



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, May 28, 2025

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/89949612902>

Call-in Number: +16469313860,,89949612902#

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 | SPONSORED BY |
|--------------|---|
| May 28, 2025 | 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 26th zoning updates project meeting with Innes Associates. The following will be discussed:

- Other Mixed-Use Corridors (Boston Ave, Main St, Broadway)
- Commercial Nodes
- Review of upcoming zoning updates project topics from May 2025 to December 2025
- 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.

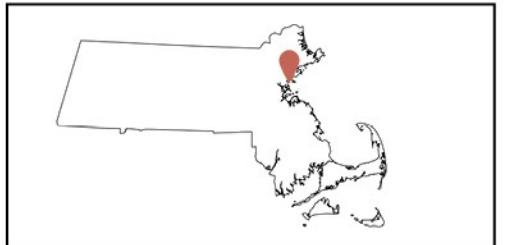
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 20250514_PPCM_Other Corridors_Map
2. 20250514_PPCM_Other Corridors

Medford Square Zoning



LEGEND

Mixed-Use 1:
Small-Mid Scale.
4 stories by right + 1 IZ

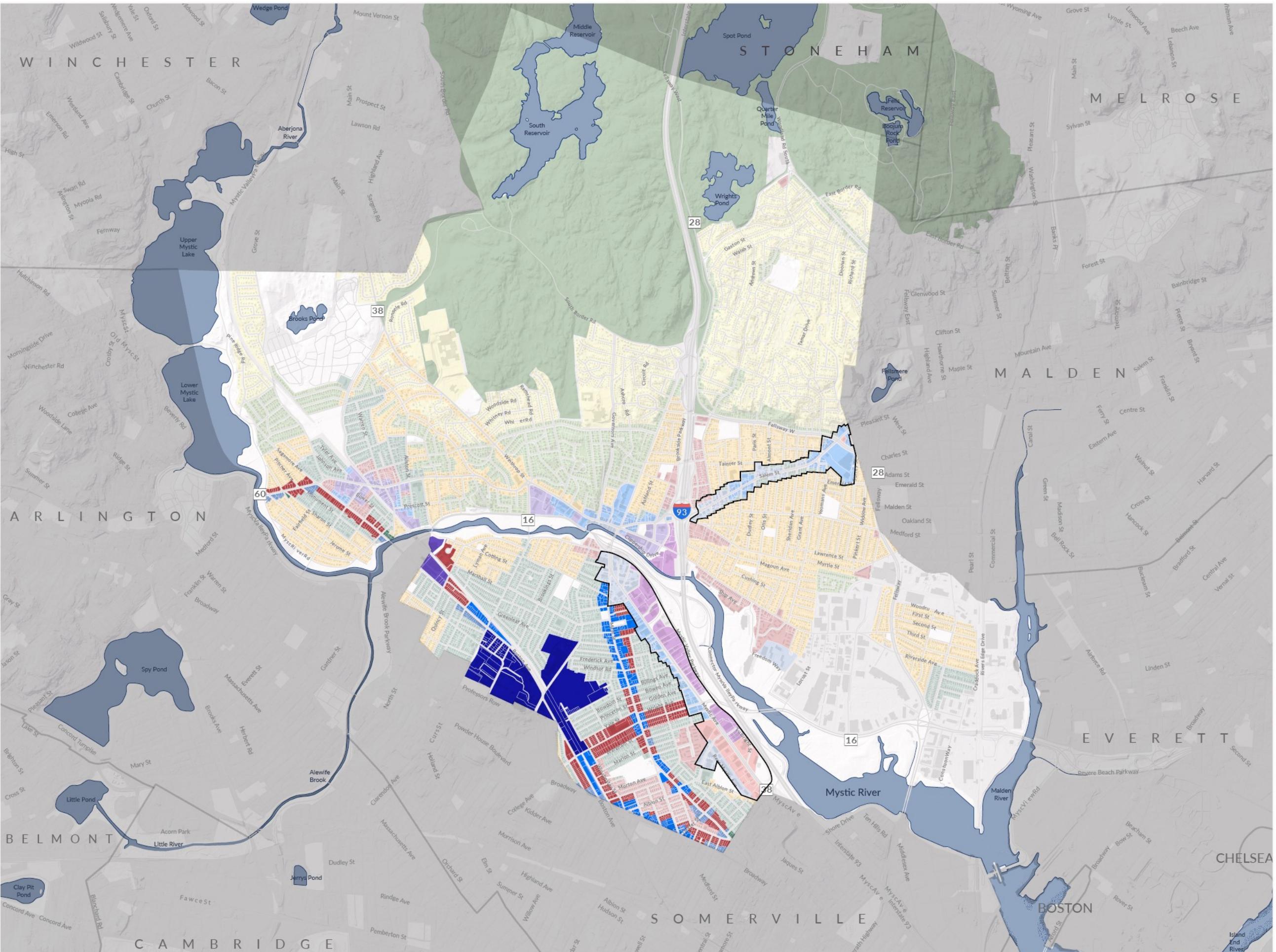
Mixed-Use 2A
Mid Scale.
5 stories by right + 2 IZ

Mixed-Use 2B
Mid Scale.
7 stories by right + 2 IZ

Institutional District
Tufts University

Urban Residential 2

- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- Multiple unit Dwelling >6 units
- **3 stories max +1 IZ**
- ADU (1/2/3-unit Dwelling)



This map was produced in March 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".



Innes
Associates Ltd

City of Medford

Planning and Permitting Committee Meeting

2024-2026 Zoning Update

May 14, 2025



BBHS

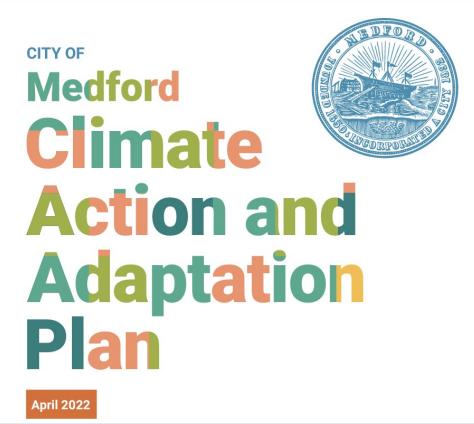


Agenda

- Introduction
- Process Timeline
- 2025
- Opportunities for Public Comments
- Analysis and previous versions
- Other Corridors
- Neighborhood Commercial



