

City of Medford

PPCM

2024-2026 Zoning Update

June 11, 2025



BBHS

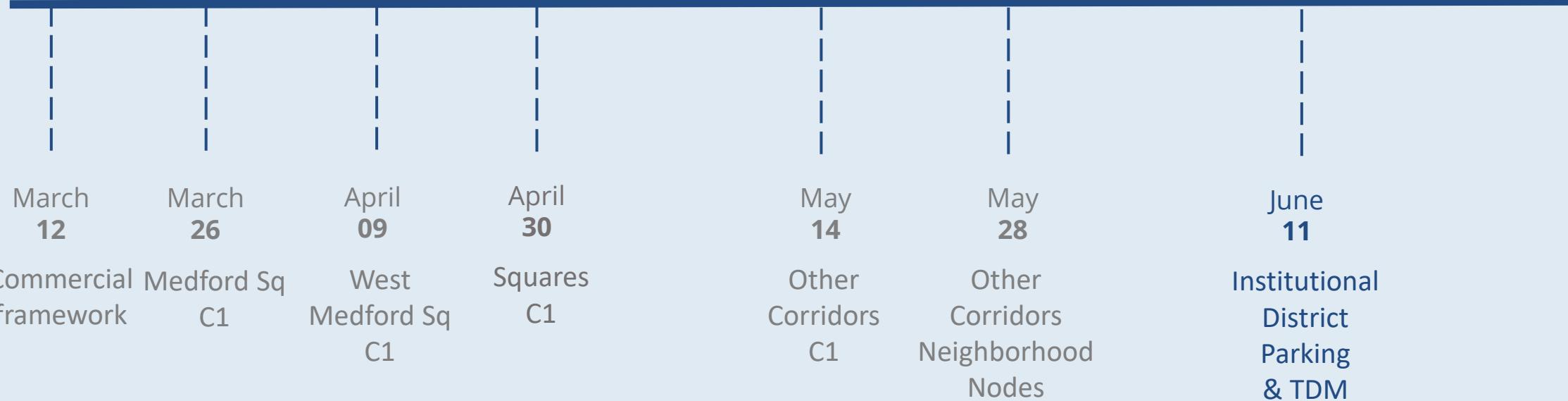


Agenda

- Introduction
 - Process and Timeline
 - Opportunities for Public Comments
 - Next Meetings
- Institutional District, Tufts University
- Parking Management
- Other Corridors



