

# City of Medford PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update

DECEMBER 11, 2024



BBHS



# Agenda

- Process Timeline
- Plan 2025
- Introduction
- Current Zoning
- Proposed Zoning Map
- General Changes to the Medford Zoning Ordinance
- New District: Salem Street Corridor District (SSCD)
- Q&A



# Timeline: Phase 2

July 24	August 14	December 03	December 11
Workshop	Corridors: Mystic Ave Salem St	Corridor Salem Street: Draft	Corridor Salem Street: Draft



# PLAN 2025

	JANUARY	FEBRUARY	MARCH	APRIL	MAY
GEOGRAPHY	North Medford	South Medford	Medford Square	West Medford	Wellington/ Glenwood
DISTRICTS	SF1 &SF2	APT 1, APT 2 & General Residential	C1	C1	O1, O2, Industrial & MUZ
TOPICS	Dimensional Standards	Dimensional Standards	Dimensional Standards	Dimensional Standards	Dimensional Standards
	Development Standards	Development Standards	Development Standards	Development Standards	Development Standards
	Housing	Neighborhood Nodes			



# INTRODUCTION



## VP.1.1.2

### **Rezone to allow mixed-use in “village centers” as-of-right in smaller nodes outside the traditional commercial squares, such as Salem Street.**

Medford has traditional centers of commercial activity, such as Medford Square and West Medford Square, and corridors along which commercial and industrial activity is mixed with other uses. Mystic Avenue and, to a lesser extent, Salem Street are examples of this pattern of development. However, there are non-conforming uses scattered within the primarily residential districts that are likely remnants of commercial uses established before the zoning ordinance was adopted.

Intersections are good places to consider for introducing a mix of uses. The intensity and variety of those uses would depend on the existing conditions and neighboring uses. For example, the intersection of Salem Street and Fellsway West is an example of an area that already accommodates many uses and could add more intense uses over time, as zoning changes and market demand interact.

Smaller crossroads, such as the intersection of Spring Street, Magoun Avenue, and Gibson Street may have room for only a few neighborhood-based businesses. One way to support these smaller crossroads is to create a zoning mechanism to address the non-conforming use and, depending on the characteristics of the abutting properties, perhaps allow an additional floor or two. This corner has a single-story commercial building and an empty lot used for parking; the abutting residential uses are mostly two-and-a-half stories and single- or two-family structures.

Zoning changes to address these small commercial nodes or corners could create incentives to invest in the buildings and increase space available for local neighborhood-supporting businesses without major negative impacts on the existing neighborhood.