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

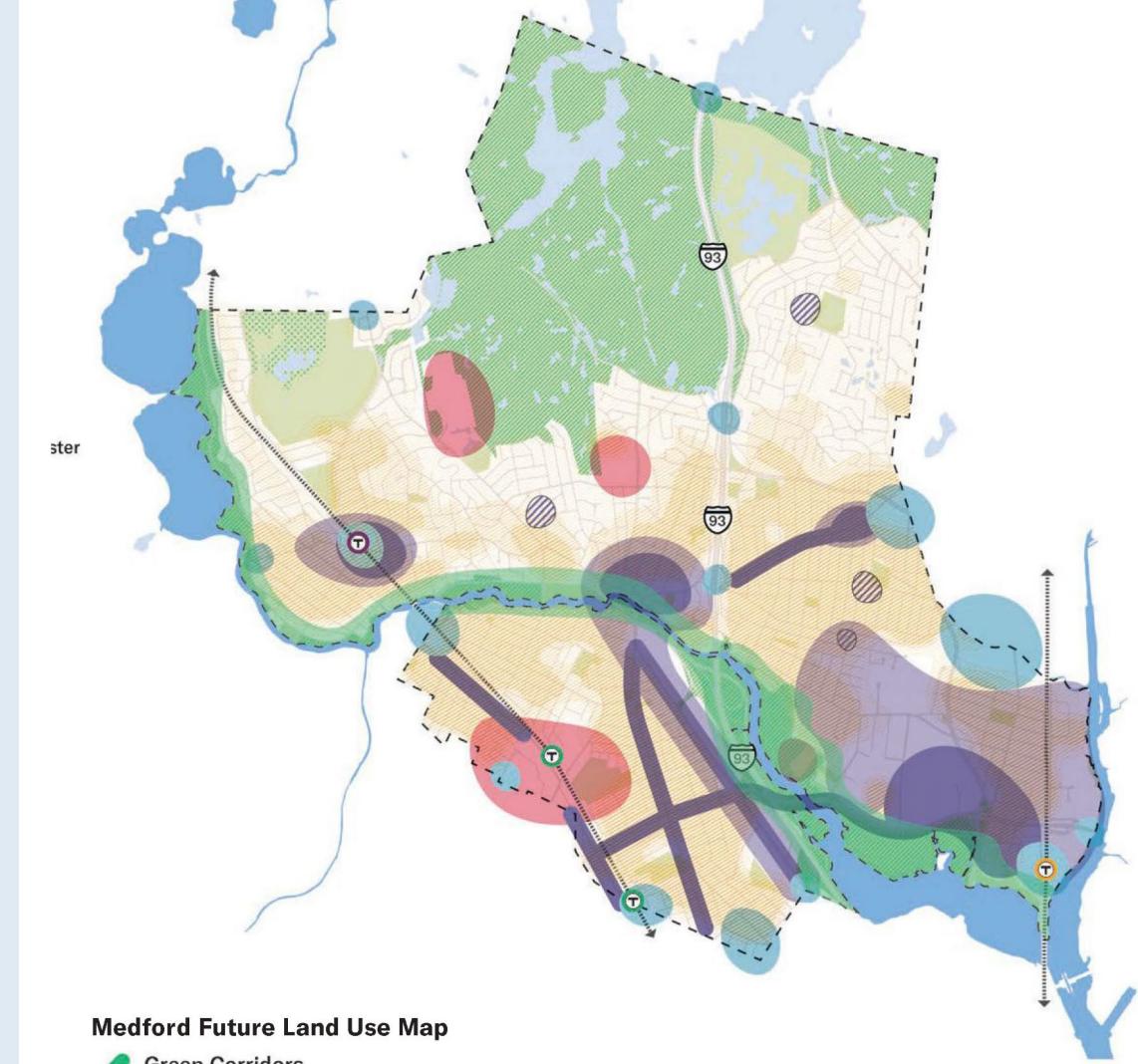
Revise zoning to allow for redevelopment of non-conforming lots for smaller housing types in neighborhoods.

AA.2.1.1

Allow and promote increased density and mixed uses within walking distance of MBTA train stations and major bus hubs.



Introduction



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

Figure XI. Medford Future Land Use Map



Process for approval

1

City Council
Present new topic

2

City Council
Refer topic to CDB

3

CDB
Vote on the topic

4

City Council
Vote on the topic

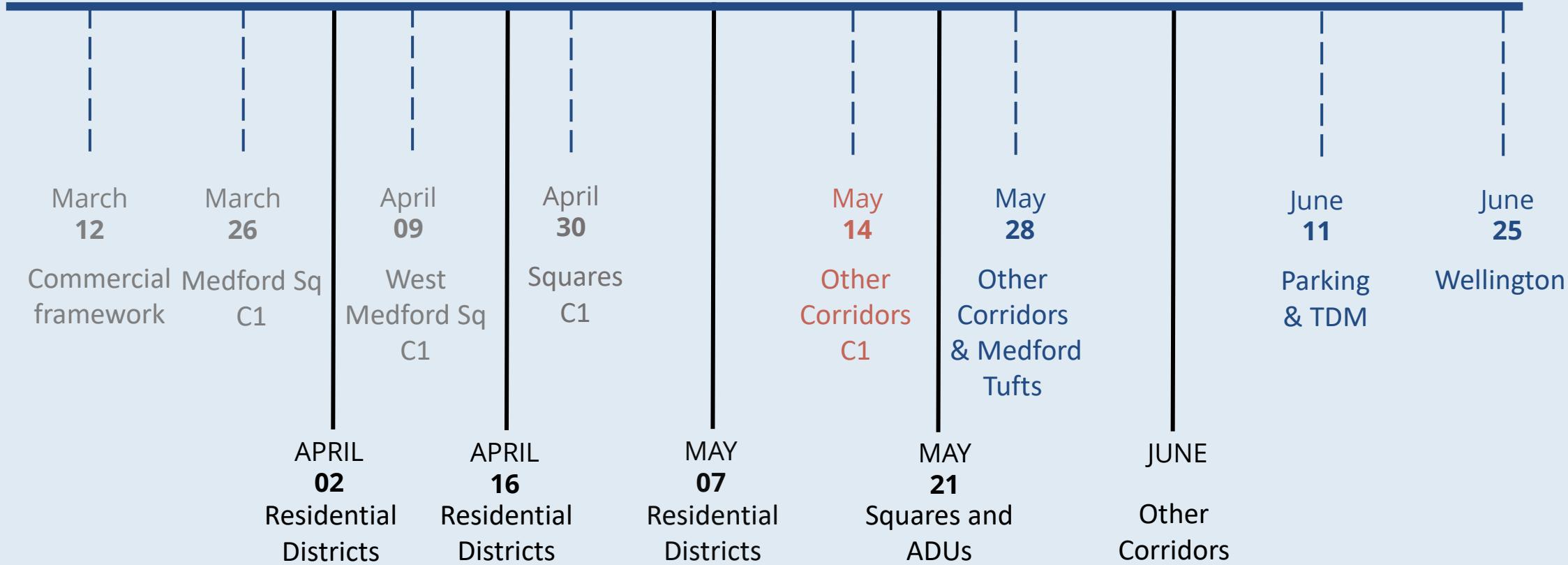


Timeline: Phase 3 PPCM

| March 12 | March 26 | April 09 | April 30 | May 14 | May 28 | June 11 | June 25 |
|----------------------|---------------|--------------------|------------|--------------------|---------------------------------|---------------|------------|
| Commercial framework | Medford Sq C1 | West Medford Sq C1 | Squares C1 | Other Corridors C1 | Other Corridors & Medford Tufts | Parking & TDM | Wellington |



