

# City of Medford PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update

March 12, 2025



BBHS



# Agenda

- Process Timeline
- 2025
- Opportunities for Public Comments
- Introduction
- Analysis
- Residential Districts
  - Proposals
  - Updated proposal
  - Zoning Draft
- 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	Medford Sq C1	West Medford Sq C1	Other Corridors C1	Wellington/ Glenwood O1-O2-Industrial- MUZ			



## 2024-2026 Zoning Update

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	FEB 05 Green Score		MARCH 05 Salem St		MARCH Residential Districts			MAY Commercial and Mixed Districts	



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

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FEB 05 Green Score		MARCH 05 Salem St		MARCH Residential Districts				MAY Commercial and Mixed Districts	
FEB 10 Salem St				March Residential • 03/27		April Squares • TBD			



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"><li>• ADU</li><li>• Community Solar</li><li>• Non-Conforming Use/Structure</li></ul>	<ul style="list-style-type: none"><li>• Transport Demand Management</li><li>• Site Plan Review</li><li>• Neighborhood Nodes</li></ul>	<ul style="list-style-type: none"><li>• Parking Requirement</li></ul>



# 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

03/11/2025 Salem St

09/11/24 Green Score

10/01/24 Green Score

02/05/25 Green Score

03/11/2025 Green Score

01/15/25  
Residential Districts02/12/25\_02/26/25  
Neighborhood Residential.**March Public Meeting**

- March 2025  
Residential Districts

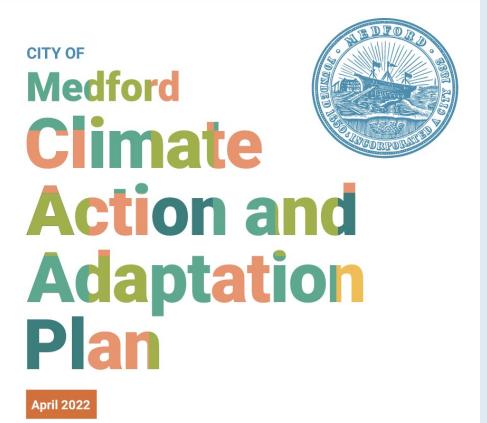
April 2025 Residential  
Districts03/12/25  
Commercial Districts--  
Commercial Districts**April Public Meeting**