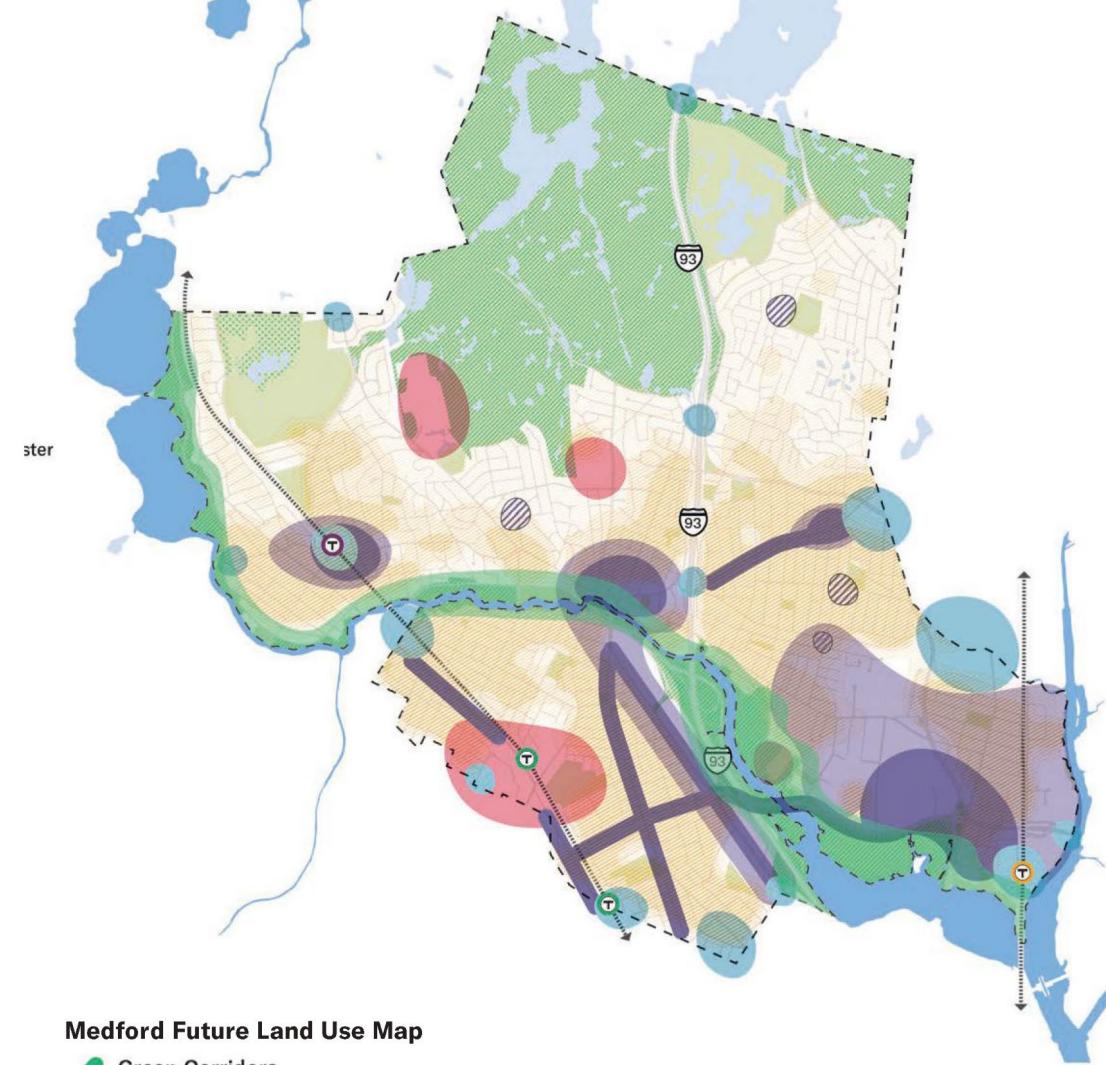


Figure XI. Medford Future Land Use Map

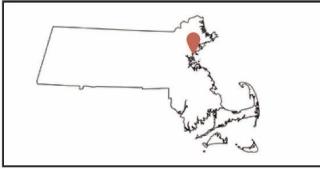
**Medford Future Land Use Map**

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

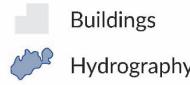
# 2024-2026 Zoning Update



## Zoning

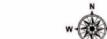


### LEGEND



#### Medford Zoning

- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



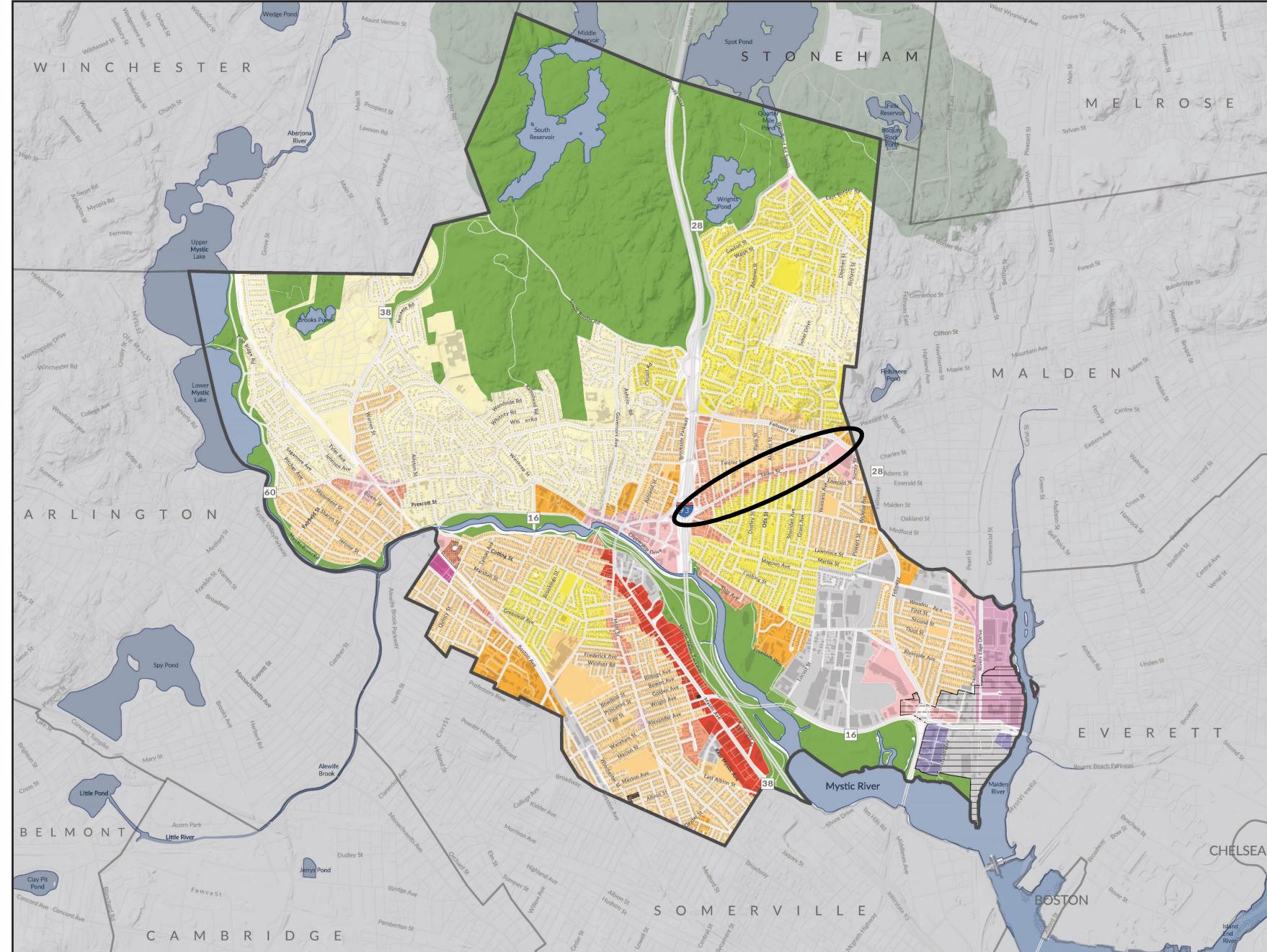
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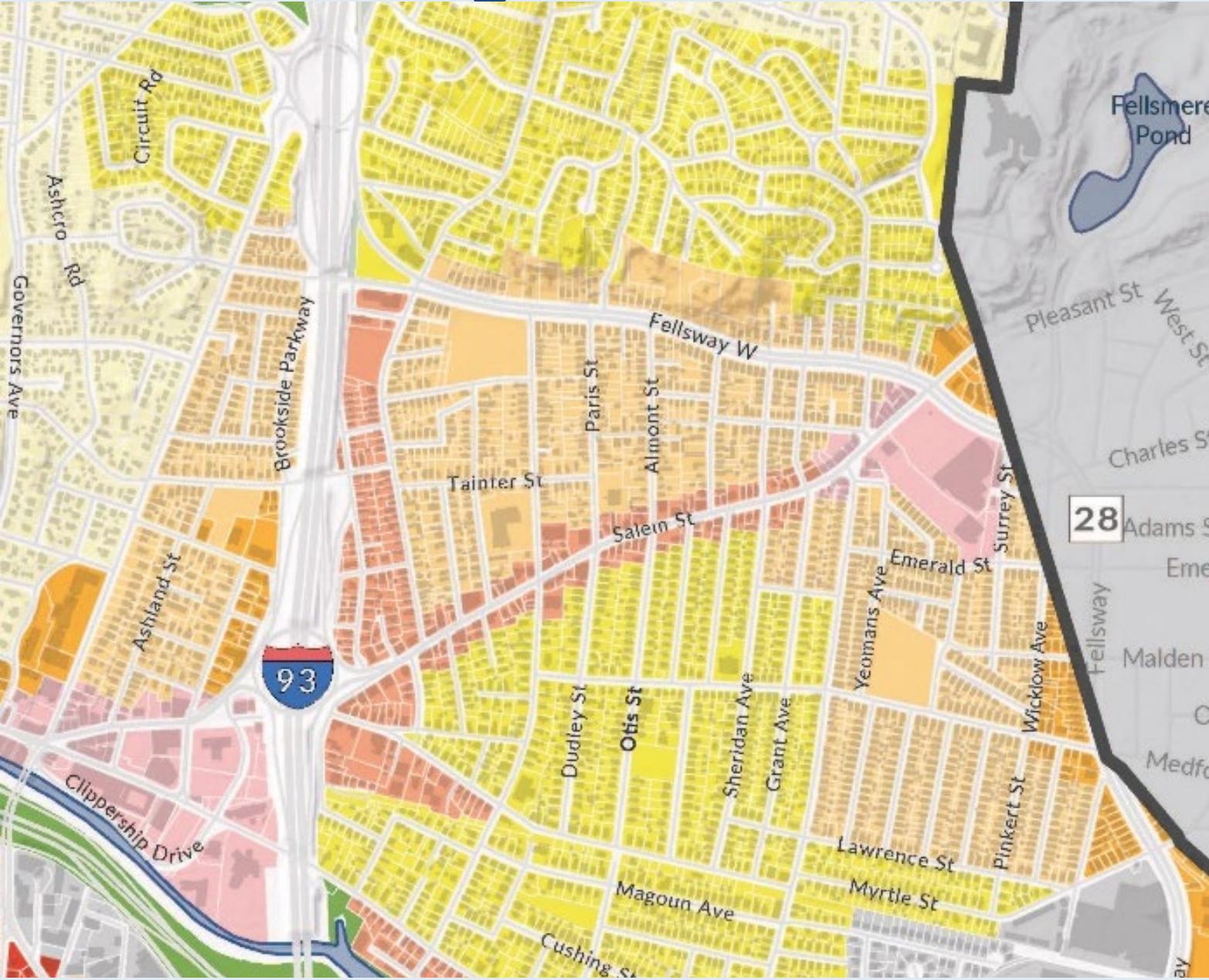
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## 2024-2026 Zoning Update

# Current Zoning



Medford Zoning

APT1 - Apartment 1
APT2 - Apartment 2
C1 - Commercial 1
C2 - Commercial 2
GR - General Residential
SF2 - Single Family 2

