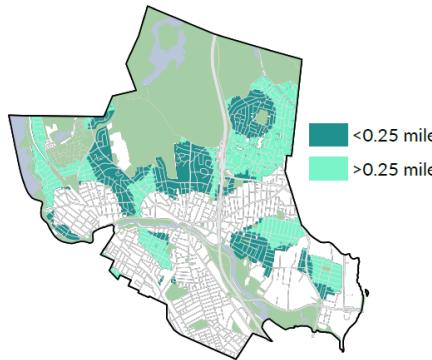
1. Proposed Residential Districts



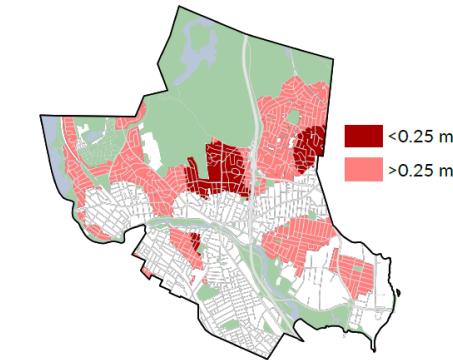
2. Distance from Corridors/Squares



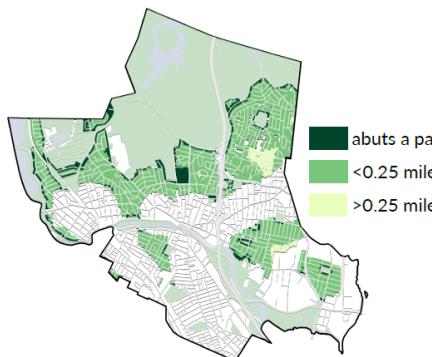
3. Distance from Civic Institutions



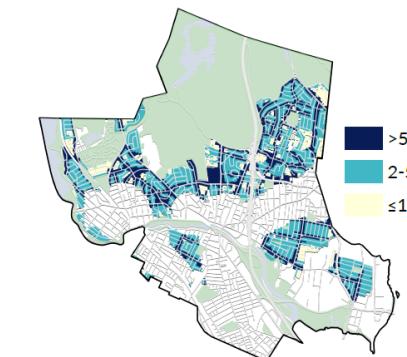
4. Distance from Medical Offices



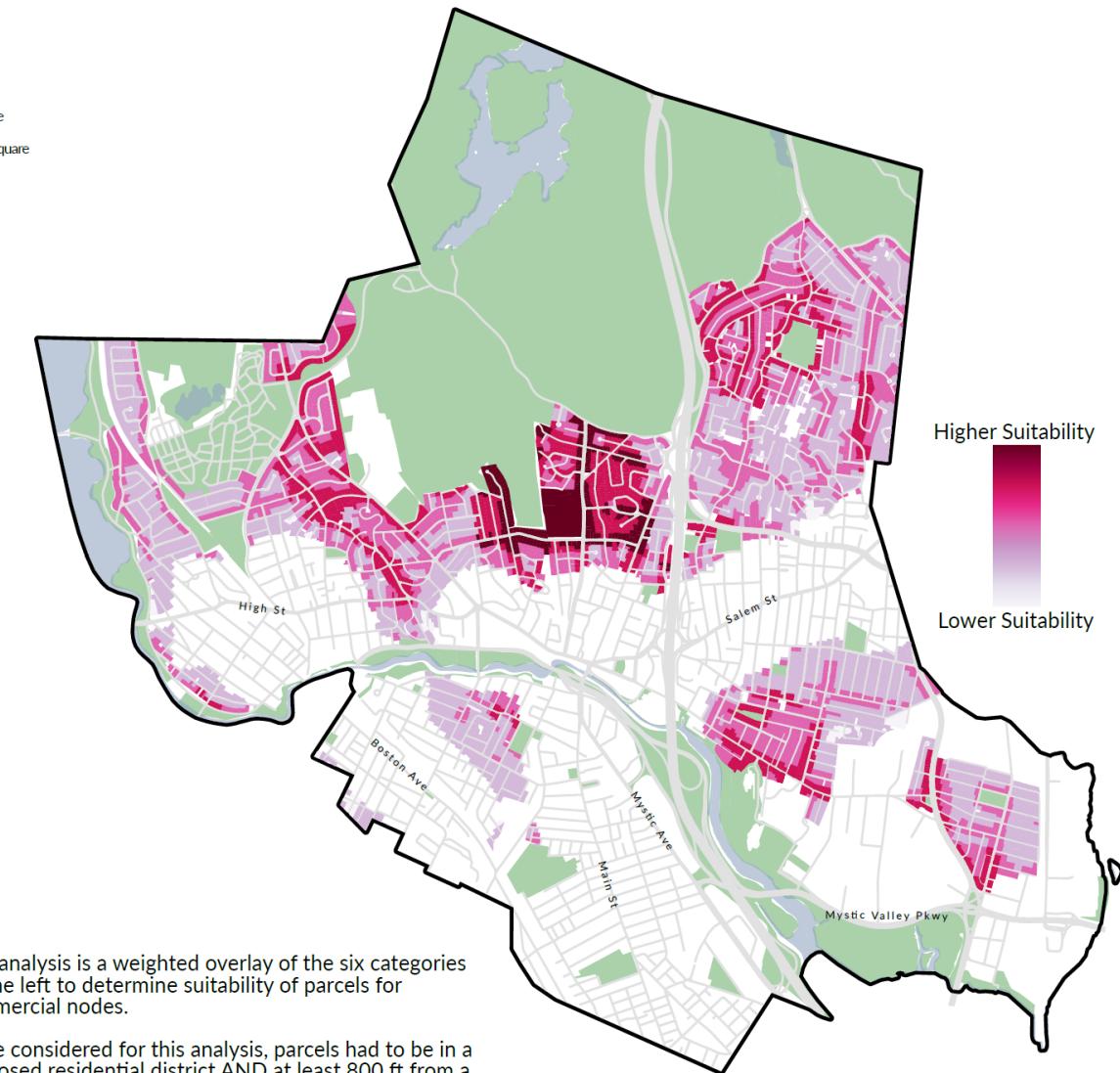
5. Distance from Parks



6. Number of Street Connections



Suitability Analysis of Commercial Nodes



This analysis is a weighted overlay of the six categories on the left to determine suitability of parcels for commercial nodes.

To be considered for this analysis, parcels had to be in a proposed residential district AND at least 800 ft from a corridor or square (category 1 &2). All other categories (3-6) were weighed on another to calculate suitability.

Exempt uses were excluded from this analysis (municipal, state, federal, religious, etc).



Accessory Commercial Units

- **Accessory Commercial Units:** Provide space for individuals to build their businesses within their homes or on the property on which they live. (With landlord approval, residents who rent can have Accessory Commercial Units). This provides a transition from home-based business to off-site business.
- **Uses** in Accessory Commercial Units could include, but is not limited to, any of the uses below. These are a combination of uses allowed:
 - Sale of food, grown or prepared and packaged on the premises.
 - Coffee, hot chocolate, and baked goods, ice cream, prepared dinners, or other takeout foods for neighborhood-based consumption.
 - Art or music lessons, or similar.
 - Personal services, including hair salon or barbershop, tailoring, shoe repair, or similar.
