



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, October 23, 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 6:30 P.M. **by Zoom only** due to Early Voting in the Council Chambers.

Zoom Link: <https://us06web.zoom.us/j/89017941893>

Call-in Number: +13052241968,,89017941893# US

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), 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

October 23, 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

This is the thirteenth zoning updates meeting with Innes Associates. The following will be discussed:

- Proposed Mystic Avenue Corridor zoning
- Discussion of housing definitions
- General discussion of updates to the Zoning Ordinance

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. 2024.10.17 - Proposed Mystic Avenue Corridor Zoning Text
2. 2024.10.18 - Proposed Mystic Avenue Corridor Zoning Map

MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner Salvatore Di Stefano, Economic Development Director Scott Vandewalle, Building Commissioner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	October 17, 2024
Project	23146 – Medford – Zoning
Subject	Mystic Avenue Corridor– Progress set for review and discussion
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

This memorandum contains draft text for the following proposed zoning changes:

Amend Section 94-2.1. Division into districts	page 2
Amend Section 94-3.2 Table of Use Regulations (Table A) Dimensional Standards	page 3
Amend Section 94-4.1 Table of Dimensional Requirements (Table B)	page 9
Amend Section 94-12.0 Definitions (if needed)	page 10
Insert Section 94-9.X Mystic Avenue Corridor District	page 12

- Hi Emily Innes Do we want to add any of the community or public real benefits in IZ?
-
- List in here:

Amend Section 94-2.1. Division into districts.

Add the following row to the table of zoning districts, as shown below:

Full Name	Classification	Abbreviation
Mystic Avenue Corridor District	Residential, Office, Commercial, and Light Manufacturing	MACD

[the remainder of this page is blank]

Amend Section 94-3.2 Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC⁵	LC
A. RESIDENTIAL USES						
1. Detached one-dwelling unit	N	N	N	N	2 per Dwelling Unit	NA
2. Attached one-dwelling unit (Rowhouse)	N	N	N	N	1.5 per Dwelling Unit ⁴	NA
3. Detached two-dwelling unit (Duplex)	N	N	N	N	1.5 per Dwelling Unit ⁴	NA
4. Multiple dwelling	Y	Y	Y	N	1.5 per Dwelling Unit ⁴	NA
5. Dormitory, fraternity or sorority house	Y	Y	Y	N	1 per 4 beds	1/15,000 s.f.
6. Lodging or boarding house	SP	SP	SP	N	1 per Guestroom	1/15,000 s.f.
7. Senior housing facility	SP	SP	SP	N	1 per 2 Units	1/15,000 s.f.
<u>8. Co-living.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	1.5 per Dwelling Unit ⁴	NA
<u>9. Co-housing.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	1.5 per Dwelling Unit ⁴	NA
<u>10. Congregate Housing.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	1.5 per Dwelling Unit ⁴	NA
<u>11. Three-dwelling Unit, Detached.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	1.5 per Dwelling Unit ⁴	NA
<u>12. Townhouse.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	1.5 per Dwelling Unit ⁴	NA
B. COMMUNITY USES						
1. Museum	Y	Y	Y	SP	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	SP	SP	SP	N	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or	Y	Y	Y	Y	1 per 140 s.f.	NA

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC ⁵	LC
leased by a religious sect or denomination						
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	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	NA	NA
9. Essential services	SP	SP	SP	SP	NA	NA
10. Hospital, nonprofit	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	SP	SP	SP	SP	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	Y	Y	Y	SP	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	N	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	NA	1/15,000 s.f.
D. COMMERCIAL USES						
1. Private entertainment or recreation facility excluding adult uses	Y	Y	Y	SP	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	Y	Y	Y	<u>SP</u>	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	Y	Y	Y	<u>SP</u>	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC ⁵	LC
5. Hotel or motel, small	Y	Y	Y	Y	1 per Guestroom	1/15,000 s.f.
6. Hotel, large	SP	SP	Y	Y	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking or funeral establishment	N	N	N	SP	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom ¹	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
<u>10. Artisanal Fabrication.</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<u>11. Artistic/Creative Production.</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<u>12. Work-Only Artists' Studio.</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<u>13. Co-working Space.</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<u>14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
E. OFFICE USES						
1. Business, professional, or government office	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Business, professional, or government office, large	SP	SP	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Bank and other financial institution	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
<u>5. Clinic not affiliated with any other institution</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<u>6. Clinic affiliated with a hospital or an accredited university medical school</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<u>7. Clinic connected to a community center</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
F. RETAIL AND SERVICE USES						
1. Retail sales ²	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	Y	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC ⁵	LC
3. Neighborhood retail	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	SP	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
6. Paranormal service and sales.					1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	Y	Y	Y	SP	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment — Cultivation	SP	SP	SP	SP	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Manufacture and processing	SP	SP	SP	SP	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment — Retail	SP	SP	SP	SP	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment — Independent laboratory	SP	SP	SP	SP	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare	Y	Y	Y	Y		
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS						
1. Eating place, without drive through	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	SP	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Café	Y	Y	Y	SP	1 per 350 s.f.	1/50,000 s.f.
H. MOTOR VEHICLE RELATED USES						
1. Motor vehicle light service station	N	N	N	SP	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	SP	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	SP	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	SP	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	SP	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	SP	1 per 350 s.f.	1/50,000 s.f.