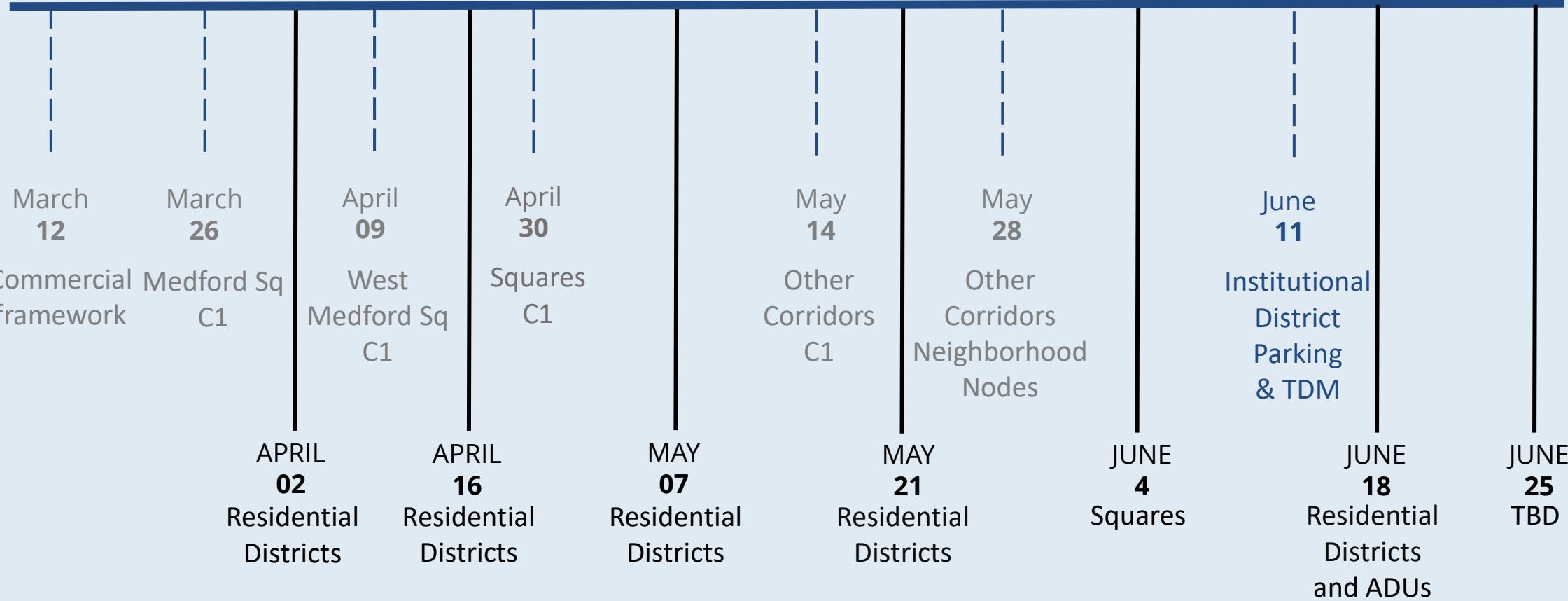
Timeline: Phase 3 PPCM





2024-2026 Zoning Update

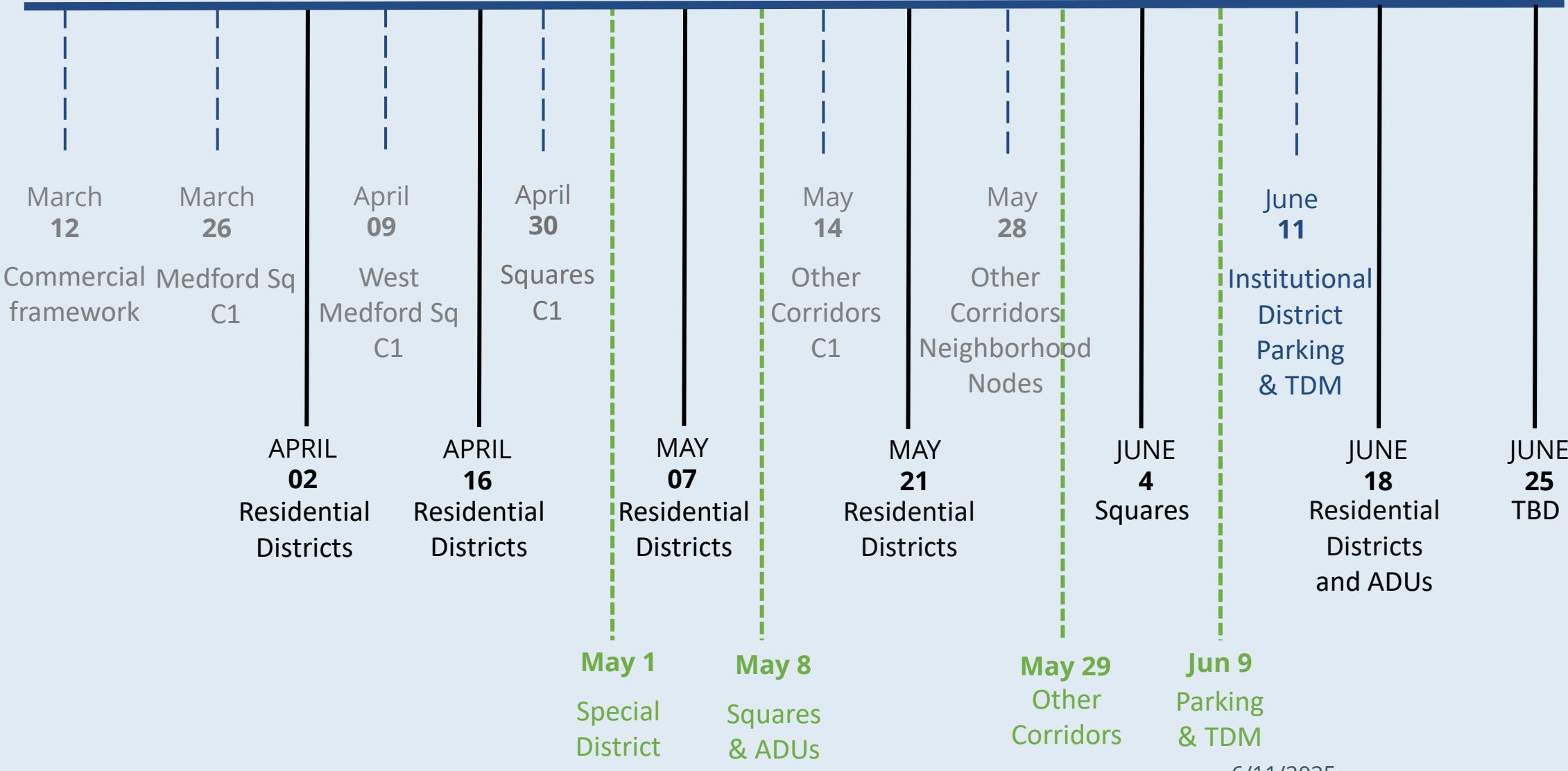
Timeline: Phase 3 PPCM + CDB





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

2024-2026 Zoning Update



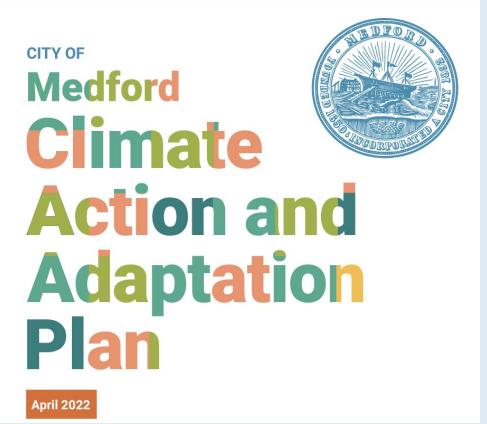


Next Meetings

Type of Meeting	Topic	Date	Location
PPCM	Institutional District Tufts University Parking & TDM	06/11	City Council & Virtual
CDB	Residential Districts & ADUs	06/18	Virtual
CDB	TBD	06/25	Virtual



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.

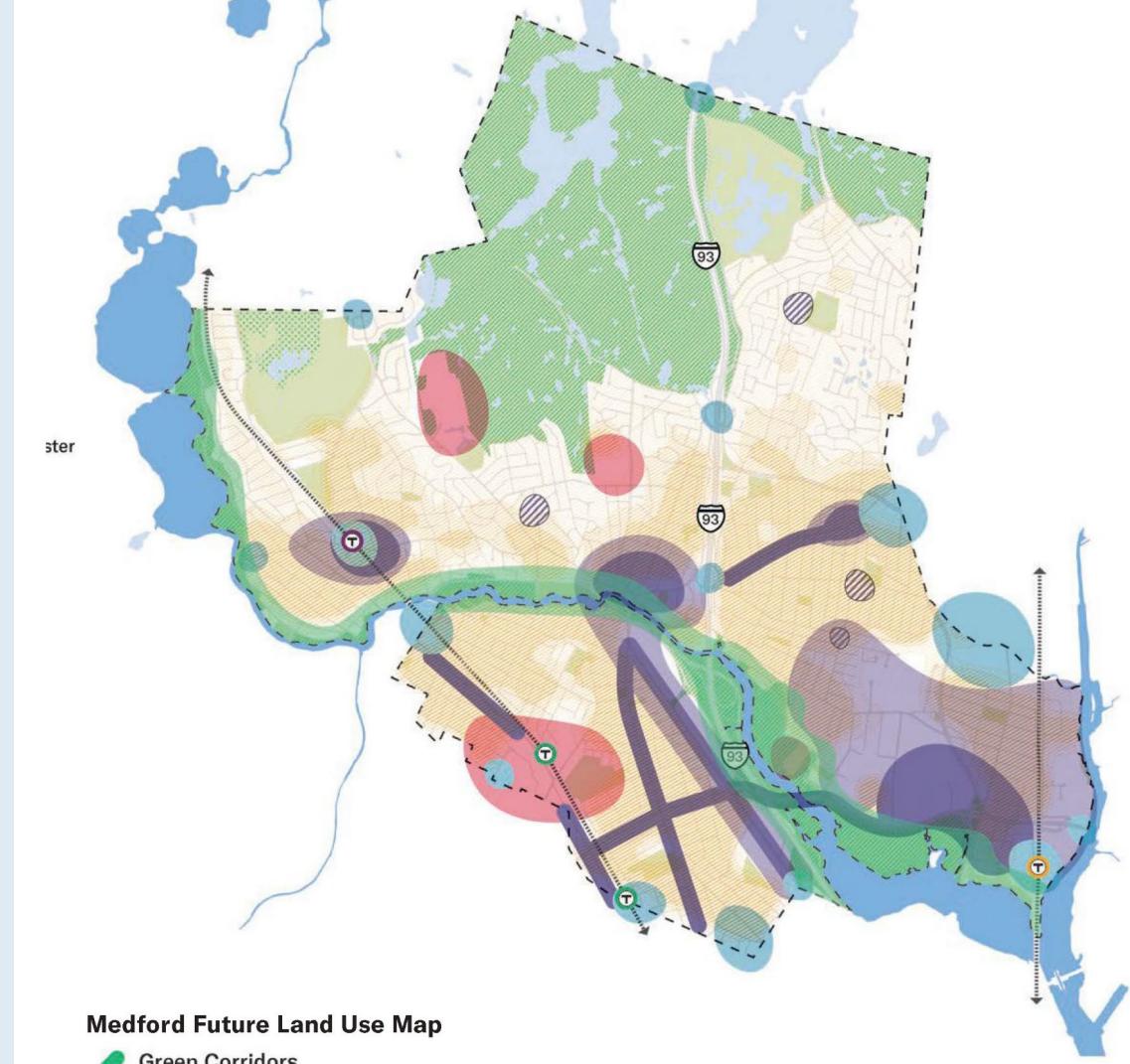
AA.2.1.1

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

INTERACTIVE MAP



2024-2026 Zoning Update

Interactive Map

Innes Associates Ltd.

Medford Zoning Viewer

Find address or place

97 WOODSIDE RD MEDFORD, MA 02155

LOT CHARACTERISTICS

Year Built: 1948
Existing Use: Single-Family Residential
Existing Zoning: Single Family 1
Proposed Zoning: Neighborhood Residential District: 1

EXISTING LOT DIMENSIONS (MEASUREMENTS*)	EXISTING ZONING REQUIREMENTS	PROPOSED CHANGE TO ZONING DIMENSIONS
Frontage: 62 ft 2 in	35 ft. - min	40 ft. - min
Front Building Setback: 20 ft 5 in	15 ft. - min	15 ft. - min
Lot Size: 6,725 sq. ft.	7,000 sq. ft. - min	4,000 sq. ft. - min
Building Height (Stories): 2	2.5 - max	2.5 - max
Building	19% 40% - max	50% - max