 - Picture framing, small repairs, or similar. Automobile repairs are prohibited.
 - Retail of art supplies, books, records, musical instruments, or similar.
 - Retail of non-food products made on the premises, such as clothing, jewelry, wigs, accessories, household goods, or similar.



Accessory Commercial Units

Accessory Commercial Units (ACUs) may be Attached or Detached. Locations for Attached ACUs may include an addition or an attached garage provided that these meet building code for habitable space.

ACUs are different from **Home Occupation or Live/Work** which are fully contained within the residential structure, should be limited in size (for example, no more than 25% of the building footprint), and have no employees or customers who visit the site.

ACUs can be larger (for example, up to 40% of the footprint of the principal building) and include employees. On-site customers are encouraged, as that activity is what contributes to the walkability and safety of the neighborhood. Finally, as noted above, ACUs can be attached or detached.



Accessory Commercial Units

Westside Neighborhood
Zoning Study for a Form-Based Code
City of Pittsfield. Final Report: June 2024

Commercial Incubator Process

Step 1



Source: instamojo.com

Home occupation Live/Work

- Home-based business
- Fully contained within residential structure
- Maximum size of 25% of building

Step 2



Source: Instagram @Khunvee589

Accessory Commercial Unit:

- More intense than home-based business
- Small-scale and local commercial program
- Maximum size: lesser of 1,000 SF or 40% of principal building
- Employees and customers are allowed

Step 3



Source: scandinaviastandards.com

Commercial building in Neighborhood Corridor.