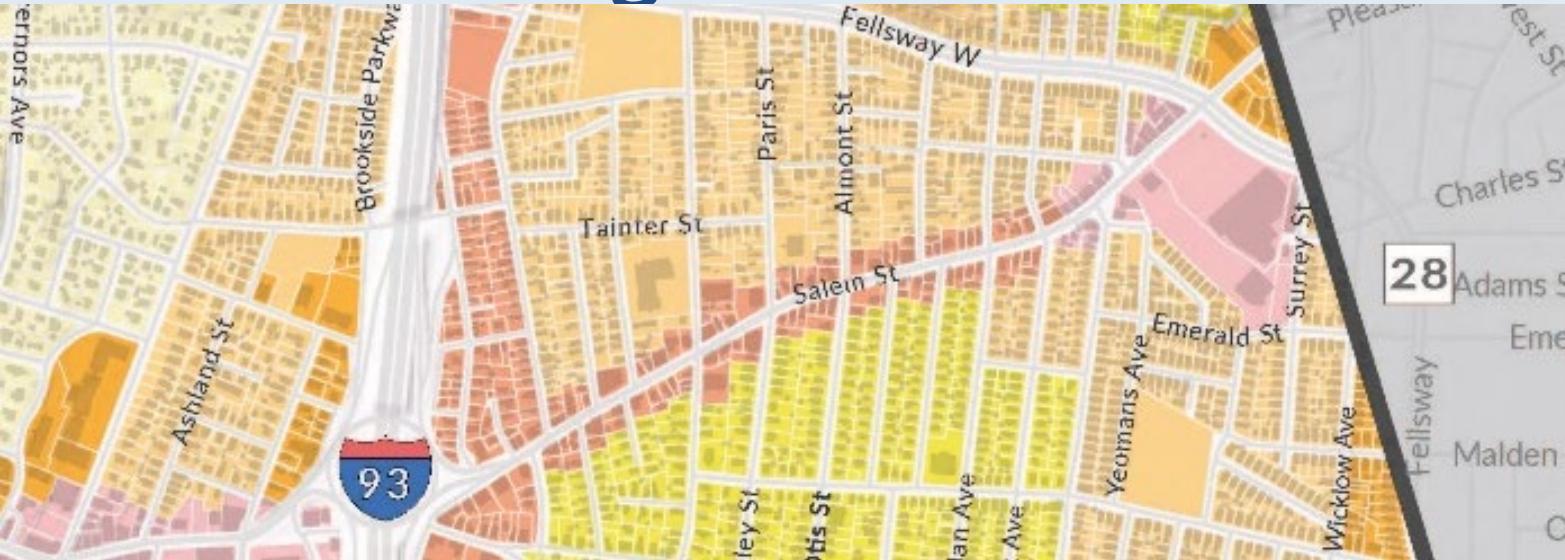


# Current Zoning

Medford Zoning Dimensions															
		Minimum Permitted												Maximum Permitted	
		Lot			Length (FT)			Open Space % Gross Floor Area			Yards (feet)				
		Area (SF)	Total	Frontage	Width	Depth	Landscaped	Usable	Front	Side	Rear	Lot Coverage (%)		Height	
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth								Feet	Stories
APT 1	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	
	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-	
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3	
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3	
	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	-	-	-	-	-	-	-	-	-	-	-	-	
C1	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	
	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-	
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3	
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3	
	4. 2) on or above fourth floor	600	-	-	-	-	20%	-	-	-	-	-	75	6	
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	35%	75	6	
	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	-	-	-	-	-	-	-	-	-	-	-	-	
APT 2	4A. Hotel	-	50	100	100	100	10%	25%	-	-	15	-	140	15	
	5. Other permitted principal structures	-	-	20	-	-	-	-	-	-	15	-	50	4	



# Current Zoning

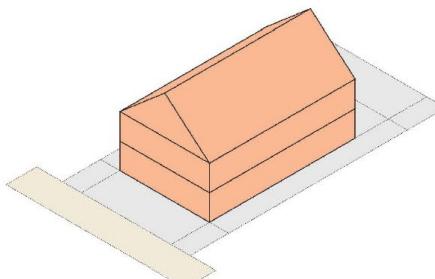


## Medford Zoning

APT1 - Apartment 1
APT2 - Apartment 2
C1 - Commercial 1
C2 - Commercial 2
GR - General Residential
SF2 - Single Family 2

