

City of Medford PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update

JANUARY 29, 2025



BBHS



Agenda

- Process Timeline
- Plan 2025
- Opportunities for Public Comments
- Introduction
- Analysis
- Neighborhood Residential Districts
 - NR Proposal V1
 - NR Amended V1
 - NR Proposal V2
- Q&A



2024-2026 Zoning Update

Timeline: Phase 3 PPCM

| Jan 15 | Jan 29 | Feb 12 | Feb 26 | March 12 | March 26 | April 09 | April 30 | May 14 | May 14 |
|--|--|-------------------------------|------------------|--------------------------|--------------------------|---|-------------|-----------|-----------|
| Neighborhood and Urban Residential Currently: SF1- SF2-APT1-APT2-GR | Neighborhood and Urban Residential Currently: SF1-SF2- APT1-APT2-GR | Commercial framework C1 | Medford Sq C1 | West Medford Sq C1 | Other Corridors C1 | Wellington/ Glenwood O1-O2-Industrial- MUZ | | | |



2024-2026 Zoning Update

Timeline: Phase 3 PPCM + CDB

| Jan 15 | Jan 29 | Feb 12 | Feb 26 | March 12 | March 26 | April 09 | April 30 | May 14 | May 14 |
|--|--------------------------|--|-------------------------|--------------------------------|------------------|--------------------------|--------------------------|--|---|
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| | FEB 05 Green Score | | MARCH 05 Salem St | MARCH Residential Districts | | | | MAY Commercial and Mixed Districts | |



2024-2026 Zoning Update

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

| Jan 15 | Jan 29 | Feb 12 | Feb 26 | March 12 | March 26 | April 09 | April 30 | May 14 | May 14 |
|---|--------|---|--------|--------------------------------|------------------|--------------------|--------------------|---------------------------------------|--|
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| FEB 05 Green Score | | MARCH 05 Salem St | | MARCH Residential Districts | | | | MAY Commercial and Mixed Districts | |
| FEB 10 Salem St | | FEB/March Residential | | | MARCH Squares | | | | |



Video Topics for Discussion

- ▶ Video 1: About the Zoning Update
- ▶ Video 2: Salem Street Uses
- ▶ Video 3: Salem Street Height (Maps)
- ▶ Video 4: Salem Street Height (Building Massing)
- ▶ Video 5: Green Score

Video 6: Neighborhood Districts

Video 7: Neighborhood Uses

Video 8: Neighborhood Dimensions

Video 9: Neighborhood Nodes

Video 10: Commercial Districts

Video 11: Commercial Uses

Video 12: Commercial Dimensions

Video 13: Transportation Demand Management and Parking



PLAN 2025

| | JANUARY | FEBRUARY | MARCH | APRIL | MAY |
|------------------|--------------------------|--|--|--|---|
| GEOGRAPHY | Neighborhood Residential | Urban Residential | Commercial Framework/Medford Square | West Medford/Other Corridors | Wellington/Glenwood |
| DISTRICTS | SF1 & SF2 | APT 1, APT 2 & General Residential | C1 | C1 | O1, O2, Industrial & MUZ |
| TOPICS | Uses | | | | |
| | Dimensional Standards | | | | |
| | Development Standards | | | | |
| CITY-WIDE TOPICS | Housing | <ul style="list-style-type: none">• ADU• Neighborhood Nodes | <ul style="list-style-type: none">• Community Solar• Non-Conforming Use/Structure | <ul style="list-style-type: none">• Transport Demand Management• Site Plan Review | <ul style="list-style-type: none">• Parking Requirement |



Opportunities for Public Comments

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



Opportunities for Public Comments

1

City Council

Present new topic

12/03/24 Salem St.

2

City Council

Refer topic to CDB

12/11/24 Salem St.

3

CDB

Vote on the topic

01/22/25 Salem St.

2/10 Public Meeting

03/05/2025 Salem St.

4

City Council

Vote on the topic

March 2025 Salem St.

09/11/24 Green Score

10/01/24 Green Score

• 02/05/25 Green Score

February 2025 Green Score

01/15/25
Neighborhood Residential.01/29/25
Neighborhood Residential.

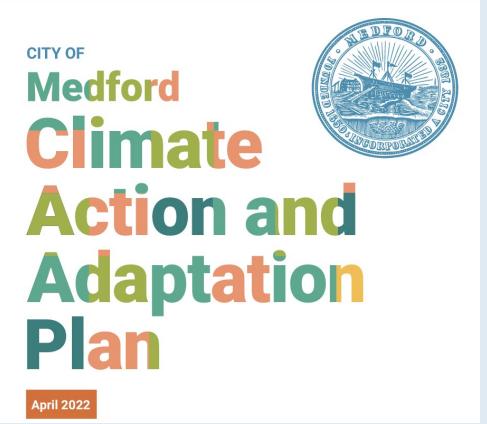
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01/15/25
Urban Residential.01/29/25
Urban Residential.• March 2025
Residential Districts• April 2025
Residential Districts



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

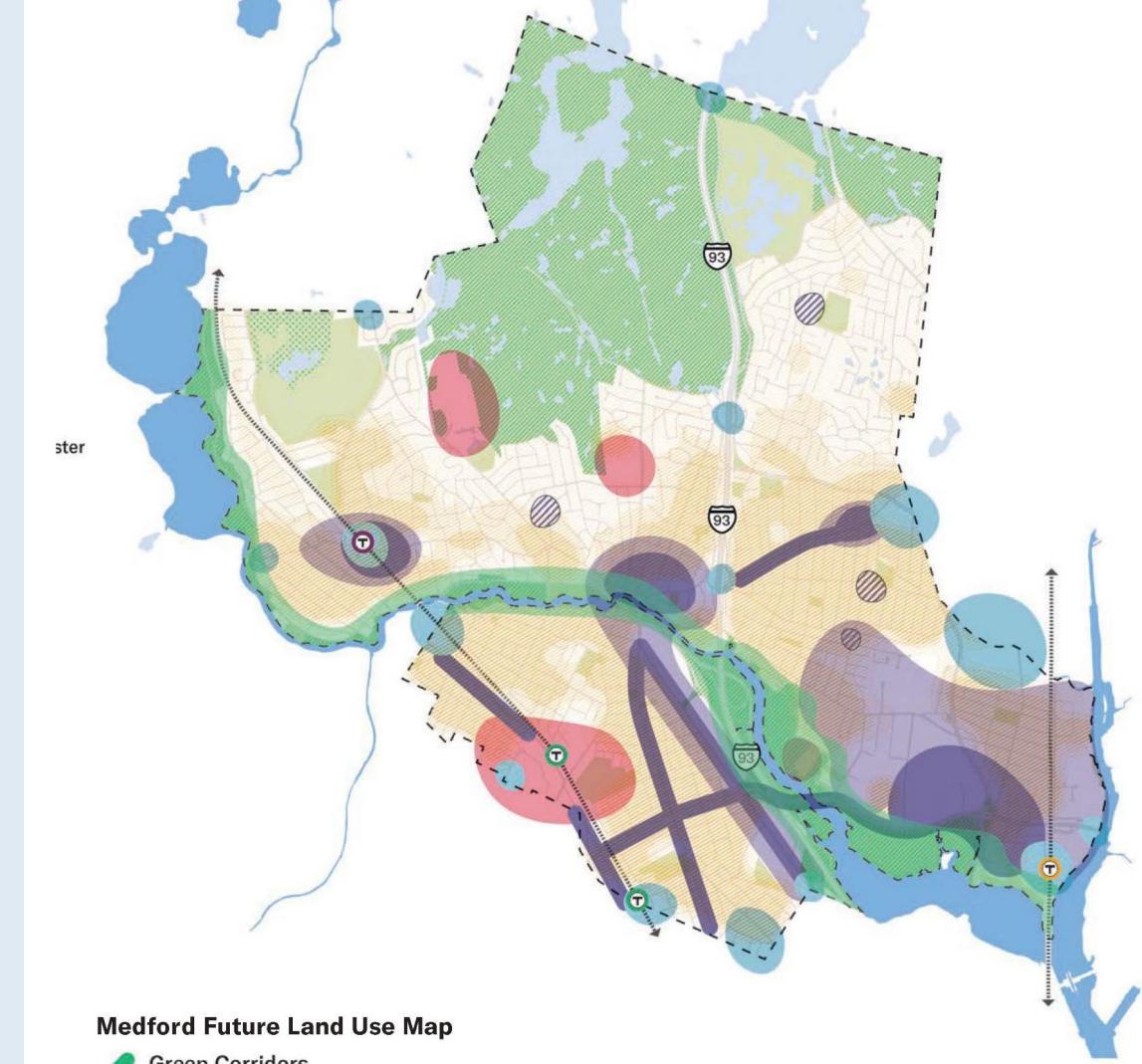


Figure XI. Medford Future Land Use Map

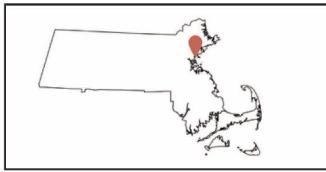
Medford Future Land Use Map

- Green Corridors
- Corridors
- Centers & Squares
- Gateway Nodes
- Civic & Institutional Anchors
- Low Density Residential
- High Density Residential
- Neighborhood Centers
- Transformational Focus Areas

