



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, September 25, 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 6:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link: <https://us06web.zoom.us/j/82764018072>

Call-in Number: +13017158592, 82764018072# US

Broadcast Live: Channel 22 (Comcast), Channel 43 (Verizon), 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

September 25, 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 eleventh zoning updates meeting with Innes Associates. The following will be discussed:

- Discussion of proposed Mystic Avenue Corridor zoning
- Discussion of Green Score proposal
- 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. 20240925_PPCM_Draft Corridor Zoning
2. 20240920_Corridor_Mystic Avenue

MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	September 18, 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:

- Mystic Avenue Corridor
 - Table of uses for the subdistricts (MX1, MX2, MX3 and MX4)
 - Dimensional Standards for the Subdistricts.
 - Initial thoughts on Development Standards.

Corridors

94-9.X.6 Uses by Subdistrict

94.9.X.6-1 Mystic Avenue Corridor

	MX-1	MX-2	MX-3	MX-4	PC ⁵	LC
A. RESIDENTIAL USES						
1. Detached single family dwelling	N	N	N	N	<u>2 per Dwelling Unit</u>	<u>NA</u>
2. Attached single family dwelling: Two dwelling structure	N	N	N	N	<u>1.5 per Dwelling Unit⁴</u>	<u>NA</u>
Three or more dwelling structure	N	N	N	N	<u>1.5 per Dwelling Unit⁴</u>	<u>NA</u>
3. Detached two-family dwelling	N	N	N	N	<u>1.5 per Dwelling Unit⁴</u>	<u>NA</u>
4. Multiple dwelling, Class A	Y	Y	N	N	<u>1.5 per Dwelling Unit⁴</u>	<u>NA</u>
5. Multiple dwelling, Class B	Y	Y	Y	Y	<u>1.5 per Dwelling Unit⁴</u>	<u>NA</u>
6. Dormitory, fraternity or sorority house	Y	Y	Y	N	<u>1 per 4 beds</u>	<u>1/15,000 s.f.</u>
7. Lodging or boarding house	SP	SP	SP	N	<u>1 per Guestroom</u>	<u>1/15,000 s.f.</u>
8. Senior housing facility	SP	SP	SP	N	<u>1 per 2 Units</u>	<u>1/15,000 s.f.</u>
B. COMMUNITY USES						
1. Museum	Y	Y	Y	N	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
2. Community center or adult recreational center, nonprofit	SP	SP	SP	N	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	<u>1 per 140 s.f.</u>	<u>NA</u>

	MX-1	MX-2	MX-3	MX-4	PC ⁵	LC
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	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
5. Child care center or school aged child care program	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
6. Public fire station	Y	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
7. Public library	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
8. Other municipal uses	Y	Y	Y	Y	<u>NA</u>	<u>NA</u>
9. Essential services	SP	SP	SP	SP	<u>NA</u>	<u>NA</u>
10. Hospital, nonprofit	N	N	N	N	<u>1 per 4 beds</u>	<u>1/15,000 s.f.</u>
11. Other Institution	SP	SP	SP	SP	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
C. OPEN RECREATIONAL AND AGRICULTURAL USES						
1. Private open recreational uses, available to the public	Y	Y	Y	SP	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
2. Public open recreational uses	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>NA</u>
3. Exempt agriculture	Y	Y	Y	Y	<u>NA</u>	<u>NA</u>
4. Production of crops, horticulture and floriculture	N	N	N	N	<u>NA</u>	<u>1/15,000 s.f.</u>
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	<u>NA</u>	<u>1/15,000 s.f.</u>
D. COMMERCIAL USES						
1. Private entertainment or recreation facility excluding adult uses	Y	Y	Y	SP	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
2. Public entertainment or recreation facility	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
3. Private nonprofit members only recreational club or lodge	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
4. Trade, professional, or other school operated for profit	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
5. Hotel or motel, small	Y	Y	Y	Y	<u>1 per Guestroom</u>	<u>1/15,000 s.f.</u>
6. Hotel, large	SP	SP	Y	Y	<u>1 per Guestroom</u>	<u>1/15,000 s.f.</u>