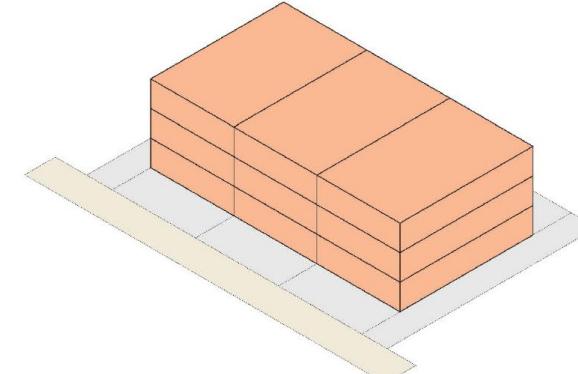
### Single Family

Min. lot area: 5000 sf  
Max. height: 2.5 stories



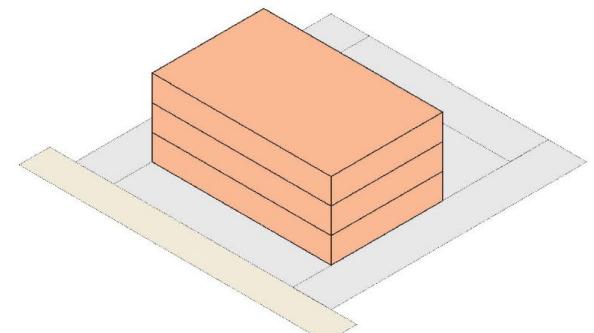
### Single Family attached

Min. lot area: 3500(2)+2500 sf  
Max. height: 3 stories



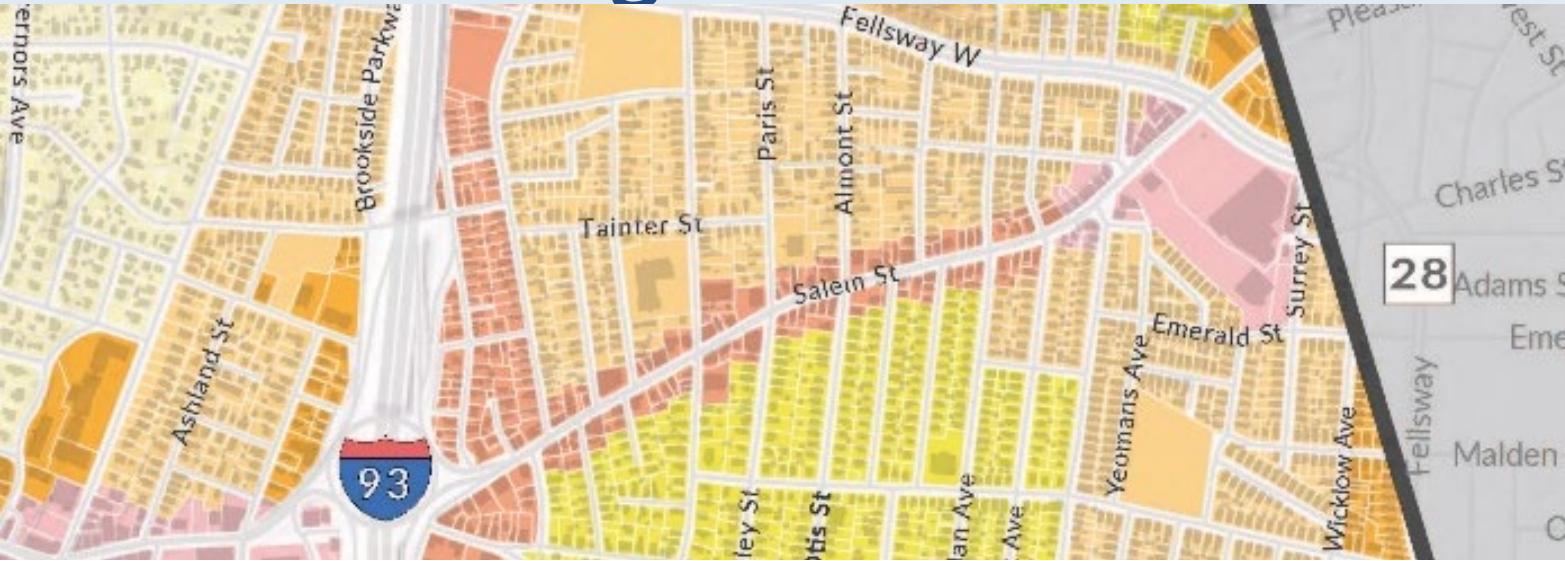
### Multiple dwelling

Min. lot area: 10 000 sf  
Max. height: 3 stories





# Current Zoning

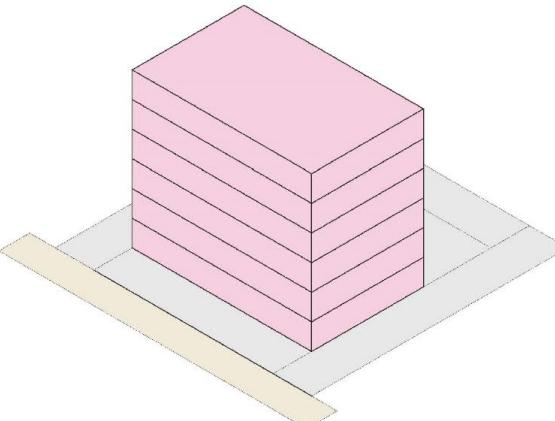


Medford Zoning

APT1 - Apartment 1
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C2 - Commercial 2
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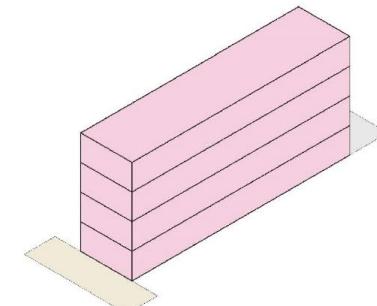
## Multiple Dwelling

Min. lot area: 10 000 sf  
Max. height: 6 stories



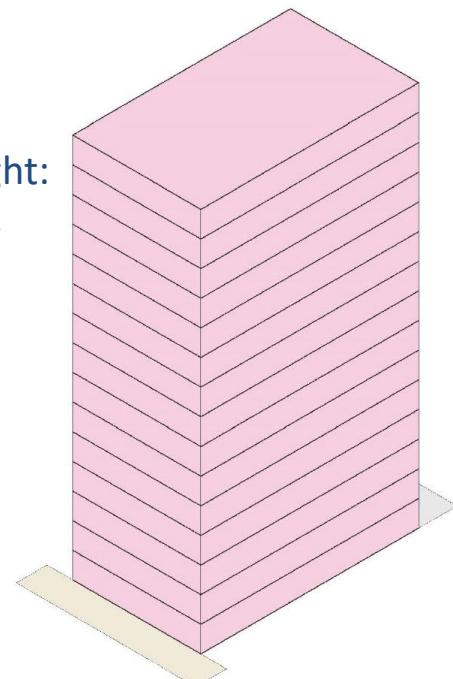
## Other Principal Structures

Max. height: 4 stories



## Hotel

Max. height:  
15 stories



# 2024-2026 Zoning Update

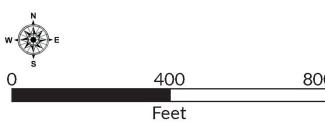


## Salem St Corridor

### Zoning

#### LEGEND

- Mixed-Use 1:  
Active frontage Min. 75%.  
3 stories, with IZ 4 stories.  
From 3rd floor stepback  
Small-Mid Scale
- Mixed-Use 2:  
Active frontage Min. 75%  
4 stories, with IZ 6 stories.  
From 4th floor stepback.
- Commercial:  
Big Scale Commercial.  
3 stories, with IZ 6 stories  
From 4th floor stepback  
Gas station permitted.  
Commercial program towards  
Salem St.  
Relocation of MBTA Garage.
- Multi-unit Residential  
3 stories  
Multiple dwelling (3-6 units)



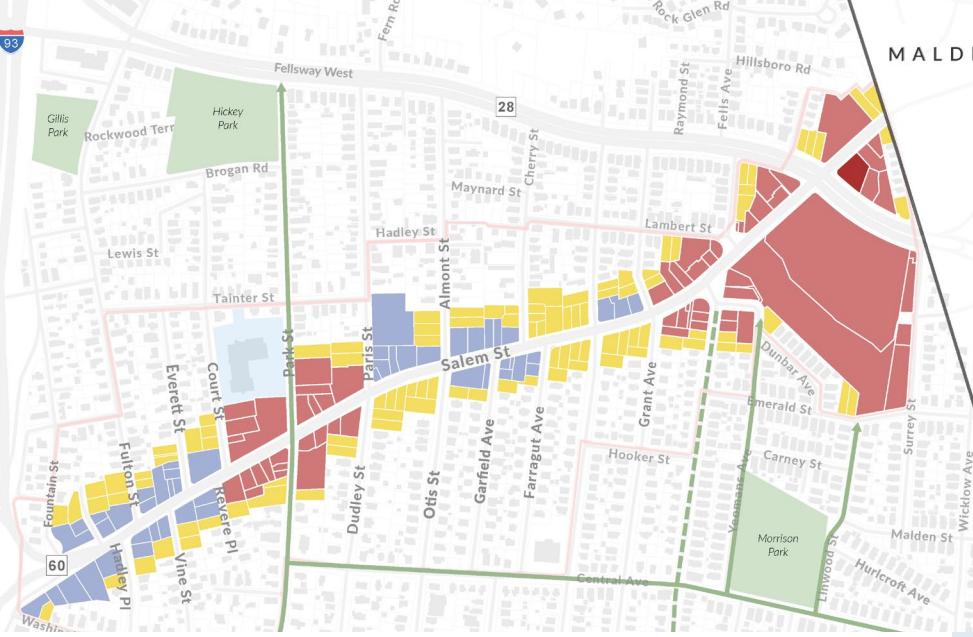
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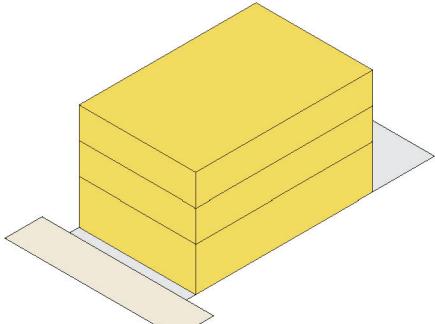