2024-2026 Zoning Update



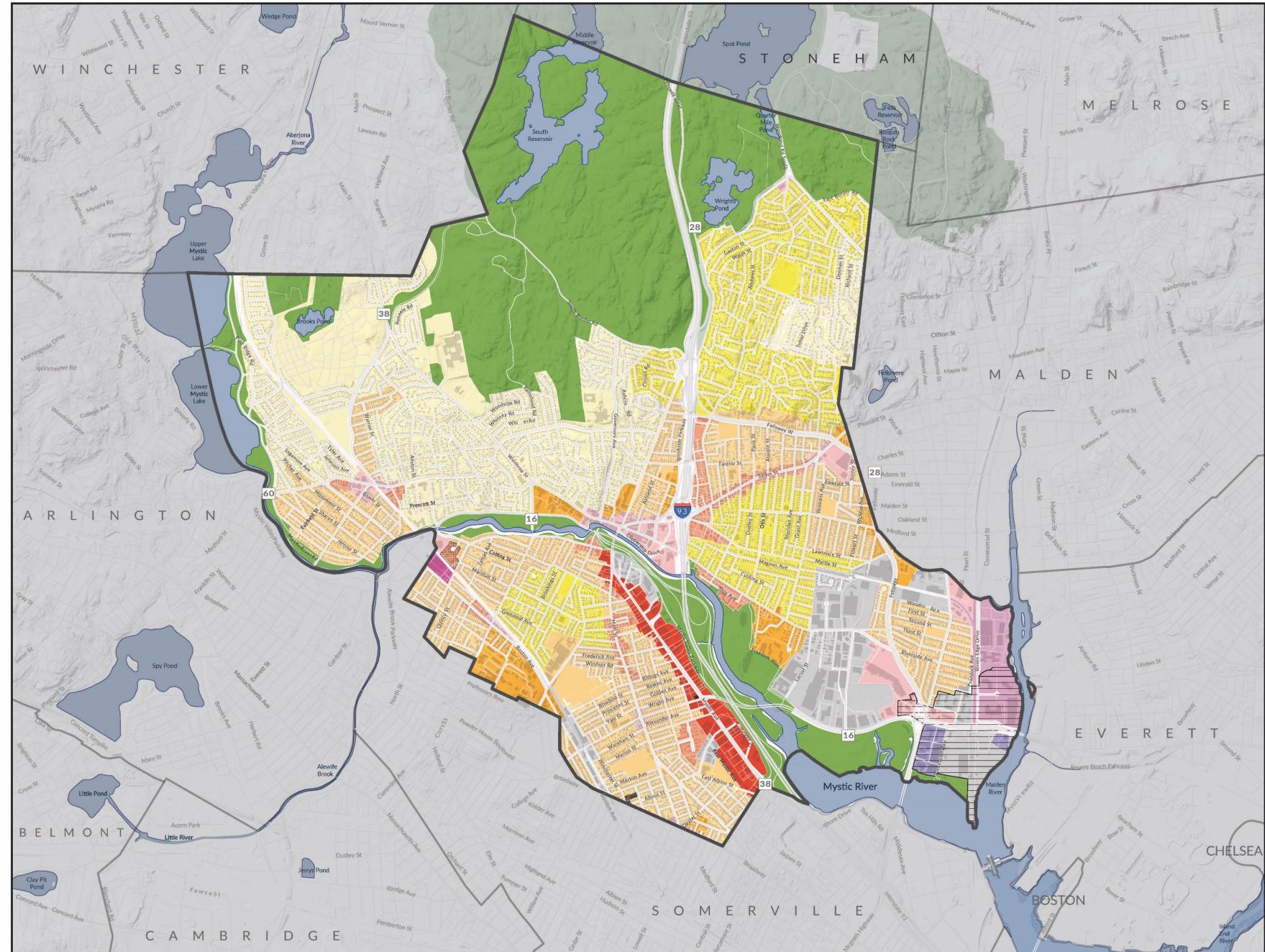
Current Zoning



LEGEND



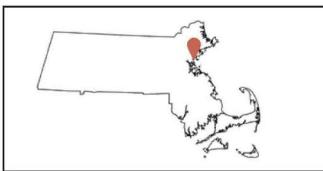
This map was produced in June 2024 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



2024-2026 Zoning Update



Current Transit System

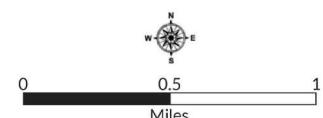
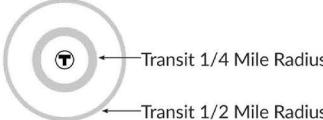


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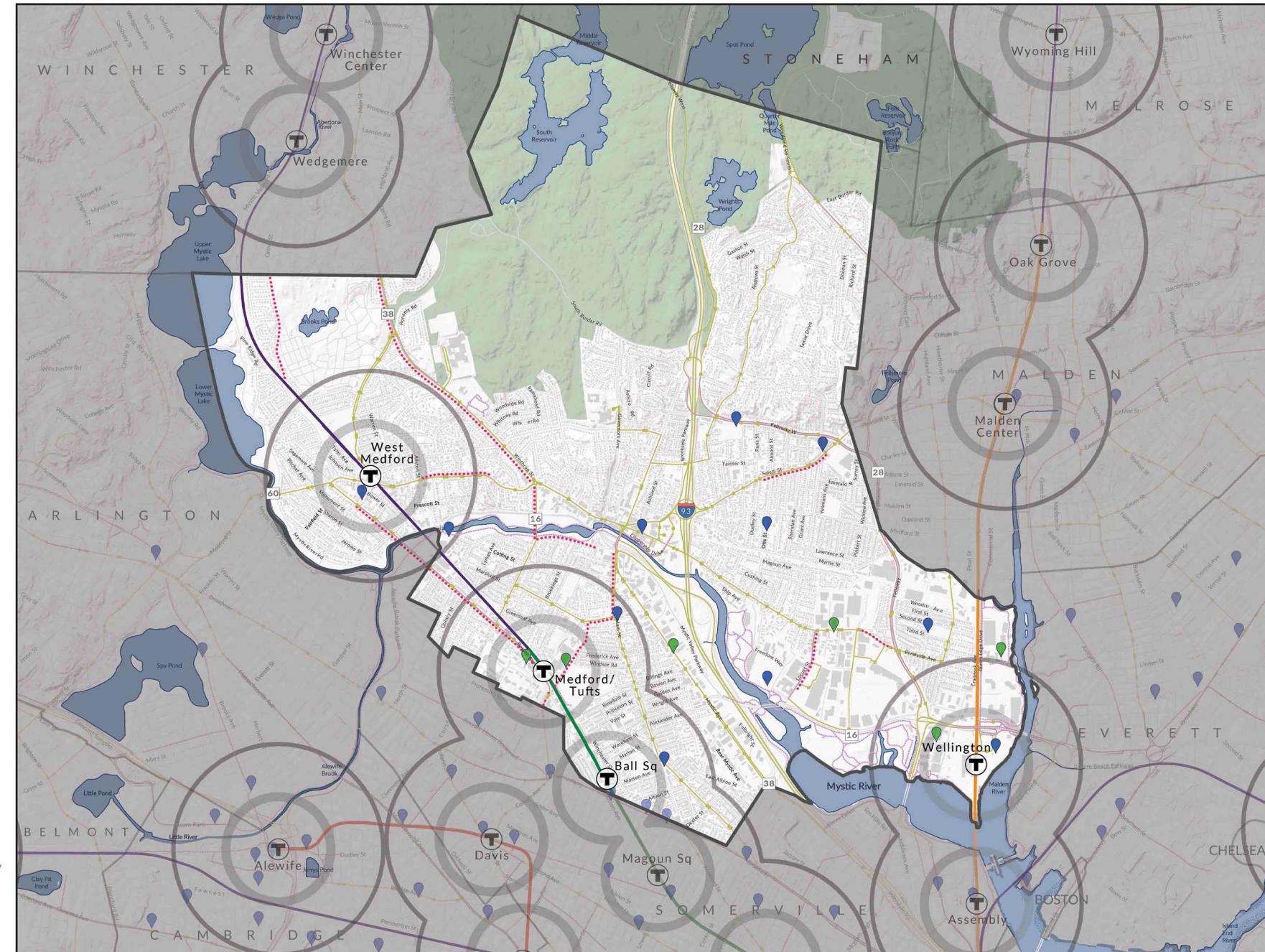
- Buildings
- Hydrography
- Middlesex Fells Reservation