	MX-1	MX-2	MX-3	MX-4	PC ⁵	LC
7. Mortuary, undertaking or funeral establishment	N	N	N	SP	<u>1 per 140 s.f.</u>	<u>1/15,000 s.f.</u>
8. Adult use	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
9. Brewery or taproom ¹	Y	Y	Y	Y	<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	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
2. Business, professional, or government office, large	SP	SP	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
3. Medical office	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
4. Bank and other financial institution	Y	Y	Y	Y	<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	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
2. Convenience retail ²	Y	Y	Y	Y	<u>1 per 500 s.f.</u>	<u>1/15,000 s.f.</u>
3. Neighborhood retail	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
4. Drive through retail sales and consumer service	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
5. Consumer service establishment	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
6. Paranormal service and sales	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
7. Body art establishment	SP	SP	Y	SP	<u>1 per 850 s.f.</u>	<u>1/15,000 s.f.</u>
8. Adult Use Marijuana Establishment — Cultivation	N	N	N	BA	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
9. Adult Use Marijuana Establishment — Manufacture and processing	N	N	N	BA	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
10. Adult Use Marijuana Establishment — Retail	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
11. Adult Use Marijuana Establishment — Independent laboratory	N	N	BA	BA	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS						
1. Eating place, without drive through	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
2. Eating place, with drive through	N	N	N	SP	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
H. MOTOR VEHICLE RELATED USES						

	MX-1	MX-2	MX-3	MX-4	PC ⁵	LC
1. Motor vehicle light service station	N	N	N	SP	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
2. Motor vehicle repair establishment	N	N	N	SP	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	SP	<u>1 per 1,040 s.f.</u>	<u>1/50,000 s.f.</u>
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	<u>NA</u>	<u>NA</u>
5. Motor vehicle sales and storage, outdoors	N	N	N	N	<u>NA</u>	<u>NA</u>
6. Class II used motor vehicle sales	N	N	N	N	<u>NA</u>	<u>NA</u>
7. Motor vehicle wash within enclosed structure	N	N	N	SP	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
I. MISCELLANEOUS COMMERCIAL USES						
1. Parking area or garage not accessory to permitted principal use: Residential	N	N	N	SP	<u>NA</u>	<u>NA</u>
Nonresidential	N	N	N	SP	<u>NA</u>	<u>NA</u>
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		
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	<u>NA</u>	<u>NA</u>
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	N	N	N	N	<u>NA</u>	<u>NA</u>
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	<u>NA</u>	<u>NA</u>
6. Open Storage	N	N	N	N	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
7. Moving of land	N	N	N	N	<u>NA</u>	<u>NA</u>
8. Radio and television tower	N	N	N	SP	<u>NA</u>	<u>NA</u>
9. Solar energy system	Y	Y	Y	Y	<u>NA</u>	<u>NA</u>
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES						
1. Fuel and ice sales	N	N	N	N	<u>1 per 1,400 s.f.</u>	<u>1/50,000 s.f.</u>
2. Motor freight terminal	N	N	N	N	<u>NA</u>	<u>NA</u>
3. Printing and publishing	N	N	N	SP	<u>H</u>	<u>B</u>

	MX-1	MX-2	MX-3	MX-4	PC ⁵	LC
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	N	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.
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.
K. ACCESSORY USES						
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	Y	1 per 350 s.f.	NA
By special permit	Y	Y	Y	Y	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	Y	1 per Guestroom	NA
7. Noncommercial greenhouse, tool shed, or similar accessory structure	N	N	N	N	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.
12. Heavy repair operations	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.

94.9.X.7 Dimensional Standards by Subdistrict

94.9.X.6-1 Mystic Avenue Corridor (OPTION A- Without Incentive Zoning)