# Proposed zoning



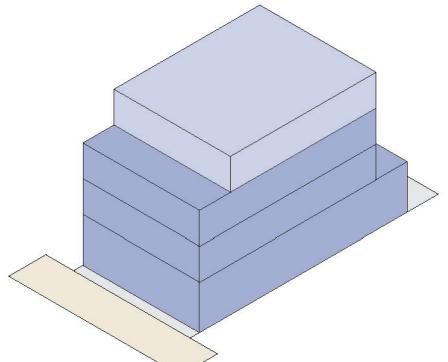
## Multi-unit Residential

Min. lot area: 3000 sf  
Max. height: 3 stories



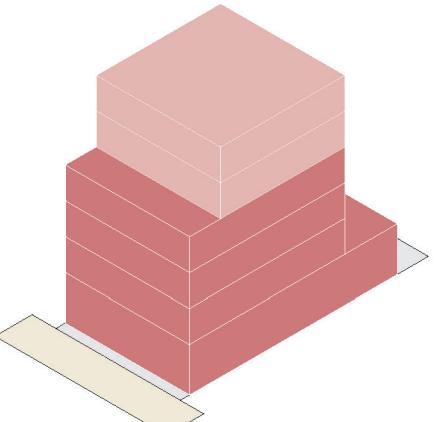
## Mixed-use 1

Min. lot area: 3000 sf  
Max. height: 3 stories +1 IZ



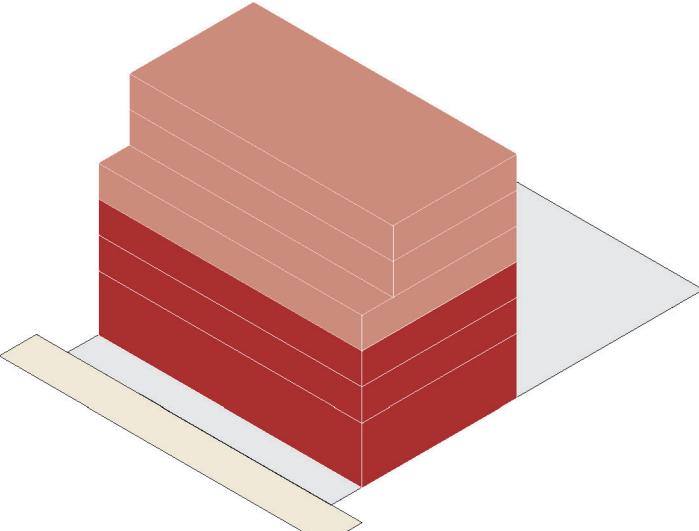
## Mixed-use 2

Min. lot area: 3000 sf  
Max. height: 4 stories + 2 IZ



## Commercial

Min. lot area: 10 000 sf  
Max. height: 3 stories + 3 IZ



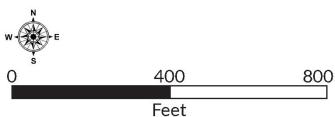
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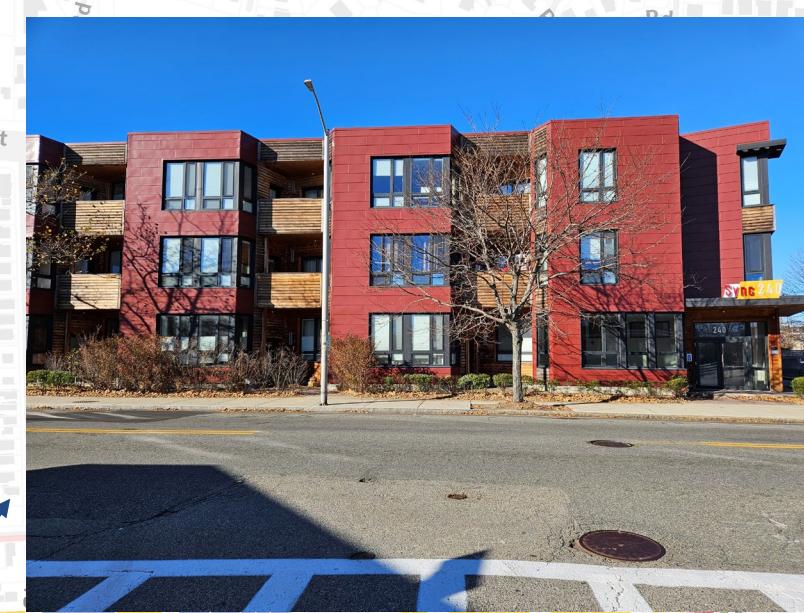
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**Multi-unit Residential**  
3 stories  
Multiple dwelling (3-6 units)



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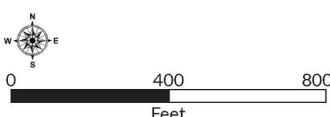
# 2024-2026 Zoning Update



Active ground floor min 75%  
4 stories, with IZ 6 stories.  
From 3rd floor Stepback.

**Commercial:**  
Big Scale Commercial.  
3 stories, with IZ 6  
Gas station permitted.  
Commercial program towards  
Salem St.  
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**Multi-unit Residential**  
3 stories  
Multiple dwelling (3-6 units)