Map Layers

Selected features: 1

Data last updated 5/19/2025



Interactive Map

<https://arcg.is/yP0Se>



Medford Zoning Viewer



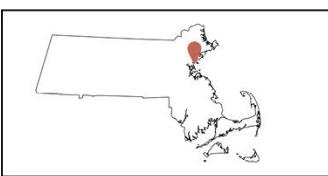
2024-2026 Zoning Update

INSTITUTIONAL DISTRICT TUFTS UNIVERSITY

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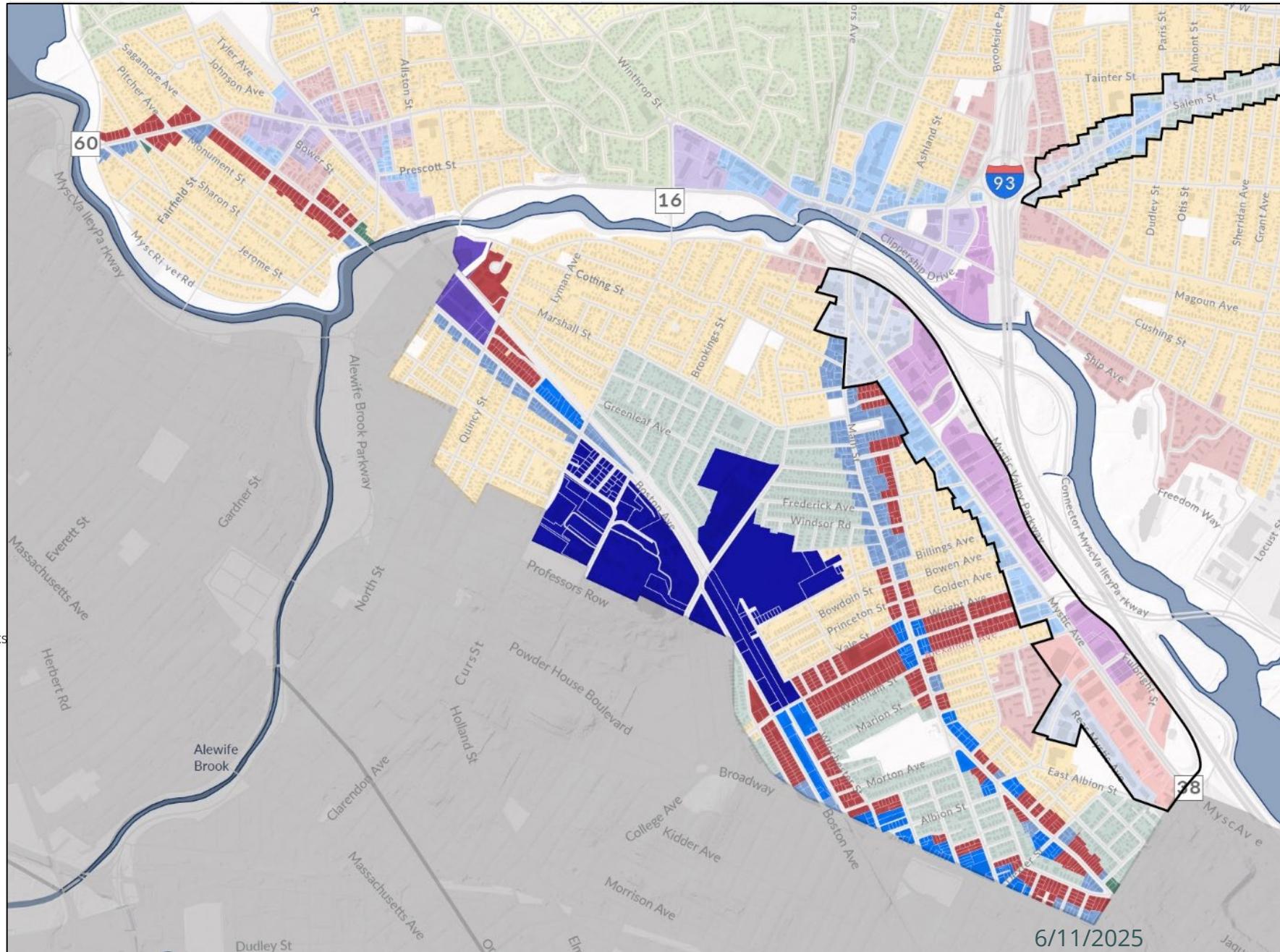


Proposed Districts for Other Corridors



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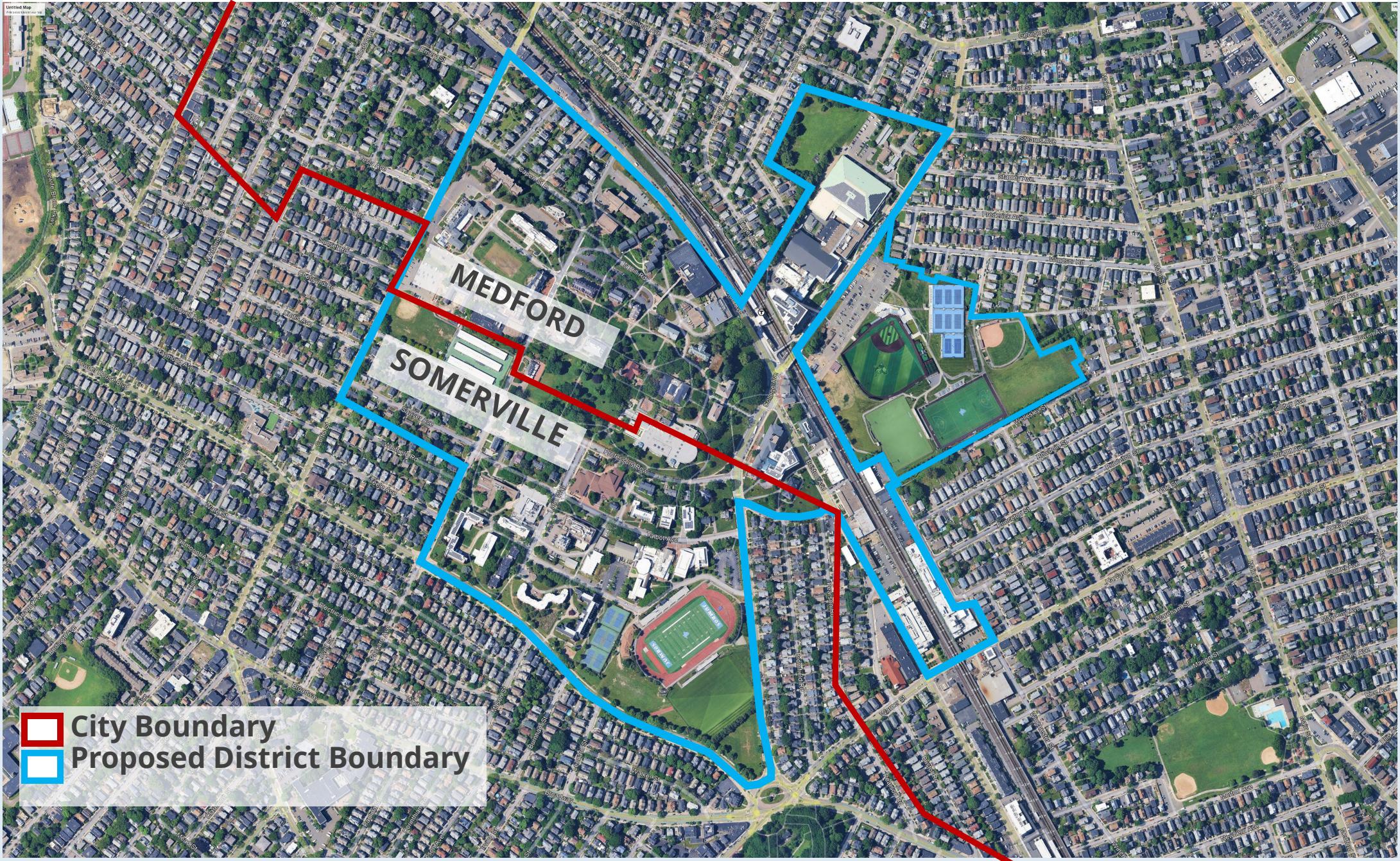
- Mixed-Use 1B:
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B
Mid Scale.
7 stories by right + 2 IZ
- Institutional District
Tufts University
- Urban Residential 2
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit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





