



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, May 8, 2024

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/81821562885>

Call-in Number: +13126266799,,81821562885# US

Broadcast Live: Channel 22 (Comcast), Channel 43 (Verizon), 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

May 8, 2024

SPONSORED BY

Isaac Bears, Council President, Kit
Collins, Council Vice President

AGENDA ITEM

24-033 - Zoning Ordinance Updates with Innes Associates Team

FULL TEXT AND DESCRIPTION

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. 20240502 Zoning Memo #3
2. 20240501_CAAP Review
3. 20240424 TABLE_A.____TABLE_OF_USE_AND_PARKING_REGULATIONS - DRAFT
4. 20240503 Definitions Memo

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	Zoning Memorandum #3
Cc:	Paula Ramos Martinez, Senior Urban Designer/Planner Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

Agenda for the next Planning and Permitting Committee Meeting on May 8, 2024:

- Updates
 - Zoning Status memo.
 - Status of changes to Site Plan Review.
 - Work plan on mapping analysis,
- Changes to send to City Council
 - Discuss definitions to be sent to City Council.
- Introduce next round of potential changes
 - Zoning strategies from the Climate Adaptation Action Plan
 - Initial changes to Inclusionary zoning.
 - Accessory Dwelling Units

This is the third memorandum for the Planning and Permitting Committee. After the April 24, 2024 meeting, the following changes were made:

- As President Zac Bears suggested, the table of Proposed Changes is now divided in two. The first table contains proposed changes for Phase I and

the second table contains proposed changes that will take place in Phase II and III.

- As President Zac Bears also suggested, there is a new table for items that need further study, with an added column for Financing.
- Added “wall” to Window and Roof Gardens in recommendation **B-49**
Added to the table the proposal **B-34** from Cllr. Leming: Replace "Vacant and Foreclosing Properties" ordinance with an ordinance in Chapter 10.

Status Updates (schedule)

As this table is updated, the actual zoning sections for each topic will be added. The recommended changes listed in Phase 1 are not part of this table; it is intended to be a holding document for potential changes that have not yet been addressed.

	TOPIC	PHASE
CR	Climate resiliency	II and III
HP	Housing production	I and II
HA	Housing affordability	II and III
SQR	Major squares	All three
COR	Mixed use corridors	All three
MGB	Streets/neighborhoods	II and III
ED	Economic development and business growth	All
MAP	Map and districts	All three
UDR	Uses and dimensional requirements	All three
T	Transportation/multi-modal ways	II and III

Proposed Changes in Phase I

Number	Proposed Change	Topic	Origin	Phase	Status
A-1	Inclusionary Housing	HA	Mayor	I and II	
A-2	94-12.0 Expand the definition of terms with language as follows; Terms or words not defined herein but defined in the Building Code shall have meanings given therein, unless a contrary intention clearly appears, otherwise as the meaning quoted in the latest edition of Webster's Unabridged Dictionary.	Definitions	Building Department	I and II	
A-3	94-5.0 Re-introduce use of Finding, rather than Special Permits; for judging changes to nonconforming preexisting use and structures. Ch40A specifically views Special Permits as addressing Uses allowed in Districts that need additional review to add conditions for safeguards and limitations on tie and use.	Process	Building Department	I and II	
A-4	Reviewing Nonconforming Use and Structures for changes are more concerned with whether a permanent change is	Process	Building Department	I and II	

Number	Proposed Change	Topic	Origin	Phase	Status
	‘substantially more detrimental than what currently exists’.				
A-5	94-5.9 Add language to address an ability to limit merger doctrine where it would be in the City’s best interest for lots held in common ownership; perhaps as a Variance.	Process	Building Department	I and II	
A-6	94-4.2.4 Clear up ambiguities in this section regarding the many parts and pieces specified in Paragraphs 4 & 5.	Check!	Building Department	I and II	
A-7	Fencing – Consider allowing fencing up to 7’ high to be zoning exempt in concert with the Building Code.	Dimensions	Building Department	I and II	
A-8	94-4.3 (4) clarify pool setback as ‘to the water’s edge’ to limit arguments that the concrete skirting around a pool is part of the setback.	Definitions/ Dimensions	Building Department	I and II	
A-9	94-5.2 Clarify if extension of a use includes accessory structures on a single lot. Also clarify if a nonpermitted, nonconforming use can be allowed by the passage of time being viewed as not substantially detrimental.	Definitions/ Process	Building Department	I and II	
A-10	94-5.4 Expand the definition and criteria by which a Variance is granted in accordance with Ch40a.	Definitions/ Process	Building Department	I and II	
A-11	94-6.0 Consider removing parking from the use table and consolidating within this Chapter.	Format	Building Department	I and II	
A-12	94-6.2.9 Sign Renewal Permits? Feasible?	Process	Building Department	I and II	
A-13	94-7.4 Review solar energy systems for conformity to newest energy codes.	Consistency	Building Department	I and II	
A-14	94-7.7 Consider adding fall zone setback requirements to WTF’s.	Dimensions	Building Department	I and II	
A-15	94-8.1.8 Inclusionary Housing – review language the controls a developer ability to subdivide, ANR or otherwise alter a property prior to creating a development so to avoid compliance by adding ‘common control’ in addition to common ownership.	Process	Building Department	I and II	