Transportation

- Existing Blue Bike Stations
- Planned Blue Bike Stations
- MassDOT Bike Trails
- Medford Bike Lanes
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line



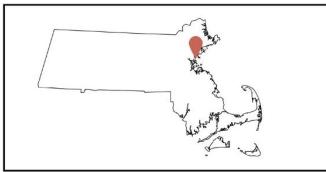
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2024-2026 Zoning Update



Proposed Mixed-Use Districts

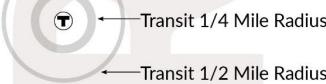


LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation
- Mixed-Use Districts

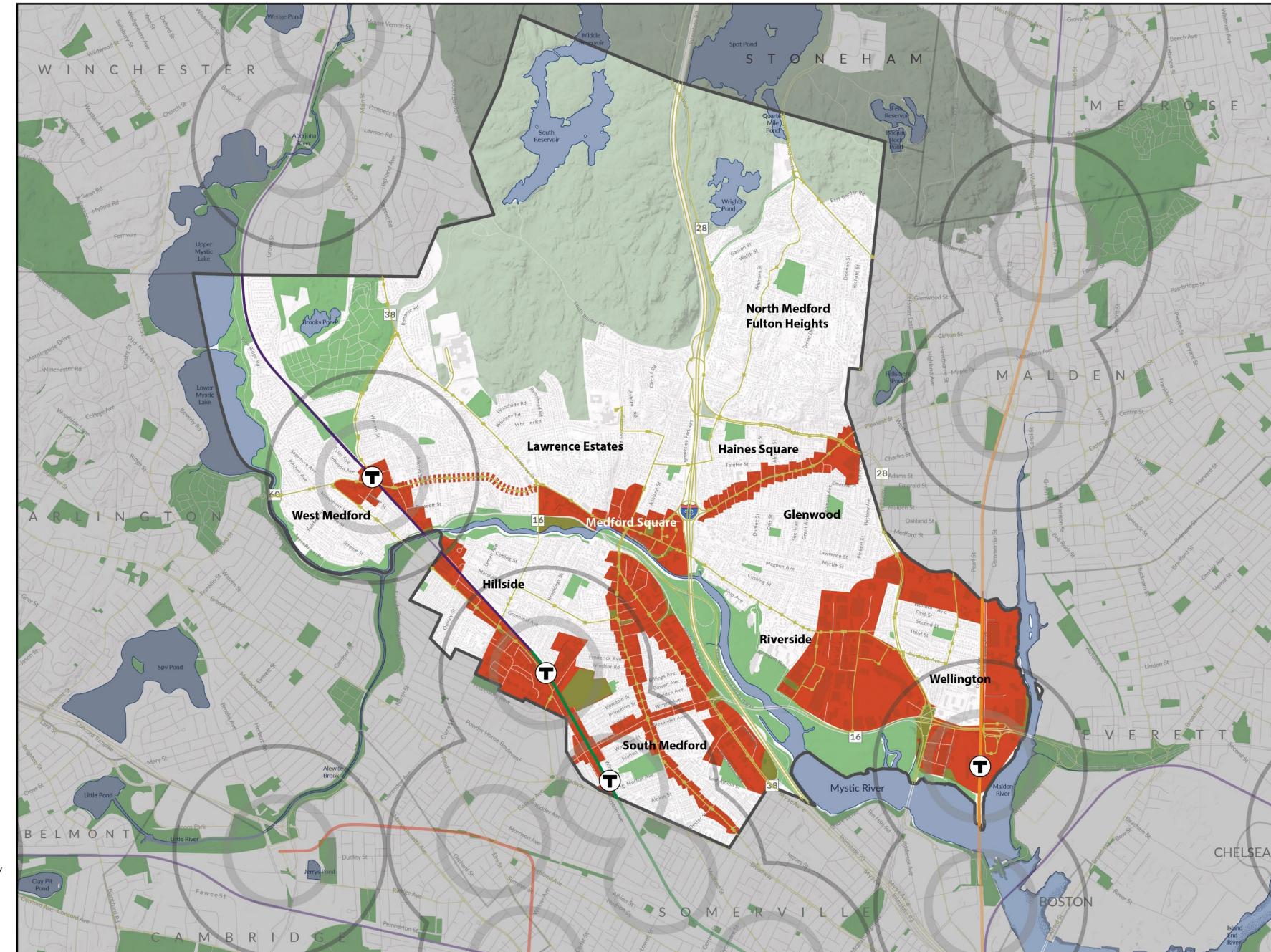
Transportation

- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line



0 0.5 1
Miles

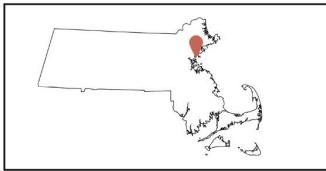
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2024-2026 Zoning Update



Proposed Mixed-Use Districts



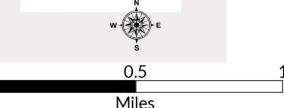
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

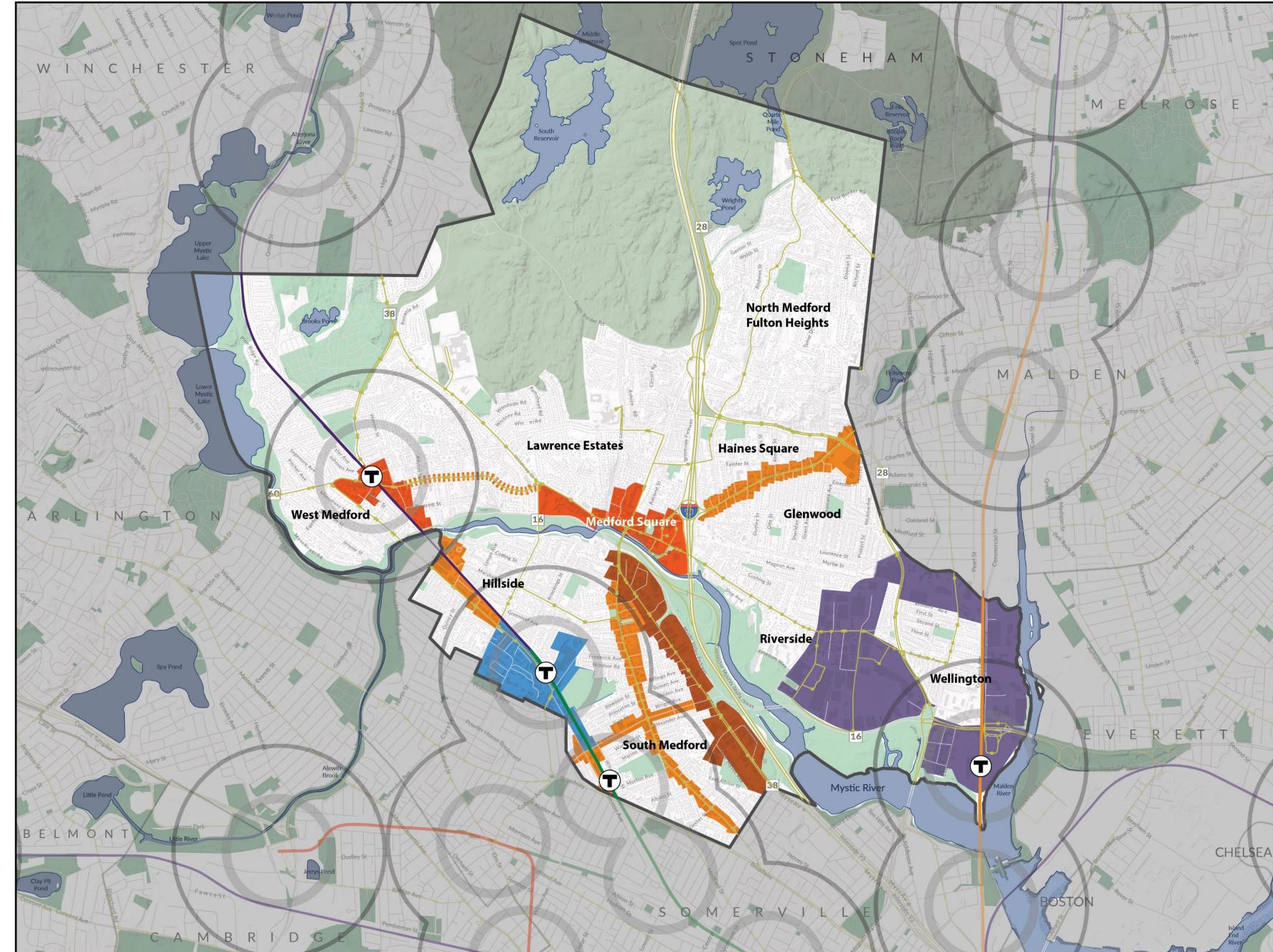
Categories

- Corridors
- Squares
- Institutional
- Special District

This map shows open space digitized from MassGIS NextGen 911 project.