- April 2025 Residential  
Districts

03/12/2025



# 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

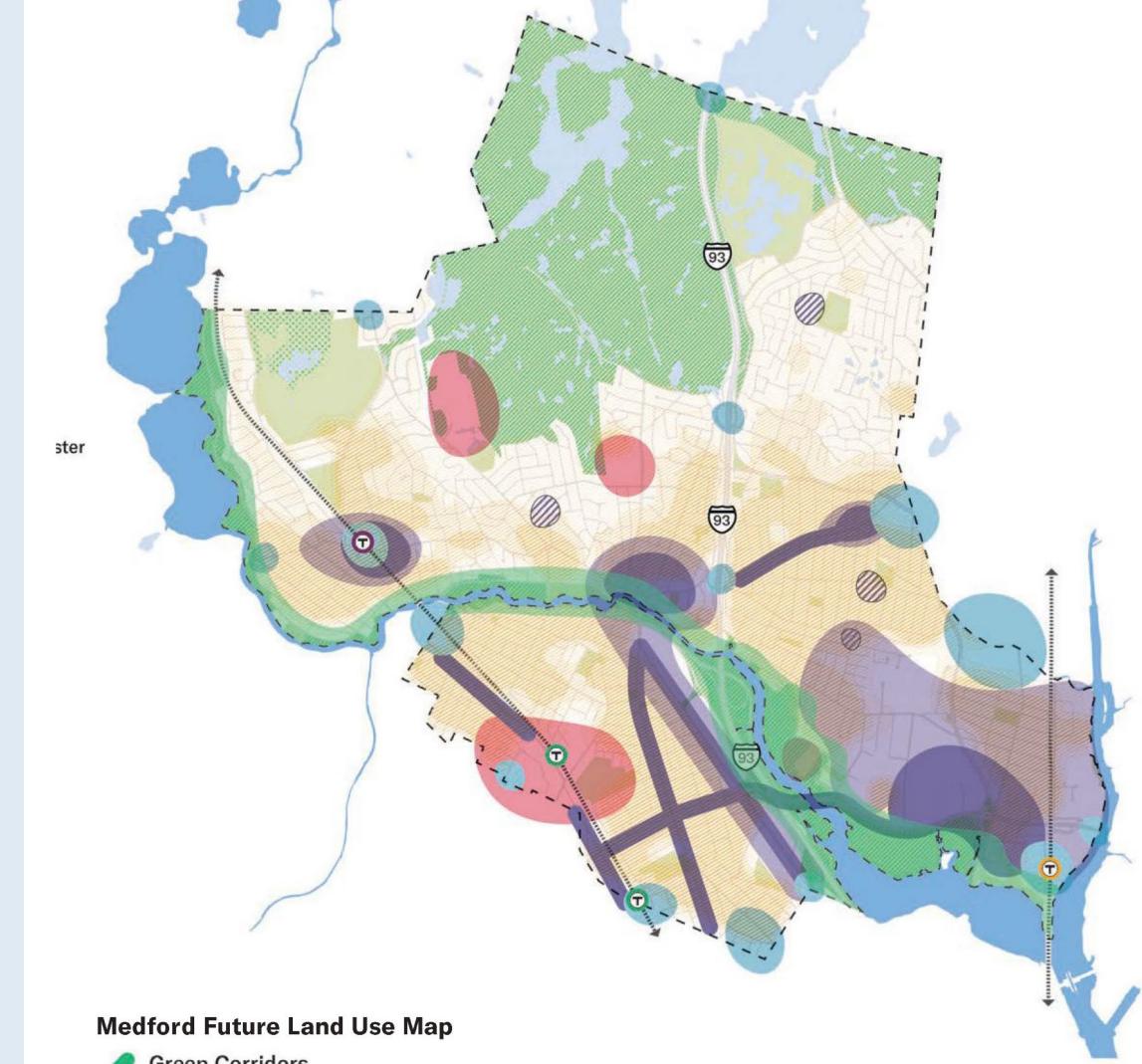


Figure XI. Medford Future Land Use Map

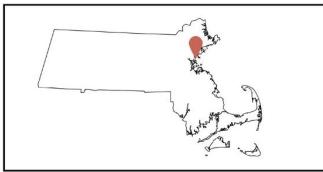
Medford Future Land Use Map

- 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



# Proposed Mixed-Use Districts



### LEGEND

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