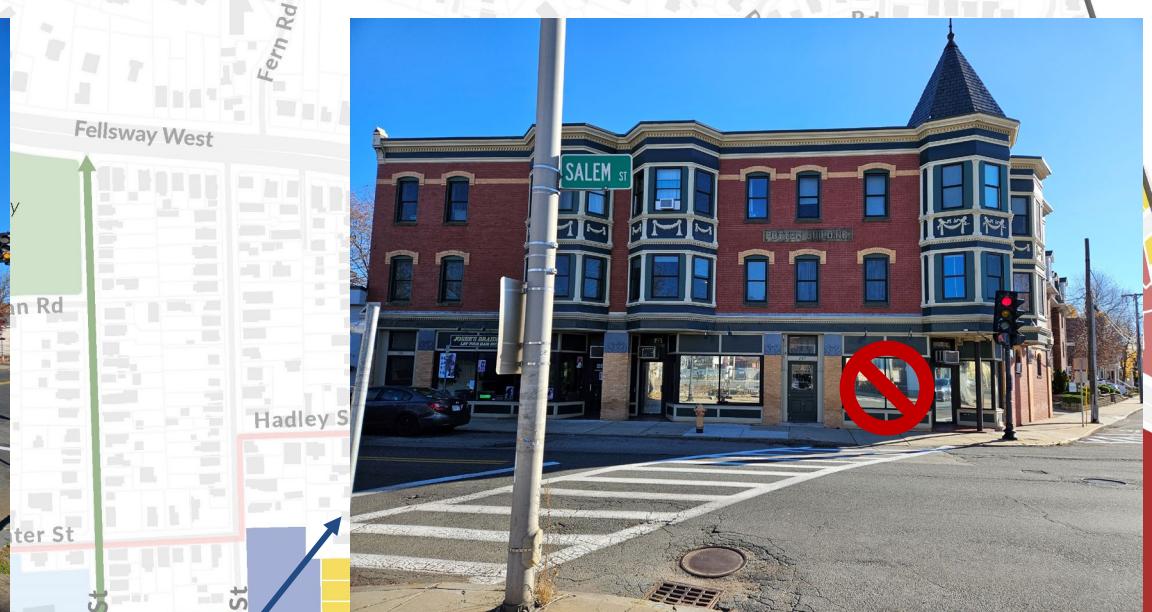


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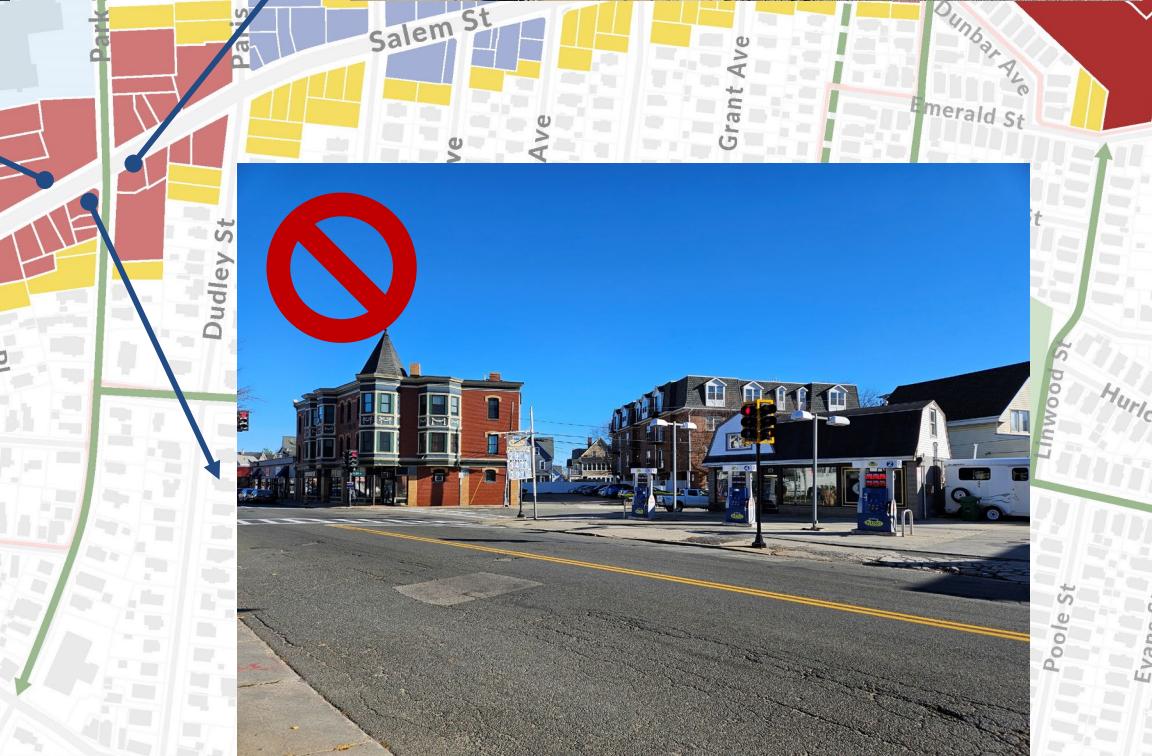
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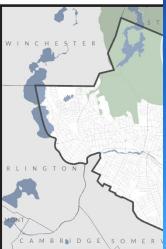
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# 2024-2026 Zoning Update



Salem St  
Zone

L E G

Mixed-Use:  
Active frontage  
3 stories.  
From 3rd floor.  
Small-Mid

Mixed-Use 2:  
Active frontage Min. 75%  
4 stories, with IZ 6 stories.  
From 4th floor stepback.

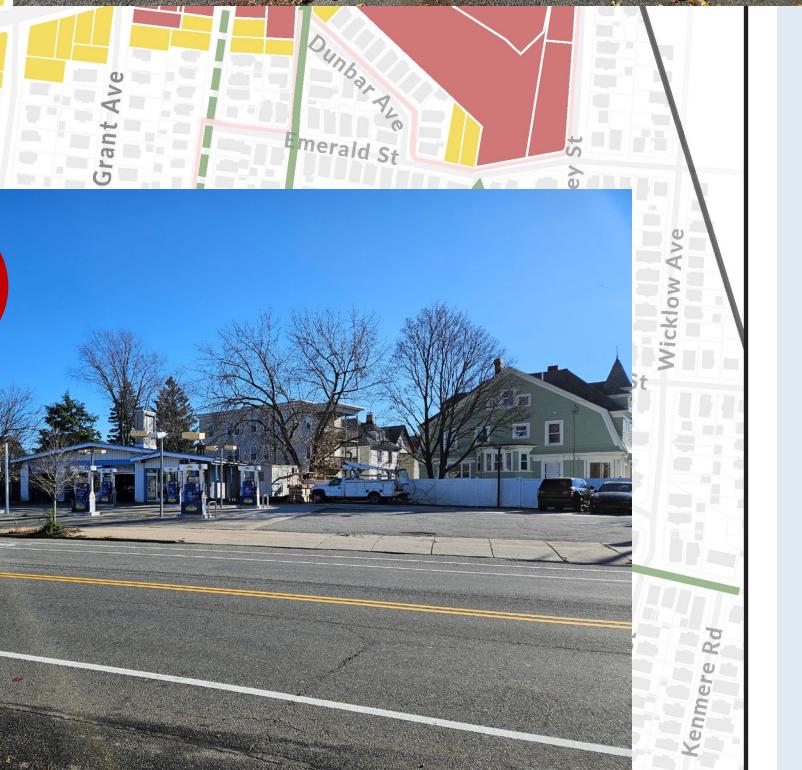
Commercial:  
Big Scale Commercial.  
3 stories,  
From 4th floor.  
Gas station  
Commercial  
Salem St.  
Relocation

Multi-unit:  
3 stories  
Multiple dwellings

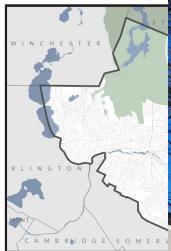


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# 2024-2026 Zoning Update



Salem St.

Zon-

L E G

Mixed-Us  
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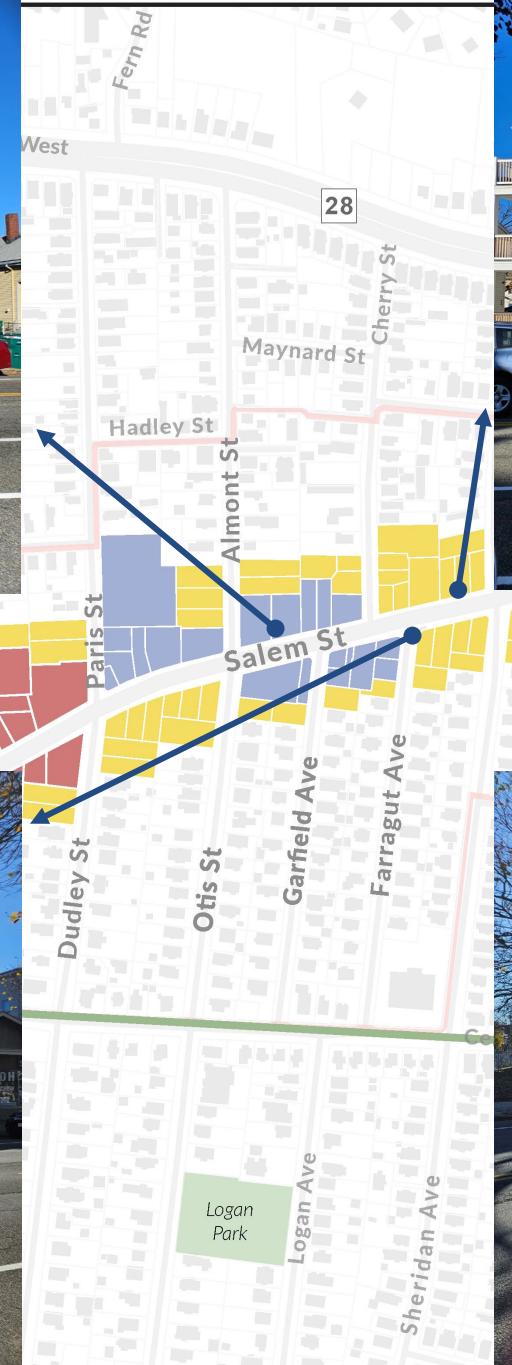
Commercial:  
Big Scale Commercial,  
3 stories,  
From 4th  
Gas station  
Commerce  
Salem St.  
Relocation