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC ⁵	LC
I. MISCELLANEOUS COMMERCIAL USES						
1. Parking area or garage not accessory to permitted principal use:						
Residential	N	N	N	SP	NA	NA
Nonresidential	N	N	N	SP	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	Y	Y	Y	Y	<u>NA</u>	<u>NA</u>
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	SP	NA	NA
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	N	N	N	<u>SP</u>	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	NA	NA
6. Open Storage	N	N	N	<u>N</u>	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	N	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	NA	NA
9. Solar energy system	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES						
1. Fuel and ice sales	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	SP	H	B
4. Railroad right-of-way	Y	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	SP	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	SP	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	N	1 per 2 employees	1/15,000 s.f.

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC ⁵	LC
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	H	1/50,000 s.f.
10. Warehouse, Wholesale establishment	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self-storage warehouse	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
<u>12. Distillery or winery.</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<u>13. Food Production Facility</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
<u>14. Life Science Facility</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
<u>15. Light Manufacturing</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
<u>16. Maker Space</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
K. ACCESSORY USES						
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	N	1 per 350 s.f.	NA
By special permit	Y	Y	Y	N	1 per 350 s.f.	NA
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	
3. Family day care home	Y	Y	Y	Y	1 per 2 employees	NA
4. Family day care home, large	BA	BA	BA	BA	1 per 2 employees	NA
5. Adult day care home	BA	BA	BA	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	Y	Y	Y	N	1 per Guestroom	NA
7. Noncommercial greenhouse, tool shed, or similar accessory structure	N	N	N	SP	NA	NA
8. Swimming pool, on a lot with: Less than 4,500 sq. ft.	Y	Y	Y	Y	NA	NA
More than 4,500 sq. ft.	Y	Y	Y	Y	NA	NA
9. Scientific research and development, as provided at section 94-3.3.3.1	N	N	Y	Y	NA	NA
10. Keno	N	N	N	N	NA	NA
11. Open storage	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC ⁵	LC
12. Heavy repair operations	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES						
1. Mixed-Use, Community	Y	Y	Y	N		
2. Mixed-Use Development	Y	Y	Y	N		

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Amend Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the following table:

Dimensions	Mystic Avenue Corridor District			
	MX-1	MX-2	MX-3	Commercial
Lot Width ft (Min)	30	40	60	60
Lot Depth ft (Min)	60	80	120	80
Façade Build Out (Min)	80%	80%	80%	60%
Active Ground Floor (Min)	75%	75%	75%	25%
Height				
Min Height. (Stories)	3	3	4	2
Base Height. (Stories)	4	4	10 (Podium 4+ tower 6)	6
Maximum Height for parcels abutting Mystic Ave. (Stories)	6	6	14 (Podium 4+ tower 8)	8
Height (ft). Ground floor story. Min/Max	14 / 18	14/18	14/18	14/18
Height (ft). Upper floor story. Min/Max	10/12	10/12	10/14	10/14
Stepback (above 4 th floor)	10 ft	-	20ft	-
Setbacks (ft)				
Front (Min/Max)	3/20	3/20	3/20	10/20
Side	-	-	-	-
Rear	0	10	30	-
Stormwater and Landscaping				
Building Coverage (Max)	80%	80%	80%	70%
Green Score	25	25	25	25
Pervious Surface (Min)	-	-	-	-

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Amend Section 94-12.0 Definitions by amending the following definition:

Retail sales: A store with more than 45,001 square feet of gross floor area, including, without limiting the generality of the foregoing, a grocer, baker, food store, package store, dry goods, variety, clothing, hardware, paint, household goods, furniture, books, tobacco, flowers, drugs, and general merchandise.