Number	Proposed Change	Topic	Origin	Phase	Status
A-16	Consider requiring an agreement be reached, and recorded, prior to issuance of a building permit in lieu of waiting for occupancy. This should not be contravened in the event a permit is issued without an agreement having been reached and recorded.	Process	Building Department	I and II	
A-17	94-8.2 Review whether an accessory structure can be converted to a dwelling unit and how that fits with allowing two principal structures on a lot.	Definitions/ Dimensions	Building Department	I and II	
A-19	94-11.1.5 Entry rights as written are constitutionally vague and can create problems. See also 94-11.3	Process	Building Department	I and II	
A-20	94-11.2 Do we really post a sign?	Process	Building Department	I and II	
A-21	94-11.4.2 Revisit the ZBA ability to grant use variances; provide definition to that term.	Definitions/ Process	Building Department	I and II	
A-22	94-12.0 Review definitions for medical uses, eating places,	Definitions	Building Department	I and II	
A-23	Should 'Keeping of Animals' include doggie daycare; should doggie daycare be a Special Permit?	Definitions/ Process	Building Department	I and II	
A-24	Lot Frontage – clarify to confirm avoiding overlapping rights.	Definitions	Building Department	I and II	
A-25	Mobile home – is this an RV, Tiny home, or manufactured home (as HUD has called mobile homes since 1976)? Most of these come with dimensional clarifications.	Definitions	Building Department	I and II	
A-26	Motor Vehicles – Class 3 for junkyards?	Definitions	Building Department	I and II	
A-27	Story Half – review for conformance to building code	Definitions	Building Department	I and II	
A-28	Yard v Lot definitions?	Definitions	Building Department	I and II	
A-29	Table of Uses – Consider exempting City from Zoning compliance, with conditions.	Process	Building Department	I and II	

Proposed Changes in Phase II and III

Number	Proposed Change	Topic	Origin	Phase	Status
B-30	Refer to legal counsel for review: <ul style="list-style-type: none"> Replace Director of Community Development with “Director of Planning, Development & Sustainability” Replace “Office of Community Development” with “Department of Planning, Development & Sustainability” 	General	PDS		
B-31	Other edits from Legal Counsel	General	Jonathan Silverstein		
B-32	Accessory Dwelling Units	HP, HA	Cllr. Leming		
B-33	Transportation Demand Management	T	Cllr. Leming		
B-34	Replace “Vacant and Foreclosing Properties” ordinance under section 94-7.5. with an ordinance in Chapter 10.		Cllr. Leming		
B-35	Identify changes to zoning districts – consider squares, corridors, neighborhoods.	SQR, COR, MGB, MAP, UDR		II	
B-36	Change dimensional standards to match new zoning districts and use types (including mixed-use buildings).	SQR, COR, MGB, UDR		II	
B-37	Update MUZ.	MAP, UDR			
B-38	Fences/ Visibility Requirements.	General, UDR			
B-39	Non-conforming Uses and Structures	UDR			
B-40	Parking and Loading/ Landscaping, Buffers, and Screening	UDR			
B-41	Signage				
B-42	Incorporate policy suggestions and goals from Medford Climate Action & Adaptation Plan (2022), Medford Comprehensive Plan (2023), Medford	All	Vice President Collins	II and III	