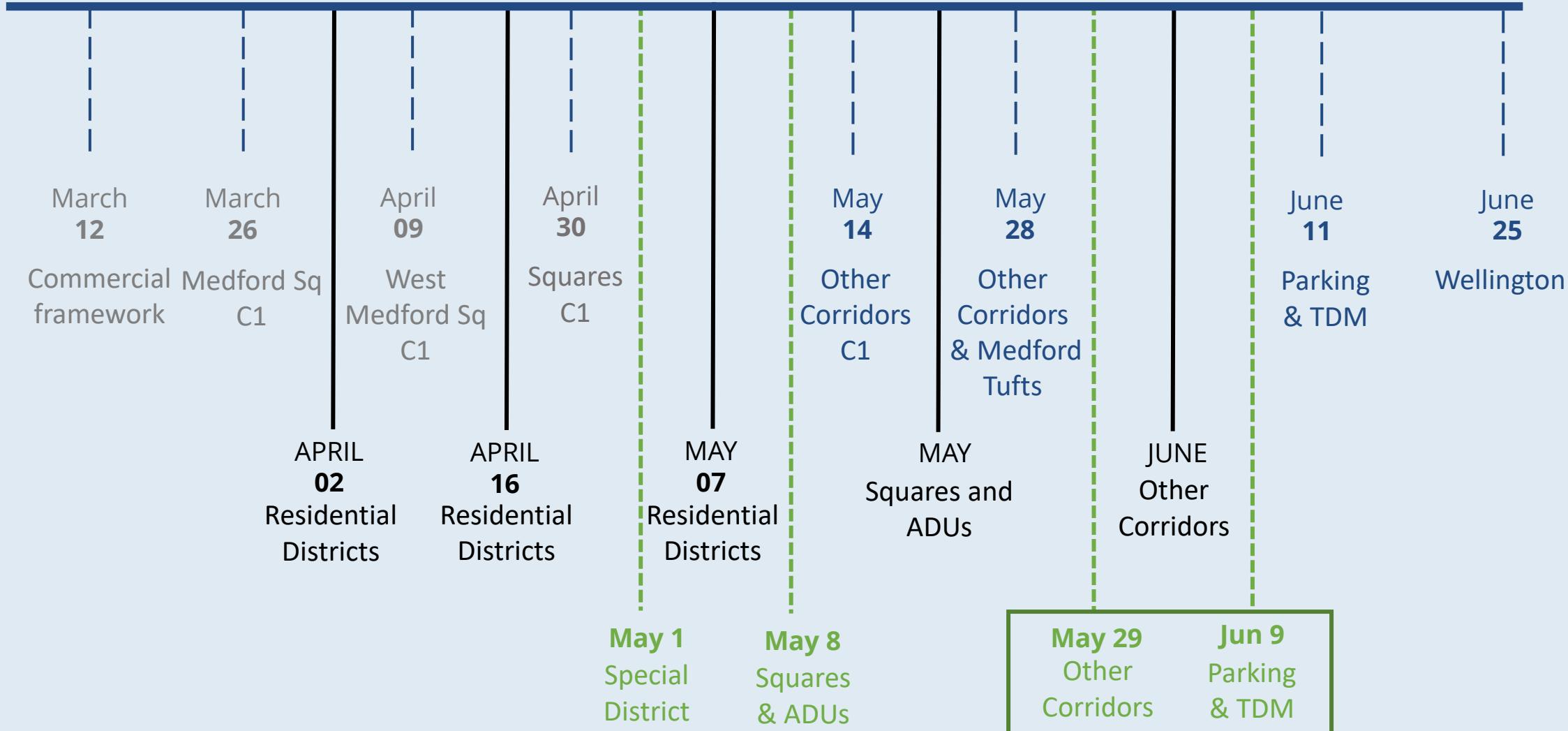
Timeline: Phase 3 PPCM + CDB





2024-2026 Zoning Update

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





Next Opportunities for Public Comments

1

City Council

Present new topic

2

City Council

Refer topic to CDB

3

CDB

Vote on the topic

4

City Council

Vote on the topic

01/15/25
Residential Districts

02/12/25_02/26/25
Neighborhood Residential.

03/27 Public Meeting

May 2025 Residential
Districts

03/12/25
Commercial Districts

03/26/25_04/09/2025_
04/30
Squares & ADU

05/08 Public Meeting

June 2025 Squares & ADU

05/14/25
Other Corridors

05/29 Public Meeting

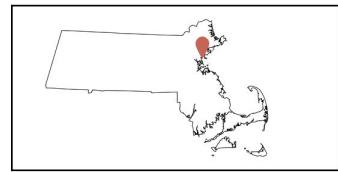
June 2025 Other Corridors

June 2025 Other Corridors

2024-2026 Zoning Update



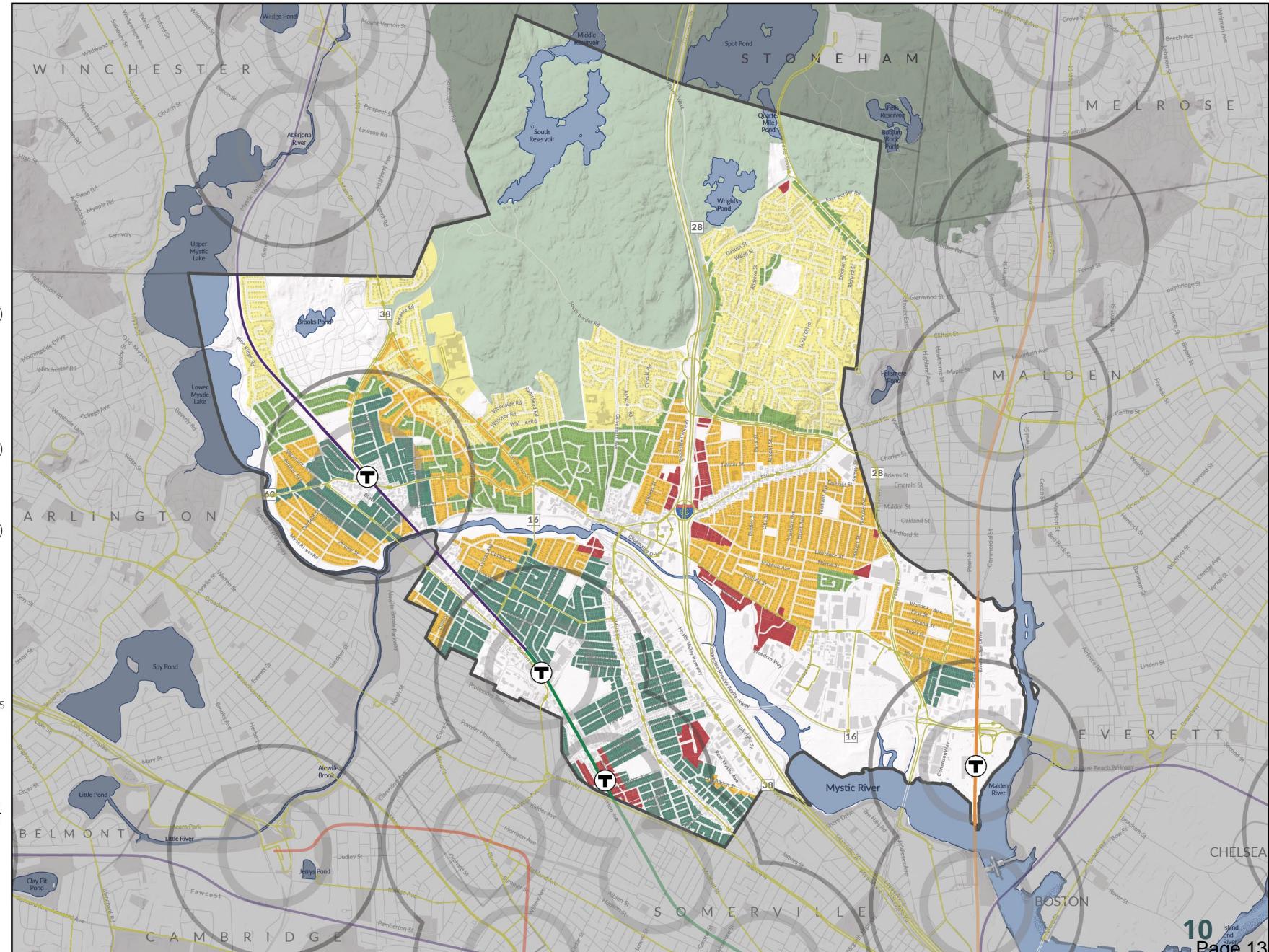
New Proposed Residential Districts 05/08



LEGEND

- Neighborhood Residential 1**
 - Single-unit Dwelling
 - Historic Conversion (2 units)
 - ADU
 - Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
 - ADU
 - Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
 - Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)
 - Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
3 stories max
 - ADU (1/2/3-unit Dwelling)
- 0 0.5 1
Miles

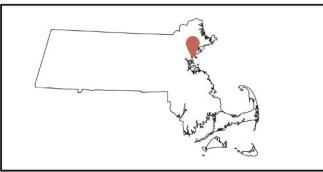
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