Standard	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	Mixed-Use 4
Lot width (Min)	30 ft	40 ft	60 ft	60 ft
Lot Depth (Min)	60 ft	80 ft	120 ft	80 ft
Floor Height (Min)	10 ft	10 ft	10 ft	10 ft
Ground Floor Height (Min)	14 ft	14 ft	18 ft	14 ft
Building Height (stories) (Min)	3	3	4	4
Building Height (stories) (Max)	6	6	12 (Podium 4 + tower 8)	8
Building Height (Max)	74 ft	74 ft	Podium: 54 ft Tower: 96 ft	102 ft
Stepback (above 4 th floor)	10 ft	-	20 ft	-
Setbacks (feet)	Min / Max	Min / Max	Min / Max	Min / Max
Front (With 14 ft Street Setback)	3 ft / 20 ft	3 ft / 20 ft	3 / 20	3 / 20
Side	0	0	0	0
Rear	0	10 ft	30 ft	0
Building Coverage (Max)	<u>80%</u>	<u>80%</u>	<u>80%</u>	<u>70%</u>
Green Score	?	?	?	?
Open Space (Min)	15%	15%	15%	10
Active Ground Floor	75-100%	75-100%	75-100%	50-75%

94.9.X.6-1 Mystic Avenue Corridor (OPTION B- With Incentive Zoning)

Standard	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	Commercial
Lot width (Min)	30 ft	40 ft	60 ft	60 ft
Lot Depth (Min)	60 ft	80 ft	120 ft	80 ft
Upper Floor Height (Min)	10 ft	10 ft	10 ft	10 ft
Ground Floor Height (Min)	14 ft	14 ft	18 ft	18 ft
Min Building Height (stories)	3	3	4	4
Base Building Height (stories)	4	4	10 (Podium 4 + tower 6)	6
Max Building Height (stories)	6	6	14	8
Stepback (above 4 th floor)	10	-	20	-
Setbacks (feet)	Min / Max	Min / Max	Min / Max	Min / Max
Front (With 18 ft Street Setback)	0 / 20	0 / 20	0 / 20	10 / 20
Side	0	0	0	0
Rear	0	10 ft	30 ft	0
Building Coverage (Max)	80%	80%	80%	70%
Green Score	?	?	?	?
Open Space (Min)	15%	15%	15%	10%
Active Ground Floor	75-100%	75-100%	75-100%	25-50%

Active Ground Floor. Ground floor that contains uses that generates activity:

- Uses that generally generate a high pedestrian traffic.
- Uses that helps create a sense on social safety.
- The following is a list of land uses considered to be "active uses"
 - Arts & Creative Enterprise
 - Food & Beverage Service
 - Residential Lobby and Common Tenant Amenity Spaces
 - Retail Sales
 - Civic & Institutional
 - Personal Services
 - Entertainment

Base Height. The maximum permitted height without using Incentive Zoning.

Max Height. The additional height that must be achieved by providing public amenities through the Incentive Zoning program

Development Standards:

- Street Setback: I suggest two options.
 - Street Setback 14ft: 6ft Curb Zone (Street Furniture/green) + 8ft Pedestrian Zone (Min suggested by NACTO). This street setback will require a Building front setback of at least 3ft.
 - Street Setback 18ft: 6ft Curb Zone (Street Furniture/green) + 12ft Pedestrian zone. This street setback will not require a min Building Front Setback.
- Shared street (Only local streets in MX1): Access for vehicle restricted to residents, visitors, logistics and emergency vehicles.
- Parking: Underground or on the interior part of the lot leaving the ground floor interaction with the main street to non-parking uses. Access, if possible, by the Side or rear of the lot. Vehicular entrances to parking lots may be up to twenty-four (24) feet in width or 12 ft if it is a one-way access.