### Transportation

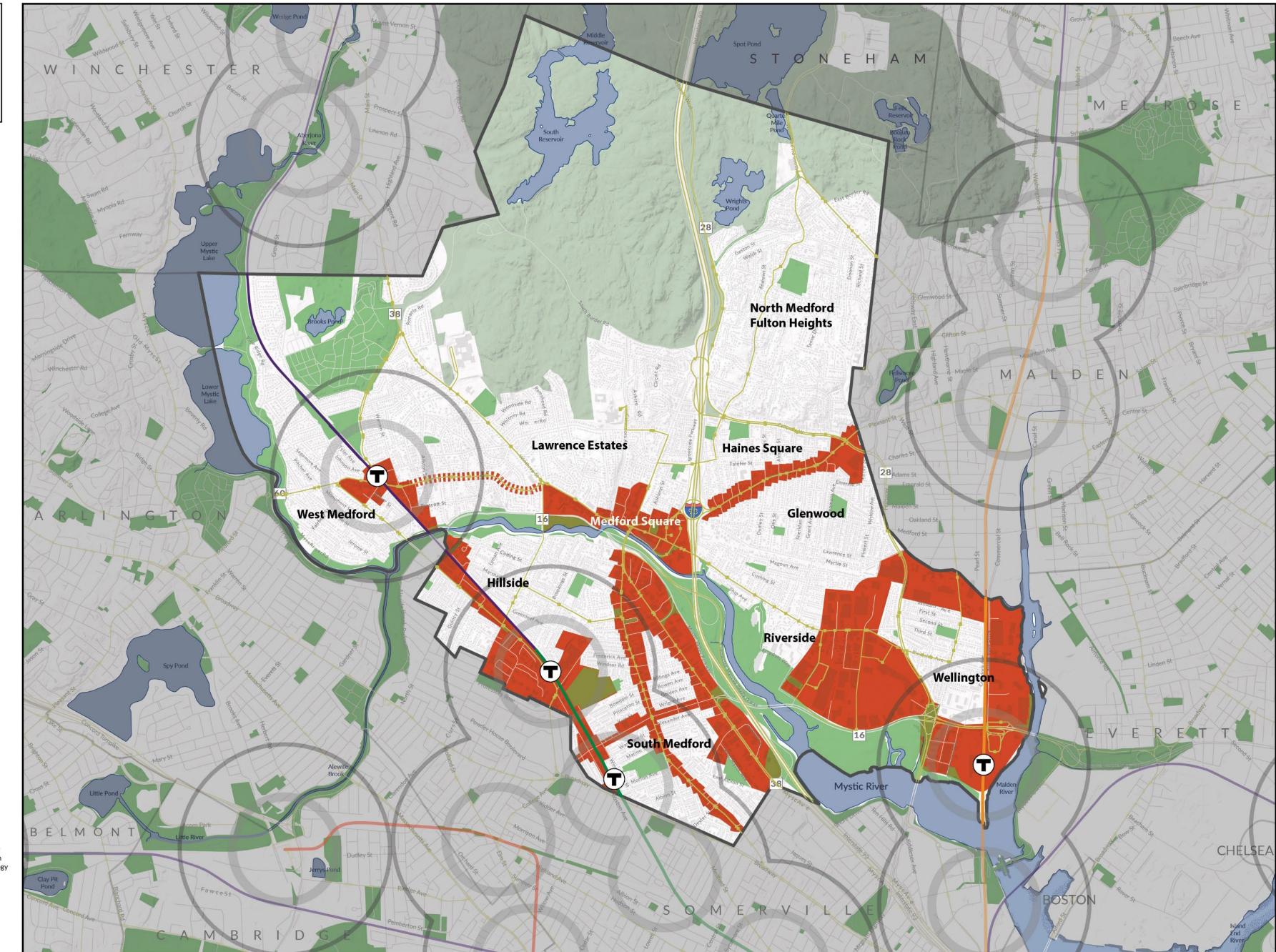
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line

● Transit 1/4 Mile Radius  
● Transit 1/2 Mile Radius



0      0.5      1  
Miles

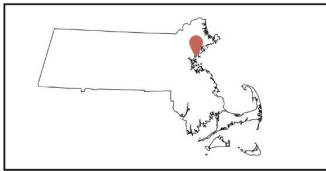
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



# 2024-2026 Zoning Update



## Proposed Mixed-Use Districts



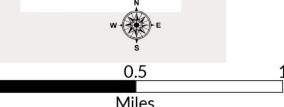
### LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