2024-2026 Zoning Update



Proposed Mixed-Use Districts



LEGEND

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

Transportation

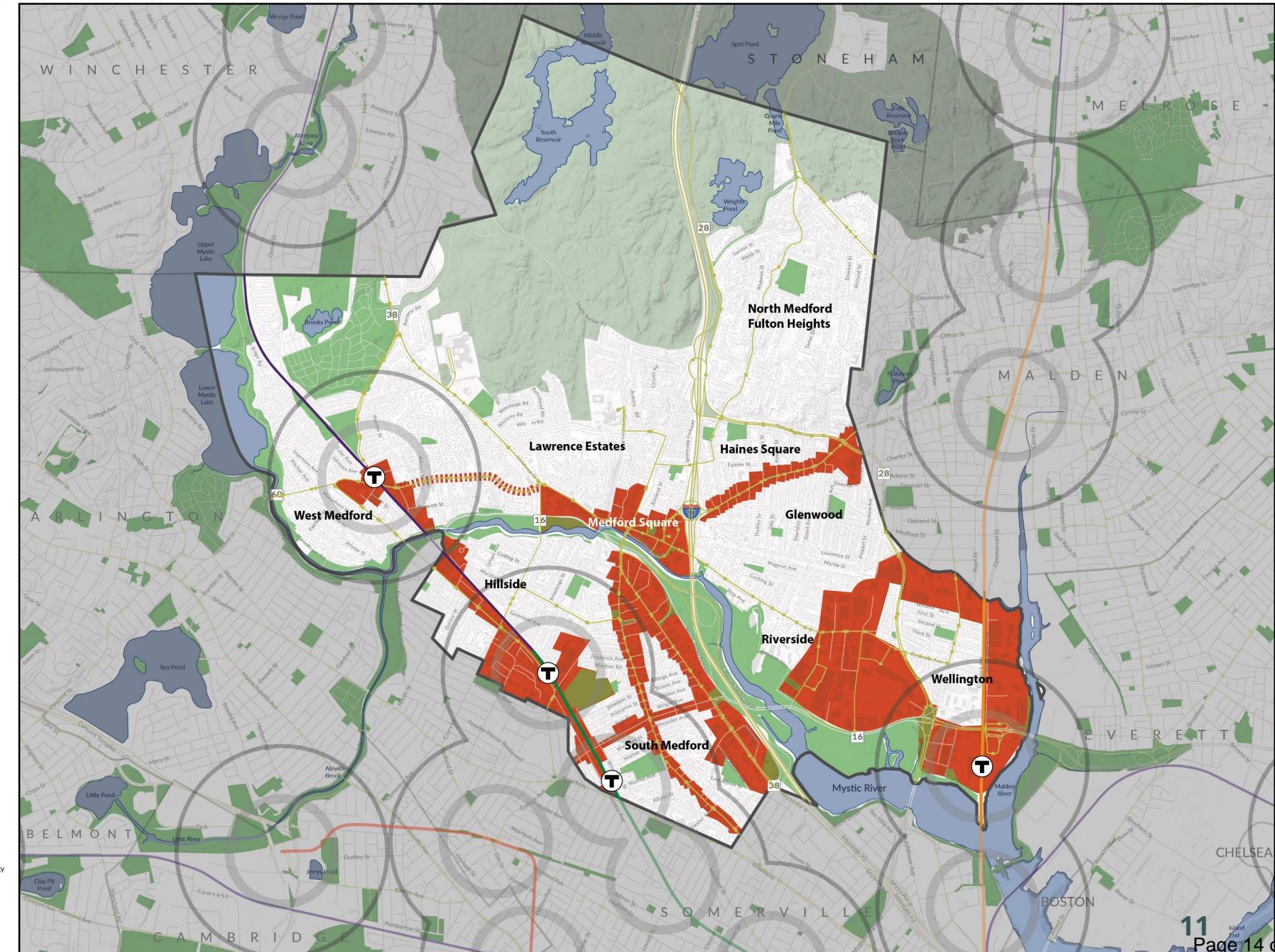
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line

— Transit 1/4 Mile Radius
— Transit 1/2 Mile Radius



0 0.5 1
Miles

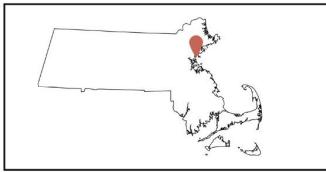
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2024-2026 Zoning Update



Proposed Mixed-Use Districts



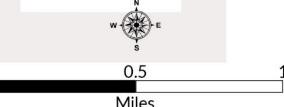
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

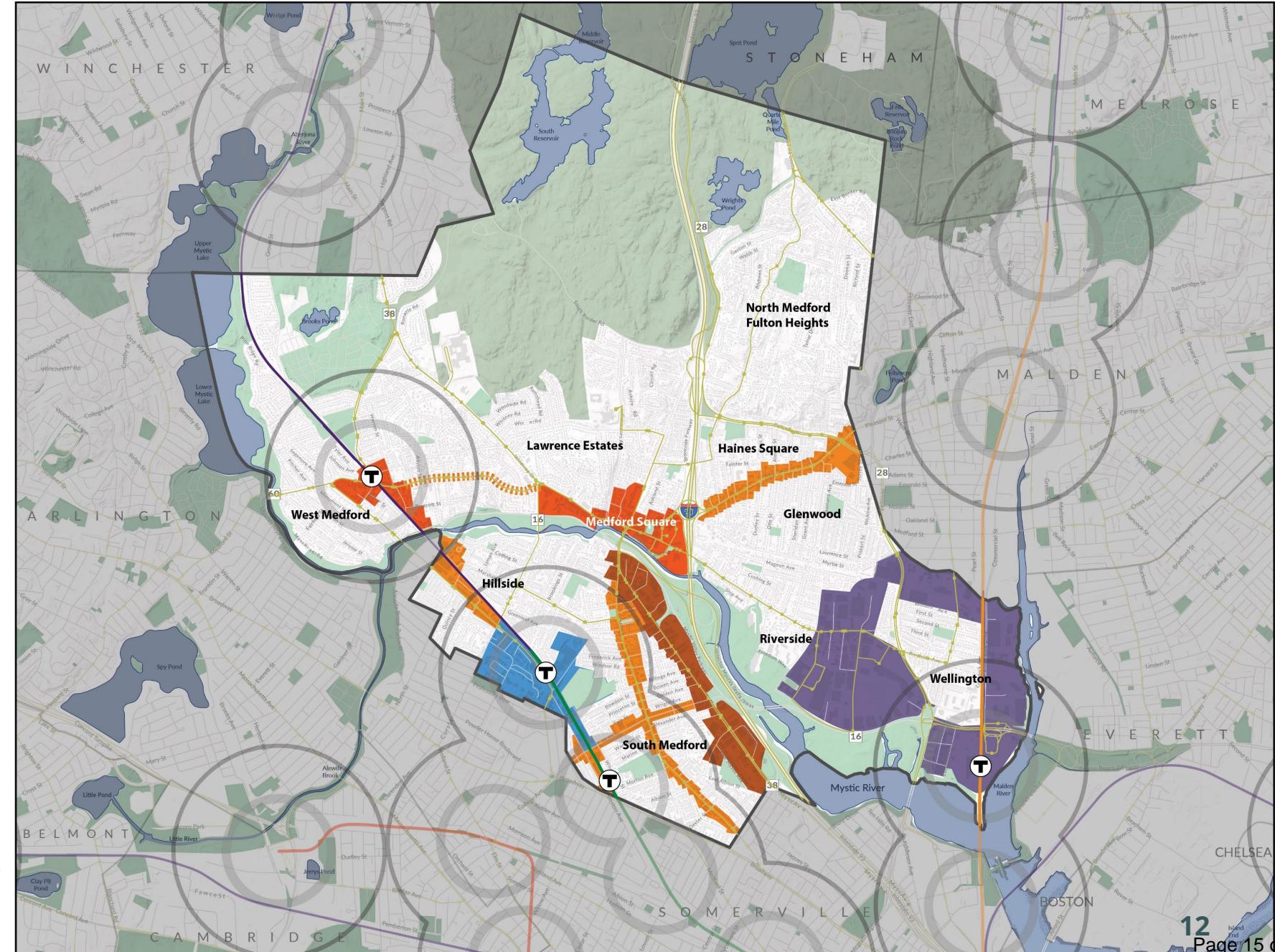
Categories

- Corridors
- Squares
- Institutional
- Special District

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



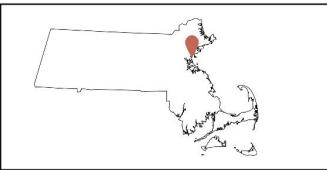
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2024-2026 Zoning Update