Number	Proposed Change	Topic	Origin	Phase	Status
	Housing Production Plan (2022), and Medford Bicycle Infrastructure Master Plan (2016) <ul style="list-style-type: none"> Review policy suggestions from all Plans to ensure inclusion and alignment in relevant parts of our zoning code. Ensure that conditions on large developments are consistent with goals and policies put forward in these Plans. 				
B-43	Review/update of Zoning map and districts towards stated community goals from above plans, including: <ul style="list-style-type: none"> Business development in Medford Square Multimodal transit/access into Medford Square Residential development especially near transit hubs and university buildings Mixed-use business/residential development along key commercial corridors (i.e. Mystic Avenue) 	All	Vice President Collins	II and III	
B-44	Tree Ordinance (19-070) <ul style="list-style-type: none"> One of our in-progress Tree Ordinances touches on tree canopy protection, replacement, and/or mitigation for private property developments of different size thresholds. I would like to review that during our conversations about dimensional requirements and conditions for large resident and housing developments to ensure that ordinance goals are implemented in the zoning code, where appropriate. 	CR, MGB	Vice President Collins	II and III	
B-45	Condo Conversion Ordinance (23-077) <ul style="list-style-type: none"> This is an in-progress ordinance project, initiated in 2023, that would create a permitting and licensing process for conversion of rental units into condominiums by certain types of developers. I would like to review it in context of our other housing-related zoning changes to ensure alignment with housing production goals and use/dimensional requirements. 	HP, HA, UDR	Vice President Collins	II and III	
B-46	Complete Streets/Vision Zero <ul style="list-style-type: none"> Review aspects of zoning ordinance governing conditions and site plan review for larger developments to ensure alignment with Complete Streets Policy and to advance Vision Zero policy for all streets, corridors, and neighborhoods. 	MGB, T	Vice President Collins	II and III	

Number	Proposed Change	Topic	Origin	Phase	Status
	<ul style="list-style-type: none"> Consider alongside Transportation Demand Management (TDM) policy proposal. 				
B-47	<p>Zoning incentives</p> <ul style="list-style-type: none"> Density bonuses <ul style="list-style-type: none"> Net zero design Certifications include Architecture 2030's Zero Code Low embodied carbon Lower parking ratios [lower than Medford already has?] <ul style="list-style-type: none"> Affordable housing Near transit Floor area ratio exclusions [would these be included in FAR in the first place?] <ul style="list-style-type: none"> Window shading/overhangs Exterior insulation Green roofs Heat pump condensers Driveway solar canopy Setback exemptions [would these even require an exemption?] <ul style="list-style-type: none"> Heat pump condensers Energy storage Window shading and overhangs Exterior insulation Driveway solar canopy Height exemptions <ul style="list-style-type: none"> Heat pump condensers Solar PV Solar thermal Micro-scale wind Expedited site plan review (with checklist and specific timeframe promised) [for certain size projects?] <ul style="list-style-type: none"> Net zero design Passive house [part of specialized code for four stories and above, but we do want to make it as simple as possible] Low embodied carbon Use variances <ul style="list-style-type: none"> Net zero design Low embodied carbon Reduced permit fees (CDB, in rules and regs) <ul style="list-style-type: none"> Net zero design Low embodied carbon 	CR	PDS	II and III	

Number	Proposed Change	Topic	Origin	Phase	Status
B-48	Eco-roof ordinance <ul style="list-style-type: none"> Require solar PV, solar thermal, small-scale wind, green roof, cool roof, blue roof, or mechanical equipment? [see Somerville] 	CR	PDS	II and III	
B-49	By-right allowances <ul style="list-style-type: none"> EV charging stations Ultra-low emissions building systems <ul style="list-style-type: none"> Heat pump condensers Battery storage Renewables <ul style="list-style-type: none"> Solar PV [is this already by right?] Solar thermal Driveway solar canopy Micro-scale wind Small-scale green infrastructure <ul style="list-style-type: none"> Window, wall, and roof gardens Permeable paving Composting 	CR Councilor Callahan	PDS	II and III	
B-50	Green code (points checklist for stormwater requirements) [compare against Medford's stormwater ordinance and Somerville's] <ul style="list-style-type: none"> Stormwater requirements? <ul style="list-style-type: none"> Green roof, blue roof Permeable paving Increase green area ratio Rain garden, bioswale, retention pond Rainwater barrels and right-sized gutters 	CR	PDS	II and III	
B-51	Overlay districts <ul style="list-style-type: none"> Flood zones [but Medford doesn't have many buildings in these?] <ul style="list-style-type: none"> Elevate mechanical systems Elevate first floor and entries Grade highest around base of building Rain garden, bioswale, retention pond Permeable paving Rainwater barrels and right-sized gutters Backflow valves Wet or dry floodproofing Sump pumps Density zone <ul style="list-style-type: none"> Including exterior ADU by right and allow adding second floor to existing exterior ADU? Unit square footage limits 	CR	PDS	II and III	