Amend Section 94-12.0 Definitions by adding the following definitions:

Bicycle Parking. The accessory storage of non-motorized bicycles (which may include trailers or other customary accessories) in a secure manner that allows for quick and convenient access, storage and removal of the bicycles by users who are making trips to or from the associated principal use.

Façade Build Out. The ratio of the facade width to the lot width, measured at the front yard setback line, calculated by dividing the cumulative facade width by the lot width.

Arts and Creative Enterprises

Artisanal Fabrication. Production of goods using hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.

Artistic/Creative Production. Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.

Work-Only Artists' Studio. A space used by an artist for the creation of any visual art or craft, including but not limited to, painting, drawing, photography, sculpture, jewelry-making, basket weaving, pottery, or other art or craft; of written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance, and theater. Retail sales of art produced on-site and arts instruction by the artist are allowable accessory uses.

Commercial

Co-working Space. A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other.

Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises. Any manufacturing or fabrication shall be considered a light manufacturing operation incidental to retail or service use and involves products customarily sold on the premises by the producer to the customer.

Mixed-use, Community. Development containing a mix of residential uses and small-scale commercial uses such as, but not limited to, Neighborhood Café, Co-working Space, Day Care, and Laundromat.

Professional Office. Building housing members of a recognized profession such as doctors, lawyers, dentists, architects, civil engineers, optical services, podiatrists, chiropractors, and medical clinic, subject to special requirements in residential districts and that do not include retail sales as a principal use.

Healthcare

Clinic. An institution licensed under Sec. 51, Chapter 111, G.L., for the purpose of providing medical, surgical, dental, or restorative or mental hygienic services to persons not residing therein.

Hospital. An institution under Section 51, Chapter 111, G.L., for the purpose of caring for persons admitted thereto for diagnosis, medical, surgical or restorative treatment which is rendered in said institution.

Medical Office. Office of a physician, dentist or other medical practitioner not located in a clinic as defined in Section 94.12.0 Definitions.

Housing

Co-living. A building in which a group of residents pay rent to occupy a single unit with private bedrooms and shared living spaces, including cooking and sanitary facilities. Such residents have input over the selection of the other residents living in the housing unit.

Co-housing. A group of buildings in common ownership which include a combination of single-unit, two-unit, or multiunit buildings and one or more buildings with shared living spaces, such as a common room, library, dining room, kitchen, etc.

Congregate Housing. Residential occupancy of a dwelling unit by more than four (4) unrelated individuals that are ‘handicapped’ as defined in 42 U.S.C. §3602 or have a ‘disability’ as defined in 42 U.S.C. §12102. Both terms are defined as a physical or mental impairment that substantially limits one or more major life activities; a record of such an impairment; or being regarded as having such an impairment not including current, illegal use of or addiction to a controlled substance.

Dormitory. Any dwelling (other than a sorority or fraternity house) owned or controlled by an educational institution and occupied primarily as a place of temporary residence for persons who are employed or enrolled at the educational institution.

Three-dwelling Unit, Detached. A building that is divided into three (3) dwelling units. Each unit has an independent entrance either directly from outside the building or through a common vestibule. This building type includes triple decker.

Townhouse. A group of attached dwelling units occupied by not more than one family in each unit between side walls, each unit having a separate entrance from the street and sharing a common open space. Townhouse shall include condominiums or cooperative ownership.

Light Manufacturing

Distillery or Winery. A small, independently owned facility in which alcoholic beverages produced on-site are bottled and sold, typically in conjunction with a bar, tavern, or restaurant use. This includes the substantial equivalent to distilleries, and wineries.

Food Production Facility. Food and beverage manufacturing plants that transform raw materials into products for intermediate or final consumption by applying labor, machinery, energy, and scientific knowledge. Food production facilities do not include marijuana establishments or medical marijuana treatment centers.

Life Sciences Facility. A facility for the study, testing, and development of products or services related to chemicals, drugs, or biological matter.