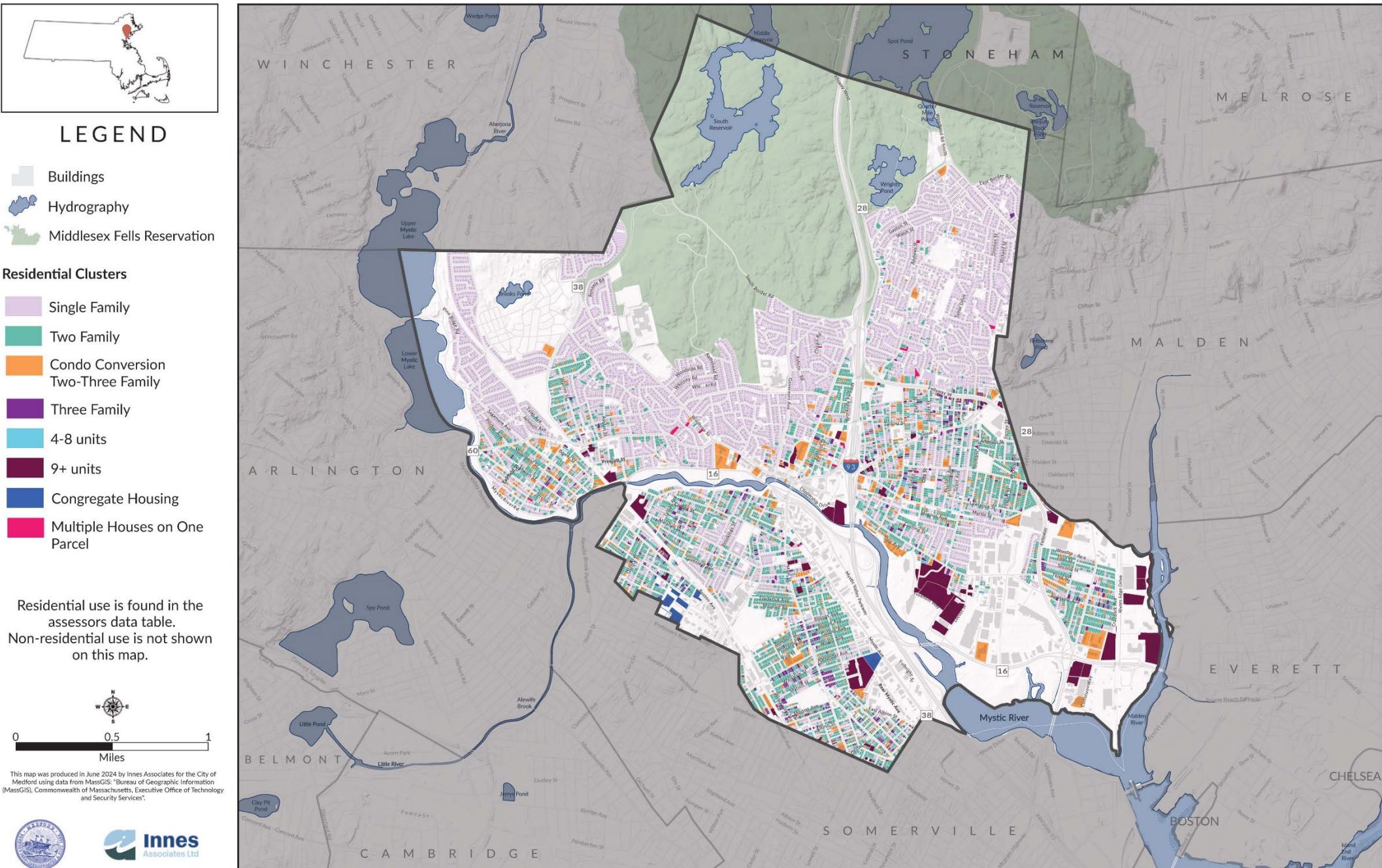
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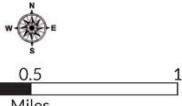
2024-2026 Zoning Update



Current Types of Residential Dwellings



- Residential use is found in the assessors data table.
- Non-residential use is not shown on this map.



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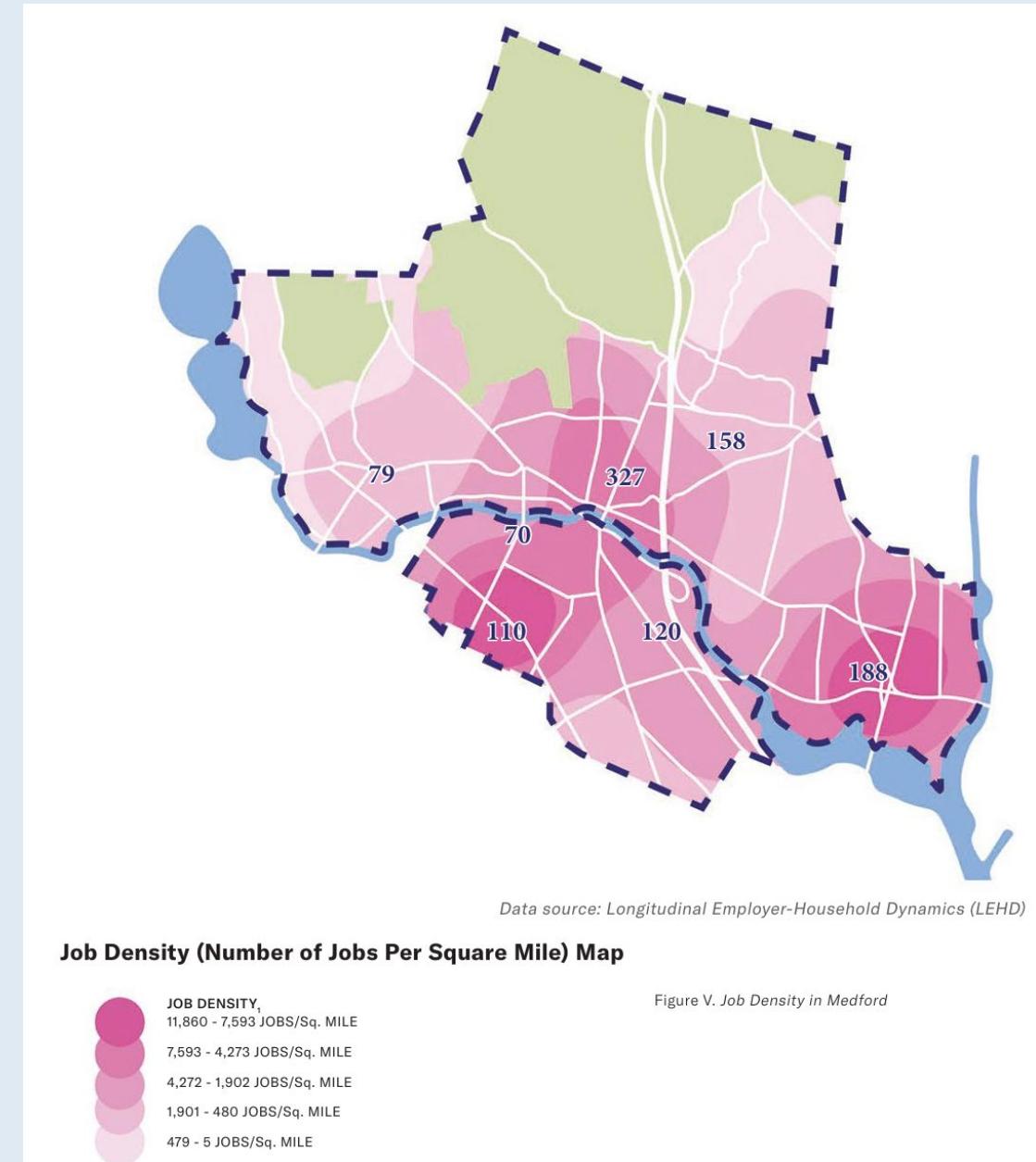
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Considerations

What factors were considered in the residential district proposals:

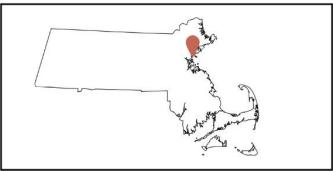
- Proximity to highly frequent and efficient public transit.
- Proximity to higher job density areas
- Lot sizes and topography.
- Existing residential types.
- Transition between low and medium-density areas