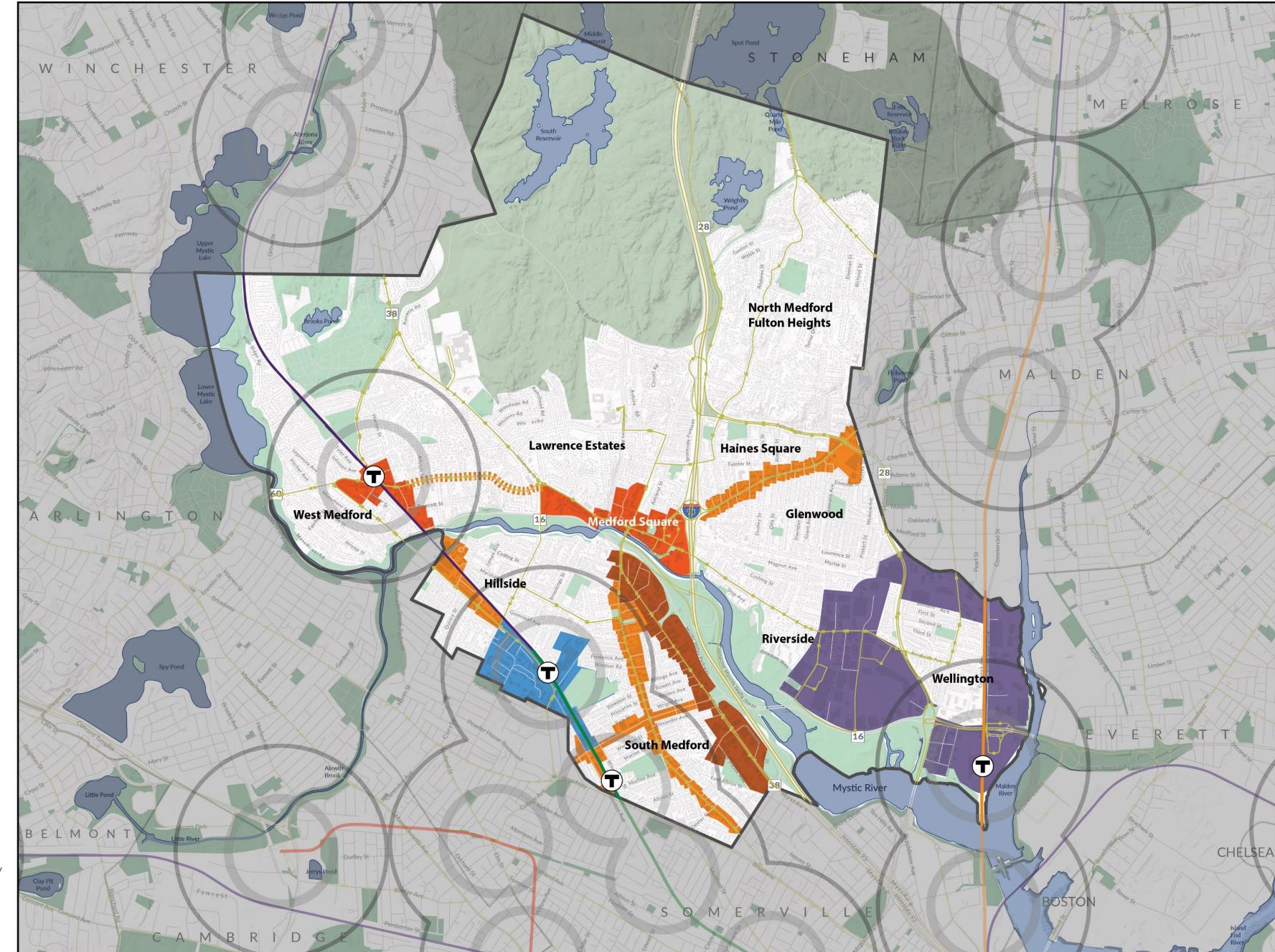
### Categories

- Corridors
- Squares
- Institutional
- Special District

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



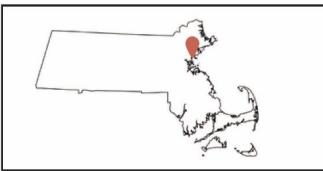
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# 2024-2026 Zoning Update