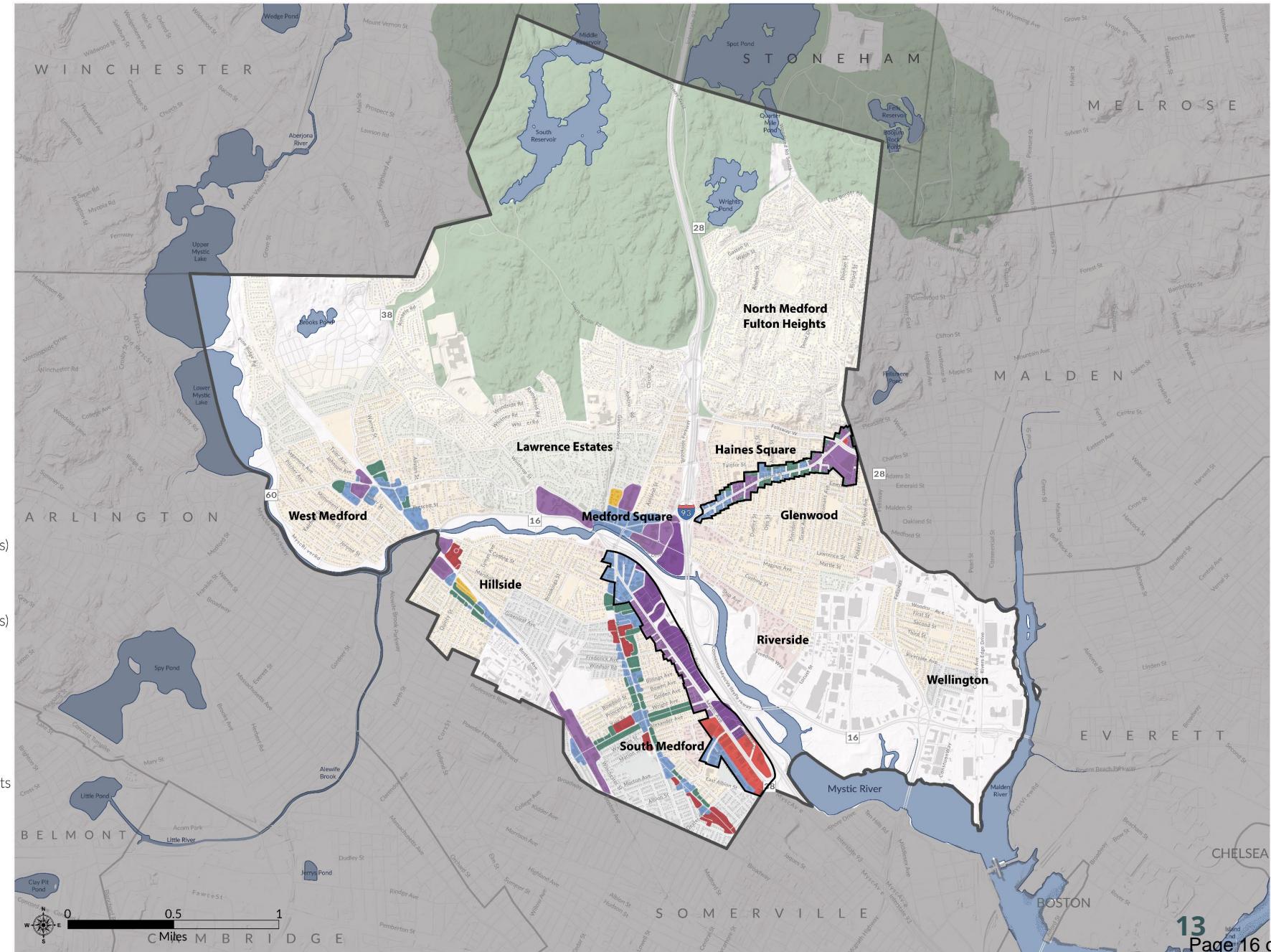
Commercial Framework (March 12)



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
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
- Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
3 stories max
 - ADU (1/2/3-unit Dwelling)

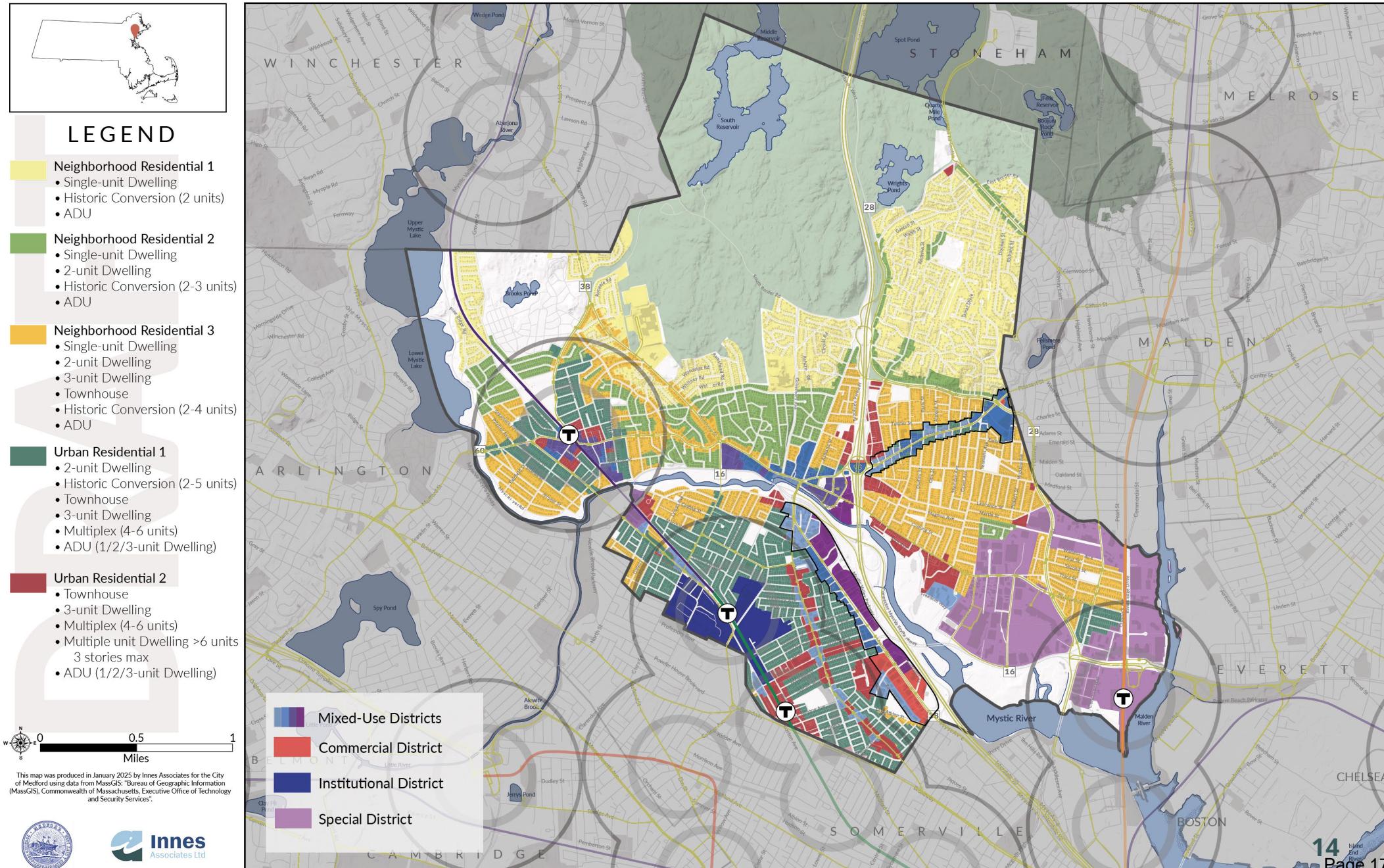
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2024-2026 Zoning Update



Approved and Proposed Districts 05/08





OTHER CORRIDORS

Boston Ave

Main St

Broadway

Harvard St

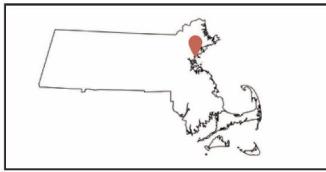
High St (Medford West)

Boston Ave (Medford West)