2024-2026 Zoning Update

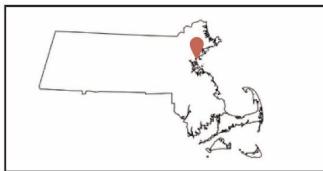
Current Zoning



2024-2026 Zoning Update



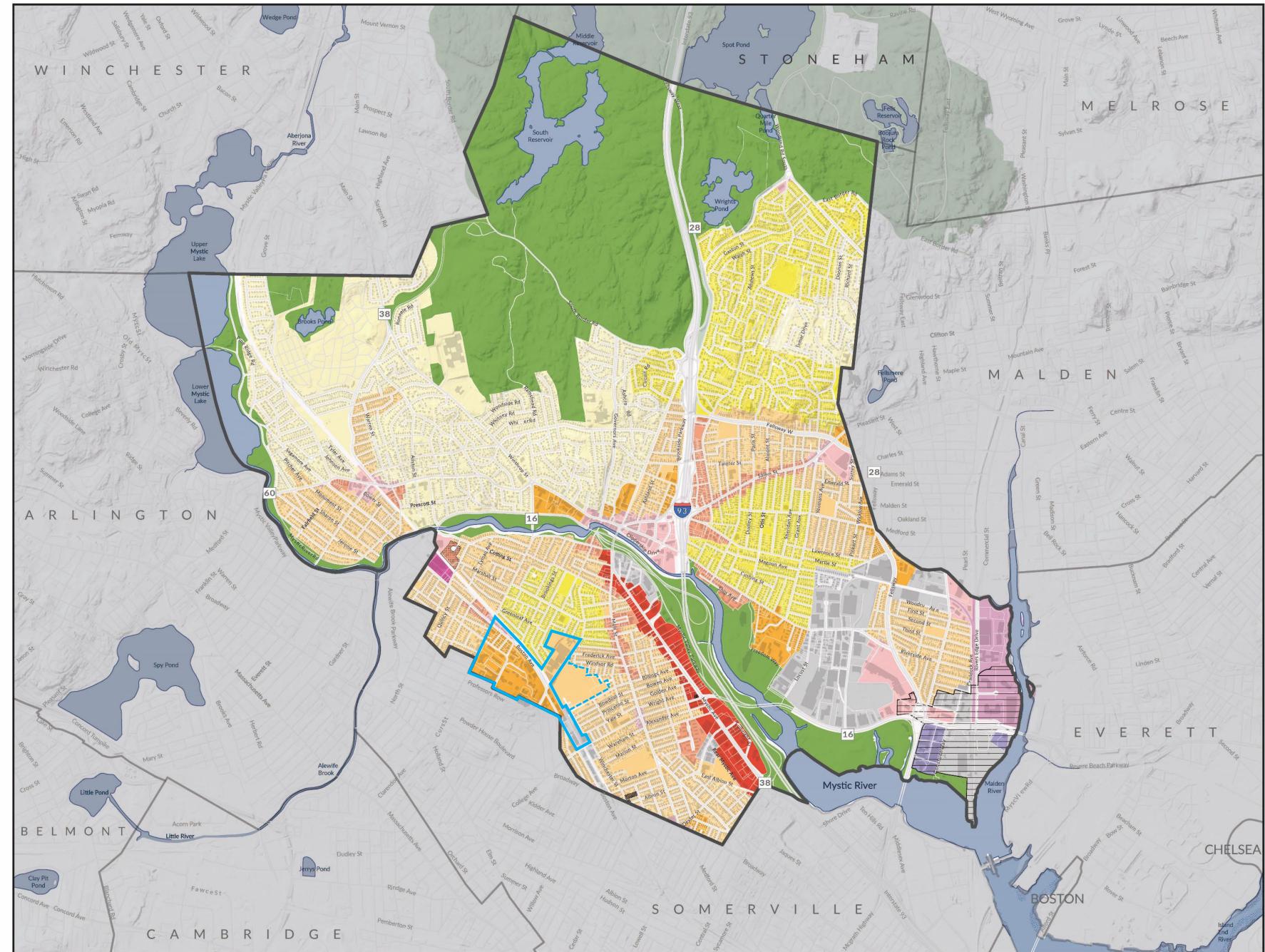
Current Zoning



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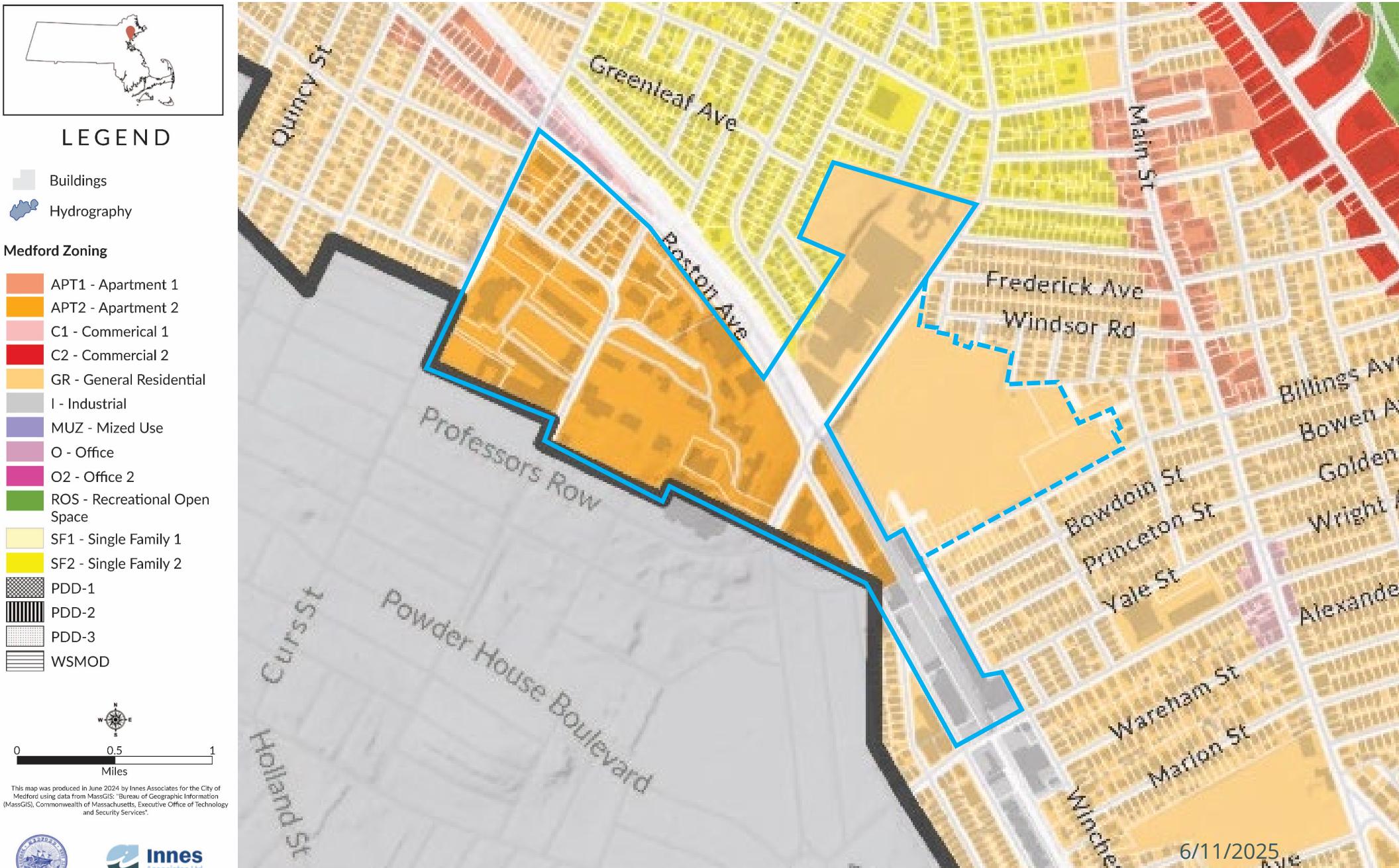
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2024-2026 Zoning Update



Current Zoning



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6/11/2025



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										
APT 2	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		
	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	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	-	-	-	-	-	-	-	-	-	-	-	-		
GR	5. Other permitted principal structures	-	10,000	50	100	100	10%	25%	15	15	15	35%	125	15		
	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		
I	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		



Special District. Tufts University. Somerville

Intent:

- To maintain an area of the city for the campus of an educational institution.
- To preserve land areas primarily dedicated to collegiate Education Services principal uses protected by M.G.L., Chapter 40A, Section 3 and other uses necessary to maintain an academic campus.