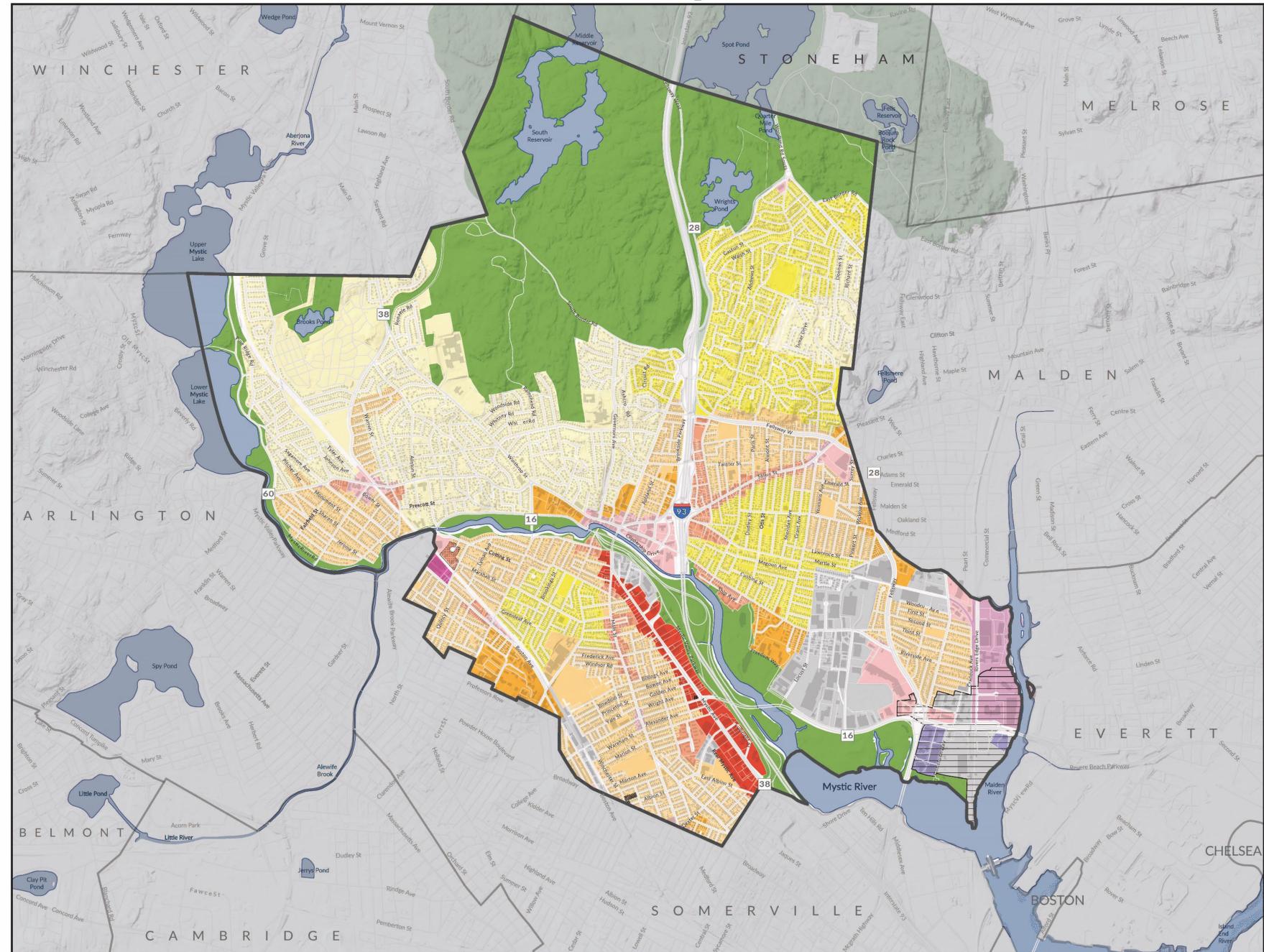
## Current Zoning



### 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".





# 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 (%)		Feet	Stories	
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth										
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	-	-	-	-	-	-	-	-	-	-	-	-		
	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		
APT 2	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		
	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	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	35%	125	15		



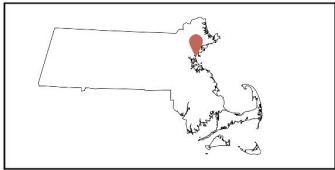
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Medford Zoning Dimensions															
District	Use	Minimum Permitted												Maximum Permitted	
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		Area (SF)	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usable	Front	Side	Rear	Lot Coverage (%)	Height	
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usable	Front	Side	Rear	Lot Coverage (%)	Height	Stories	
C1	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	-	-	-	-	-	-	-	-	-	-	-	-	
	4A. Hotel	-	-	50	100	100	10%	25%	-	-	15	-	140	15	
	5. Other permitted principal structures	-	-	-	20	-	-	-	-	-	15	-	50	4	