Step 4



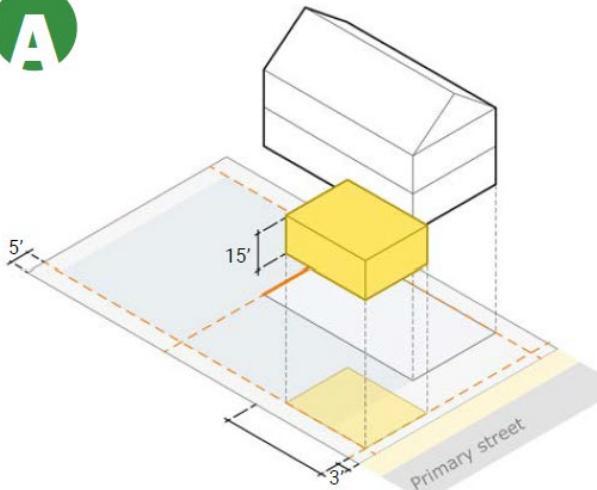
Source: silverkris.com

Commercial building in Pittsfield's Downtown.

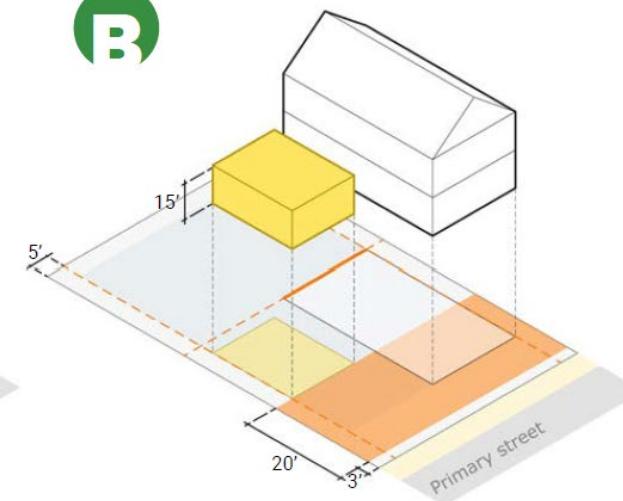


Accessory Commercial Units

A



B



ACU Dimensions

Lot Size (SF) - Minimum

5,000

Lot Width (feet)

50

ACU size (maximum)

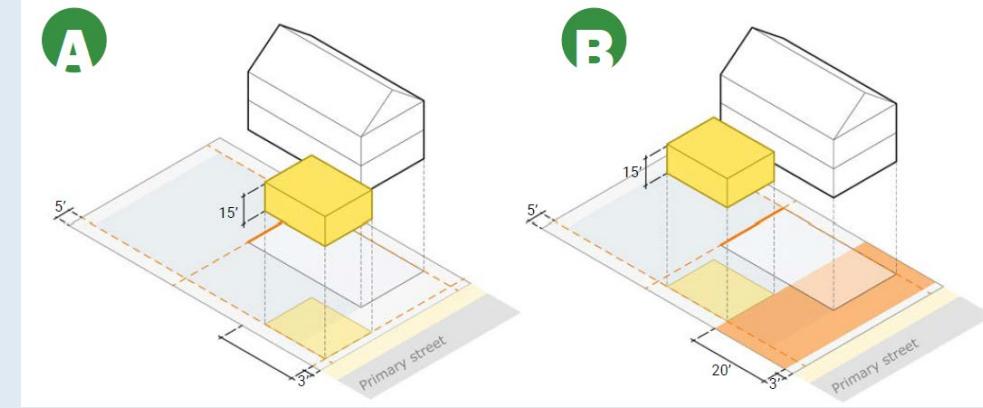
40% of the footprint of the principal building or 1,000 SF

Parking

Maximum 2. Parking may be provided on-site or in a Neighborhood Parking lot within 500 feet of the lot



Accessory Commercial Units



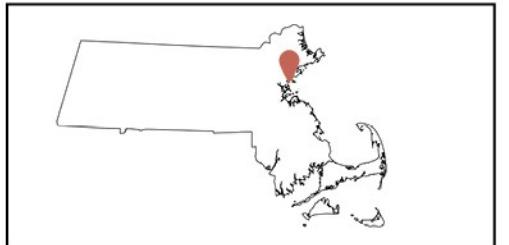
Additional requirements for an attached ACU

Additions should be closer to the front of the principal building than the rear to preserve privacy for neighbors and encourage commercial activity along the street.