Number	Proposed Change	Topic	Origin	Phase	Status
	<ul style="list-style-type: none"> District energy zone [are there areas that are good prospects for this? Riverside] <ul style="list-style-type: none"> Co-locate residential and commercial Car-free zone (with exceptions for delivery trucks at certain times) [does Medford have districts where this would be appropriate?] Net zero zone [does this make sense anymore, with updated building codes and the state reserving emissions standards and reporting for itself?] Anti-heat island zone [do any of these impinge on code?] <ul style="list-style-type: none"> Minimum SRI for roofs and top level of parking lots Preserve existing trees and require tree planting for larger sites Window shading Covered parking Cool roof/green roof Passive cooling – operable windows, design for airflow 				
B-52	Energy efficiency requirements (or at least reporting) for rental units? [Medford doesn't currently have rental licensing?]	CR	PDS	II and III	
B-53	Increased EV ready requirement, with performance path for automated load management system (approved in Brookline).	CR	PDS	II and III	

For Further Study

Number	Study Proposal	Topic	Origin	Phase	Status	Financing
S.1						
S.2						
S.3						



To	Members of the Planning and Permitting Committee
	Alicia Hunt, Director of Planning, Development & Sustainability
	Danielle Evans, Senior Planner
	Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	3-May-24
Project	23146 – Medford – Zoning
Subject	Zoning strategies from the Climate Adaptation Action Plan
Cc:	Emily Keys Innes, AICP, LEED AP ND, President
	Jimmy Rocha, GIS Analyst/Data Scientist
	Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

Strategy	#	Actions	Timeline	Milestones	Financing Mechanisims	City Steward	Zoning Text	
BUILDINGS & ENERGY								
BE 1.1 Diverse and Affordable Housing Expand diverse housing options in Medford to meet the needs of all ages, all family sizes, all (dis)abilities, and all income levels.	BE 1.1.A	Reduce zoning barriers to multifamily and mixed-use housing development.	Before 2025	Zoning updates to take effect by 2025	N/A	Office of PDS (housing staff)	Sec 94-6.0. General Regulations	▪ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
							Sec 94-9.0. Special District Regulations	▪ Sec 94-9.1. Mixed Use Zoning District ▪ Sec 94-9.2. Planned Development District
							Sec 94-8.0. Special Residential Regulations	▪ Sec 94-8.1. Inclusionary Housing ▪ Sec 94-8.1. Accessory Dweling Units (ADU's)
	BE 1.1.B	Enable smaller and more diverse housing options through zoning updates.	Before 2025	Zoning updates to take effect by 2025	N/A	Office of PDS (housing staff)	Sec 94-3.0. Use Regulations	▪ Sec. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations
							Sec 94-4.0. Dimensional Regulations	▪ Sec. 94-4.1. Table of Dimensional Requirements / Table B. Table of Dimensional Requirements
	BE 1.1.D	Foster affordable infill development.	Before 2025	Zoning updates to take effect by 2025	N/A	Office of PDS (housing staff)	Sec 94-8.0. Special Residential Regulations	▪ Sec 94-8.1. Inclusionary Housing ▪ Sec 94-8.1. Accessory Dweling Units (ADU's)
BE 1.2 High-Performance New Buildings Update Medford’s zoning codes and the development review process to encourage highly energy efficient, resilient, and lowcarbon new construction.	BE 1.2.A	Adopt environmental performance standards for large projects	Before 2025	Zoning updates to take effect by 2025	N/A	Community Development Board	Transversal topic	
	BE 1.2.A	Offer incentives for exceptional energy performance	Before 2025	Zoning updates to take effect by 2025	N/A	Community Development Board	Sec 94-6.0. General Regulations	▪ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
							Sec. 94-7.0. Special Regulations Sec. 94-7.0. Special District Regulations	▪ Sec. 94-7.4. Solar Energy Systems
BE 1.3 Flood-Resilient New Buildings Require flood resilient design for new development that could see high flood risk	BE 1.3.C	Incentive higher density in upland areas	Before 2025	Zoning updates to take effect by 2025	N/A	Community Development Board	Sec 94-3.0. Use Regulations	▪ Sec. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations
							Sec 94-4.0. Dimensional Regulations	▪ Sec. 94-4.1. Table of Dimensional Requirements / Table B. Table of Dimensional Requirements
BE2.3 Resources for Resilient Retrofits. Provide tools and resources for property owners and tenants to improve building resilience and prepare for climate hazards.	BE 2.3.B	Develop an online building resilience toolkit.	Before 2025	Resilience toolkit launched by 2025	MVP Action Grants, MAPC TAP	Office of PDS (climate staff)	Include the requirements and suggestions from the toolkit in zoning. Transversal topic	
B3.2 Energy Resilience Increase Medford's Energy Resilience	BE 3.2.B	Encourage district-scale energy solutions	Before 2025	Zoning updates to take effect by 2025	MassCEC funding	Community Development Board, Engineering Office		
ECOSYSTEMS & NATURAL ENVIRONMENT								
EN 1.3 Ecological Resilience Enhance the resilience of land and water ecosystems to contend with new climate stresses	EN 1.3.G	Plant and raise awareness on native pollinator gardens.	Immediate	Pollinator gardens with educational signage	General fund	Community Garden Commission	Sec. 94-6.0. General Regulations Include Nature inclusive neighborhoods policies in zoning	▪ Sec. 94-6.3. Landscapingg, buffers, and screening ▪ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use Transversal topic

