

Proposal 03 Neighborhood Residential



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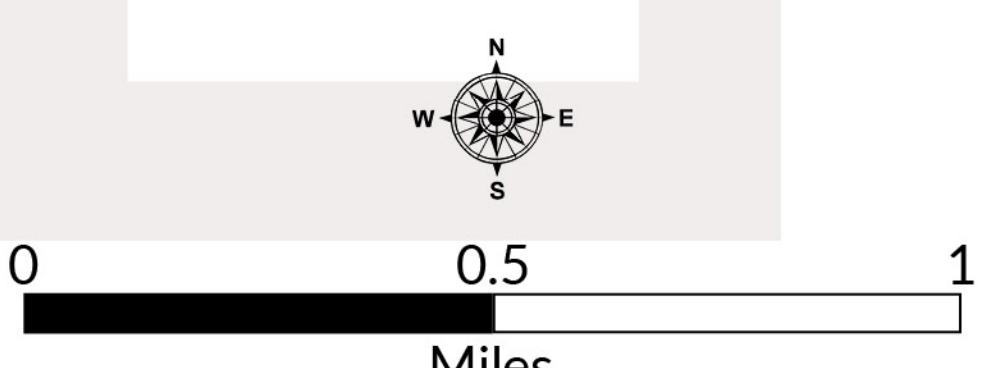
- Buildings
- Hydrography
- Middlesex Fells Reservation

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)

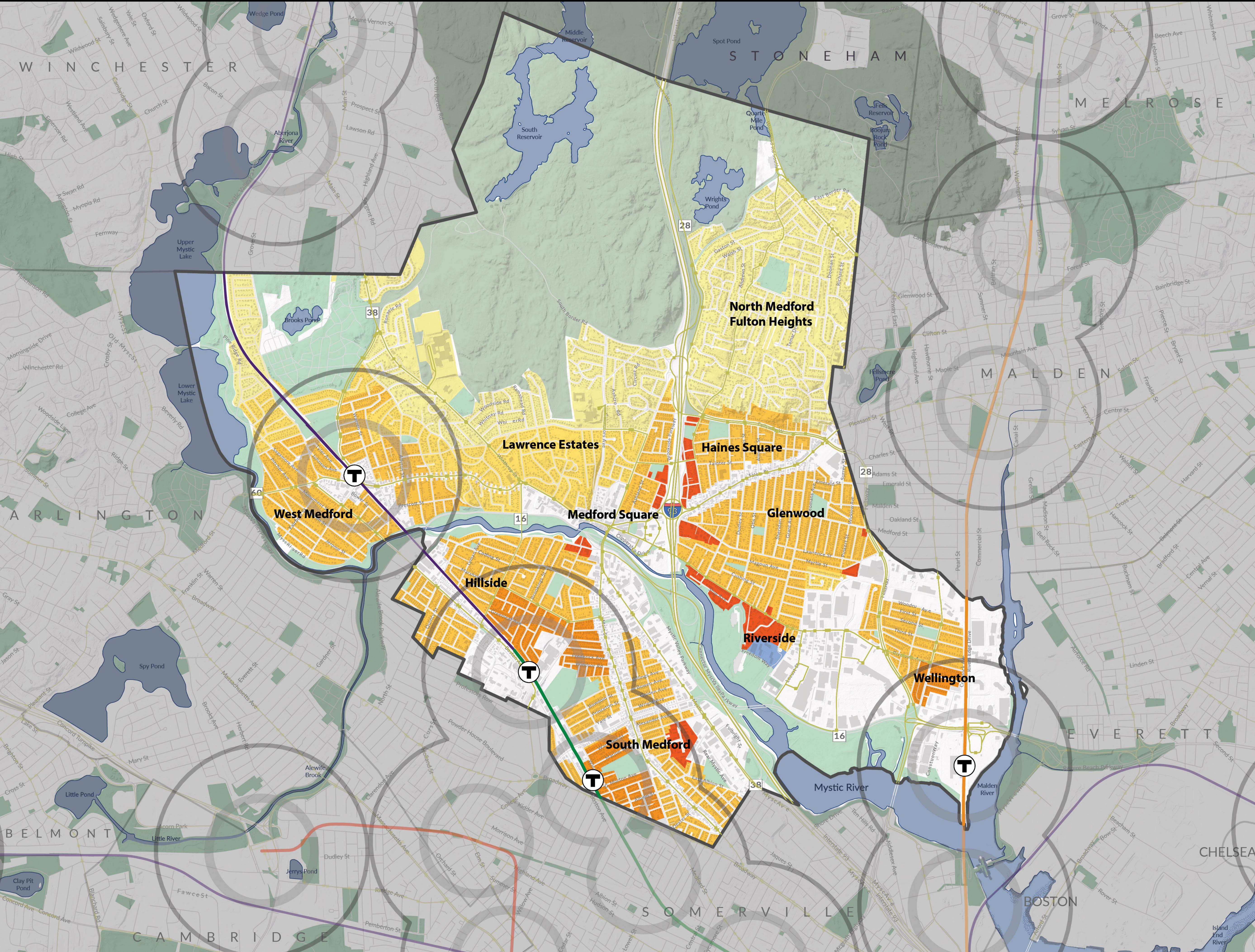
- Neighborhood Residential 3**
- Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)