Additional requirements for a new detached ACU

Height	
Distance from principal building (feet) - Minimum	10
Front Setback	3' from the front lot line. Outdoor display is allowed during business hours. 20' to encourage outdoor seating for food-related businesses.
Side Setback	Follow the District requirement
Rear Setback	Rear façade of the principal building.

Medford Square Zoning



LEGEND

Mixed-Use 1:
Small-Mid Scale.
4 stories by right + 1 IZ

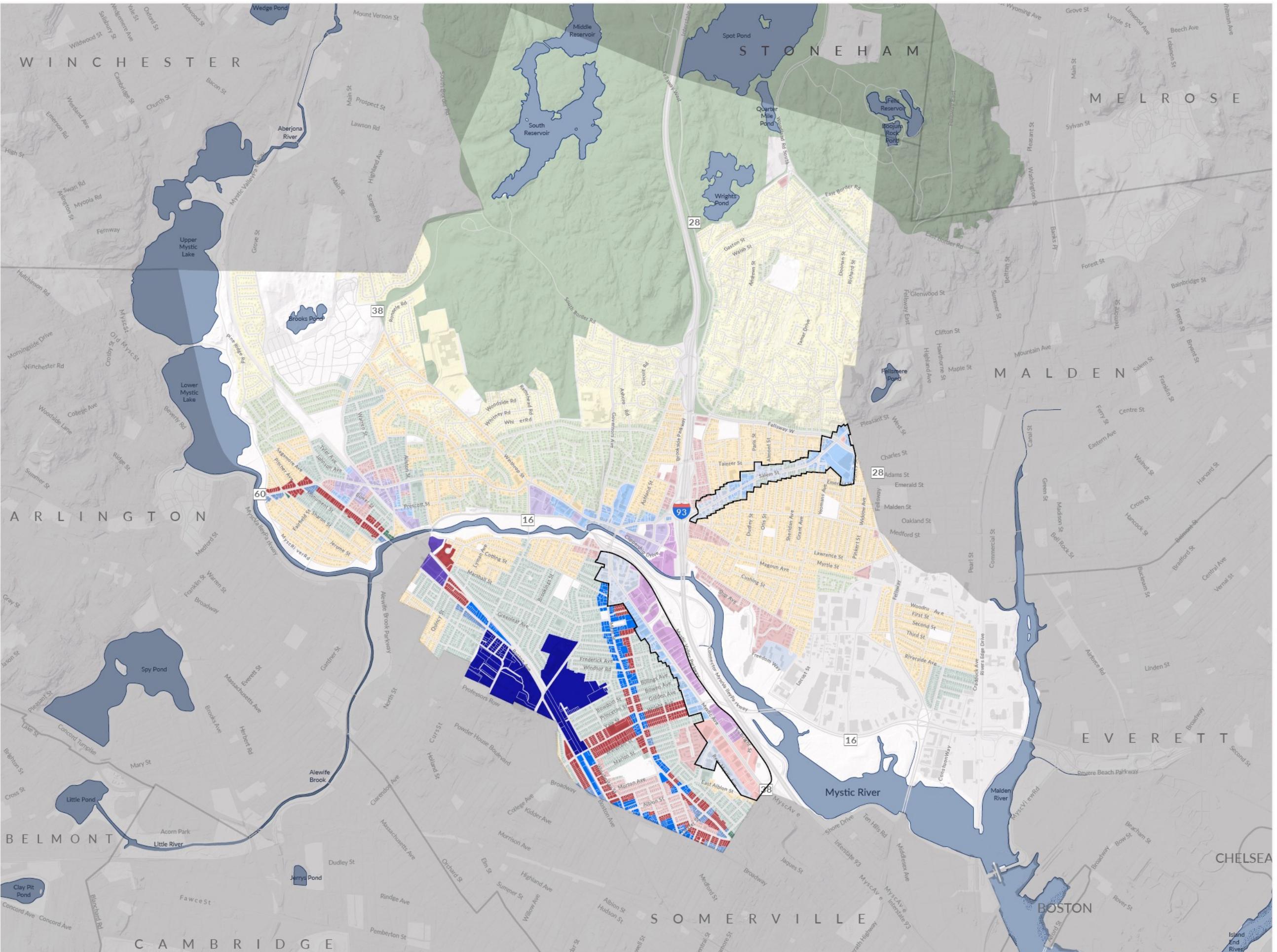
Mixed-Use 2A
Mid Scale.
5 stories by right + 2 IZ

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

Institutional District
Tufts University

Urban Residential 2

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



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".



Innes
Associates Ltd