Mystic Ave Corridor

Land Use-Option A

LEGEND

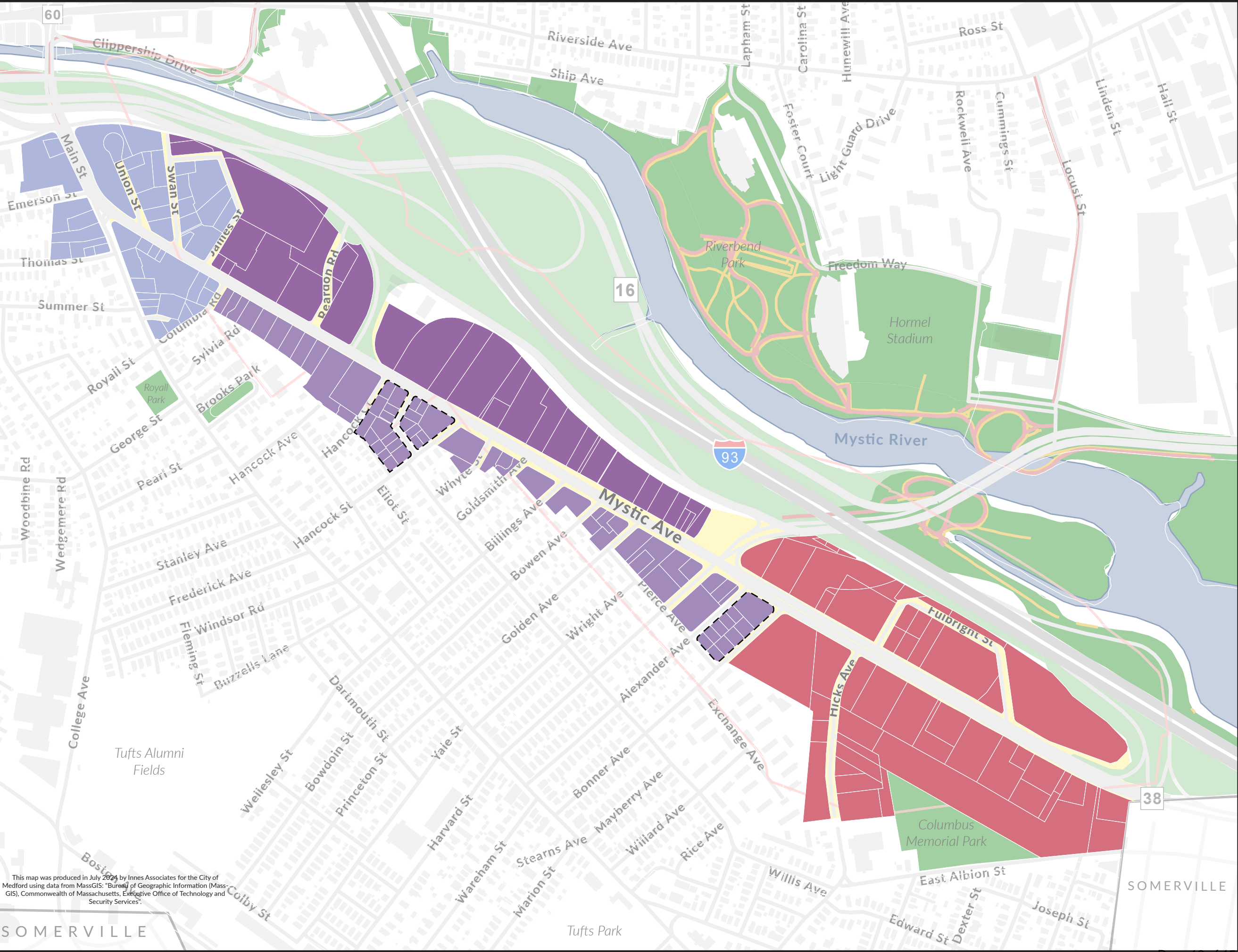
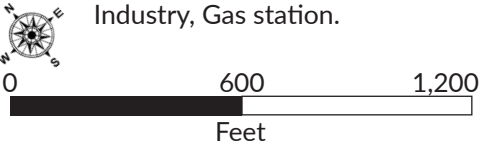
Proposed added parcels to boundary

Mixed use 1:
75-100% Active Ground Floor.
Small-Mid Scale.
Mid-High Density.
6 stories big stepbacks with active roof decks.
Prohibited uses: Gas Station and Auto Oriented.

Mixed Use 2_ Mystic Ave West Side:
75-100% Active Ground Floor.
Mid Scale.
6 stories.
Prohibited Uses: Gas Station and Auto Oriented.

Mixed Use 3_ Mystic Ave East Side:
75-100% Active Ground Floor.
Mid-Big Scale.
Plinth: 4 Stories + 8 stories.=12
Uses: Commercial, Residential (Multi-unit)
Prohibited: Gas Station and Auto Oriented.