# 2024-2026 Zoning Update

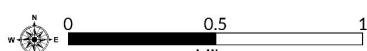


## Mixed-Use Districts Framework

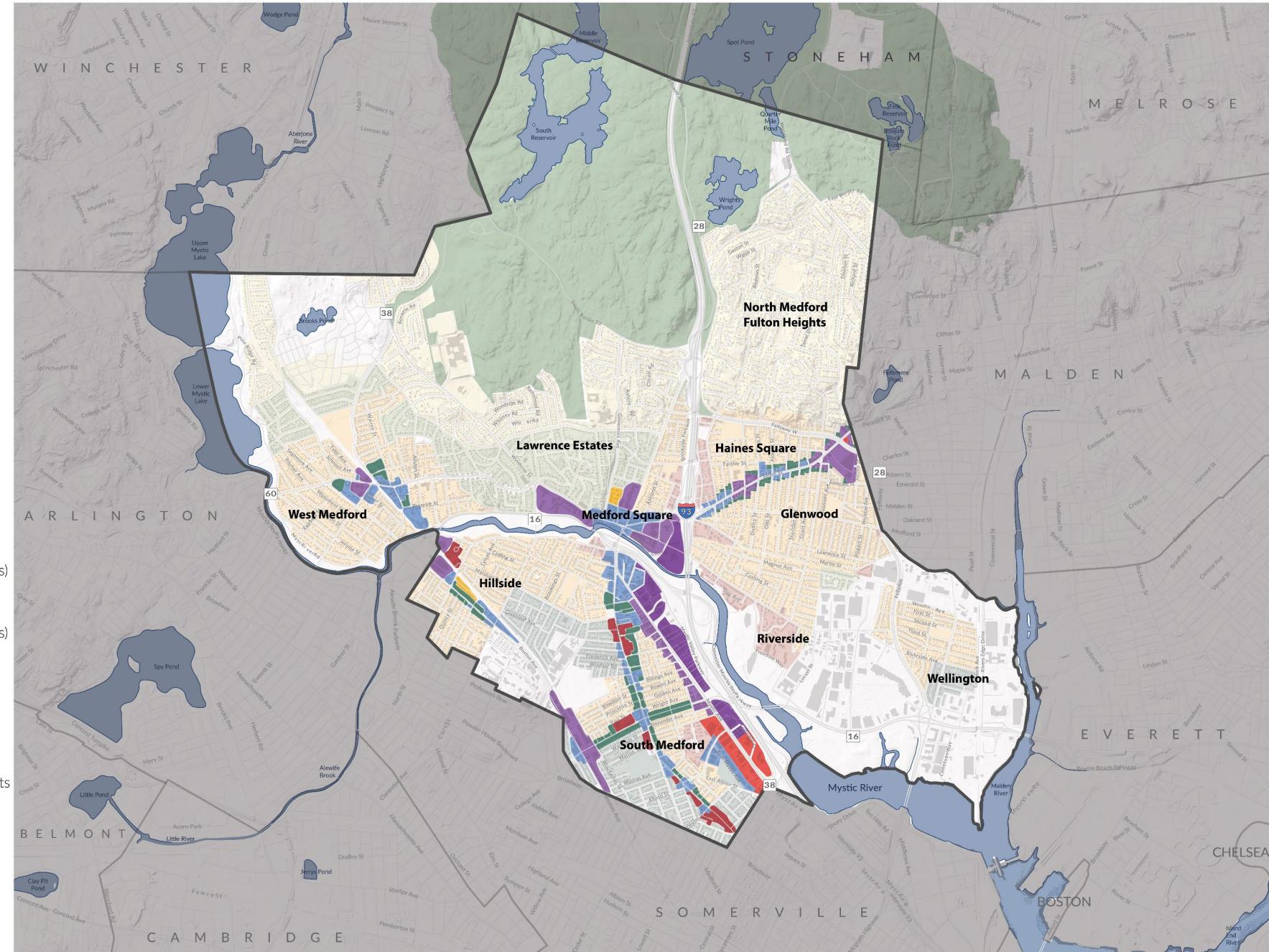


### LEGEND

- Mixed-Use 1:**  
Small-Mid Scale.  
Mid Density.  
3 stories by right + 1 IZ
- Mixed-Use 2:**  
Mid Scale.  
Mid-High Density.  
4 stories by right + 2 IZ
- Mixed-Use 3:**  
Mid-High Scale.  
High Density.  
6 stories by right + 6 IZ
- Commercial:**  
6 stories by right + 2 IZ
- Neighborhood Residential 3**
  - Single-unit Dwelling + 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
  - 3-unit Dwelling
  - Multiplex (4-6 units)
- Urban Residential 2**
  - Townhouse
  - 3-unit Dwelling
  - Multiplex (4-6 units)
  - Multiple unit Dwelling >6 units  
3 stories max



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# ACCESSORY DWELLING UNIT (ADU)



# Protected Use Accessory Dwelling Unit (ADU)

## 760 CMR 71.00 Protected Use Accessory Dwelling Unit (ADU)

Municipalities shall not prohibit, impose a Prohibited Regulation or Unreasonable Regulation, or, except as provided under 760 CMR 71.03(5), require a special permit, waiver, variance or other zoning relief or discretionary zoning approval for the use of land or structures for a Protected Use ADU, including the rental thereof, in a Single-Family Residential Zoning District; provided that Municipalities may reasonably regulate a Protected Use ADU, subject to the limitations under 760 CMR 71.03(2) to 760 CMR 71.03(5), inclusive.

### Prohibited Regulation:

1. Owner-Occupancy Requirement.
2. Minimum Parking Requirement.
3. Use and Occupancy Restriction.
4. Unit Caps and Density: ADUs shall not be counted in any density calculations.
5. Relationship to Principal Dwelling: requirement to be attached or detached.

