

# City of Medford PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update

April 9, 2025



BBHS



# Agenda

- Process Timeline
- 2025
- Opportunities for Public Comments
- Introduction
- Mixed-use Districts
  - Commercial framework (03/12)
  - West Medford Sq Current Zoning
  - West Medford Sq proposal



## 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 28
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	Squares C1	Other Corridors C1	Wellington/ Glenwood O1-O2- Industrial- MUZ		



## 2024-2026 Zoning Update

# Timeline: Phase 3 PPCM + CDB

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Neighborhood and Urban Residential Currently: SF1- SF2-APT1-APT2-GR		Neighborhood and Urban Residential Currently: SF1-SF2- APT1-APT2-GR		Commercial framework C1	Medford Sq C1	West Medford Sq C1	Squares C1	Other Corridors C1	Wellington/ Glenwood O1-O2- Industrial- MUZ
	FEB 05 Green Score		MARCH 05 Salem St			APRIL 02 Residential Districts		MAY Commercial and Mixed Districts	



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

## 2024-2026 Zoning Update

Jan 15	Jan 29	Feb 12	Feb 26	March 12	March 26	April 09	April 30	May 14	May 28
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FEB 05 Green Score		MARCH 05 Salem St			APRIL 02 Residential Districts			MAY Commercial and Mixed Districts	
						March Residential • 03/27			

FEB 10  
Salem St

March  
Residential  
• 03/27

May 8  
Squares & ADUs

May 29  
Other Corridors

June 9  
Parking & TDM

04/09/2025



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

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

**03/27 Public Meeting**

- 04/02  
Residential Districts

April 2025 Residential  
Districts

03/12/25  
Commercial Districts

03/26/25\_04/09/2025  
Commercial Districts

**05/08 Public Meeting**

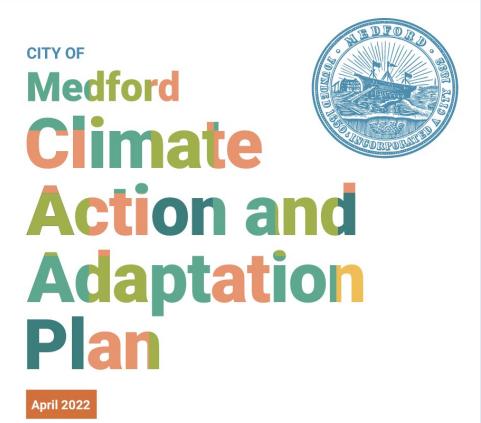
**05/29 Public Meeting**

- May 2025  
Commercial Districts

04/09/2025



# 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.

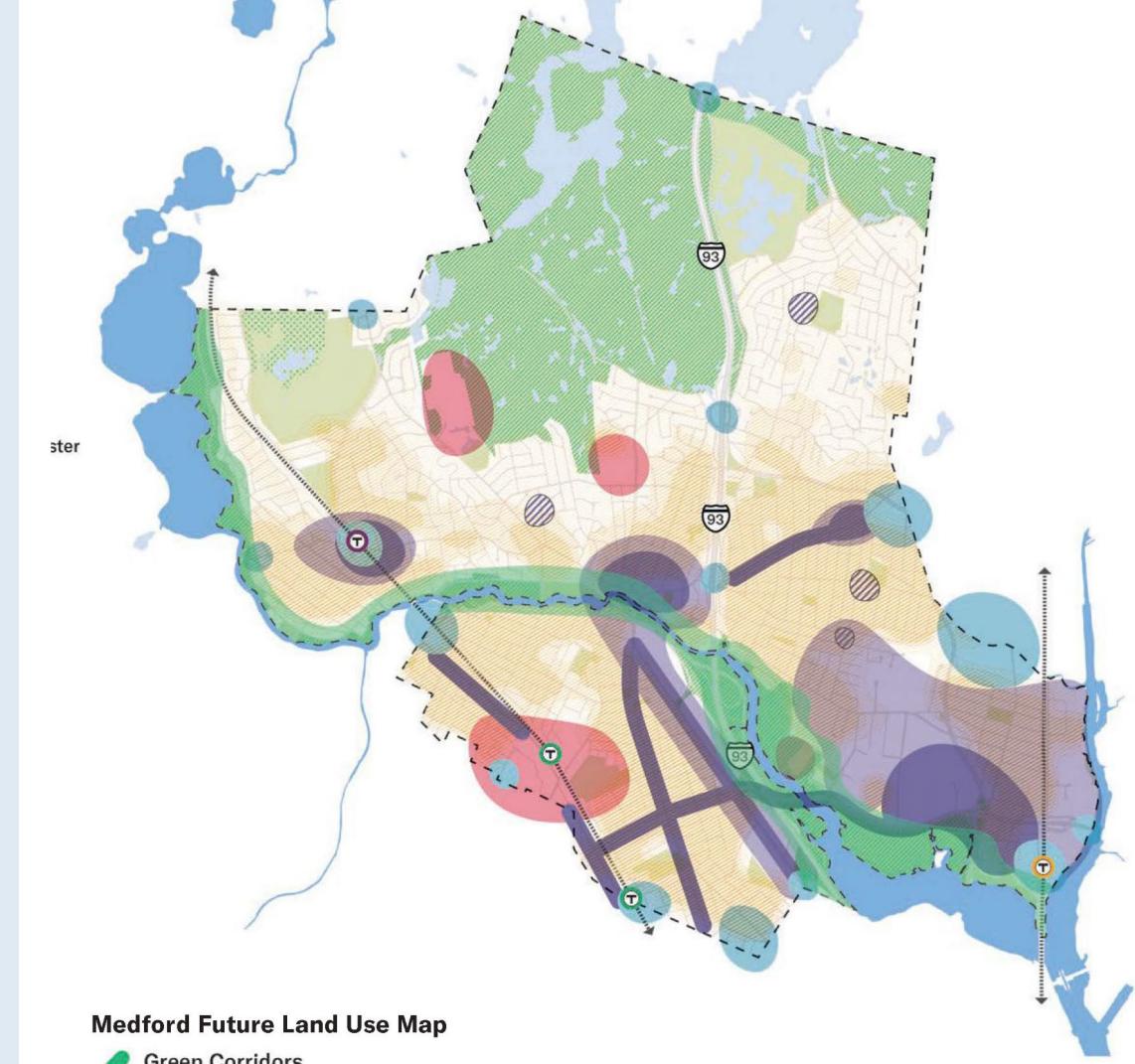
## **AA.2.1.1**

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



## 2024-2026 Zoning Update

# Introduction



Medford Future Land Use Map

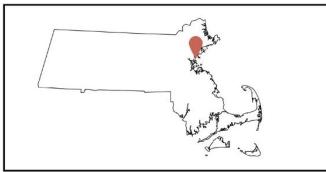
- Green Corridors
- Corridors
- Centers & Squares
- Gateway Nodes
- Civic & Institutional Anchors
- Low Density Residential
- High Density Residential
- Neighborhood Centers
- Transformational Focus Areas