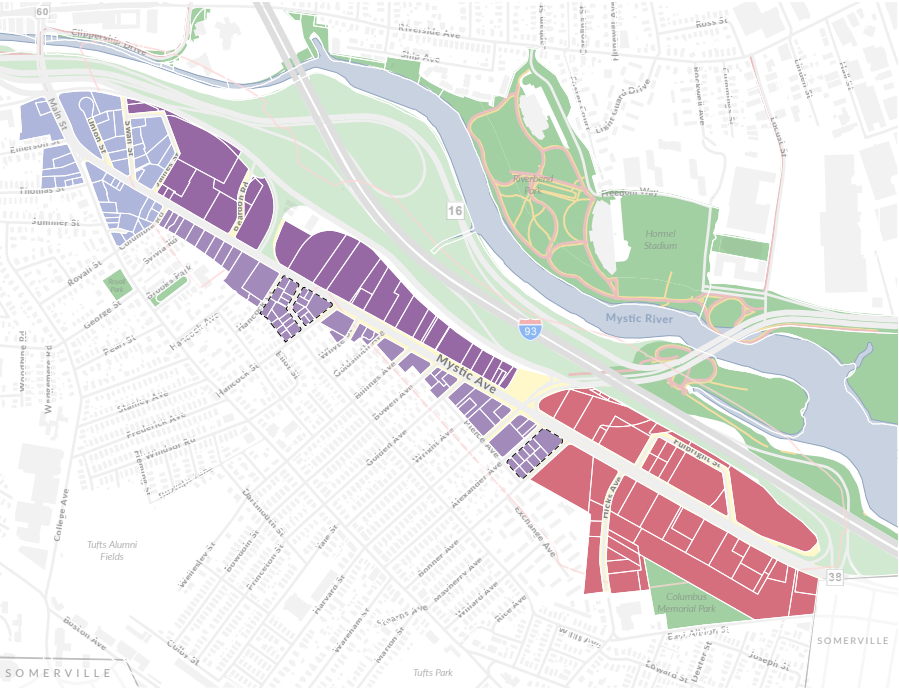
Mixed-Use 4_Mystic Ave.
50-75 % Active Ground Floor.
Big Scale. 8 stories.Design Guidelines
Uses: Commercial, Residential (Muulti-unit), Life science, Light Industry, Gas station.



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".