EN 2.1 Rainscaping. “Rainscape” Medford to better infiltrate stormwater.	EN 2.1.C	Encourage rainscaping on private property.	Before 2025	Educational campaign launched by 2024	Funds MS4 Municipal Assistance Grants, MVP Action Grants, linkage funding	Office of PDS	Require Low Impact Development (LID) features in zoning	Transversal topic
							Section 94-10.0. Development Linkage Fees	
EN 2.2 Stormwater Infrastructure: Continue to invest in maintenance and upgrades to the stormwater and sewer systems, accounting for climate change projections.	EN 2.2.D	Expand the capacity of the stormwater system through green, blue, gray solutions.	Before 2025	First green infrastructure solution installed in EJ area by 2024	CDBG funding, MVPAction Grants, 604b Grant program	Engineering Office (City Engineer)	Sec. 94-6.0. General Regulations	<ul style="list-style-type: none"> ■ Sec. 94-6.3. Landscapingg, buffers, and screening ■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
							Toolkit? Require green and blue solutions in zoning	Transversal topic
EN 2.3 Riverine flood buffers: Reduce flood risk from the Mystic and Malden rivers caused by storms and sea level rise.	EN 2.3.A	Consider a riparian buffer overlay to prioritize living shorelines.	After 2025				Sec. 94-7.0. Special District Regulations	New Overlay District
PUBLIC HEALTH								
PH 1.1 Healthy Neighborhoods: Adapt the city’s zoning codes and development incentives to create healthier neighborhoods.	PH 1.1.A	Update zoning codes to support health outcomes.	Before 2025	Zoning updates to take effect by 2025	N/A (supportive funding: Planning Assistance Grants)	Office of Outreach and Prevention, Office of PDS	Transversal topic	
	PH 1.1.B	Assess neighborhood-specific opportunities.	Immediate	First assessment completed prior to zoning updates by 2025	One Stop Grants, Planning Assistance Grants	Office of Outreach and Prevention	Is this task complete?	
PH 1.2 High Heat Mitigation: Improve Medford’s capacity to stay cool in periods of high heat.	PH 1.2.C	Adopt design and material standards for cooler surfaces.	Before 2025	Zoning updates to take effect by 2025	N/A	Building Department, Community Development Board	Require design standards.	Trnsversal topic
							Sec 94-9.0. Special District Regulations	<ul style="list-style-type: none"> ■ Sec 94-9.1. Mixed Use Zoning District ■ Sec 94-9.2. Planned development District
							Sec 94-6.0. General Regulations	■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
PH 1.4 Waste Reduction: Make it easier to reduce, reuse, and recycle materials to restore or renew value, eliminate waste, and decrease pollution.	PH 1.4.	Evaluate the local potential for construction material reuse	After 2025	Construction material reuse assessment completed by 2026	University partnerships	Office of PDS (climate staff)	Incorporate results to Zoning Require a % of recicled construction materials to encourage circularity?	
TRANSPORTATION								
T 1.3 Safe Streets for All Create safer, more accessible, and connected ways for walking, biking, scootering, pushing a stroller, rolling a wheelchair, or other modes.	T 1.3.D	Strengthen complete streets policy through zoning and local ordinance.	Before 2025	Ordinance and zoning updates in effect by 2025	N/A (supportive funding: Planning Assistance Grants)	Office of PDS and Engineering Office	Section 94-10.0. Development Linkage Fees	
T 1.4 Accessible Neighborhoods Update city codes and zoning ordinances so that new development contributes to neighborhoods	T 1.4.A	Encourage mixed-use development.	Before 2025	Zoning updates to take effect by 2025	N/A (supportive funding: Planning Assistance Grants)	Office of PDS (economic development and housing staff)	Sec 94-3.0. Use Regulations	
							Sec 94-9.0. Special District Regulations	<ul style="list-style-type: none"> ■ Sec 94-9.1. Mixed Use Zoning District ■ Sec 94-9.2. Planned development District
							Sec 94-6.0. General Regulations	■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
	T 1.4.B	Design for active streetscapes.	Before 2025	Zoning updates to take effect by 2025	N/A (supportive funding: Planning Assistance Grants)	Office of PDS	Transversal topic	
	T 1.4.C	Integrate multimodal connections in new development.	Before 2025	Zoning updates to take effect by 2026	N/A	Community Development Board, Engineering Office (Director of Traffic & Transportation)		

development continues to neighborhoods accessible to all.