Figure XI. Medford Future Land Use Map

## 2024-2026 Zoning Update



# Proposed Mixed-Use Districts



### LEGEND

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

### Transportation

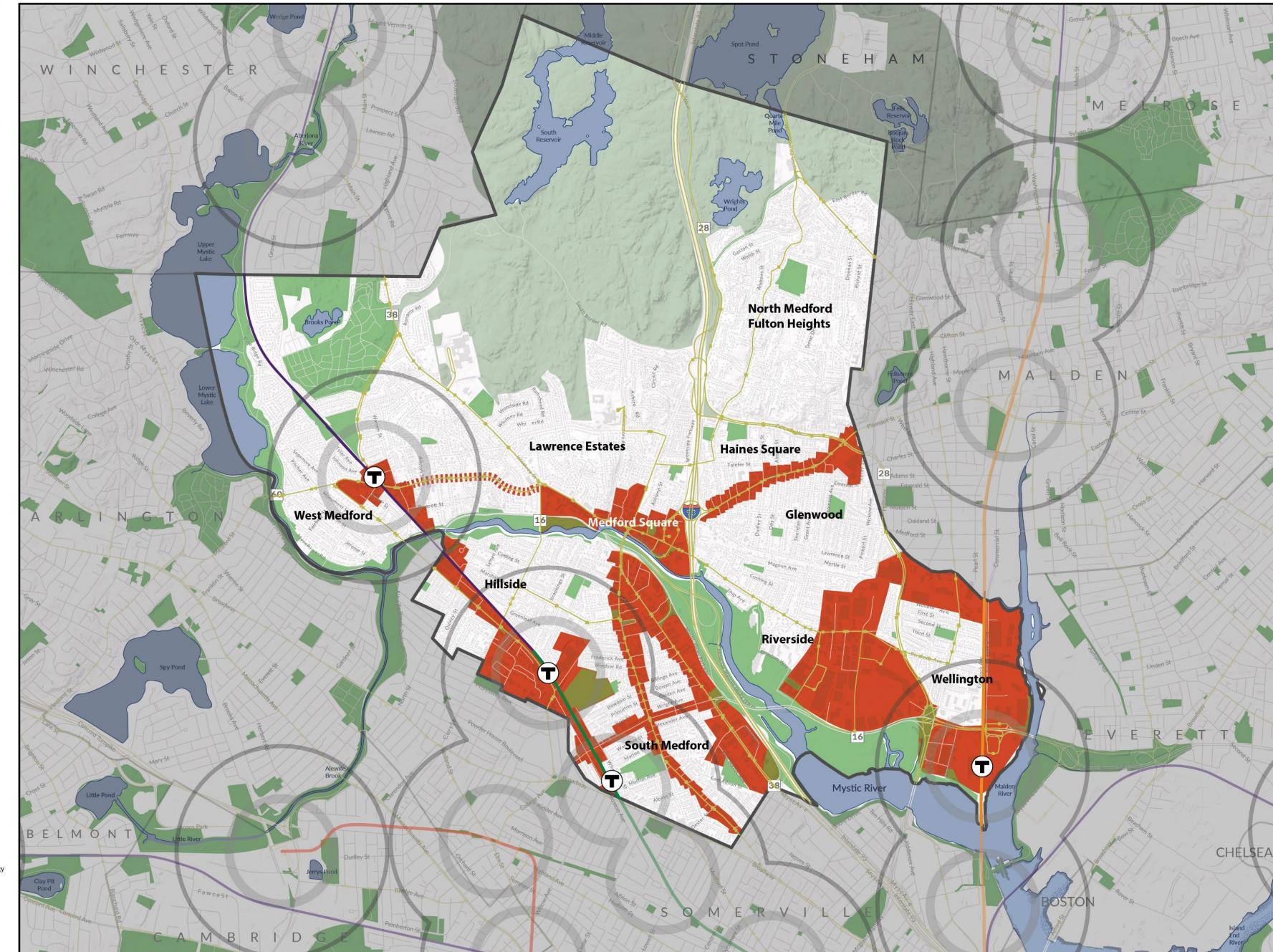
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line

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



0      0.5      1  
Miles

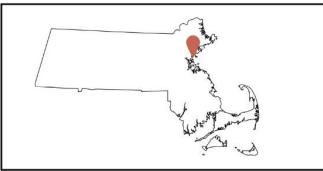
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



# 2024-2026 Zoning Update



## Proposed Mixed-Use Districts



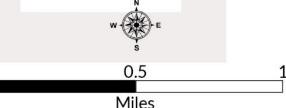
### LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