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".



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Proposal 03 Urban Residential



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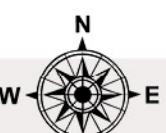
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Residential Density

- 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

- Mixed-use**
 - Multiple unit Dwelling >6 units
4 stories max + 2 stories
with IZ

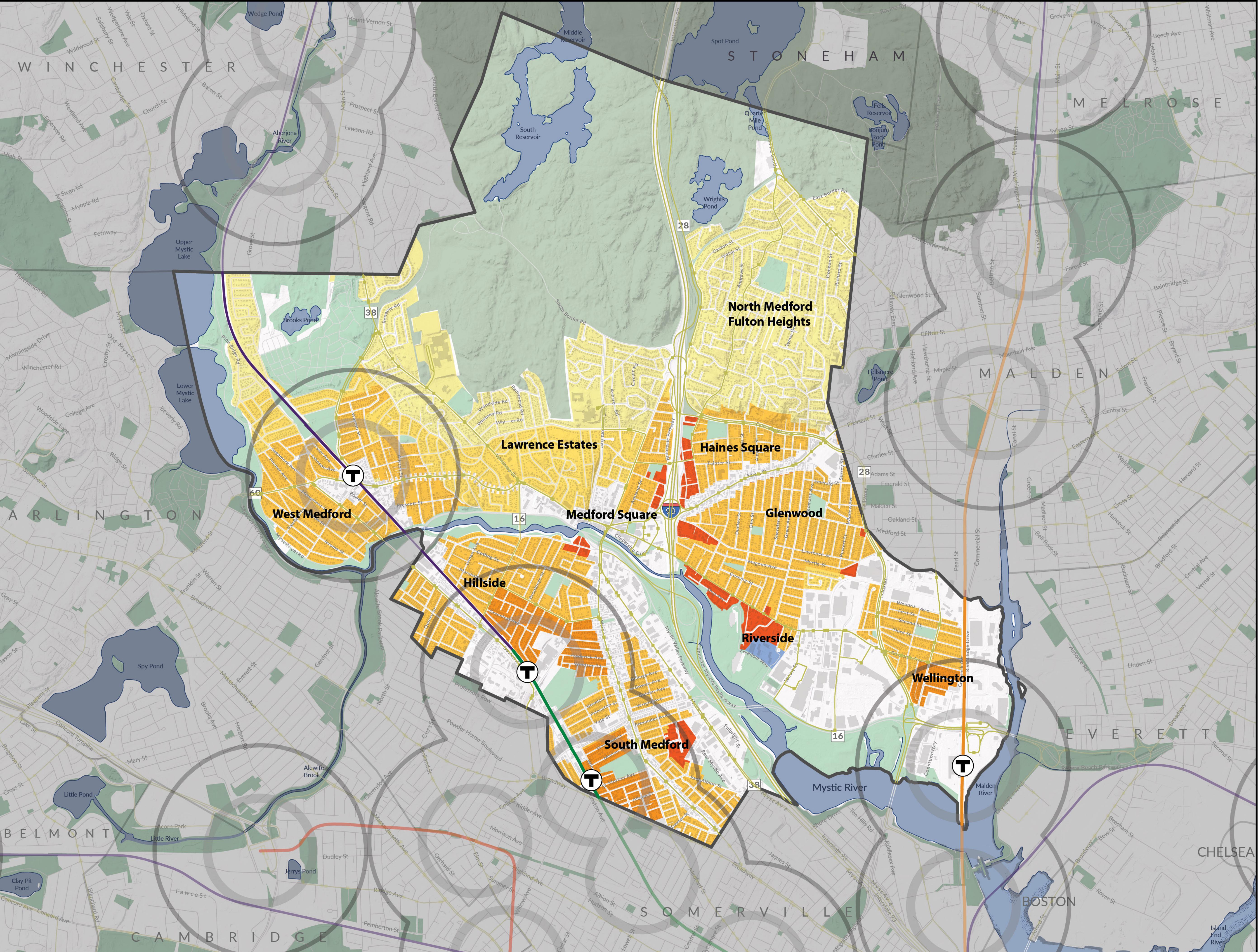


0 0.5 1
Miles

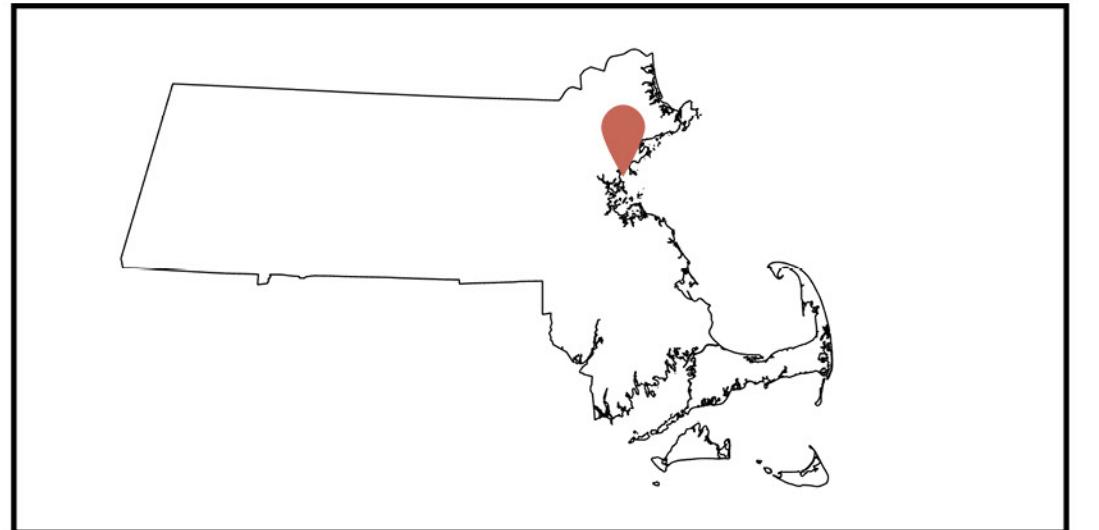
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Proposed Zoning Districts + Existing Residential Types



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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)