T 2.1 Electric Vehicle Charging	T 1.4.E	Update bicycle parking requirements.	Before 2025	Bicycle parking requirements to take effect by 2025	N/A	Office of PDS and Director N/A N/A of Parking, Engineering Office (Director of Traffic & Transportation)	Sec 94-3.0. Use Regulations	Incorporate Bicycle parking to Table A. Table of Use and Parking Regulations
	T 1.4.F	Update motor vehicle parking requirements.	Before 2025	Vehicle parking requirements to take effect by 2025	N/A	Office of PDS and Director N/A N/A of Parking, Engineering Office (Director of Traffic & Transportation)	Sec 94-3.0. Use Regulations	■ Sec. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations
	T 2.1.D	Encourage EV charger installations in private lots.	Before 2025	Twelve publicly accessible chargers installed by 2025 in private lots	National Grid incentives, State incentives	Office of PDS (economic development staff)	Sec 94-3.0. Use Regulations Sec 94-6.0. General Regulations Sec 94-9.0. Special District Regulations	■ Sec. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations ■ Sec. 94-6.1. Parking and loading ■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use ■ Sec 94-9.1. Mixed Use Zoning District

Proposals Outside the CAAP

Any Car-sharing strategies? Like parking reductions?

Logistics strategies, so heavy vehicles do not go into Downtown?

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

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Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

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March 15, 2022

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC	LC
A. RESIDENTIAL USES															
1. Detached single family dwelling	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	2 per Dwelling Unit	NA
2. Attached single family dwelling: Two dwelling structure	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
Three or more dwelling structure	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
3. Detached two-family dwelling	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
4. Multiple dwelling, Class A	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
5. Multiple dwelling, Class B	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
6. Dormitory, fraternity or sorority house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
7. Lodging or boarding house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per Guestroom	1/15,000 s.f.

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC	LC
8. Senior housing facility	N	CC	CC	CC	CC	CC	CC	CC	CC	N	N	N	CC	1 per 2 Units	1/15,000 s.f.
B. COMMUNITY USES															
1. Museum	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	N	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	CC	CC	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 140 s.f.	NA
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA

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9. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	NA	NA
10. Hospital, nonprofit	N	Y	BA	BA	BA	BA	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	N	CC	CC	CC	CC	CC	N	CC	CC	N	CC	CC	CC	1 per 750 s.f.	1/15,000 s.f.
C. OPEN RECREATIONAL AND AGRICULTURAL USES															
1. Private open recreational uses, available to the public	CC	N	N	N	N	N	N	CC	CC	CC	CC	CC	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	N	N	N	N	N	CC	N	N	N	NA	1/15,000 s.f.
D. COMMERCIAL USES															
1. Private entertainment or recreation facility excluding adult uses	N	N	N	N	N	N	N	CC	CC	N	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	CC	CC	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	CC	CC	CC	CC	Y	Y	N	Y	Y	Y	N	N	Y	1 per 750 s.f.	1/15,000 s.f.

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4. Trade, professional, or other school operated for profit	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel or motel, small	N	N	N	N	N	N	N	Y	Y	N	CC	CC	Y	1 per Guestroom	1/15,000 s.f.
6. Hotel, large	N	N	N	N	N	N	N	Y	N	N	N	N	Y	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking or funeral establishment	N	N	N	N	N	N	N	Y	Y	CC	N	N	N	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	N	N	N	N	N	N	N	CC	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom ¹	N	N	N	N	N	N	N	Y/BA	Y	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES															
1. Business, professional, or government office	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Business, professional, or government office, large	N	N	N	N	N	N	N	N	N	N	CC	CC	N	1 per 350 s.f.	1/15,000 s.f.
3. Medical office	N	N	N	N	BA	BA	N	Y	Y	CC	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
4. Bank and other financial institution	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
F. RETAIL AND SERVICE USES															
1. Retail sales ²	N	N	N	N	N	N	N	Y	Y	CC	CC	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	N	N	CC	CC	CC	CC	CC	Y	Y	CC	CC	Y	Y	1 per 500 s.f.	1/15,000 s.f.