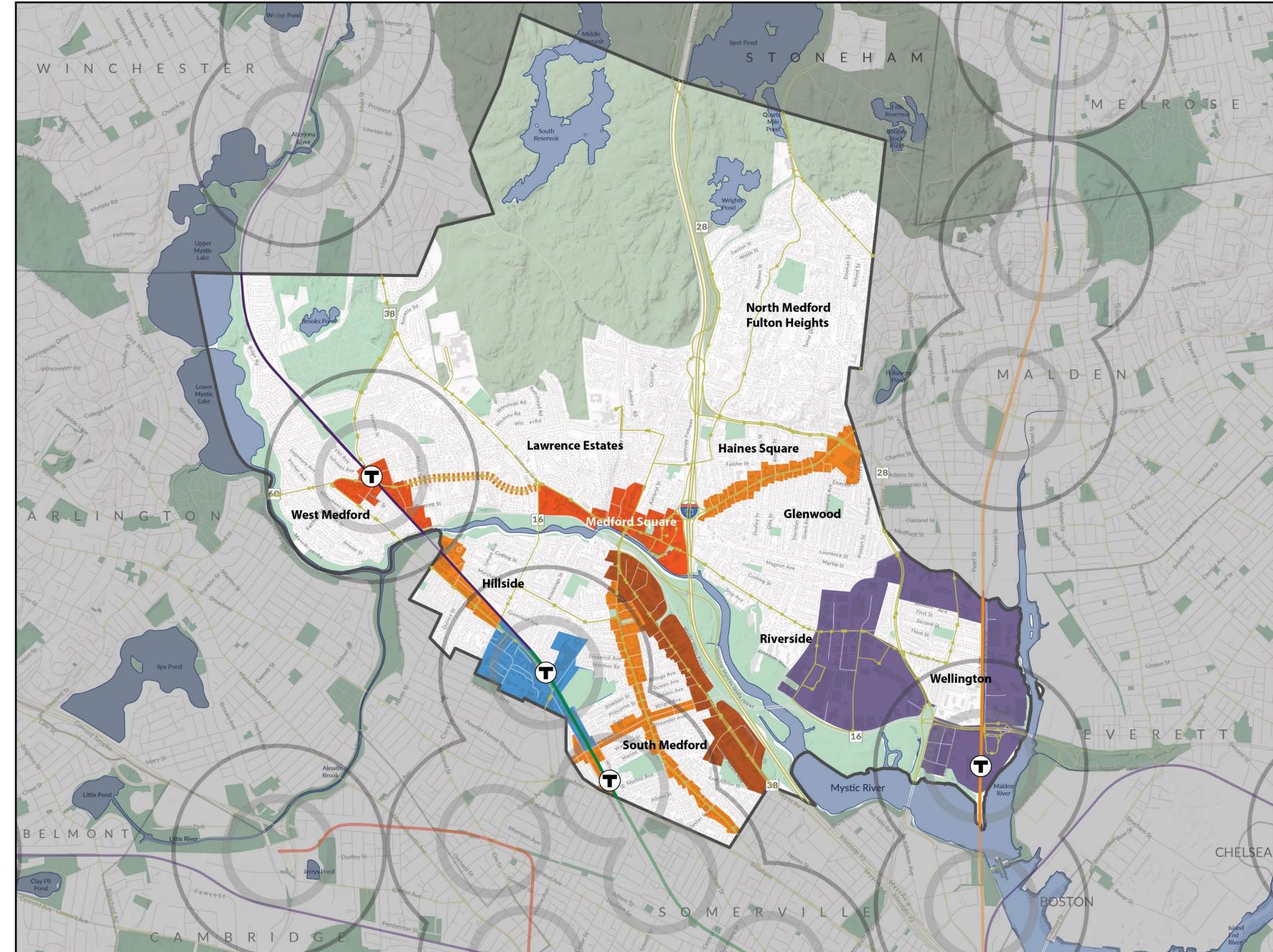
### Categories

- Corridors
- Squares
- Institutional
- Special District

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



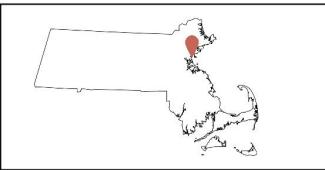
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# 2024-2026 Zoning Update