2024-2026 Zoning Update



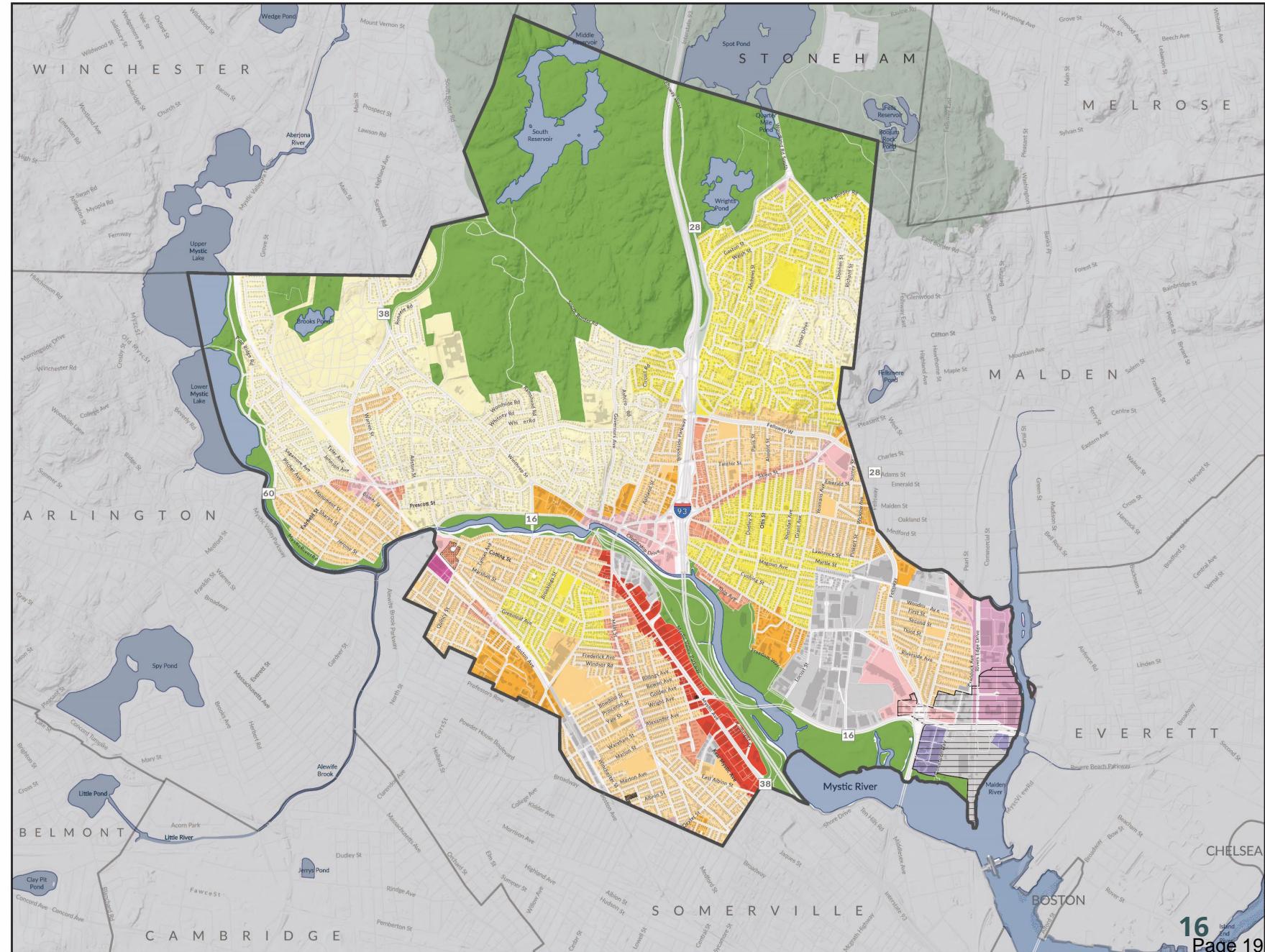
Current Zoning



LEGEND



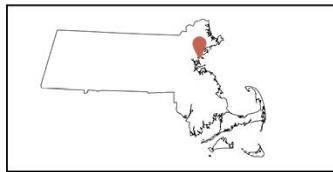
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2024-2026 Zoning Update



Current Zoning



LEGEND

C1 - Commercial 1
 Residential Building:
 • 6 stories by right
 Commercial building:
 • 4 stories by right
 Other permitted Structures
 • 15 stories by right

APT1 - Apartment 1
 Residential Building:
 • 3 stories by right
 Commercial building:
 • NOT allowed

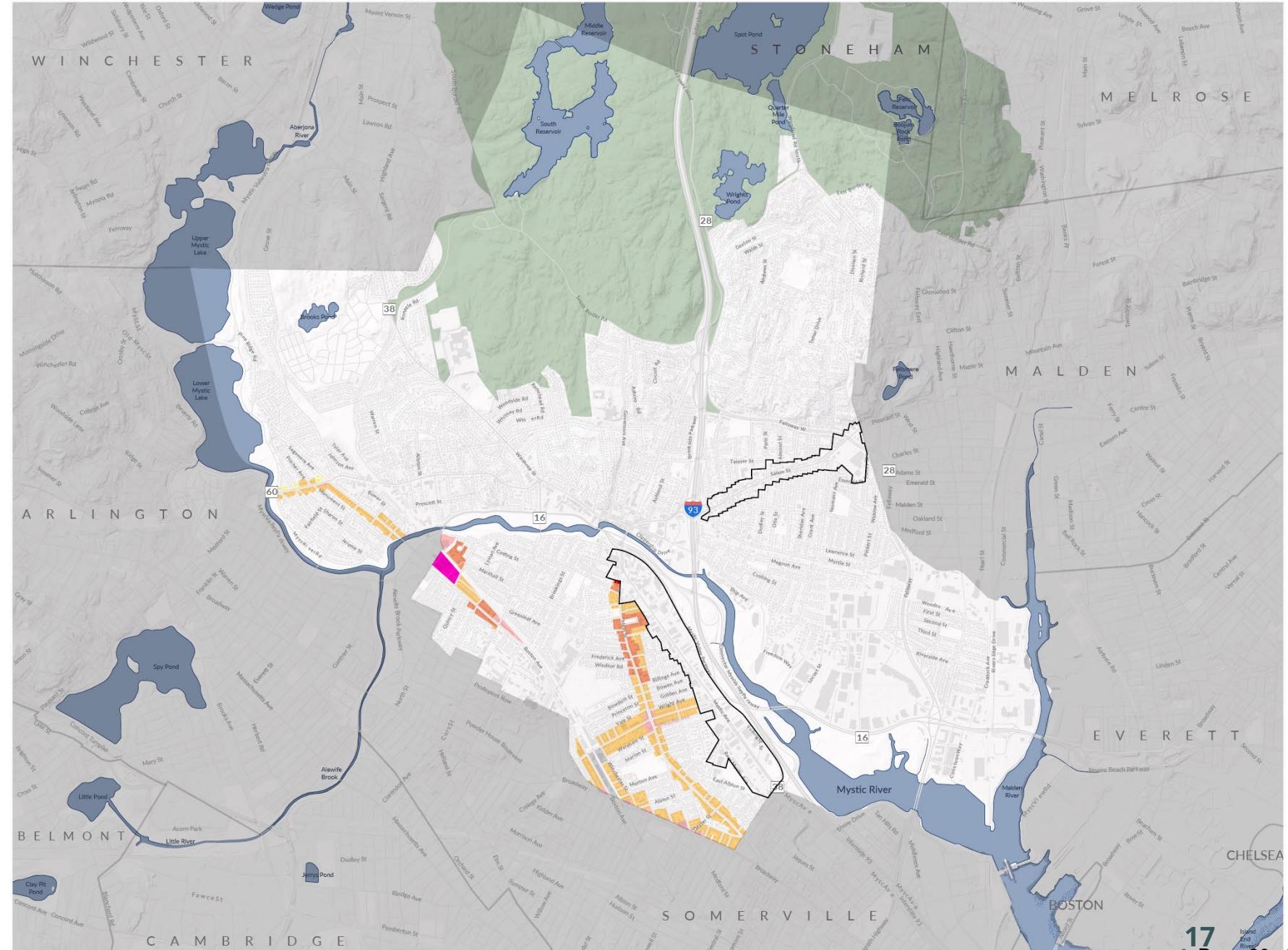
I - Industrial
 Other permitted Structures
 • 2 stories by right