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3. Neighborhood retail	N	CD	CD	CD	CD	CD	CD	Y	Y	CC	CC	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	N	N	N	N	N	N	N	Y	Y	CC	N	Y	Y	1 per 350 s.f.	1/50,000 s.f.
6. Paranormal service and sales	N	N	N	N	N	N	N	CC	CC	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment — Cultivation	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Manufacture and processing	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment — Retail	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment — Independent laboratory	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare															
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS															

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Table A: Table of Use and Parking Regulations March 15, 2022															
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1. Eating place, without drive through	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	CC	1 per 350 s.f.	1/15,000 s.f.
3. Café/Coffee shop															
H. MOTOR VEHICLE RELATED USES															
1. Motor vehicle light service station	N	N	N	N	N	N	N	CC	Y	Y	CC	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	N	N	N	N	CC	Y	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	N	N	N	CC	Y	CC	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	N	N	N	CC	Y	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	N	N	N	N	N	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	N	N	N	N	CC	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 350 s.f.	1/50,000 s.f.
8. Motor Vehicles, Class III, Junkyards															

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Table A: Table of Use and Parking Regulations March 15, 2022															
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I. MISCELLANEOUS COMMERCIAL USES															
1. Parking area or garage not accessory to permitted principal use: Residential	N	N	N	BA	BA	BA	N	Y	Y	Y	N	N	Y	NA	NA
Nonresidential	N	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district	N	N	N	BA	BA	BA	N	Y	Y	Y	Y	Y	Y	NA	NA
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	NA	NA
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³	N	N	N	N	N	N	N	N	N	N	N	N	Y	NA	NA

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	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC	LC
6. Open Storage	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	N	N	N	CC	Y	CC	CC	CC	CC	NA	NA
9. Solar energy system	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES															
1. Fuel and ice sales	N	N	N	N	N	N	N	N	Y	Y	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	NA	NA
5. Manufacturing	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	N	N	N	N	BA	Y	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	N	N	N	N	N	BA	Y	N	N	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	1/50,000 s.f.

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Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC	LC
10. Warehouse, Wholesale establishment	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self storage warehouse	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	1 per 1,400 s.f.	1/15,000 s.f.
K. ACCESSORY USES															
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	NA
By special permit	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	NA
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3. Family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	1 per 2 employees	NA
4. Family day care home, large	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	BA	1 per 2 employees	NA
5. Adult day care home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	1 per 2 employees	NA
6. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	1 per Guestroom	NA

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Table A: Table of Use and Parking Regulations March 15, 2022															
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7. Noncommercial greenhouse, tool shed, or similar accessory structure	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	NA	NA
8. Swimming pool, on a lot with: Less than 4,500 sq. ft.	BA	BA	BA	BA	BA	BA	BA	Y	Y	Y	N	N	Y	NA	NA
More than 4,500 sq. ft.	BA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	NA	NA
9. Scientific research and development, as provided at section 94-3.3.3.1	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	NA	NA
10. Keno	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	NA	NA
11. Open storage	N	N	N	N	N	N	N	N	Y	Y	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Heavy repair operations	N	N	N	N	N	N	N	N	CC	Y	N	N	N	1 per 350 s.f.	1/15,000 s.f.
Notes: ¹ For Breweries operating with seven barrels or under - Y. For Breweries operating with more than seven barrels - BA. ² Requires site plan review. See § 94-11.7.2(9). ³ Measured to the closest point of the structure															

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PARKING CODE**	REQUIRED SPACES
A	2 per Dwelling Unit
A1*	1.5 per Dwelling Unit
B	1 per 4 beds
C	1 per Guestroom
D	1 per 2 Units
E	1 per 750 s.f.
F	1 per 140 s.f.
G	1 per 350 s.f.
H	1 per 1,040 s.f.
I	1 per 850 s.f.
J	1 per 2 employees
K	1 per 1,400 s.f.
L	1 per 500 s.f.