2024-2026 Zoning Update



Proposed Neighborhood Residential Districts V1

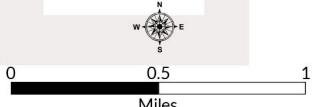


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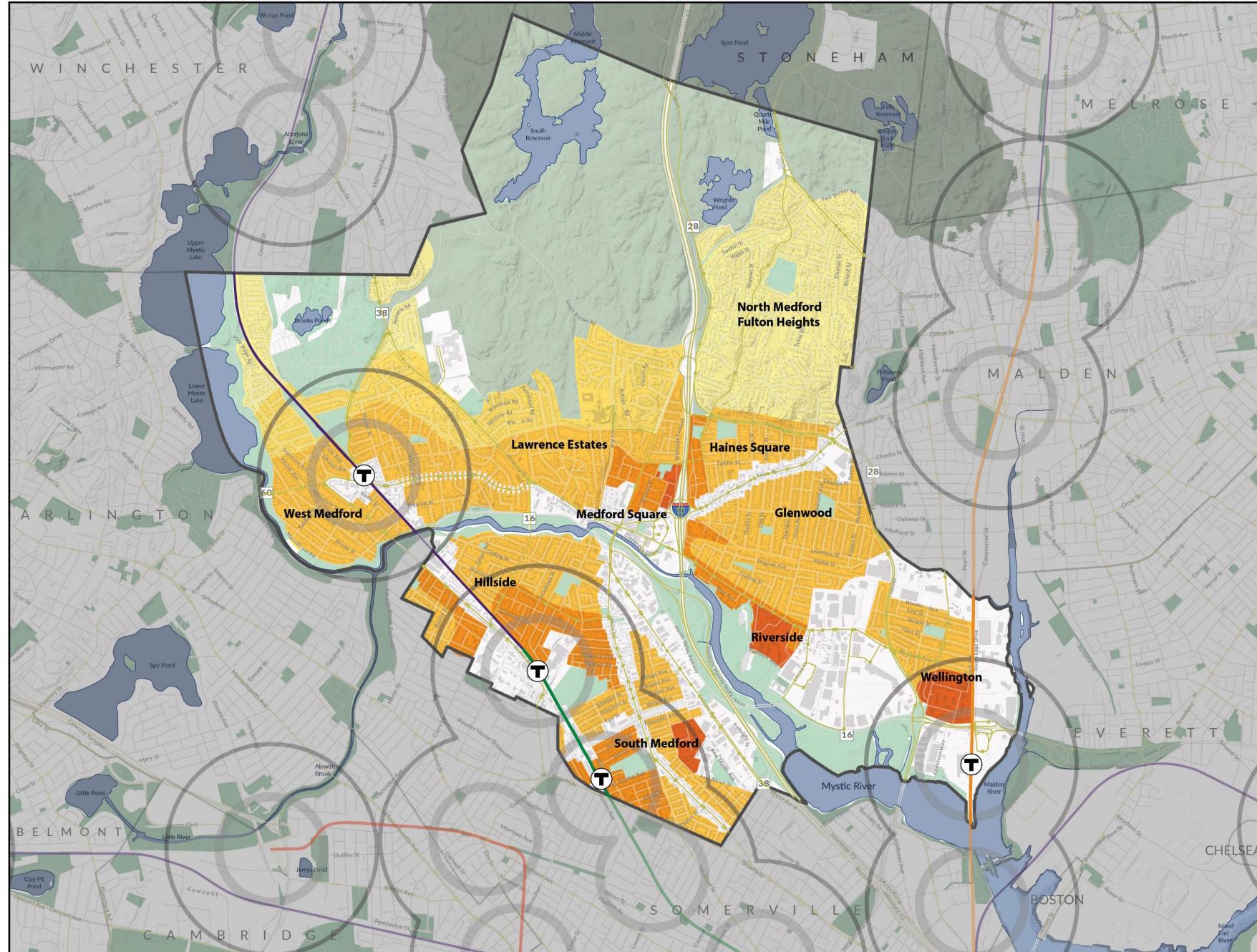
- Buildings
- Hydrography
- Middlesex Fells Reservation

Residential Density

- Neighborhood Residential 1**
 - Single-unit Dwelling + ADU
 - Historic Conversion (2 units)
- Neighborhood Residential 2**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
- Neighborhood Residential 3**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
- Neighborhood Residential 4**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - Multiple unit Dwelling (2-4 units)
- Urban residential**
 - Multiple unit Dwelling >4 units



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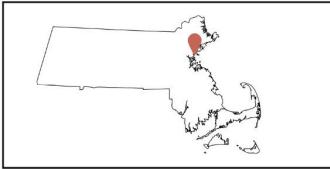
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2024-2026 Zoning Update



Amended Proposal 01 Neighborhood Residential

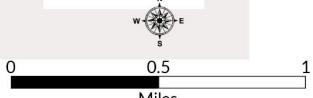


LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Residential Density

- Neighborhood Residential 1**
 - Single-unit Dwelling + ADU
 - Historic Conversion (2 units)
- Neighborhood Residential 2**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
- Neighborhood Residential 3**
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
- Urban Residential 2**
 - Multiple unit Dwelling >4 units

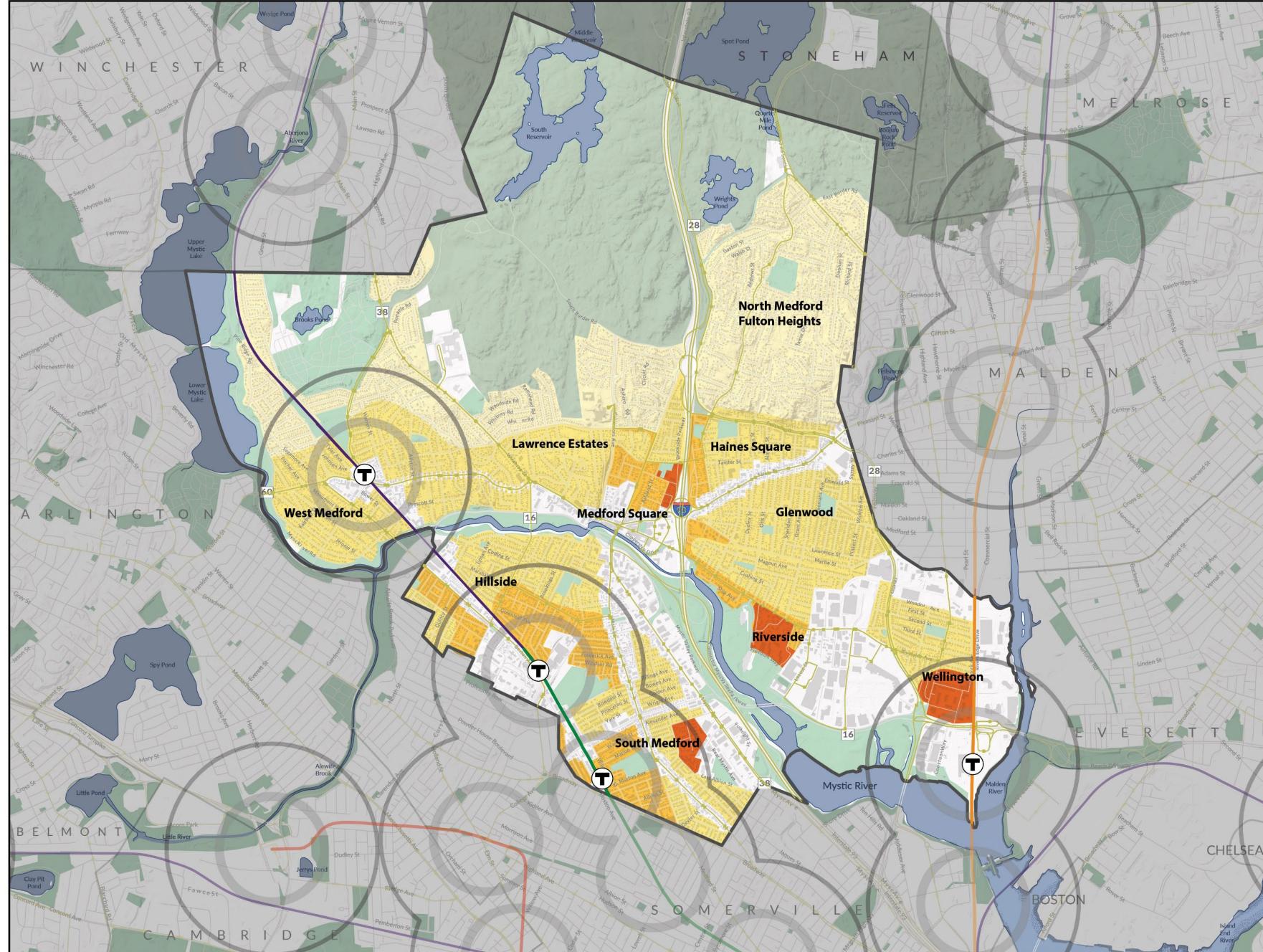


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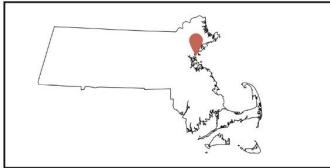
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2024-2026 Zoning Update



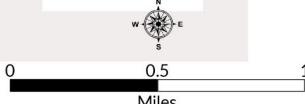
Current Zoning Districts + Existing Residential Types