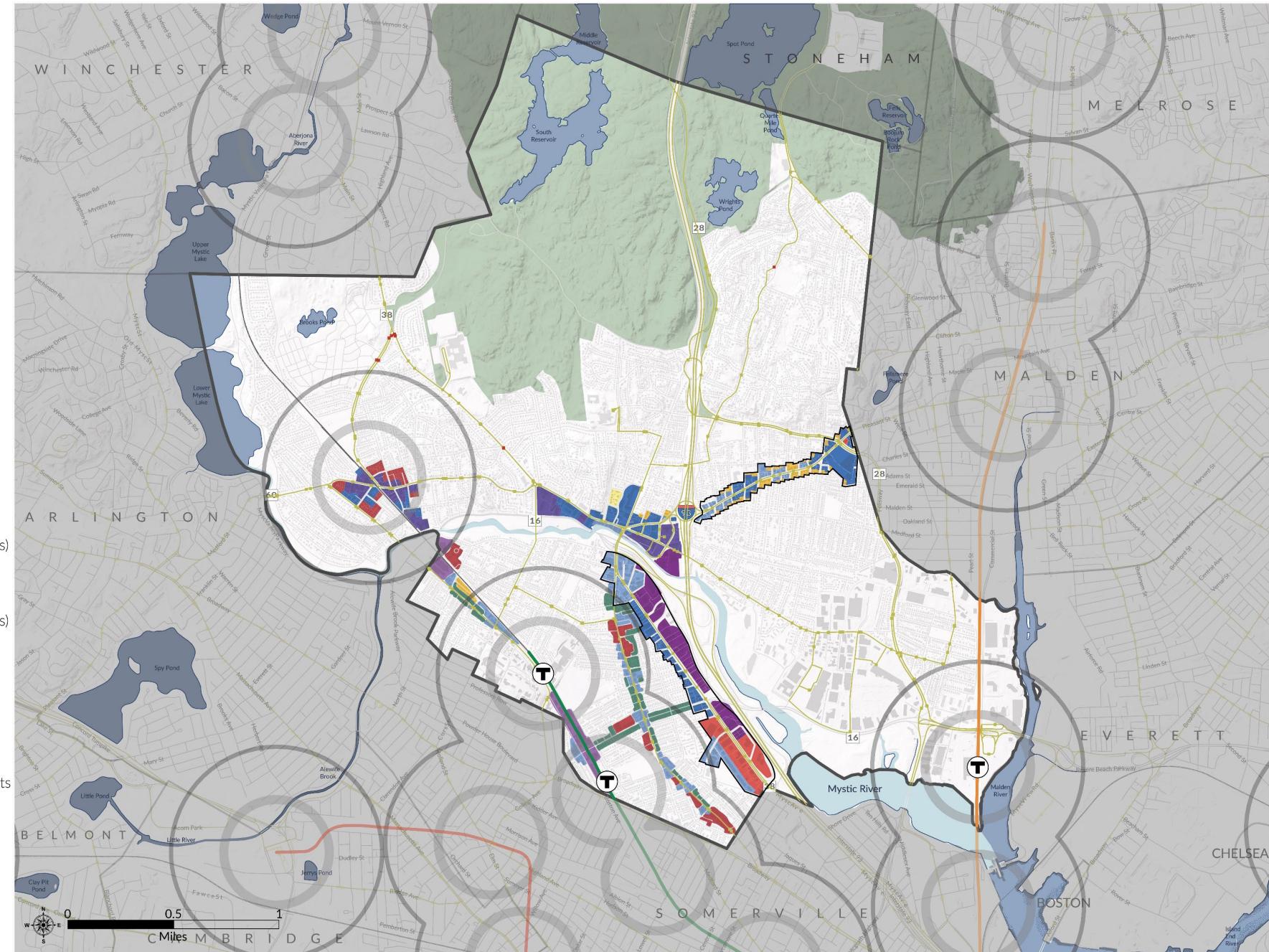
## Commercial Framework



### 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
  - 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)

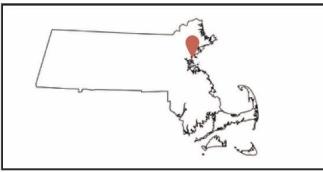
This map was produced in March 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