Purpose:

- To reduce the impact of higher intensity educational uses on surrounding residential properties by reducing the height of buildings at the edge of the campus and locate taller buildings toward the center of the campus.
- To distribute the coverage and floor area of buildings across the quadrants of the district in a generally even distribution as to not overly cluster development.



Special District. Tufts University. Sommerville

Building Standards:

- Multiple principal buildings are permitted on each lot.
- Front Setbacks:
 - 20 ft: College Avenue, Powder House Boulevard and Packard Avenue.
 - 15 ft: Dearborn Road and Curtis Street
- Sawyer Avenue between Packard Avenue and Curtis Street: Min Front Setback= 15 ft and Rear Setback= 20ft
 - Building length less than 30ft. Setback with formula
 - Building more than 30 ft. Setback with formula
 - Buildings separated at least 17 ft
- Building Height (See image)
 - 100 ft offset from the boundary= 2.5 stories or 35 ft
 - 100-200 ft offset from the boundary= 4 stories or 56 ft
 - Northwest Corner 200-350 ft offset from the boundary= 6 stories or 72 ft
 - Rest= 8 stories or 98 ft

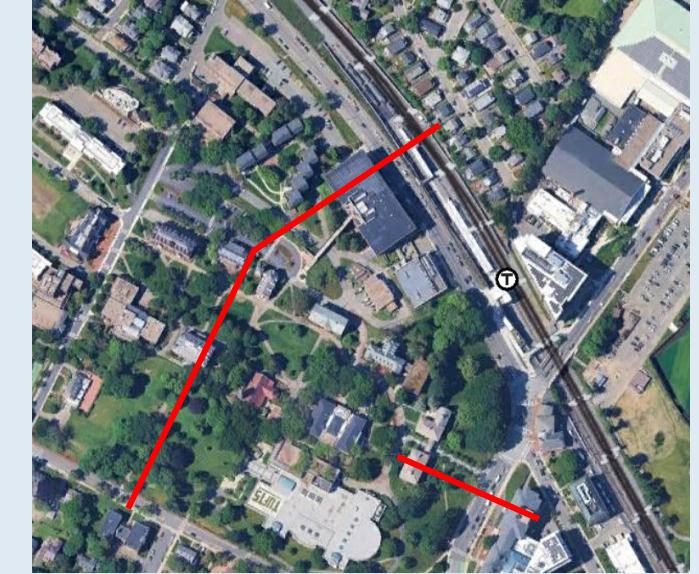
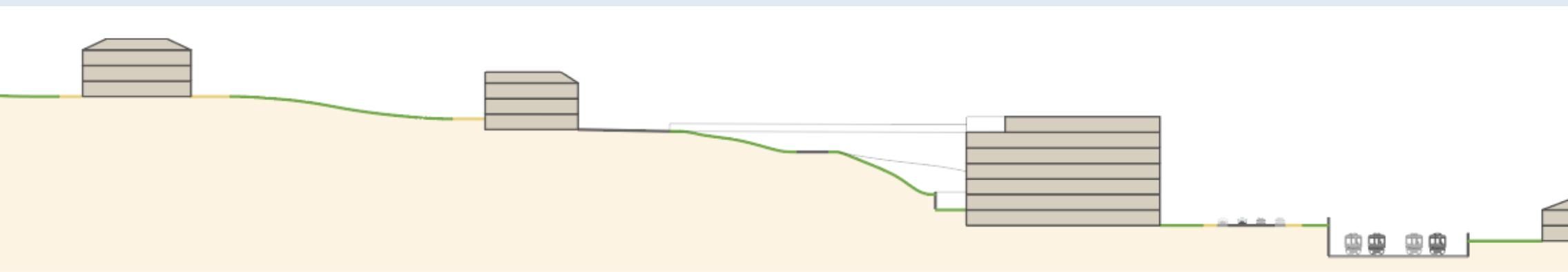
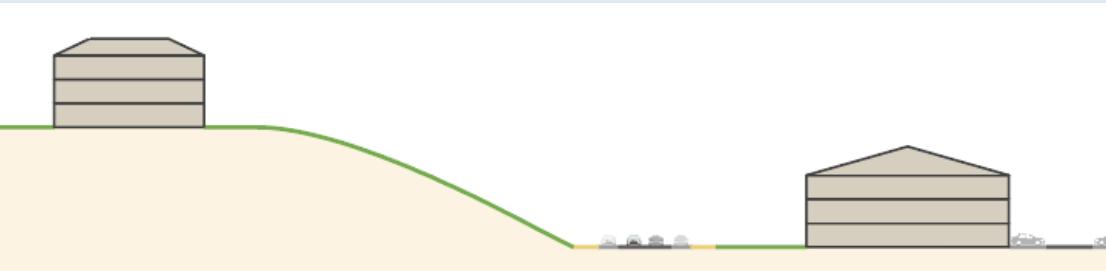
**Table 7.3.7 Building Height**

Location	Stories	Feet
With the Blue Band	2.5	35
Within the Red Band	4	56
Within the Yellow Band	6	72
Within the Green Band	8	98