LEGEND

Current Zoning Districts

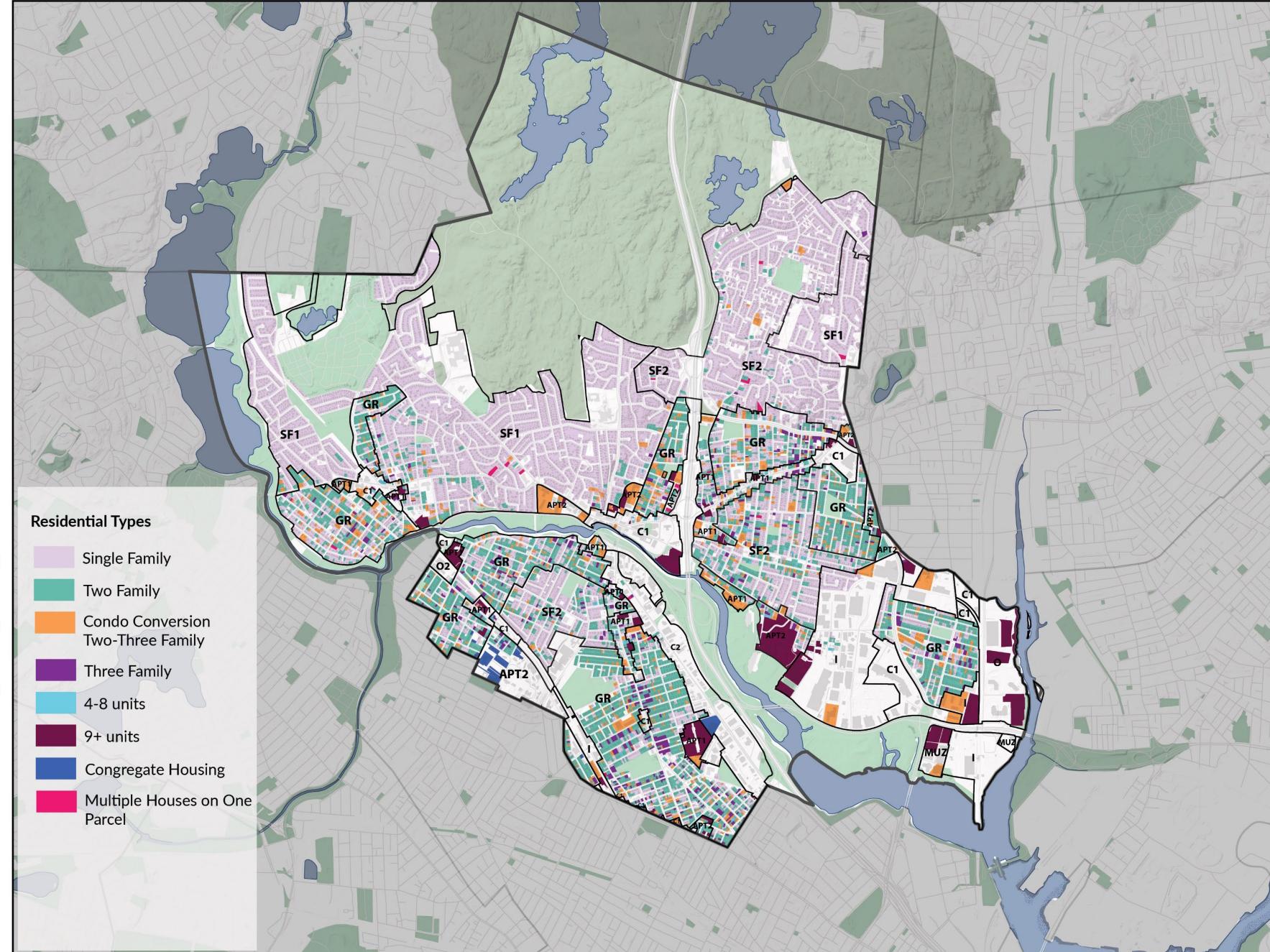
- Single Family 1 (SF1)
 - Detached Single-Family
- Single Family 2 (SF2)
 - Detached Single-Family
- General Residential (GR)
 - Detached Single-Family
 - Detached Two-Family
 - Attached Single-Family
- Apartment 1 (APT1)
 - Detached Single-Family
 - Detached Two-Family
 - Attached Single-Family
 - Multiple Dwelling up to three (3) floors.
- Apartment 2 (APT2)
 - Detached Single-Family
 - Detached Two-Family
 - Attached Single-Family
 - Multiple Dwelling up to six (6) floors.
- Mixed Use (MUZ)
 - Multiple Dwelling up to six (6) floors.
- Commercial 1 (C-1)
 - Multiple Dwelling up to six (6) floors.



Residential Types

- Single Family
- Two Family
- Condo Conversion Two-Three Family
- Three Family
- 4-8 units
- 9+ units
- Congregate Housing
- Multiple Houses on One Parcel

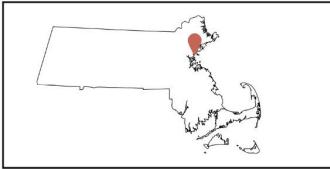
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2024-2026 Zoning Update



Proposal 02 Neighborhood Residential



LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Residential Density

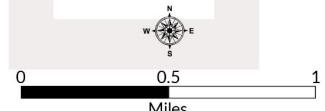
- Neighborhood Residential 1**
- Single-unit Dwelling + ADU
 - Historic Conversion (2 units)

- Neighborhood Residential 2**
- Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)

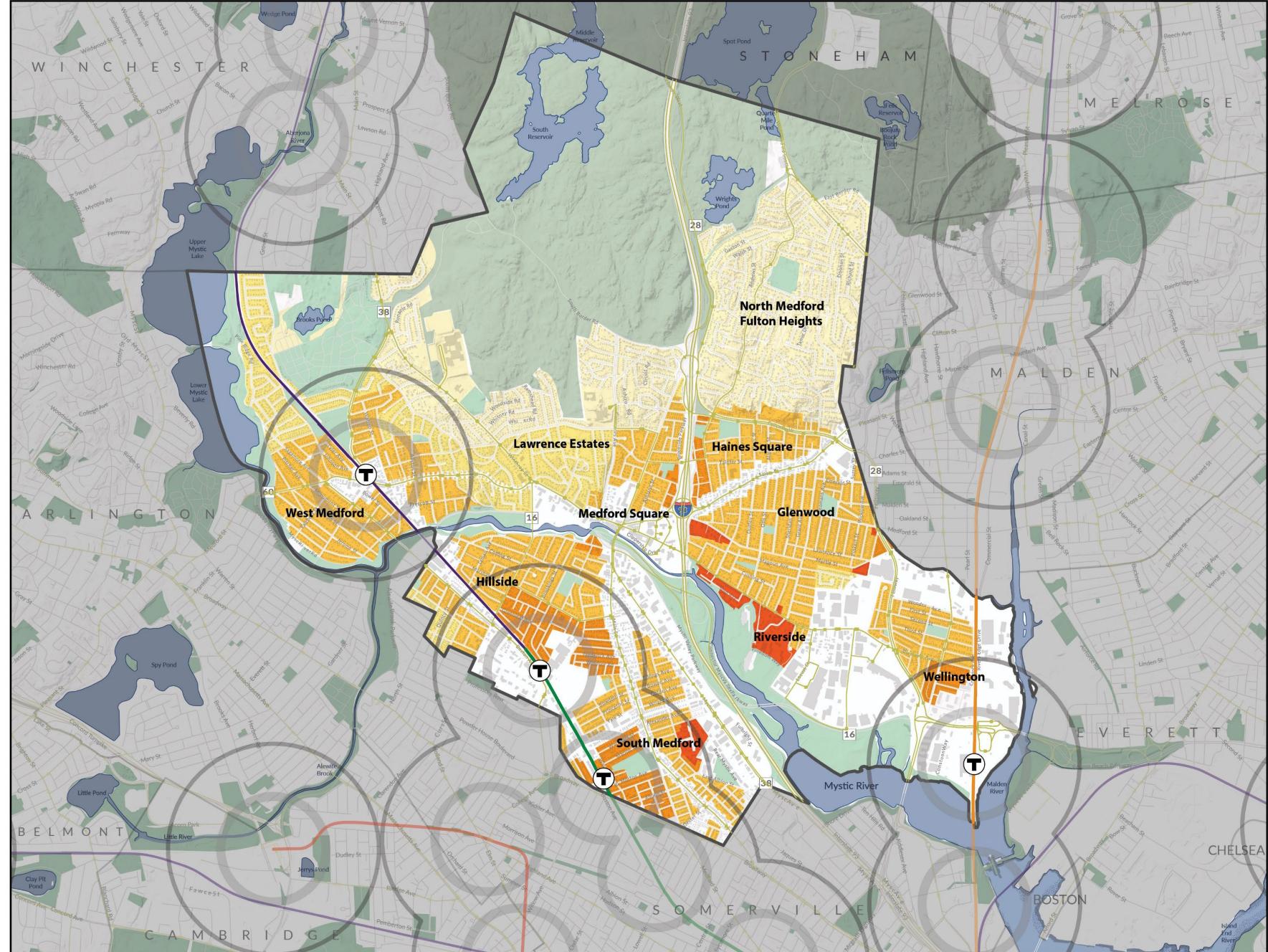
- Neighborhood Residential 3**
- Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)