# 2024-2026 Zoning Update



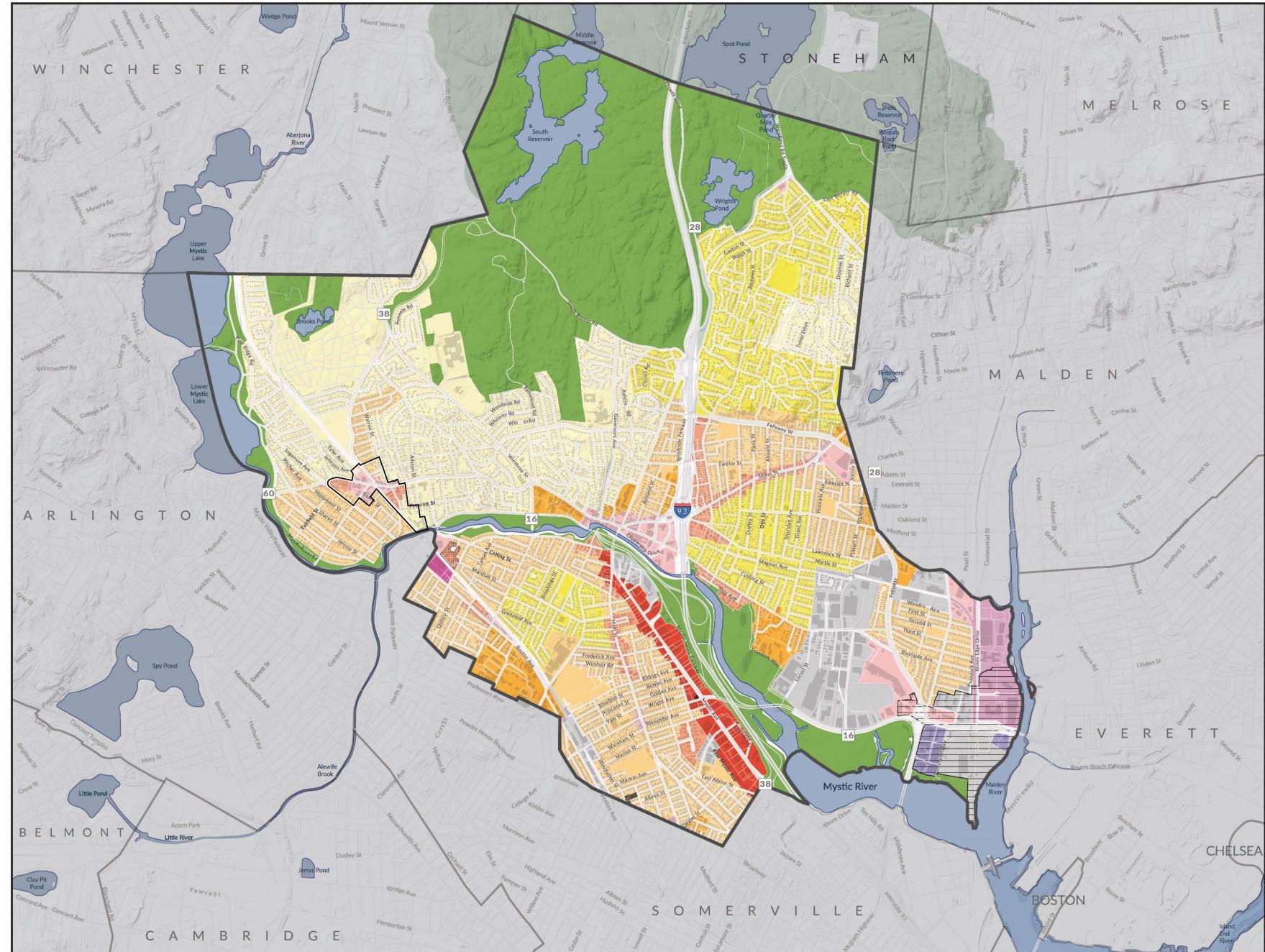
## Current Zoning



### 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".



# 2024-2026 Zoning Update

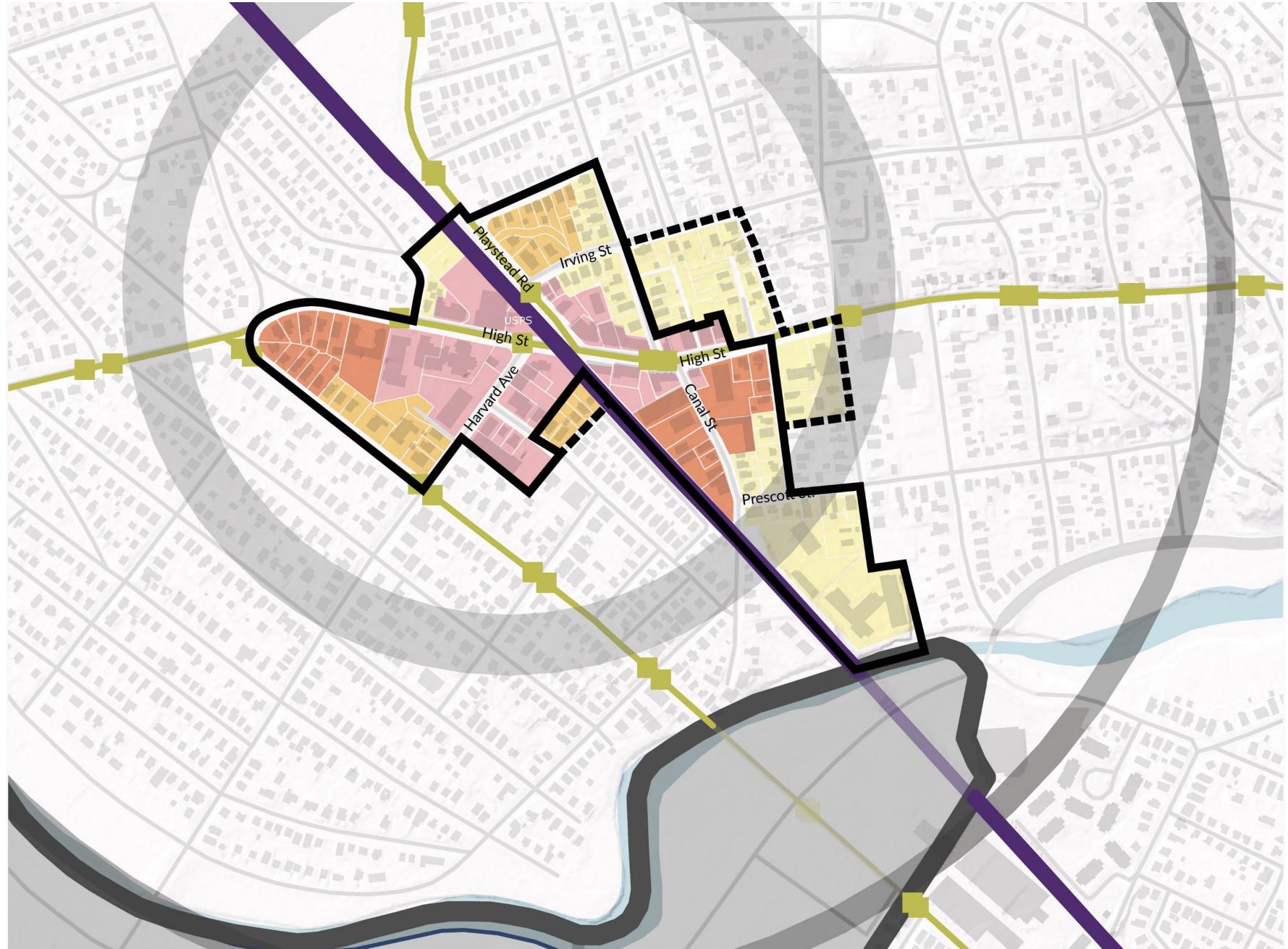


## Current Zoning



### LEGEND

- Commercial 1:**  
Residential building:
  - 6 stories by rightCommercial building:
  - 4 stories by rightOther permitted Structures
  - 15 stories by right
- General residential**
  - Single-unit Dwelling
  - 2-Units Dwelling
  - ADU
- Single Family 1**
  - Single-unit Dwelling
  - ADU
- Apartment 1**  
Residential building:
  - 3 stories by rightCommercial use:
  - NOT allowed



This map was produced in April 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".





# 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	Height
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	

# 2024-2026 Zoning Update



## West Medford Square



### LEGEND

- Mixed-Use 2A  
Mid Scale.  
4 stories by right + 2 IZ
- Mixed-Use 2B  
Mid-High Scale.  
6 stories by right + 2 IZ
- Urban Residential 2
  - Townhouse
  - 3-unit Dwelling
  - Multiplex (4-6 units)
  - Multiple Unit Dwelling (>6 units)
  - ADU (1/2/3-unit Dwelling)



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# West Medford Square Zoning Section Study

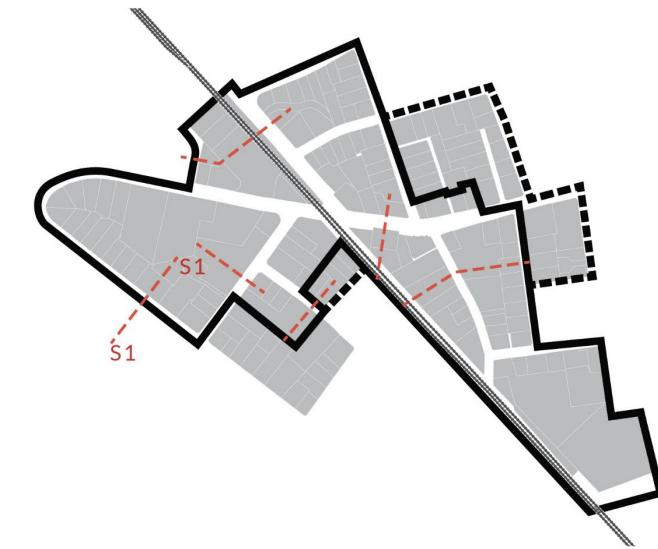
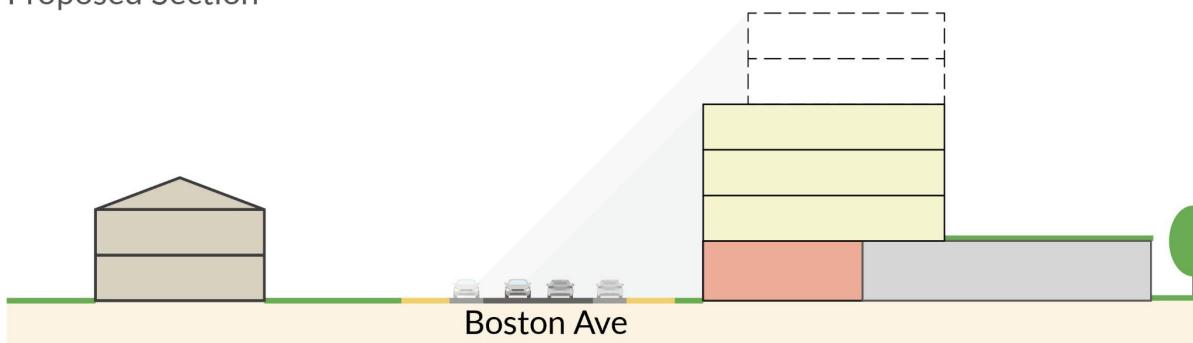