Light manufacturing. The fabrication, processing, finishing, assembly, packing, or treatment of articles or merchandise conducted solely within a totally enclosed building which will not generate more noise, odor, smoke, vibration, or electrical interference, than the standards set forth in this Zoning Ordinance.

Maker Space. A building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand-tools, mechanical tools, and electronic tools. Maker Spaces may include space for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to: electronic goods; printmaking; leather products; jewelry and clothing/apparel; metal work; furniture; woodworking and cabinet shops; glass or ceramic production; and paper design and production.

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Section 94-9.X Mystic Avenue Corridor District

94-9.X.1 Purpose

The purpose of the Mystic Avenue Corridor District (MACD) is to allow a mix of uses, including multifamily, commercial, and light industrial to meet the following needs for this corridor:

1. Wider variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
2. Mixed-use, multifamily, and commercial uses at a density appropriate to a walkable, urban corridor.
3. Design standards to buffer abutting neighborhoods from the higher intensity of uses and reinforce a corridor identity along the length of Mystic Avenue.

94-9.X.2 Applicability

The MACD replaces the existing zoning districts and is shown on the Zoning Map, City of Medford, Massachusetts, as amended. An applicant may develop within this district in accordance with the provisions of Section 94-9.X and other relevant sections of the Zoning Ordinance.

1. The MACD is comprised of the following subdistricts:
 - a. **Mixed-use 1.** The Mixed-Use 1 Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
 - b. **Mixed-use 2.** The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing.
 - c. **Mixed-use 3.** The Mixed-Use 3 Subdistrict allows a mix of residential and commercial uses at the highest scale of building size and massing.
 - d. **Commercial.** The Commercial subdistrict does not include residential uses. The buildings vary in scale and massing. A greater variety of commercial uses are allowed in this district than in the mixed-use districts.

94-9.X.3 Dimensional Requirements and Waivers.

The following waivers are available to the Site Plan Review or Special Permit Authority for projects within the MACD.

- a. **Front Setbacks.** The building façade must be set back from the lot line at a distance sufficient to create a 12-15-foot sidewalk in conjunction with an existing City sidewalk. A maximum setback of an additional ten feet is allowed for the purpose of creating an active public plaza.

- b. **Side and Rear Setbacks.** A setback next to an existing lot with a residential use of fewer than 5 units must include a landscaped buffer at least 10 feet wide or a fence of eight feet in height a minimum of five feet from the lot line. The area between the lot line and the fence must be landscaped. The property owner must maintain the buffer, landscaping, and fence, as applicable.
- c. **Multi-Building Lots.** In the MACD, lots may have more than one principal building.
- d. **Ground Floor Active Use.** Active uses are required on the ground floor of any building abutting Mystic Avenue subject to the percentages set forth in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses are defined as arts-related uses, retail (including retail accessory to an artisanal, maker, or manufacturing use), restaurant, personal services, publicly-accessible spaces, residential lobbies and common amenities, and other uses that encourage high levels of pedestrian activity and create a perception of safety.
- e. **Transition to adjacent residential districts.** Buildings adjacent to a residential zoning district should step down to the base height required by the subdistrict of the MACD in which the project is located for any buildings between twenty and thirty feet of the rear or side setback abutting a parcel within that residential zoning district. If the side or rear setback is adjacent to an active public way, no setback is required.
- f. **Setbacks for Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 94-4.1 Table of Dimensional Requirements. Otherwise, infill buildings may match the setback line of either adjacent building or an average of the setback of the two buildings to provide consistency along the street.
- g. **Drop-off zone.** The required setback distances may be waived to allow for a cut-out along the curb for loading and short-term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.
- h. **Height Waiver.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
- i. **Energy-Efficiency.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.X.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

94-9.X.4 Development Incentives

In exchange for incorporating certain provisions that further the City's goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for certain development permissions beyond what is allowed as of right. These permissions include one or more additional stories, up to the maximum number of stories allowed in each subdistrict. Additional stories must comply with any setback, setback, or other dimensional requirements and the development and design standards in 94-9.X.6 Development Standards.