**Dimensional Standards:** Cannot be more restrictive than is required for the Principal Dwelling, or a Single-family Residential or accessory structure.

**Historic Districts:** Municipalities may establish Design Standards and Dimensional Standards for Protected Use ADUs located in an Historic District

**Pre-existing Nonconforming Structures:** A Municipality may not prohibit the development of a Protected Use ADU in an existing structure or Principal Dwelling, or Lot due to nonconformance, that could be used for, or converted into, a Protected Use ADU in conformance with the Building Code, 760 CMR 71.00, and state law.

**Special Permits for Multiple ADUs on the Same Lot:** if a Municipality chooses to allow additional ADUs on the same Lot as a Protected use ADU in a Single-family Residential Zoning District, Zoning shall require a Special Permit for the use of land or structures for the additional ADUs.



# Local Accessory Dwelling Unit (ADU)

## Municipality Decisions (Local ADUs):

1. Municipalities may allow Accessory Dwelling Units in any Residential District by Right or by Special Permit.
2. Municipalities can allow bigger ADUs than the 900 sf restriction.
3. Municipalities can allow additional ADUs on the same lot by Special Permit.
4. **Short-term Rentals:** Municipalities may establish restrictions and prohibitions on the Short-term Rental of Protected Use ADUs pursuant to M.G.L. c. 64G.



# Protected Use Accessory Dwelling Unit (ADU)

## MODEL ZONING FOR ACCESSORY DWELLING UNITS

Version 1  
March 11, 2025

Prepared by the Metropolitan Area Planning Council (MAPC) on behalf of the Executive Office of Housing and Livable Communities (EOHLC) and the Massachusetts Housing Partnership (MHP)





2024-2026 Zoning Update

# RESIDENTIAL DISTRICTS ZONING DRAFT

## 2024-2026 Zoning Update



B|B|H|S