## Section 1

Existing Section



Proposed Section



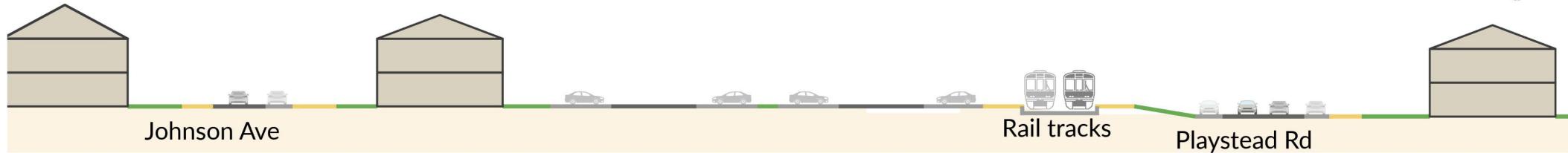
- Commercial
- Residential
- Parking
- Incentive Zoning



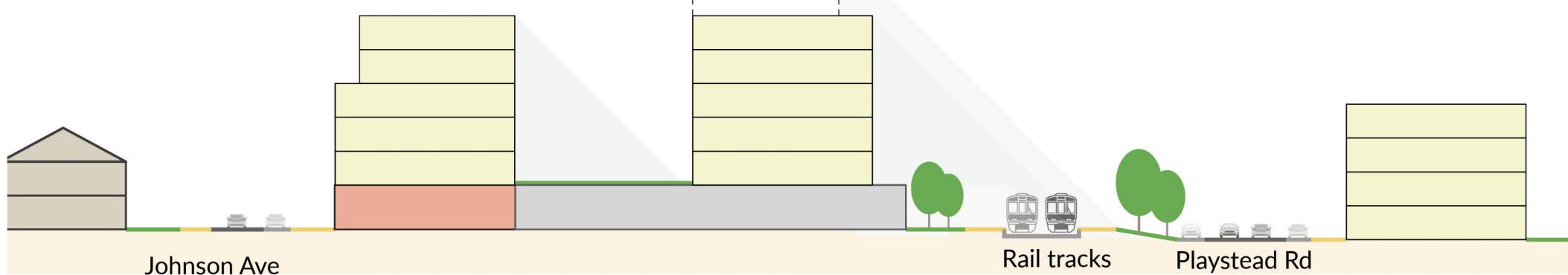
# West Medford Square Zoning Section Study

## Section 2

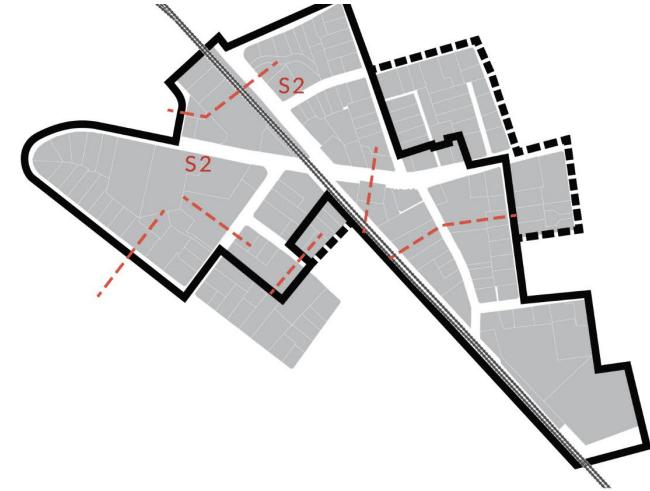
Existing Section



Proposed Section



- Commercial
- Residential
- Parking
- Incentive Zoning

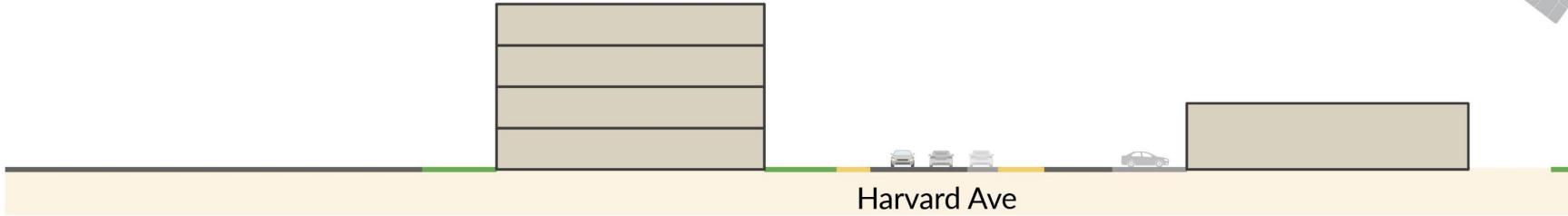




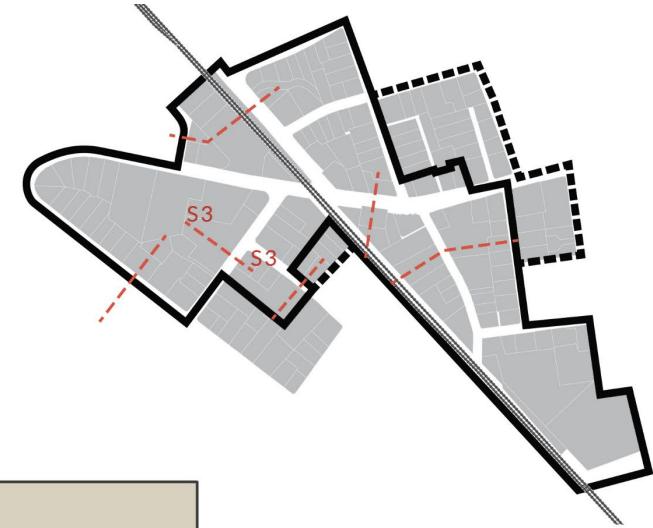
# West Medford Square Zoning Section Study