Map 7.3.7(a) Tufts University Height Map

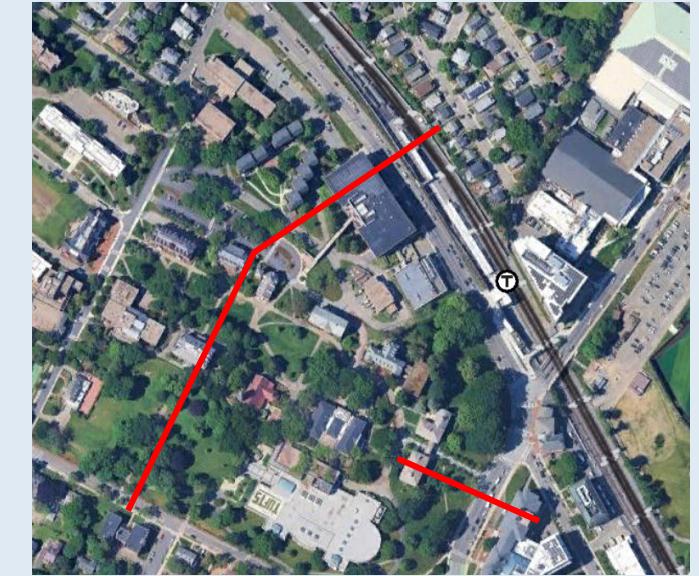
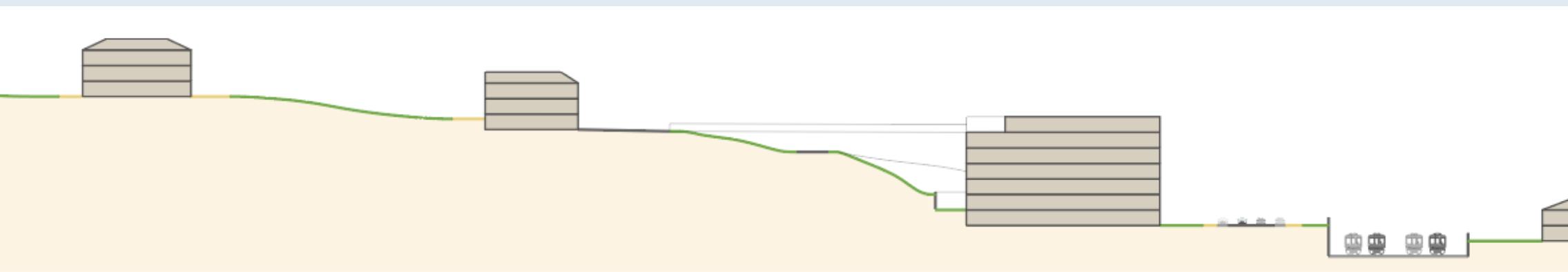
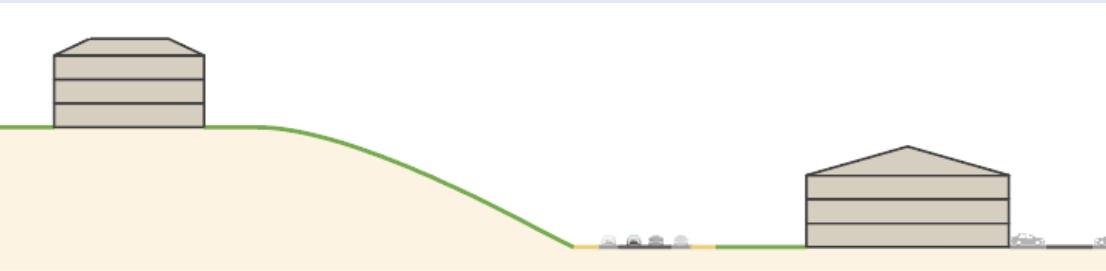


2024-2026 Zoning Update





2024-2026 Zoning Update

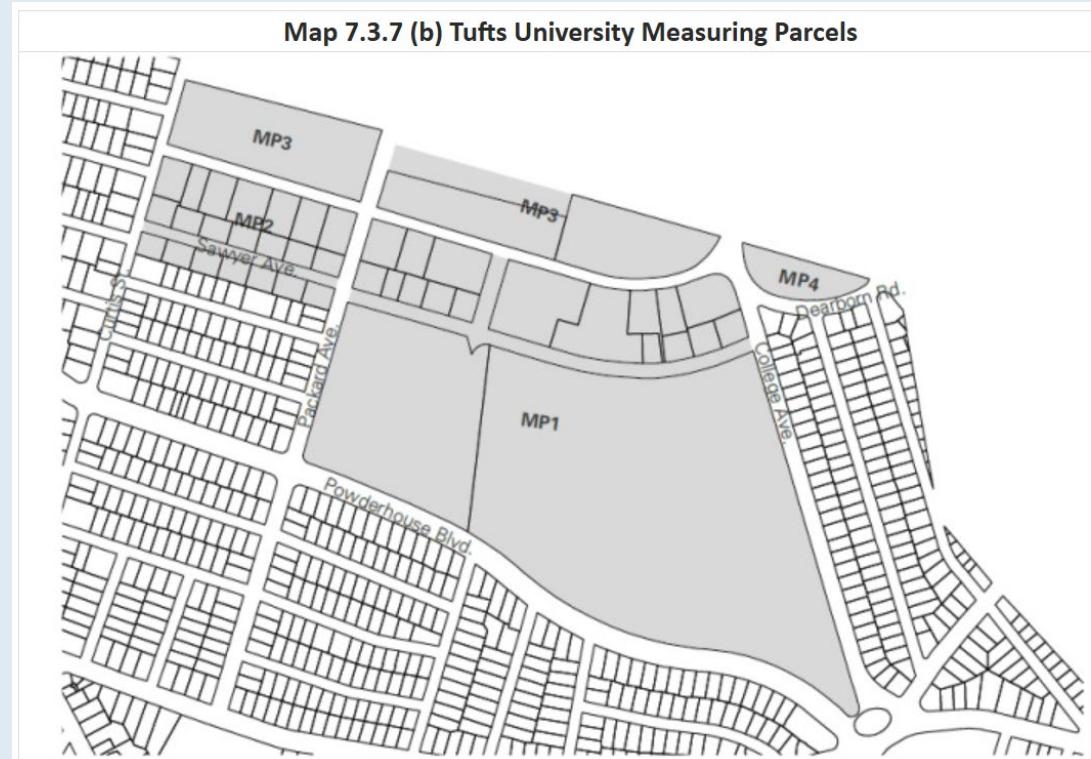




Special District. Tufts University. Sommerville

Building Massing:

- The maximum lot coverage for each measuring parcel is 65%.
- The maximum floor area ratio for each measuring parcel is 2.0.
- The maximum floor plate of any individual building is fifteen thousand (15,000) gross square feet.



Development Sites are equal to one of the measuring parcels shown on the map.



Special District. Tufts University. Sommerville

Permitted Uses:

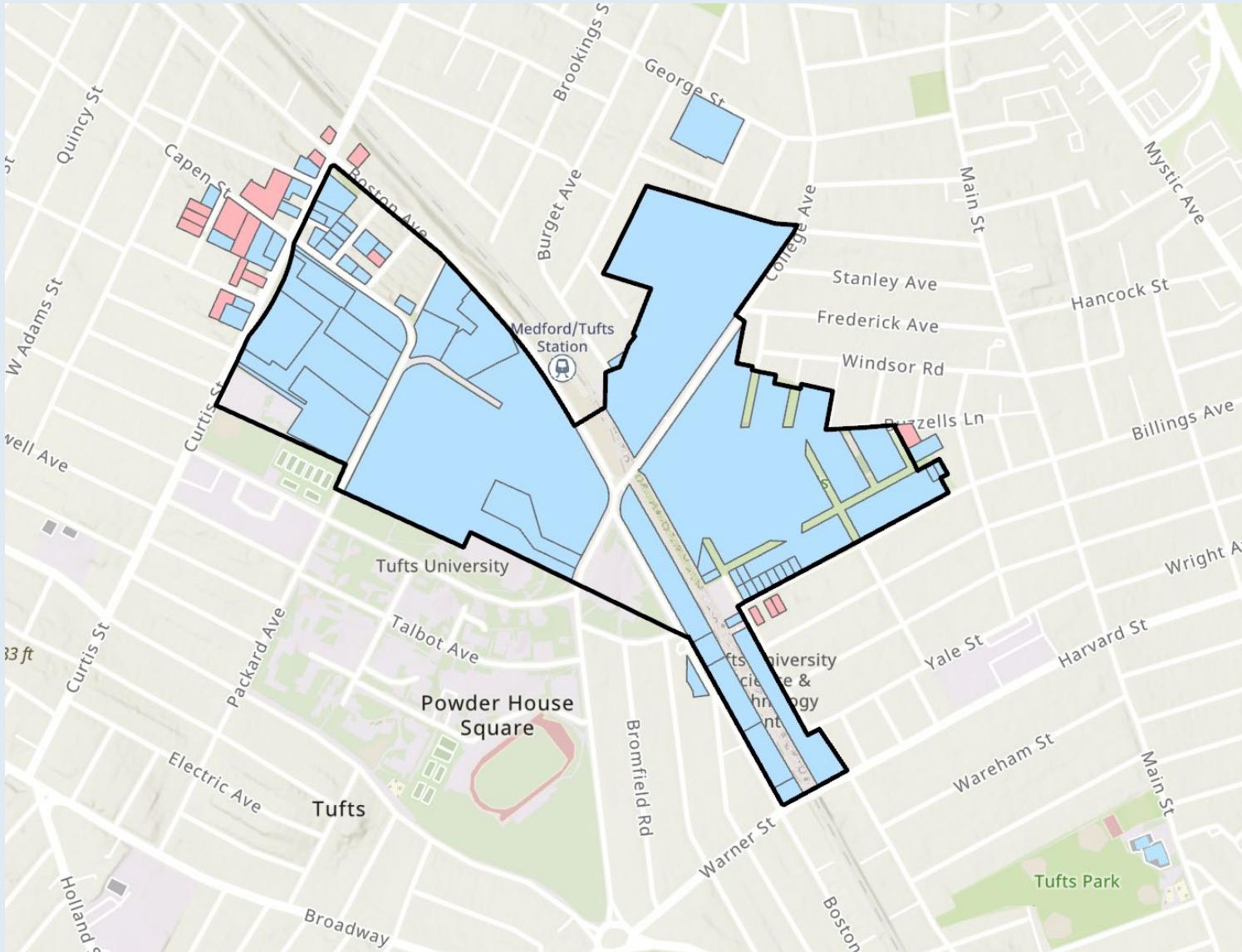
- The use of real property is permitted as an **educational service principal use**, including all facilities customarily provided by educational service uses in directly serving the needs of faculty, staff, students, and visitors, as deemed necessary by Tufts University, in accordance with the provisions of Section 9.2 Use Definitions & Standards.