Mystic Ave Corridor: Dimensional Standards

Land Use_Option A

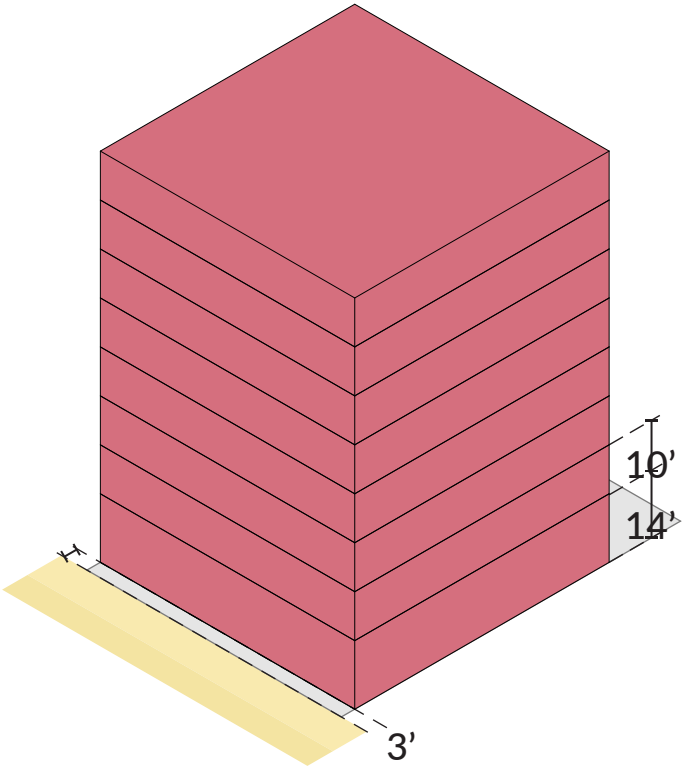
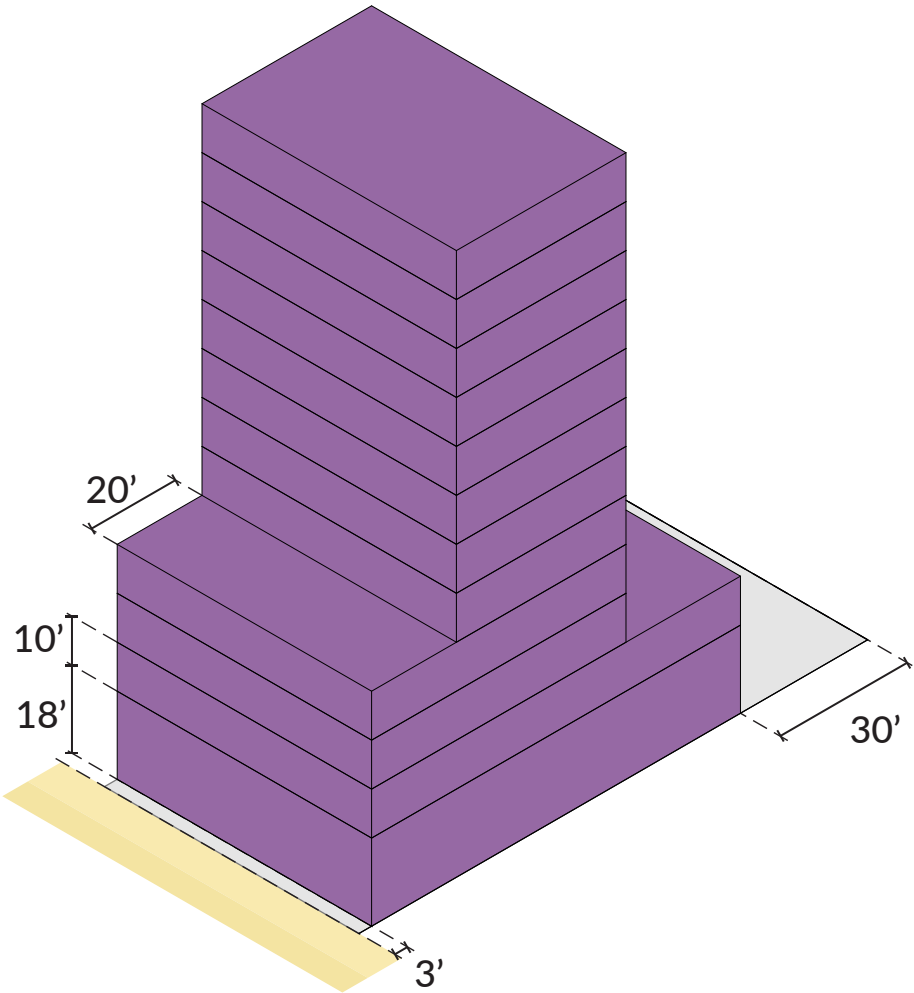
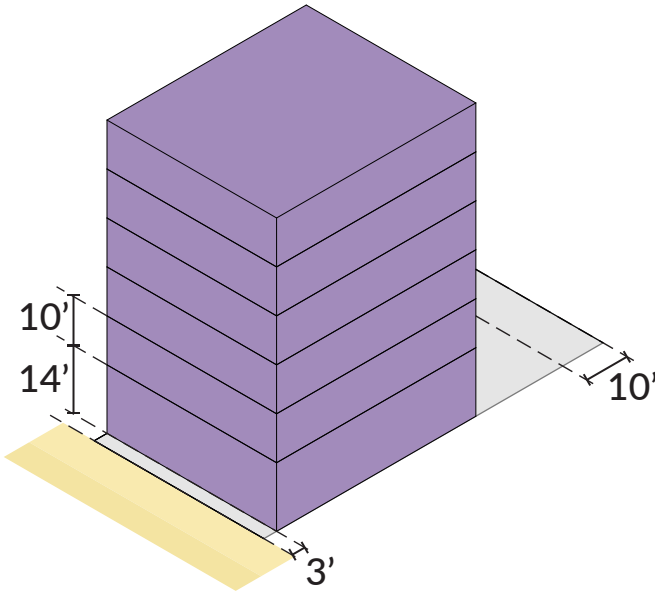
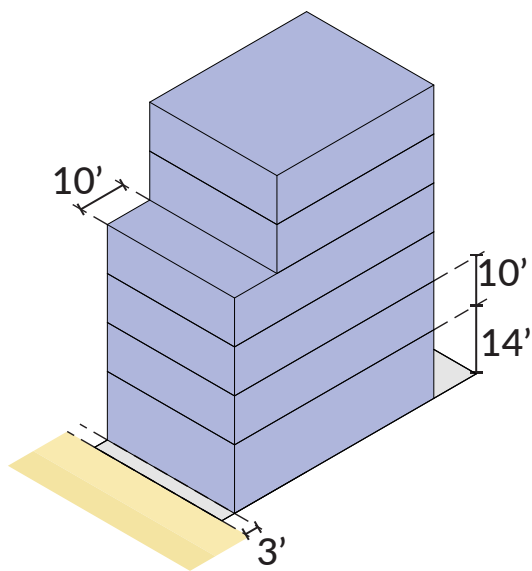