## Section 3

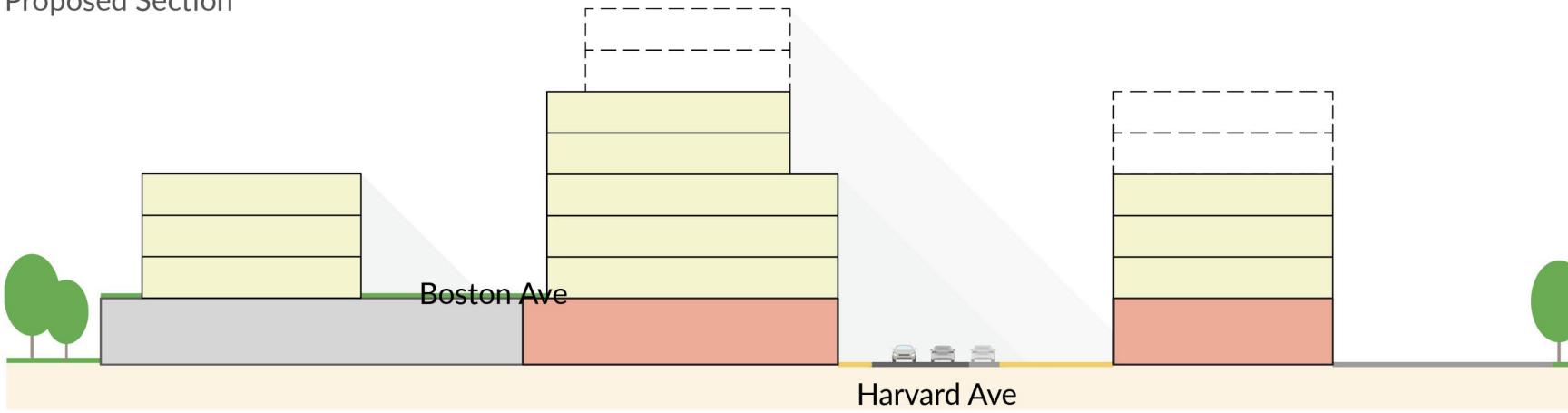
Existing Section



- Commercial
- Residential
- Parking
- Incentive Zoning



Proposed Section



# West Medford Square Zoning Section Study

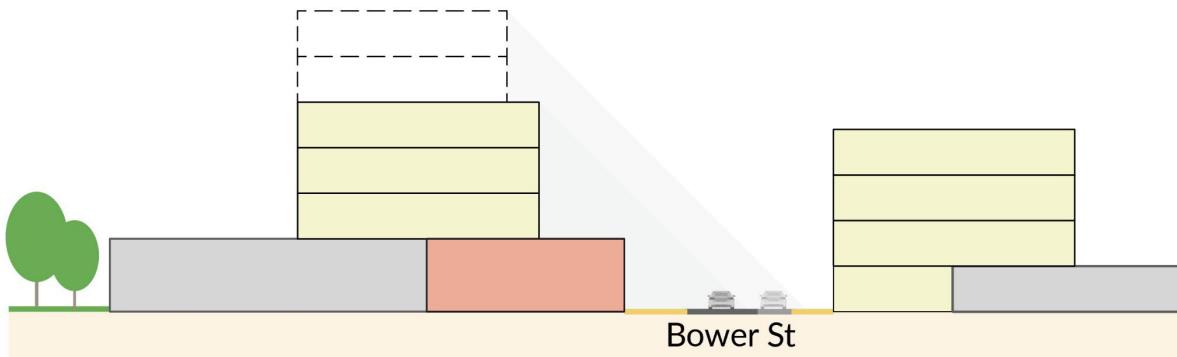


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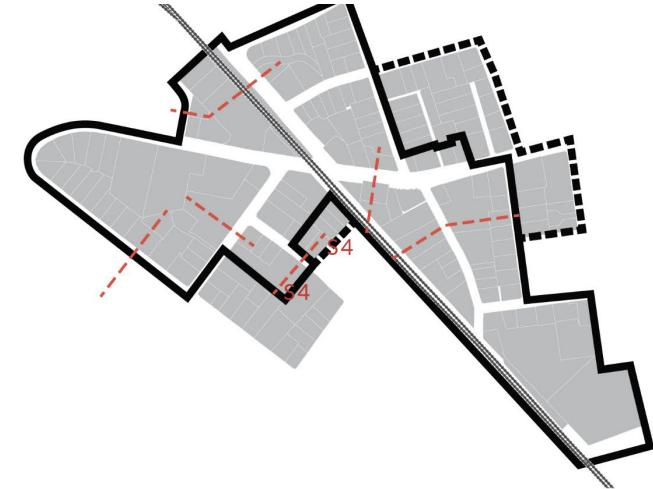
Existing Section



Proposed Section



- Commercial
- Residential
- Parking
- Incentive Zoning





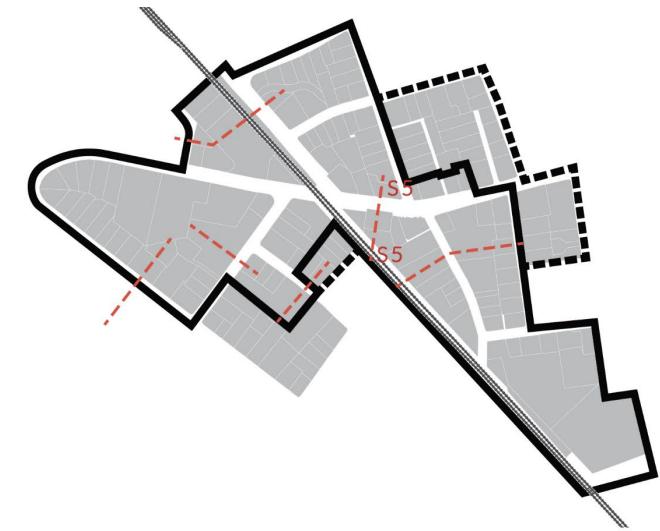
# West Medford Square Zoning Section Study