- Urban Residential 1**
- 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - Multiple unit Dwelling (2-4 units)

- Urban residential 2**
- Multiple unit Dwelling >4 units



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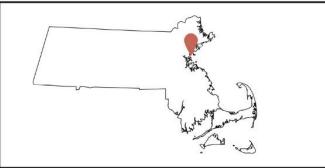
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2024-2026 Zoning Update



Proposed Zoning Districts + Existing Residential Types



LEGEND

Proposed Zoning Districts

Neighborhood Residential 1 (NR-1)

- Single-unit Dwelling + ADU
- Historic Conversion (2 units)

Neighborhood Residential 2 (NR-2)

- Single-unit Dwelling + ADU
- 2-unit Dwelling
- Historic Conversion (2-3 units)

Neighborhood Residential 3 (NR-3)

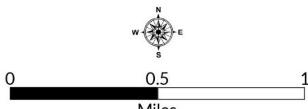
- Single-unit Dwelling + ADU
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)

Urban Residential 1 (UR-1)

- 2-unit Dwelling
- Historic Conversion (2-5 units)
- Townhouse
- Multiple unit Dwelling (2-4 units)

Urban Residential 2 (UR-2)

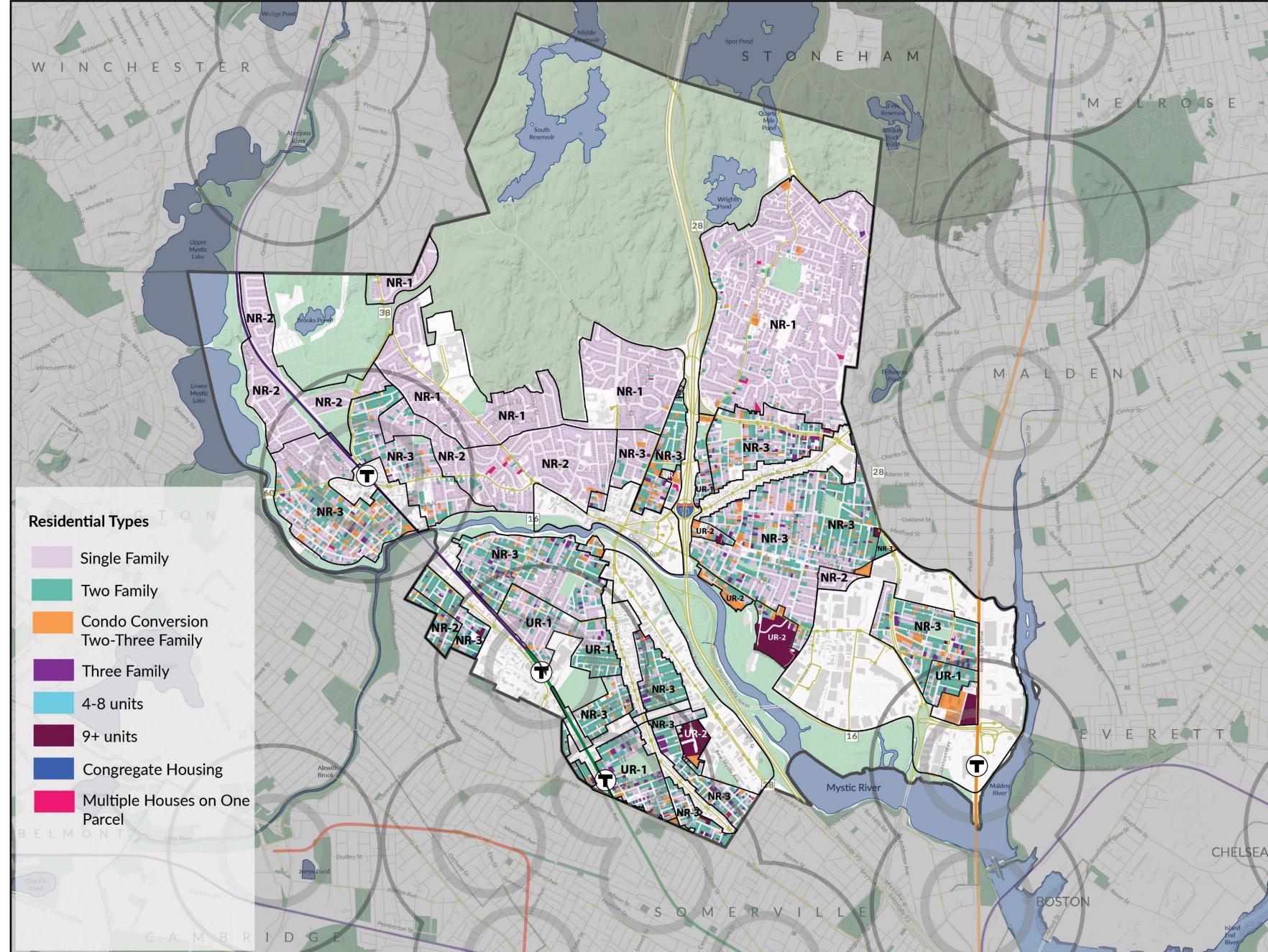
- Multiple unit Dwelling >4 units



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Residential Types

- Single Family
- Two Family
- Condo Conversion Two-Three Family
- Three Family
- 4-8 units
- 9+ units
- Congregate Housing
- Multiple Houses on One Parcel





Historic Conversion

The conversion of an **existing structure, a minimum of seventy (70) years old**, originally designed for one-unit use to a two-unit or multi-unit dwelling with no change to the exterior of the structure. Each unit has an independent entrance directly from outside the building or through a common vestibule.

The goal of historic conversion zoning is:

- To preserve the cultural heritage of a community by ensuring that any changes made are in keeping with the historical character of the area
- Increase density city-wide in small increments.
- Enable smaller and more diverse housing options.



Current Dimensional Standards

| Medford Zoning Dimensions | | | | | | | | | | | | | | | |
|---------------------------|---|-------------------|--------|-------------|-------|-------------------------------|------------|--------|-------|--------------|------|------------------|------|-------------------|--|
| | | Minimum Permitted | | | | | | | | | | | | Maximum Permitted | |
| | | Lot | | | | Yards (feet) | | | | | | | | | |
| | | Area (SF) | | Length (FT) | | Open Space % Gross Floor Area | | | | Yards (feet) | | | | Height | |
| District | Use | Per Dwelling Unit | Total | Frontage | Width | Depth | Landscaped | Usable | Front | Side | Rear | Lot Coverage (%) | Feet | Stories | |
| SF 1 | 1. Detached Single-Family | - | 7,000 | 35 | 50 | 55 | - | - | 15 | 7 1/2 | 15 | 40% | 35 | 2.5 | |
| | 4B. (a) Assisted Living (1st and 2nd dwelling units, total) | | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 30% | 50 | 4 | |
| | 4B. (b) Assisted Living (each additional dwelling unit) | 4,500 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 4B. 1) On first three floors | 1,000 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 4B. (b) On or above fourth floor | 600 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 5. Other permitted principal structures | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 30% | 35 | 2.5 | |
| SF 2 | 1. Detached Single-Family | - | 5,000 | 35 | 50 | 55 | - | - | 15 | 7 1/2 | 15 | 40% | 35 | 2.5 | |
| | 4B. (a) Assisted Living (1st and 2nd dwelling units, total) | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 30% | 50 | 4 | |
| | 4B. (b) Assisted Living (each additional dwelling unit) | 4,500 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 4B. 1) On first three floors | 1,000 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 4B. (b) On or above fourth floor | 600 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 5. Other permitted principal structures | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 30% | 35 | 2.5 | |
| GR | 1. Detached Single-Family | - | 5,000 | 35 | 50 | 55 | - | - | 15 | 7 1/2 | 15 | 40% | 35 | 2.5 | |
| | 2. Detached Two-Family | - | 6,000 | 35 | 60 | 60 | - | - | 15 | 7 1/2 | 15 | 35% | 35 | 2.5 | |
| | 3(a) Attached Single-Family (End Dwelling Unit) | - | 3,500 | 35 | 35 | 75 | 10% | 25% | 15 | 10 | 15 | 30% | 35 | 3 | |
| | 3(b) Attached Single-Family (Middle Dwelling Unit) | - | 2,500 | 25 | 25 | 75 | 5% | 25% | 15 | - | 15 | 35% | 35 | 3 | |
| | 4B. (a) Assisted Living (1st and 2nd dwelling units, total) | | 10,000 | 50 | 100 | 100 | 10% | 25% | - | - | - | - | - | - | |
| | 4B. (b) Assisted Living (each additional dwelling unit) | 4,500 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 4B. 1) On first three floors | 1,000 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 4B. (b) On or above fourth floor | 600 | - | - | - | - | - | - | - | - | - | - | - | - | |
| | 5. Other permitted principal structures | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 30% | 35 | 3 | |