Table of Development Incentive Bonuses.	
Affordability Requirements	
<ul style="list-style-type: none"> Designate 20% of the total required affordable units at or below 65% AMI, OR Designate 30% of the total required affordable units at or below 65% AMI 	1 additional story OR 2 additional stories
<ul style="list-style-type: none"> Provide an additional 20% additional affordable units above the required number, OR Provide an additional 30% additional affordable units above the required number. 	1 additional story OR 2 additional stories
Community Amenities (privately maintained)	
<ul style="list-style-type: none"> Indoor pedestrian seating or outdoor pedestrian plaza Neighborhood open space: <ul style="list-style-type: none"> Pocket Park Garden Playground Skate Park Fountain / Water element 	1 additional half-story for each element
Community Amenities (publicly maintained)	
<ul style="list-style-type: none"> Streetscape Improvements along a public street 	1 additional half-story
Vibrant Neighborhoods	
Provide active ground floor space at more than 75% of the ground floor.	1 additional half-story
Parking concealed below grade or within a building structure.	1 additional half-story
Provide a minimum of 50% of the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits, local business under 10 employees)	1 additional story

Table of Development Incentive Bonuses.	
Environmental Resilience	
Ideal Green Score	1 additional story
Building is certified as Net Zero Emissions Building	1 additional story
Development is: <ul style="list-style-type: none"> • Certified as LEED Gold or equivalent standard, OR • Certified as LEED Platinum or equivalent standard 	1 additional story OR 2 additional stories

94-9.X.5 Design Guidelines and Applicability of Development Standards

1. **Design Guidelines.** The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this MACD. Such Design Guidelines may address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such standard or definition clear and understandable.
2. **Applicability of Development Standards.** Sections 94-9.X.6 Development Standards shall apply to all projects submitted under this MACD. These standards, along with any Design Guidelines adopted under paragraph 1, above, are components of the Site Plan Review and Special Permit processes as defined in this Zoning Ordinance.

94-9.X.6 Development Standards

1. **Site Standards.**
 - a. **Connections.** Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
 - b. **Sidewalk Width.** Along Mystic Avenue, for any lot abutting a public sidewalk that is less than fifteen (15) feet in width, the frontage area must be paved to provide a sidewalk that is at least fifteen (15) feet in total width.
 - c. **Sidewalk Materials.** Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
 - d. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes,

crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.

- e. **Circulation.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- f. **Open Space.** Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback.
- g. **Screening for Surface Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- i. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. **Stormwater management.** Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

2. General Building Standards.

- a. **Position relative to the principal street.** The primary building shall have its principal façade and entrance facing the principal street.

- b. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

3. Multiple buildings on a lot.

- a. **Location of Mixed Uses.** For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
- b. **Orientation.** The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- c. **Position relative to the street.** Building(s) adjacent to a public street shall have a pedestrian entry facing that public street.

4. Mixed-use development.

- a. **Access.** In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
- b. **Connections.** Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable. Paved surfaces may include pervious paving materials.
- c. **Material Storage.** Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- d. **Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.

5. Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

- a. **Connections.** Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
- b. **Façade Design.** All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
- c. **Fire Exits.** Fire exits serving more than one story shall not be located on either of the street-facing façades.

6. Parking. Parking shall be subordinate in design and location to the principal building façade.

- a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.

- b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures.** Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground-floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed facades of upper parking levels shall incorporate design treatments such as public art installations, vertical planting, or other architectural features for visual interest and to disguise the parking uses within. Vehicular openings shall have doors.
 - d. **Electrical Vehicle (EV) Charging Spaces.** One EV charging space is required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.
 - e. **Bicycle parking.** For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.
7. **Waivers.** Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of 94-9.X.6 Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the MACD.

94-9.X.5 Affordability Requirements

Development in the MACD is subject to the requirements of Section 94-8.1 Inclusionary Housing.