* Incentives for alternative minimum residential parking requirements

Affordable housing units	0.5 per Dwelling Unit
Located within ½ mile of high-frequency transit	0.8 per Dwelling Unit

Loading Space Rate	Required Number of Loading Spaces					
	Gross Floor Area in Square Feet					
	2,000 to 14,999	15,000 to 49,999	50,000 to 99,999	100,000 to 149,999	150,000 to 299,999	Each additional 150,000 or fraction thereof over 300,000
A - 1/15,000 s.f.	1	2	3	4	5	1
B - 1/50,000 s.f.	1	1	2	3	4	1

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TABLE B. TABLE OF DIMENSIONAL REQUIREMENTS

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TABLE B. TABLE OF DIMENSIONAL REQUIREMENTS

TABLE B. TABLE OF DIMENSIONAL REQUIREMENTS

March 15, 2022

Table B: Table of Dimensional Requirements March 15, 2022														
	Minimum Permitted										Maximum Permitted			
	Lot						Open Space % Gross Floor Area		Yards (feet)			Lot Coverage (percent)	Height	
	Area (square feet)		Frontage (feet)	Width (feet)	Depth (feet)	Landscaped	Usable	Front	Side	Rear	Feet		Stories	
	Per Dwelling Unit	Total												
1. Detached single-family dwelling														
(a) In SF-1 districts	N/A	7,000	35	50	55	N/A	N/A	15	7½	15	40%	35	2½	
(b) In all other districts	N/A	5,000	35	50	55	N/A	N/A	15	7½	15	40%	35	2½	
2. Detached two-family dwelling	N/A	6,000	35	60	60	N/A	N/A	15	7½	15	35%	35	2½	
3. Attached single-family dwelling														
(a) End dwelling unit	N/A	3,500	35	35	75	10%	25%	15	one @ 10	15	30%	35	3	
(b) Middle dwelling unit	N/A	2,500	25	25	75	5%	25%	15	N/A	15	35%	35	3	
4. Multiple dwelling		10,000	50	100	100	10%		H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	30%			
(a) 1st and 2nd dwelling units, total	4,500						25%					35	3	
(b) Each additional dwelling unit														

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1) On first three floors	1,000						25%					35	3
2) On or above fourth floor	600						20%					75	6
4A. Hotel in a C-1 district	N/A		50	100	100	10%	25%	N/A	N/A	15	N/A	140	15
4B. Assisted living residence													
(a) 1st and 2nd dwelling units, total		10,000	50	100	100	10%	25%						
(b) Each additional dwelling unit	4,500												
1) On first three floors	1,000												
2) On or above fourth floor	600												
a. In SF-1, SF-2 and APT-1 districts								H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	30%	50	4
b. In APT-2, APT-3, and C-2 districts								H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	30%	50	4
c. In C-1 districts								15	15	15	35%	75	6
d. In MUZ districts	N/A	20,000	100	N/A	N/A	N/A ¹	N/A	15 ²	0	0	45% ³	100 ⁴	7 ⁴
5. Other permitted principal structures													
(a) In ROS, SF-1 and SF-2 districts	N/A	10,000*	50	100	100	10%	25%	H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	30%	35	2½
(b) In GR and APT-1 districts	N/A	10,000*	50	100	100	10%	25%	H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	35%	35	3

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(c) In APT-2 and APT-3 districts	N/A	10,000*	50	100	100	10%	25%	H+L / 6 but at least 15	H+L / 6 but at least 15	H+L / 6 but at least 15	35%	125	15
(d) In C-1 districts	N/A	N/A	20	N/A	N/A	N/A	N/A	N/A	N/A	15	N/A	50	4
(e) In C-2 and I districts													
1) Detached building	N/A	10,000	35	N/A	N/A	N/A	N/A	15	15	15	50%	30	2
2) Attached building													
a. End building	N/A	10,000	35	N/A	N/A	N/A	N/A	15	one @ 15	15	50%	30	2
b. Middle building	N/A	10,000	35	N/A	N/A	N/A	N/A	15	N/A	15	50%	30	2
(f) In O districts	N/A	50,000	100	N/A	N/A	10%	N/A	15	15	15	50%	125	12
(g) In O-2 districts* *By special permit dimensional relief may be obtained. See § 94-4.2.8.	N/A	50,000	100	N/A	N/A	15% of lot area	N/	0—15	30*	15	70%	85	6
(h) In MUZ districts	N/A	20,000	100	N/A	N/A	N/A ¹	N/A	15 ²	0	0	45% ³	100 ⁴	7 ⁴
(i) Radio and television towers	N/A	100,000	100	150	150	N/A	N/A	.5 .4 height	.4 height	.4 height	N/A	375	N/A
Notes: * See subsection 94-4.2.8(4). ¹ But see section 94-9.1.3. ² Subject, however, to section 94-9.1.5 regarding setback limitations in an MUZ district. ³ See also section 94-9.1.3. ⁴ See also section 94-9.1.2.													

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	Defitions 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.