## Section 5

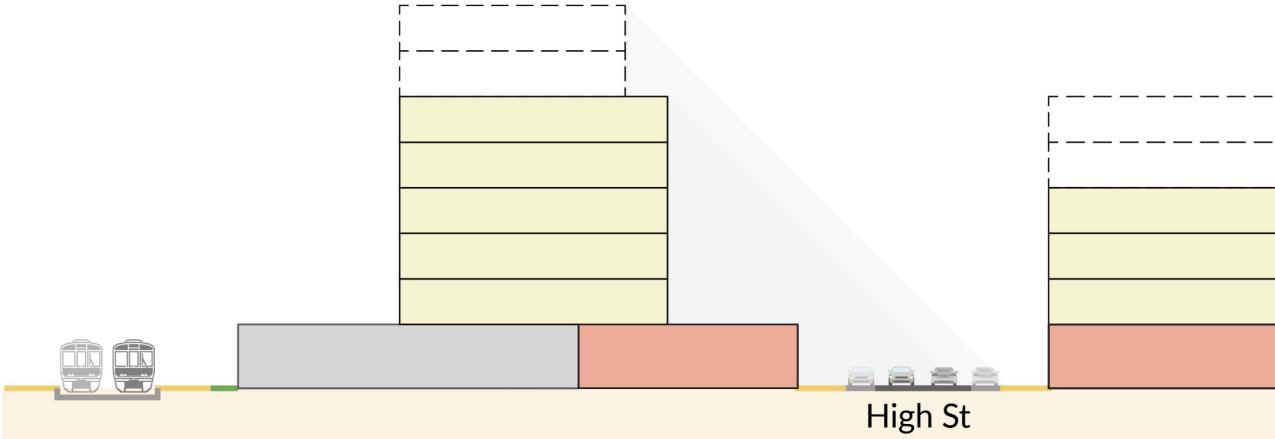
Existing Section



- Commercial
- Residential
- Parking
- Incentive Zoning



Proposed Section

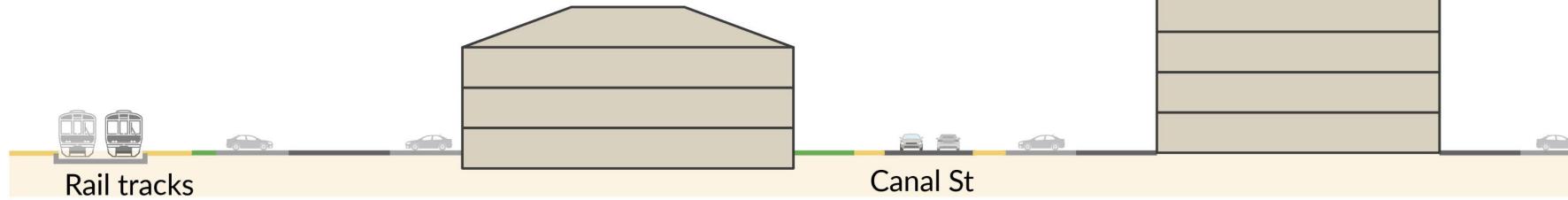




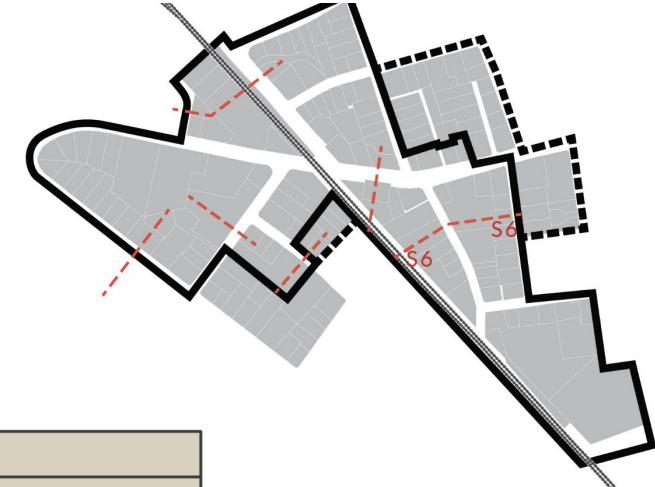
# West Medford Square Zoning Section Study

## Section 6

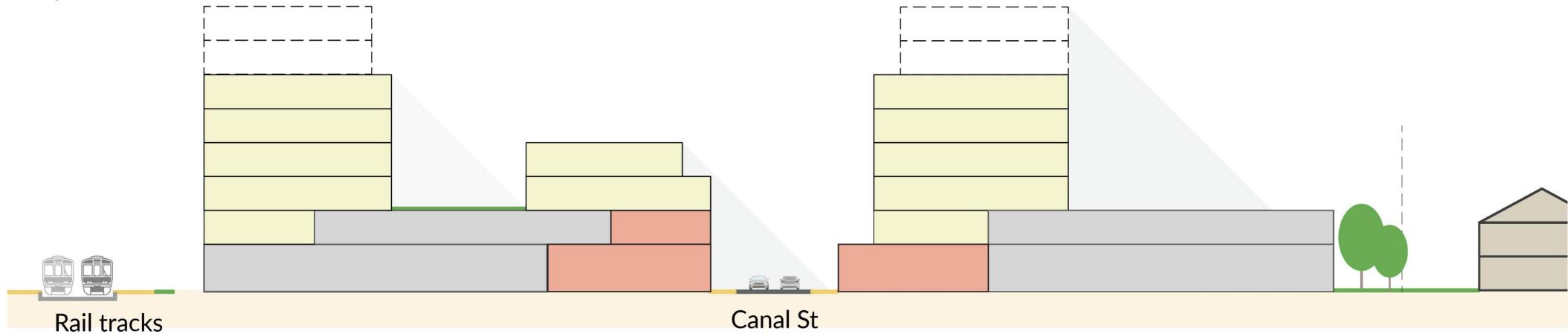
Existing Section



- Commercial
- Residential
- Parking
- Incentive Zoning



Proposed Section



# 2024-2026 Zoning Update



## West Medford Square



### LEGEND

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

**Mixed-Use 2B**  
Mid-High Scale.  
6 stories by right + 2 IZ

**Urban Residential 2**  
• Townhouse  
• 3-unit Dwelling  
• Multiplex (4-6 units)  
• Multiple Unit Dwelling (>6 units)  
• ADU (1/2/3-unit Dwelling)



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**Innes**  
Associates Ltd

**BBHS**

## 2024-2026 Zoning Update



**THANK YOU**