O2 - Office 2
 Other permitted Structures
 • 6 stories by right

GR- General Residential
 • Single-unit Dwelling
 • 2-unit Dwelling
 • ADU

SF1- Single Family 1
 • Single-unit Dwelling
 • ADU

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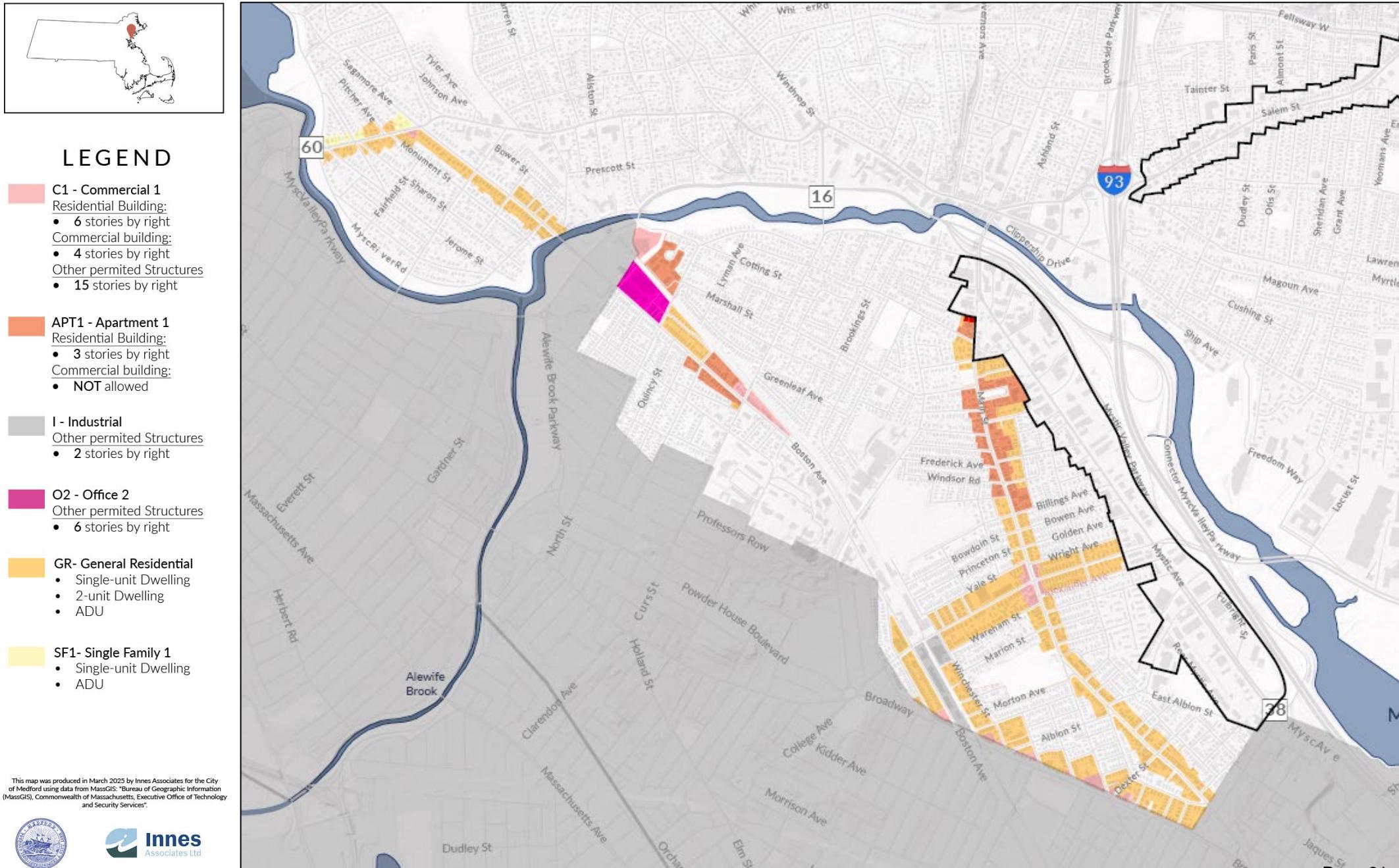


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 Associates Ltd

2024-2026 Zoning Update



Current Zoning



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Current Zoning

| Medford Zoning Dimensions | | | | | | | | | | | | | | | | |
|---------------------------|---|-------------------|--------|-------------------|-------------|-------|----------|-------------------------------|-------|------------|--------------|-------|------|------|-------------------|---------------------------|
| | | Minimum Permitted | | | | | | | | | | | | | Maximum Permitted | |
| | | Lot | | | Length (FT) | | | Open Space % Gross Floor Area | | | Yards (feet) | | | | | |
| | | Area (SF) | | Per Dwelling Unit | | Total | Frontage | Width | Depth | Landscaped | Usable | Front | Side | Rear | Lot Coverage (%) | Height Feet Stories |
| District | Use | Per Dwelling Unit | Total | Frontage | Width | Depth | | | | | | | | | | |
| 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 |
| 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 |



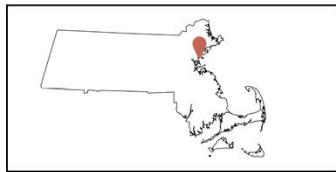
Current Zoning

| Medford Zoning Dimensions | | | | | | | | | | | | | | | Maximum Permitted | |
|---------------------------|---|-------------------|--------|----------|-------------|-------|------------|-------------------------------|-------|-------|--------------|------------------|-----|--------|-------------------|---------|
| | | Minimum Permitted | | | | | | | | | | | | | Maximum Permitted | |
| | | Lot | | | Length (FT) | | | Open Space % Gross Floor Area | | | Yards (feet) | | | | | |
| District | Use | Per Dwelling Unit | Total | Frontage | Width | Depth | Landscaped | Usable | Front | Side | Rear | Lot Coverage (%) | | Height | Feet | Stories |
| - | 5. Other permitted principal structures | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 5.e.1) Detached building | - | 10,000 | 35 | - | - | - | - | - | 15 | 15 | 15 | 50% | 30 | 2 | |
| | 5.e.2a) Attached Building (end building) | - | 10,000 | 35 | - | - | - | - | - | 15 | 15 | 15 | 50% | 30 | 2 | |
| | 5.e.2b) Attached Building (middle building) | - | 10,000 | 35 | - | - | - | - | - | 15 | - | 15 | 50% | 30 | 2 | |
| 02 | 5. Other permitted principal structures | - | 50,000 | 100 | - | - | 15% | - | 15 | 30 | 15 | 70% | 85 | 6 | | |
| | 1. Detached Single-Family | - | 7,000 | 35 | 50 | 55 | - | - | 15 | 7 1/2 | 15 | 40% | 35 | 2.5 | | |
| SF 1 | 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 | 2.5 | | |
| GR | 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 | | |
| | 4B. (a) Assisted Living (1st and 2nd dwelling units, total) | - | 10,000 | 50 | 100 | 100 | 10% | 25% | - | - | - | - | - | - | | |
| | 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 | | |