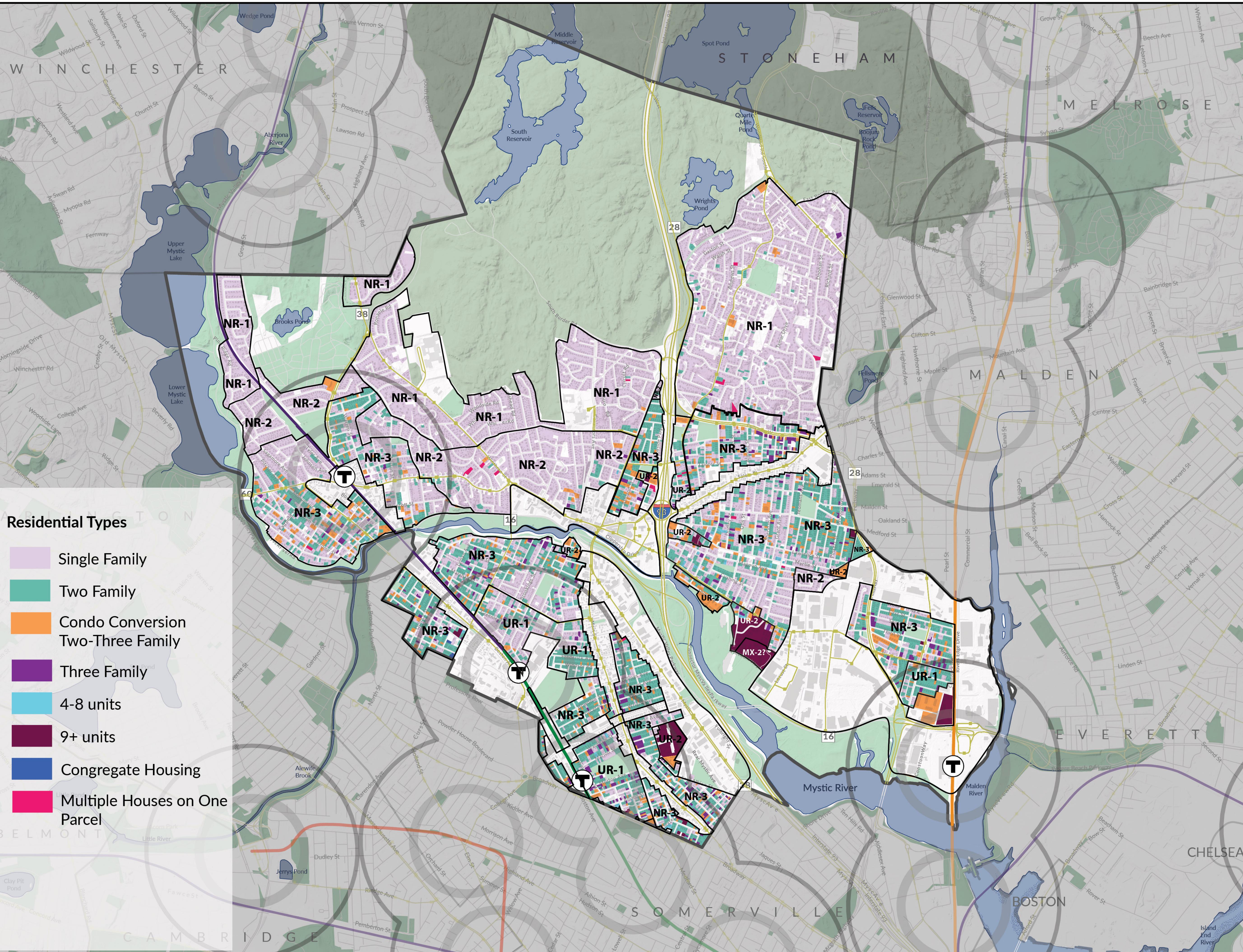
- Single-unit Dwelling + ADU
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)

Urban Residential 1 (UR-1)

- 2-unit Dwelling
- Historic Conversion (by sqft)
- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)

Urban Residential 2 (UR-2)

- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- Historic Conversion (by sqft)
- Multiple-unit Dwelling >6 units
3 stories max



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Proposal 03 Commercial Nodes in Residential Districts

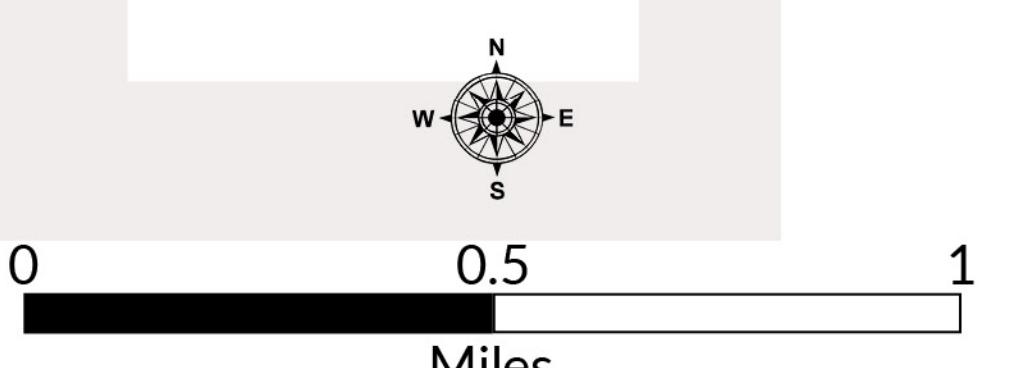


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- Buildings
- Hydrography
- Middlesex Fells Reservation

Commercial Nodes

- Land Use: Commercial in Residential Districts



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