Mixed-Use 3

Mixed-Use 4

Mixed-Use 1

Mixed-Use 2





Mystic Ave Corridor

Land Use_Option B

LEGEND

Proposed added parcels to boundary

Mixed use 1:
75-100% Active Ground Floor.
Small-Mid Scale.
Mid-High Density.
6 stories big stepbacks with active roof decks.
Prohibited uses: Gas Station and Auto Oriented.

Mixed Use 2_ Mystic Ave West Side:
75-100% Active Ground Floor.
Mid Scale.
6 stories.
Prohibited Uses: Gas Station and Auto Oriented.

Mixed Use 3_ Mystic Ave East Side:
75-100% Active Ground Floor.
Mid-Big Scale.
Plinth: 4 Stories + 8 stories.=12
Uses: Commercial, Residential (Multi-unit)
Prohibited: Gas Station and Auto Oriented.

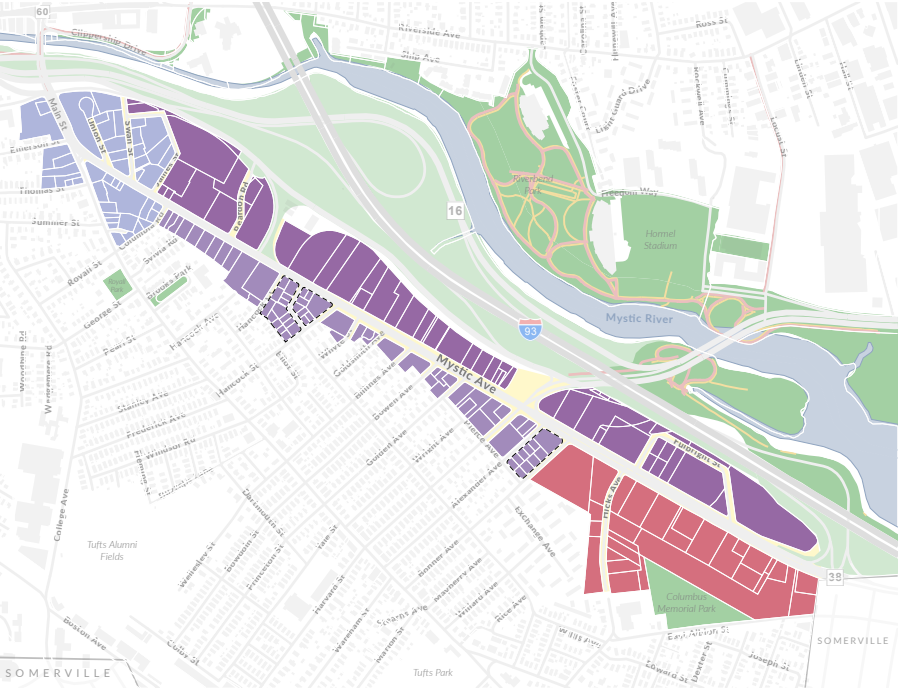
Commercial_Mystic Ave.
25-50 % Active Ground Floor.
Big Scale. 8 stories.Design Guidelines
Uses: Commercial, Life science, Light Industry.

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".

Page 14 of 15

Mystic Ave Corridor: Dimensional Standards

Land Use_Option B



Mixed-Use 3

Commercial

Mixed-Use 1

Mixed-Use 2