Parking:

- Sommerville does not have Parking Requirements



Special District. Tufts University. Ownership



- Tufts University (Blue)
- Walnut Hill (Pink)



PARKING AND TDM



Content

What are we discussing in this meeting?

- **Off-street parking requirements (zoning for private property)**

What are we NOT discussing in this meeting

- **Public Parking**
- **Parking Standards**
- **Curb Management** (Curb Management seeks to optimize, allocate, and manage the curb space to maximize mobility, safety, and access for the wide variety of curb demands.)



Parking Management

Parking is an essential component of the transportation system.

A typical automobile is parked 23 hours each day, and uses several parking spaces each week (live, work, and entertainment). Parking convenience affects the ease of reaching destinations and therefore affects overall accessibility.

Parking management refers to policies and programs that result in more efficient use of parking resources. When applied appropriately, **parking management can significantly reduce the number of parking spaces required in a particular situation, providing a variety of economic, social, and environmental benefits.**



Parking management: Shift in Expectations

The old paradigm assumes that parking should be:

- **Abundant and free** at most destinations.
- **Maximize supply and minimize price.**
- Assumes that **parking lots should almost never fill.**
- **Costs should be incorporated** into the costs of buildings or subsidized by governments
- **Every destination should satisfy its own parking needs.**

The new paradigm:

- Strives to provide **optimal parking supply** and price.
- Considers **too much supply as harmful as too little**, and **prices that are too low as harmful as those that are too high.**
- Strives to **use parking facilities efficiently.**
- Considers **full lots to be acceptable**, provided that additional parking is available nearby, and that any spillover problems are addressed.
- Emphasizes **sharing of parking facilities between different destinations.**
- **Favors charging parking facility costs directly to users**, and **providing financial rewards to people who reduce their parking demand.**



Parking Strategies: Parking Minimums

Conventional planning determines how much parking to provide at a particular site based on recommended **minimum parking standards**. It provides an index or **parking ratio used to calculate the required number of spaces** at a particular location.

These are unconstrained and unadjusted values, which generally **reflect the maximum supply that could be needed on the busiest day anticipated**. **These standards err toward oversupply in many ways**. They are **derived from parking demand studies that were mostly performed in automobile-dependent locations**.

Excessive parking requirements waste resources, both directly, **by increasing the money and land devoted to parking facilities, and indirectly, by increasing automobile use and sprawl**.



Current Medford Parking Requirements

Use Type	Use	Parking Requirements
Residential uses	Single Family Detached	2 per Dwelling Unit
	All other Residential types	1.5 per Dwelling Unit
	Affordable Housing Units	0.5 per Dwelling Unit
	Located within ½ mile of high-frequency transit	0.8 per Dwelling Unit
Office uses	All office uses	1 per 350 s.f.
Retail and service uses	Retail sales	1 per 350 s.f.
	Convenience retail	1 per 500 s.f.
	Neighborhood retail	1 per 750 s.f.
	Other retail uses	1 per 350 s.f.
Non-residential use	Less than 5000 sf	No parking requirements



Parking Requirements: Other Communities

Cambridge: No Parking Requirements

Somerville: No Parking Requirements

Everett

Use Type	Use	Parking Requirements
Residential uses	All residential types	2 per Dwelling Unit
Office uses	All office uses	1 per 500 s.f.
Retail and service uses	Retail sales	1 per 300 s.f.

Arlington

Use Type	Use	Parking Requirements
Residential uses	All residential types	1 per Dwelling Unit
Office uses	All office uses	1 per 500 s.f.
Retail and service uses	Retail sales	1 per 300 s.f.



Parking Requirements: Other Communities

Malden

Use Type	Use	Parking Requirements
Residential uses	All residential types	1 per bedroom
Office uses	All office uses	1 per 250 s.f.
Retail and service uses	Retail sales	1 per 250 s.f.

Newburyport. Smart Growth District (SGD)

Use Type	Use	Parking Requirements
Residential uses	Studio or 1-bedroom	1 per Dwelling Unit
	2-bedroom unit	1.3 per Dwelling Unit
	3-bedroom unit or more	1.5 per Dwelling Unit
Retail	Restaurants	1 per 6 seats of occupancy rating
	Outdoor café	0.7 per guest table
	All other uses	2 per 1,000 s.f.



Parking Strategies: Examples from Other Cities

Parking Strategies

Parking Strategies

Update Parking Minimums

Increase Capacity of Parking Facilities

Maximum Parking Ratios

Residential Requirements

Reductions of Parking Requirements

Alternative Parking Facilities

Transport Demand Management

Eliminate Parking Minimums

Reductions of Parking Requirements

Proximity to Public Transport

Affordable Housing

Additional Bicycle Parking

Shared Cars

Mobility as a Service

Dual Use



Parking Strategies: Examples from Other Cities

Short-term changes

Update Parking Minimums

Increase Capacity of Parking Facilities

Maximum Parking Ratios

Residential Requirements

Reductions of Parking Requirements

Alternative Parking Facilities

Mid-term changes

Transport Demand Management

Long-term changes

Eliminate Parking Minimums



OTHER CORRIDORS

Boston Ave

Main St

Broadway

Harvard St

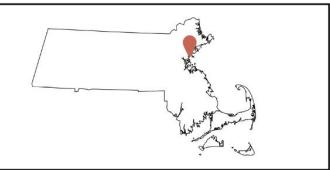
High St (Medford West)

Boston Ave (Medford West)

2024-2026 Zoning Update



Residential Districts Proposal Referred to the CDB



LEGEND

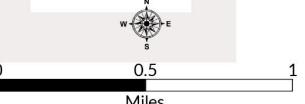
Neighborhood Residential 1
• Single-unit Dwelling + ADU
• Historic Conversion (2 units)

Neighborhood Residential 2
• Single-unit Dwelling + ADU
• 2-unit Dwelling
• Historic Conversion (2-3 units)