2024-2026 Zoning Update

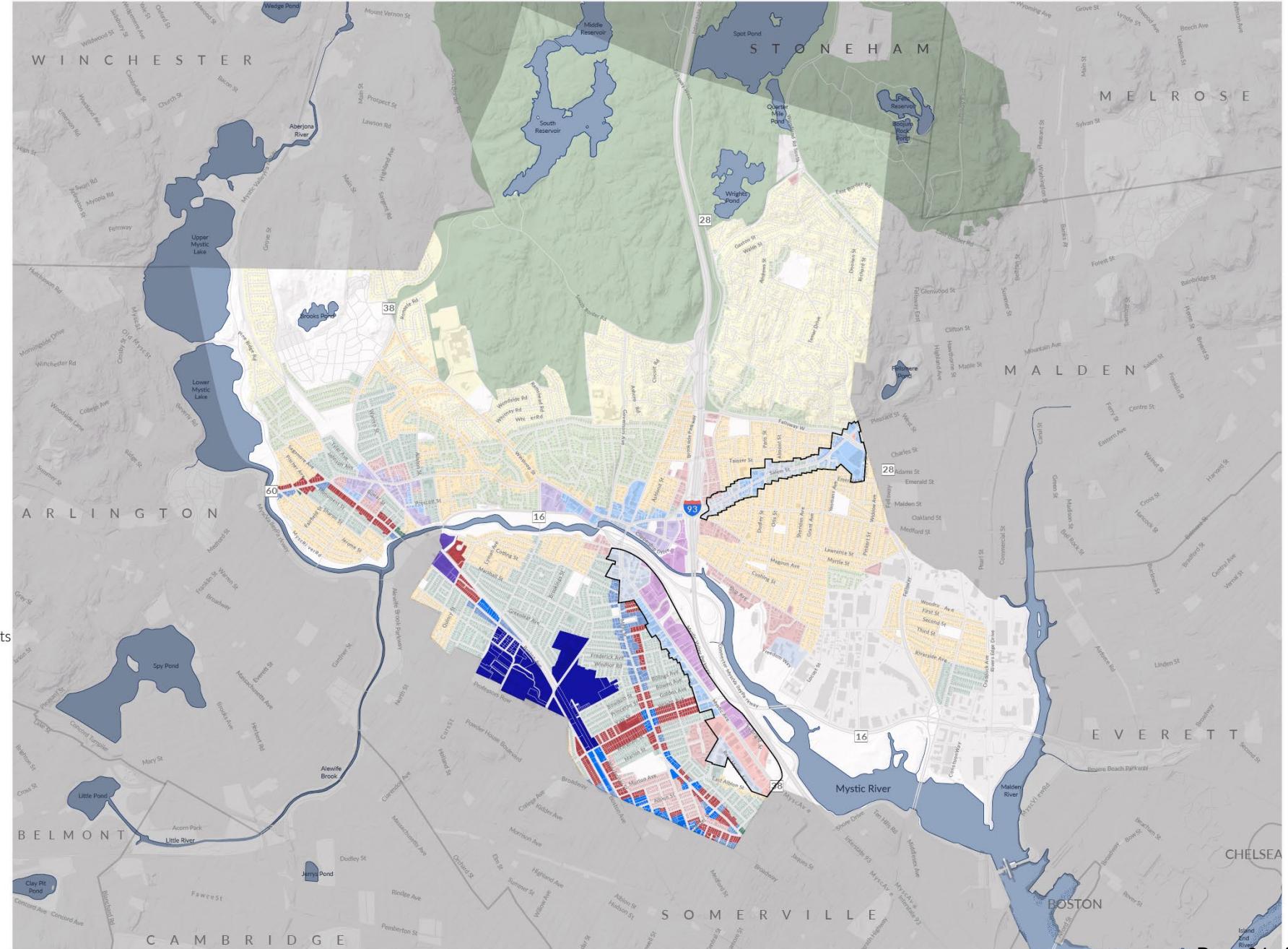


Proposed Districts for Other Corridors



LEGEND

- Mixed-Use 1B:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid Scale.
7 stories by right + 2 IZ
- Institutional District**
Tufts University
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - 3 stories max +1 IZ
 - ADU (1/2/3-unit Dwelling)



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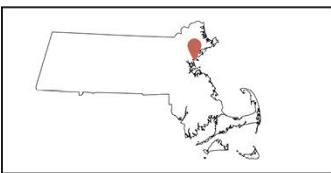


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2024-2026 Zoning Update

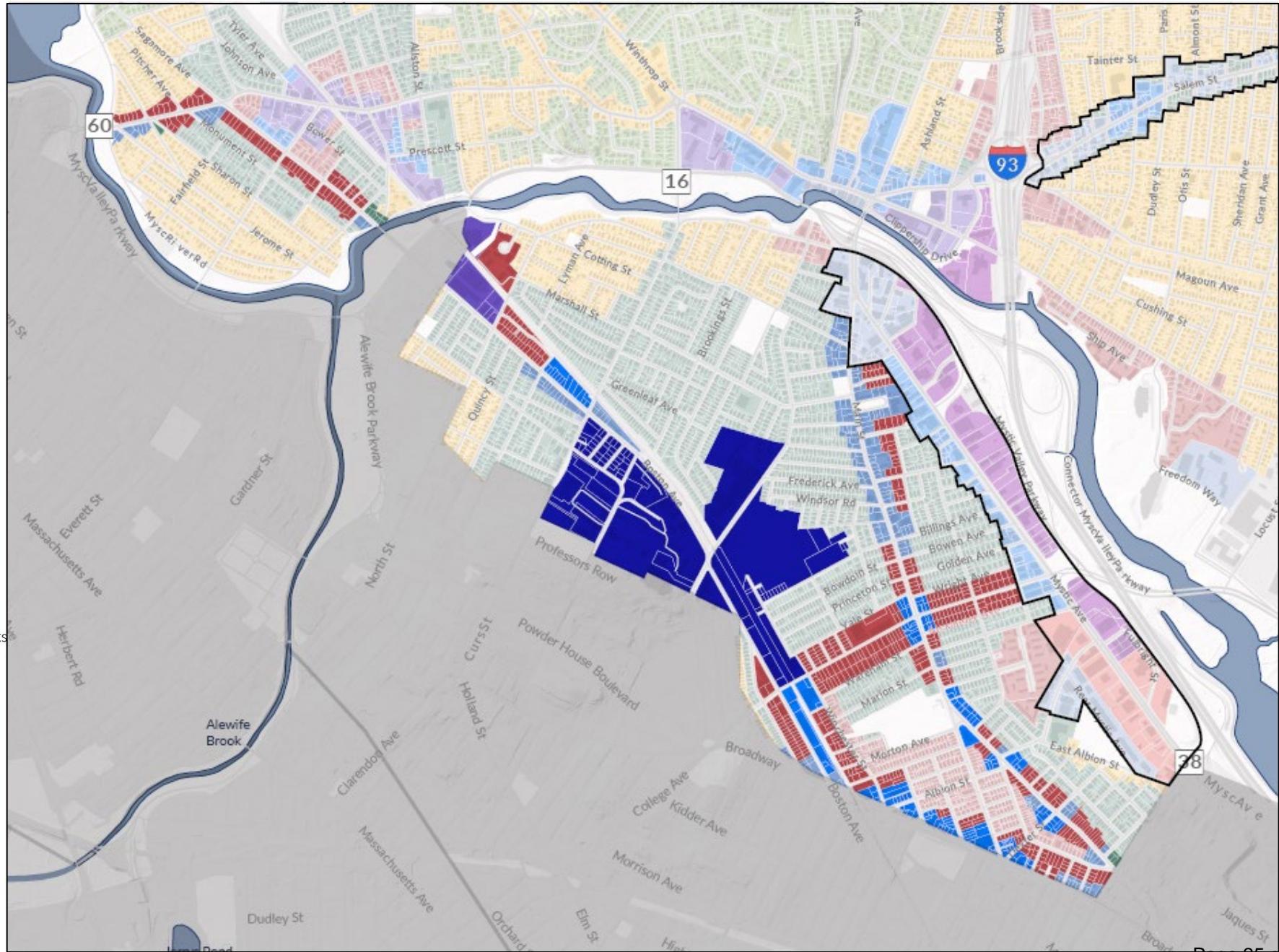


Proposed Districts for Other Corridors



LEGEND

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Neighborhood Commercial Hubs



Neighborhood Commercial Hubs

- Neighborhood Hubs are **gathering places** where residents have **easy access to goods and services** close to their homes. Milwaukie, Oregon
- “These zones are designed for **small businesses** that serve and are located near or within residential areas. These businesses could include, among others, convenience stores, coffee shops, dry cleaners, drugstores, barber shops, and beauty salons.” *Miles Urban Hector*
- “This type of development can increase convenience for residents, reduce the need for parking areas, and help create vibrant, walkable neighborhoods.” *Miles Urban Hector*
- “Neighborhood commercial zoning plays an essential role in meeting the everyday needs of residents while preserving the character of the community.” *Narayan Shrouthy. April 12, 2021*



Neighborhood Commercial Hubs

How could be
defined in Zoning