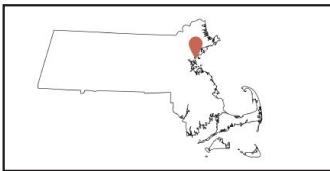
Proposed Residential Districts Dimensional Standards

| | NR1 | NR2 | NR3 | NR4 |
|-------------------------|--|---|--|--|
| Residential Types | Single Unit + ADU Historic Conversion | Single Unit + ADU 2-unit Dwelling Historic Conversion | Single unit +ADU 2-unit Dwelling Historic Conversion 3-unit Dwelling Townhouse | 2-unit Dwelling Historic Conversion 2-unit Dwelling 3-unit Dwelling Townhouse Multiple Dwelling (2-4 units) |
| Min Lot Dimensions (Sf) | 5,000 | 4,000 | 3,000 | 3,000 |
| Max Height (Stories) | 2.5 | 2.5 | 3 | 3 |
| Min Front Setback (ft) | 15 | 15 | 10 | 5 |
| Min Side setback (ft) | 7 1/2 (Sum 15) | 7 1/2 (Sum 15) | 5 (Sum 10) | 5 (Sum 10) |
| Min Rear Setback (ft) | 15 | 15 | 15 | 15 |
| Max Building Coverage | 40% | 40% | 40% | 50% |
| Min Open Space | 40% | 30% | 20% | 20% |

2024-2026 Zoning Update



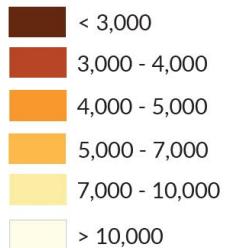
Dimensions - Lot Size



LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

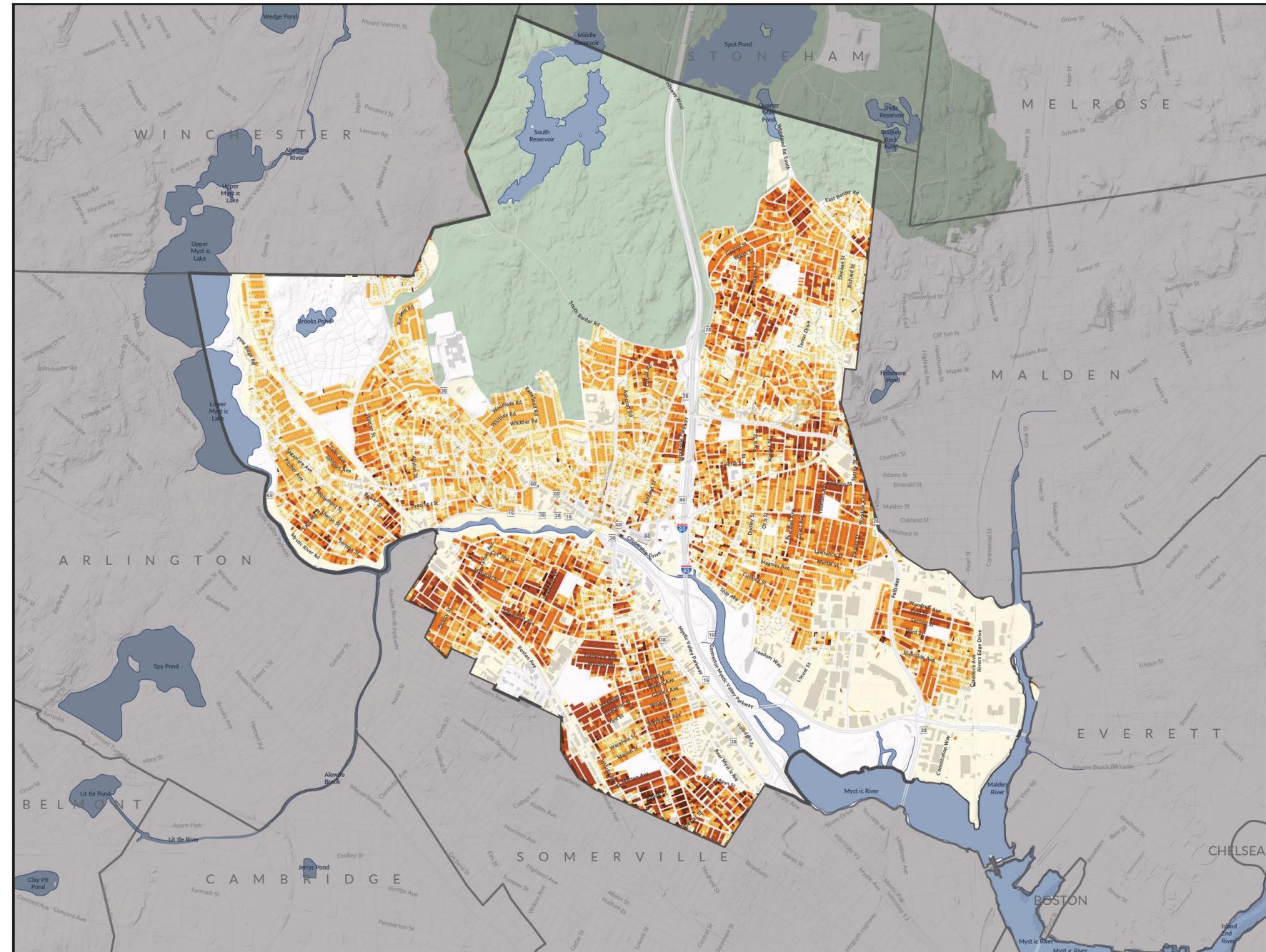
Lot Size in Square Feet



Lot size is measured by the total area of the parcel. Municipal properties are excluded from this map.



This map was produced in June 2024 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".





Residential Requirements

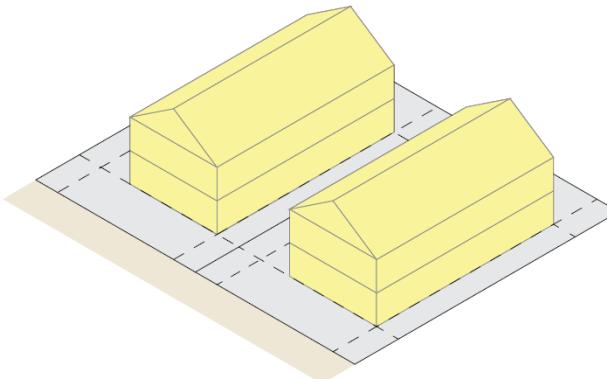
| Residential type | Parking | Max Size restrictions |
|-------------------------|-----------------------|--|
| ADU | 0 or 1 | 900 sf or 50% of the total area of the principal structure |
| Single-unit Dwelling | 2 per Dwelling Unit | N/A |
| Historic Conversion * | 1.5 per Dwelling Unit | ? |
| Other residential types | 1.5 per Dwelling Unit | N/A |

* Design Standards and guidelines to be developed

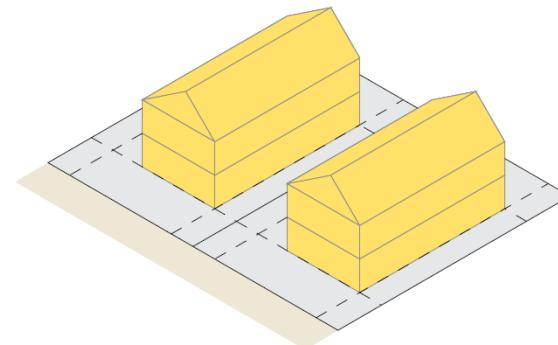


Residential Requirement

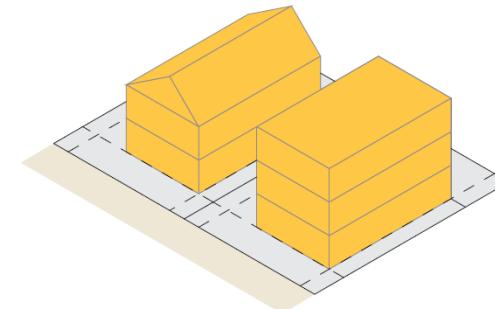
NR1



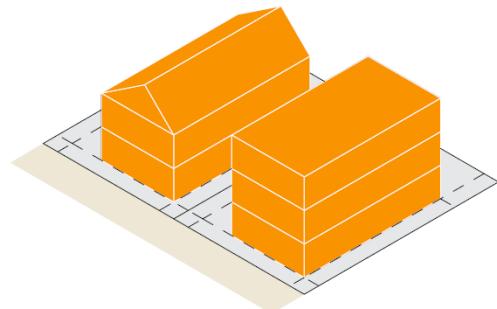
NR2



NR3



NR4



2024-2026 Zoning Update



BBHS