Multi-unit  
3 stories  
Multiple c



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# 2024-2026 Zoning Update



Salem St

Zon

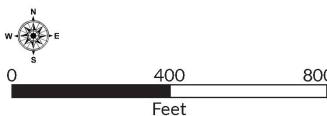
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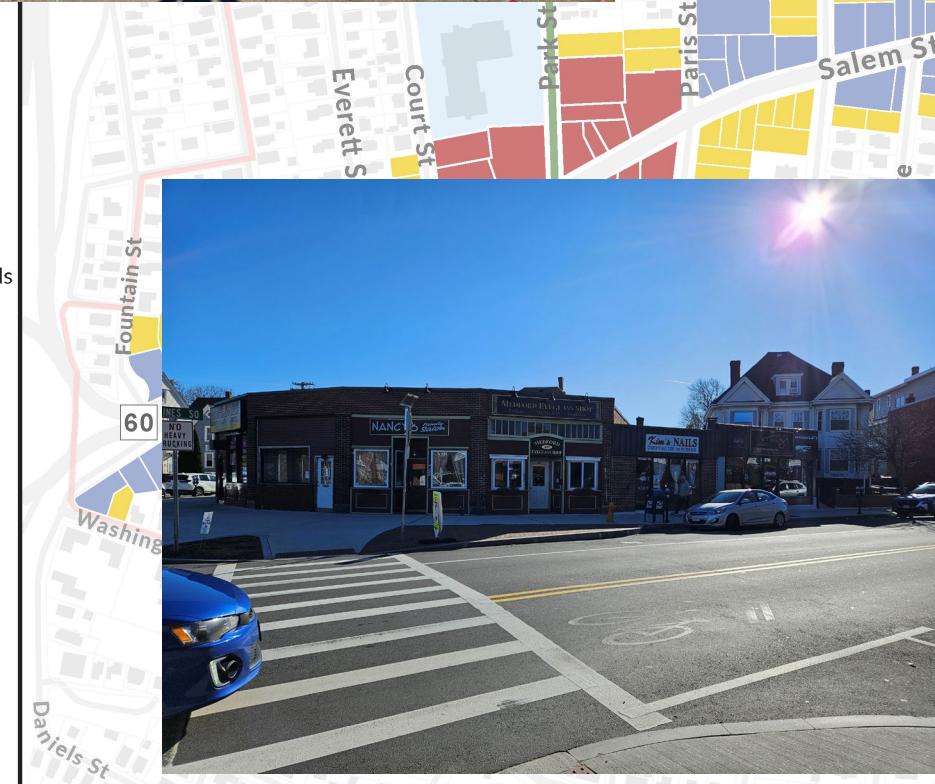
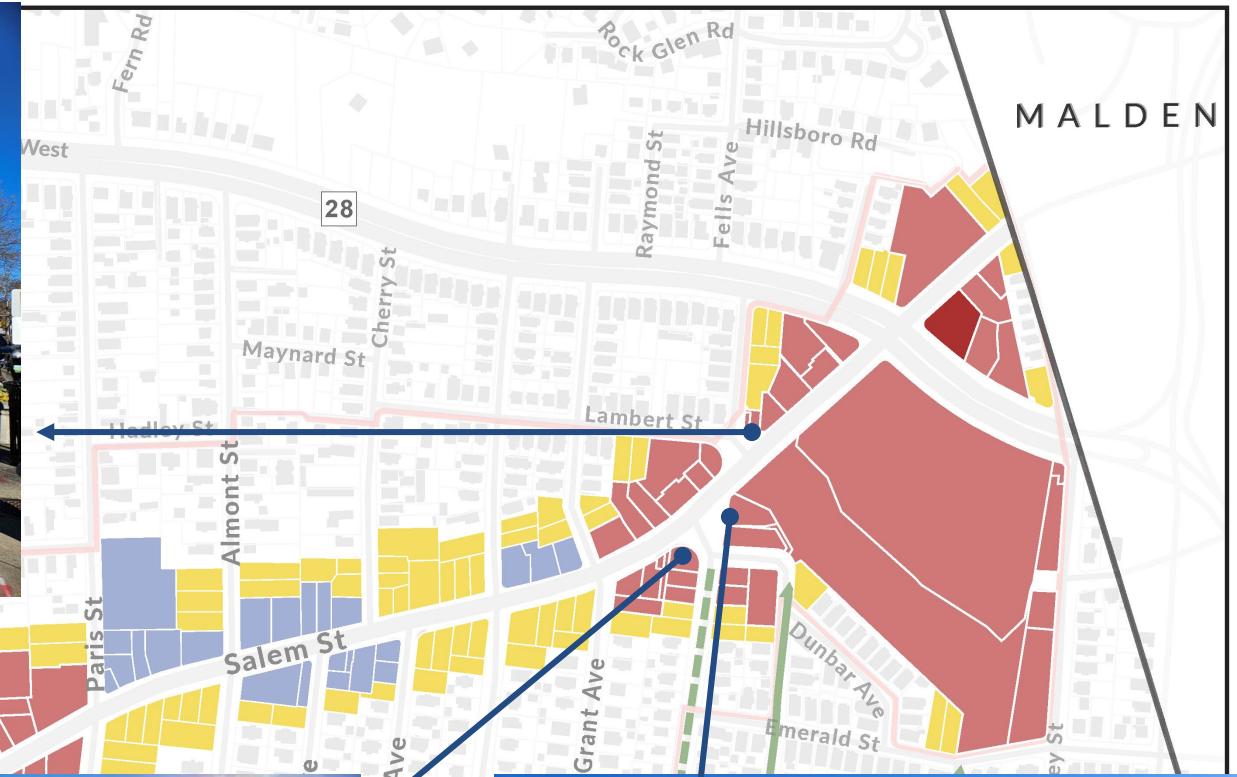
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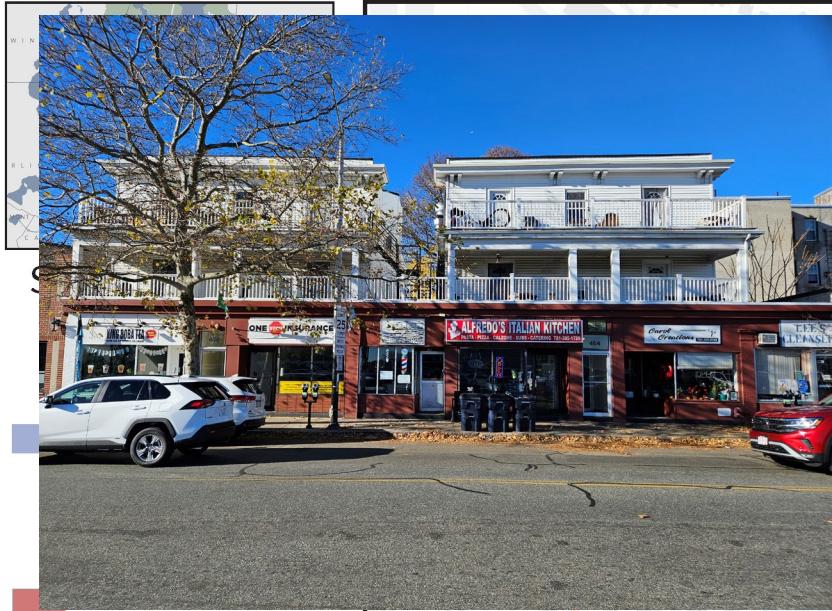