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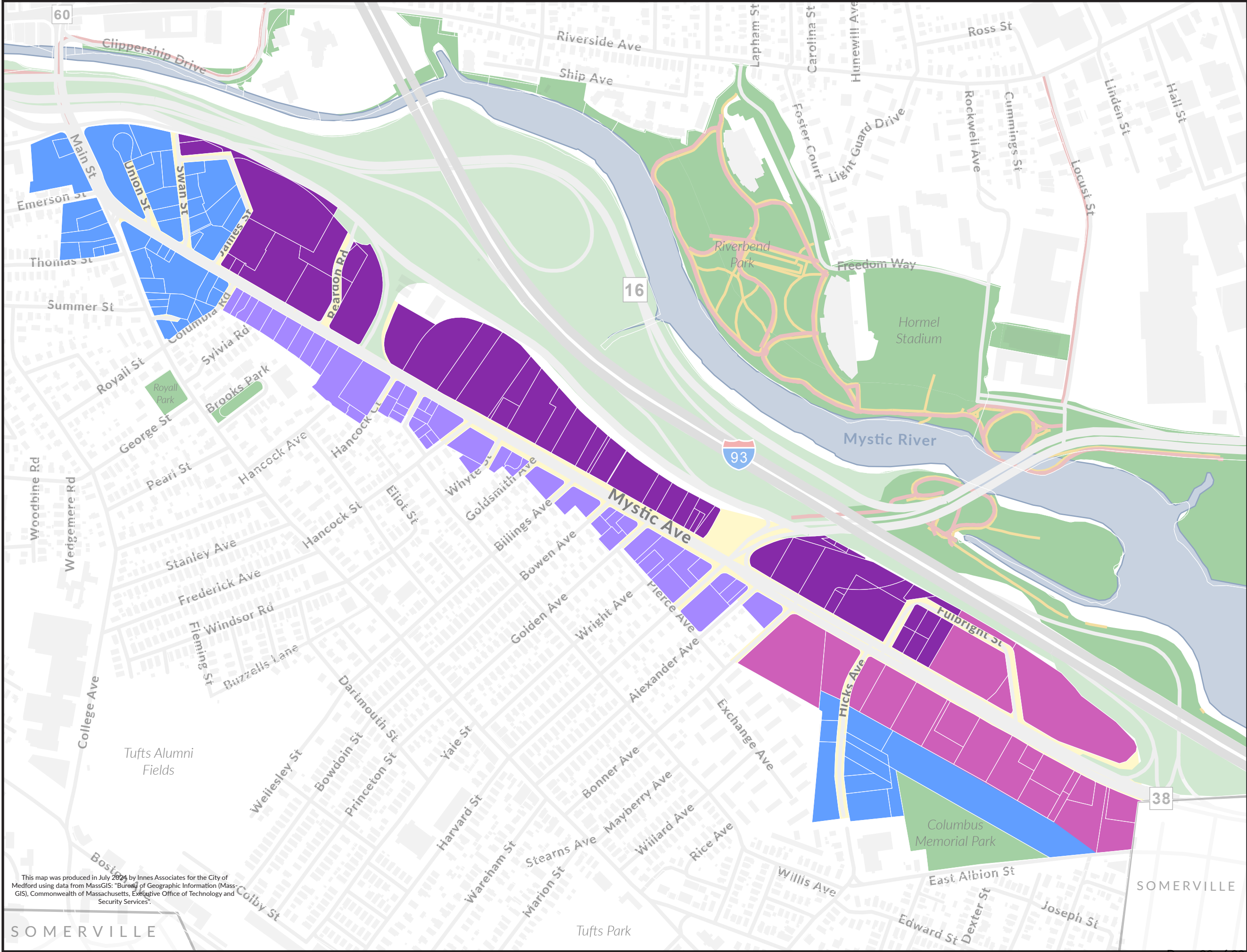
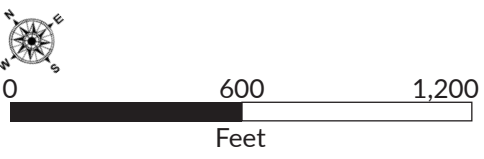


Mystic Ave Corridor

Land Use-Option B

LEGEND

-  Mixed use 1:
75-100% Active Ground Floor.
Small-Mid Scale.
Mid-High Density.
6 stories big stepbacks with active roof decks.
Prohibited uses: Auto Oriented.
-  Mixed Use 2_ Mystic Ave West Side:
75-100% Active Ground Floor.
Mid Scale.
6 stories.
Prohibited Uses: Auto Oriented.
-  Mixed Use 3_ Mystic Ave East Side:
75-100% Active Ground Floor.
Mid-Big Scale.
Plinth: 4 Stories + 10 stories.=14
Uses: Commercial, Residential (Multi-unit), life science.
Prohibited: Auto Oriented.
-  Commercial_ Mystic Ave.
25-50 % Active Ground Floor.
Big Scale. 8 stories.Design Guidelines
Uses: Commercial, Life science, Light Industry.



This map was produced in July 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".