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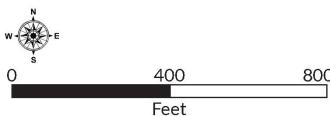
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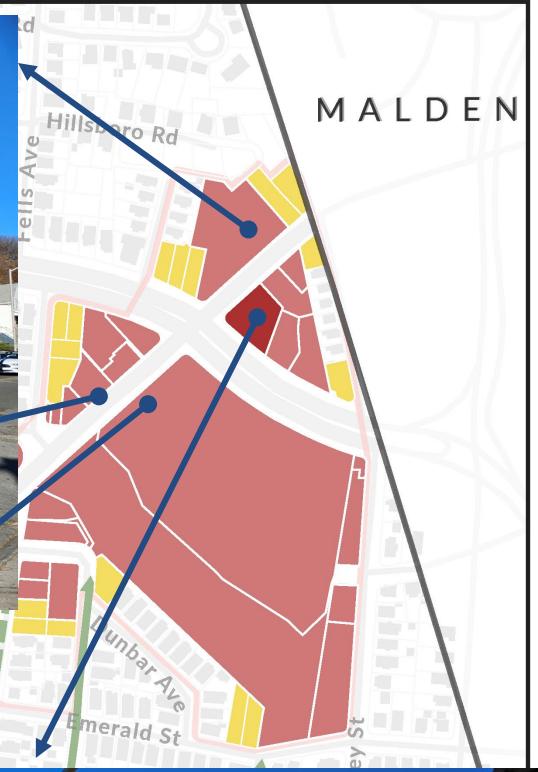
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# Add new definition: Business Incubator

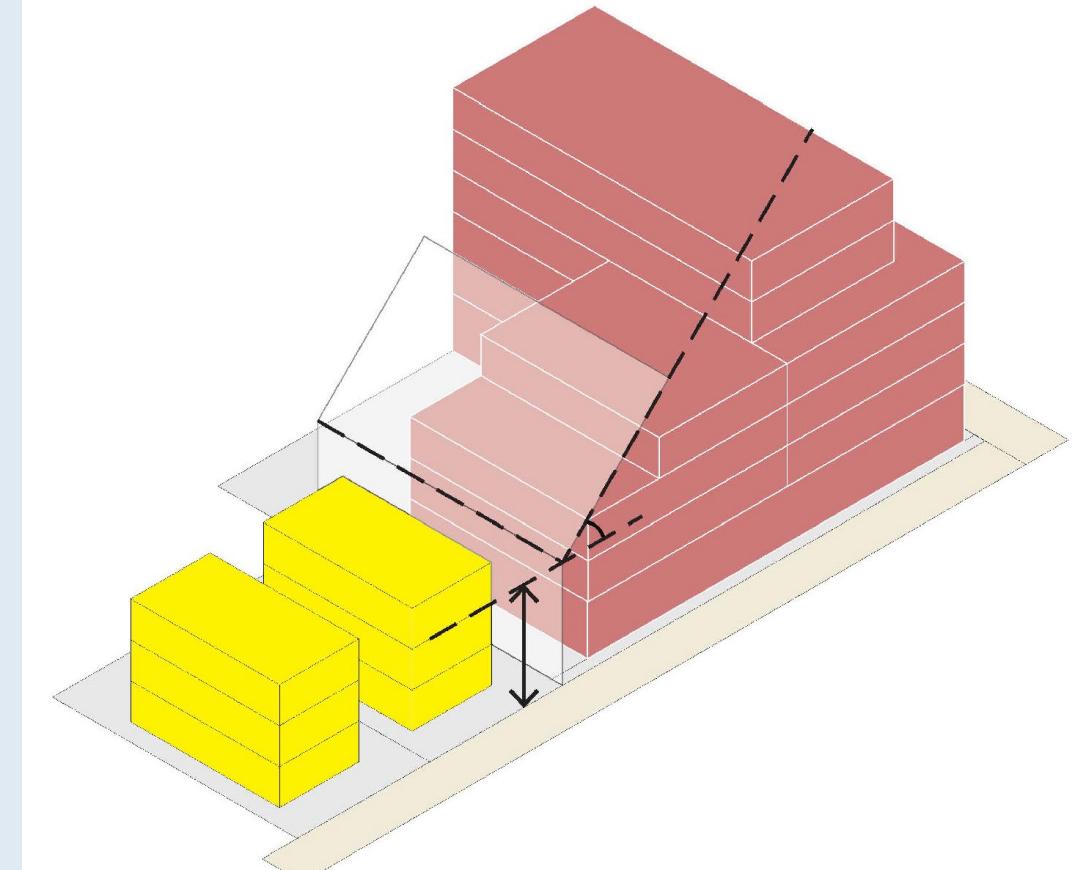
**Business Incubator:** An organization that assists early innovators achieve a minimum viable product or service and create an achievable plan to take that product or service to market. In addition to mentorship and investment opportunities, a business incubator gives access to logistical and technical resources, as well as shared office space. An incubator program can last from several months to a few years.



# Development Standard. Neighborhood Compatibility

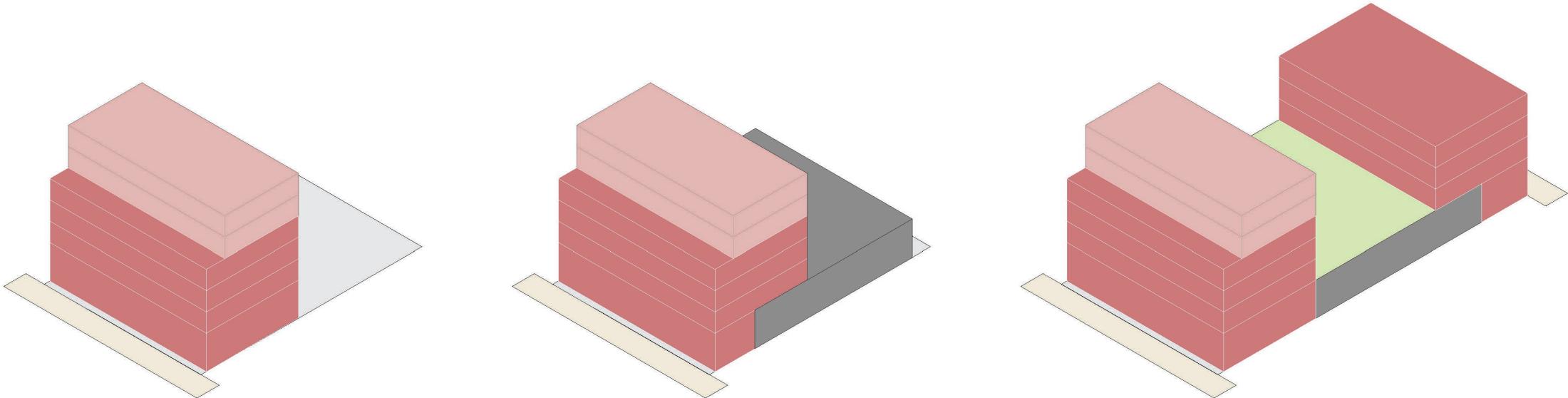
When an MX1, 2, and Commercial lot abuts a residential parcel it shall be subject to context standards.

- Height of the building at the setback line.
- Side and rear setbacks.





# Development Standards. Parking





# Changes to the previous draft

Zoning Map

Table of Use Regulations:

Co-living by right in MR and MX1

Adult use is not permitted in Commercial use

Parking in K2 and J9

Include Incubator business as a use

Table of Dimensional Requirements:

Active Ground Floor changed to Active Frontage

Stepback

Definitions:

New definition: Business Incubator.

Dimensional Requirements and Waivers:

Ground Floor Active Frontage.

Table of Development Incentive Bonuses:

Add Public Parking to Incentive 2: Community Amenities (privately maintained)



2024-2026 Zoning Update

# AMENDMENTS TO THE MEDFORD ZONING ORDINANCE



2024-2026 Zoning Update

# SALEM STREET CORRIDOR DISTRICT (SSCD)

# 2024-2026 Zoning Update