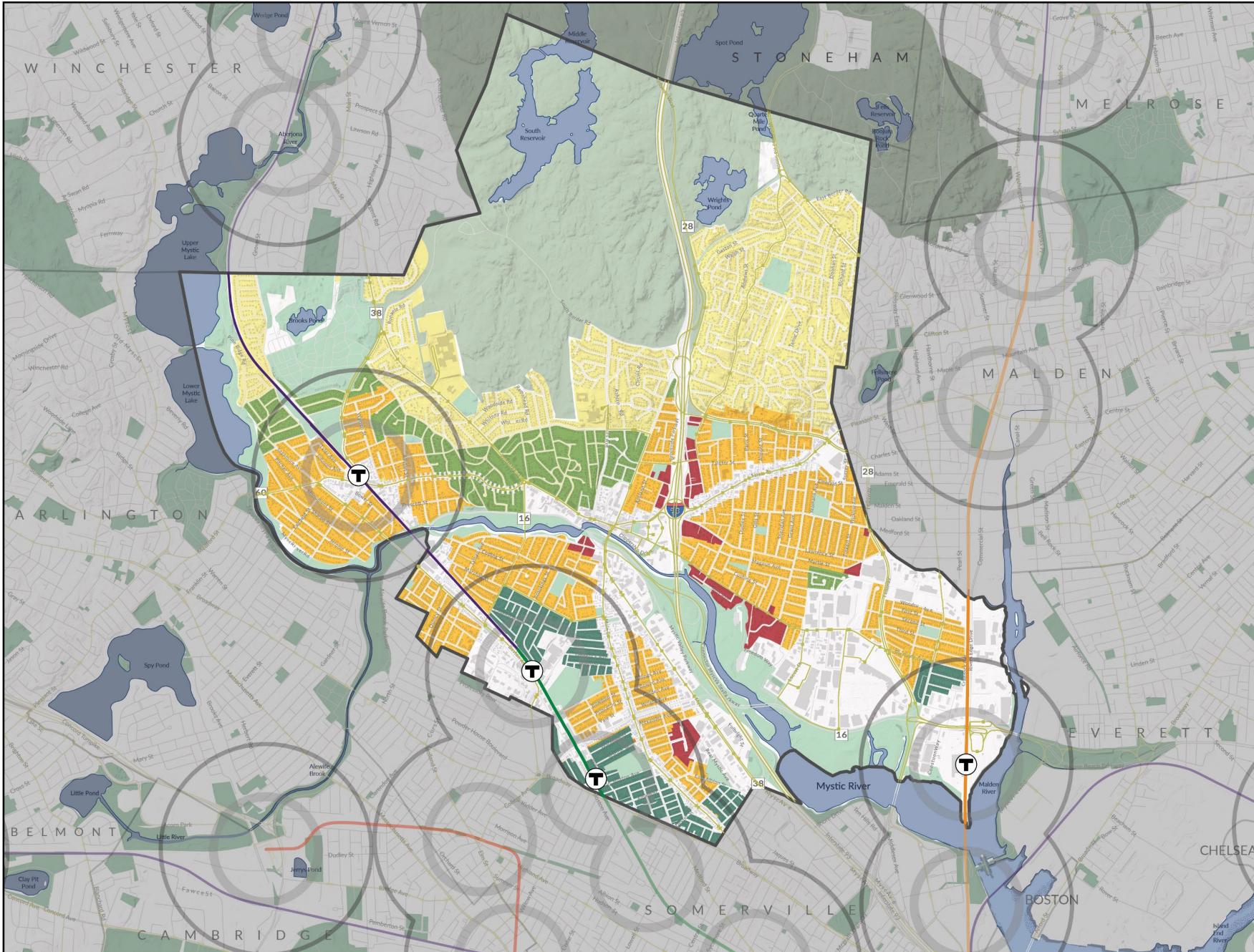
Neighborhood Residential 3
• Single-unit Dwelling + ADU
• 2-unit Dwelling
• 3-unit Dwelling
• Townhouse
• Historic Conversion (2-4 units)

Urban Residential 1
• 2-unit Dwelling
• Historic Conversion (2-5 units)
• Townhouse
• 3-unit Dwelling
• Multiplex (4-6 units)

Urban Residential 2
• Townhouse
• 3-unit Dwelling
• Multiplex (4-6 units)
• Multiple unit Dwelling >6 units
3 stories max



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



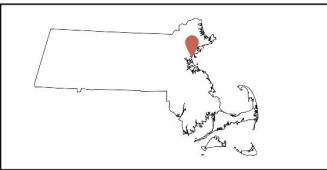
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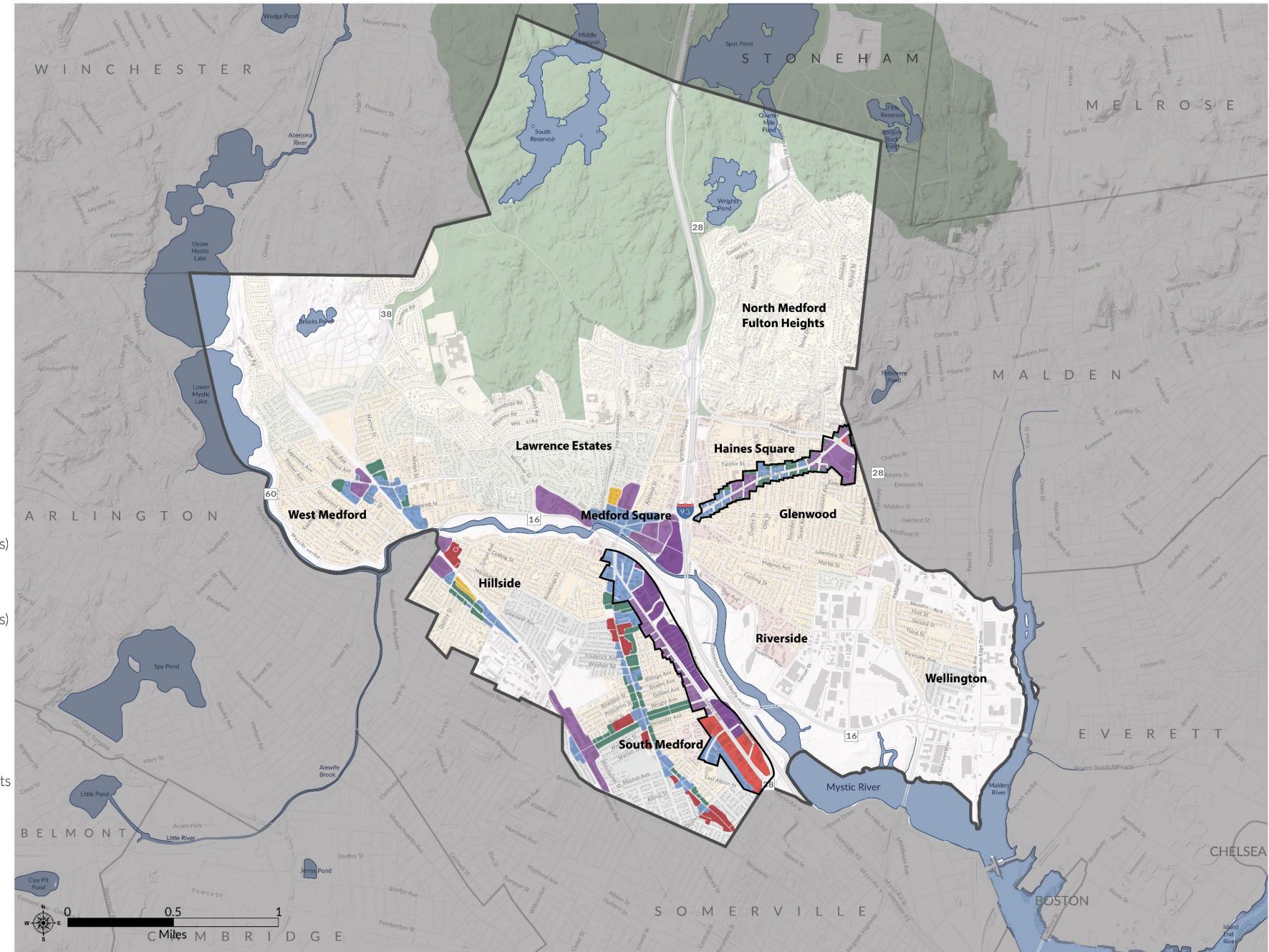
Commercial Framework (March 12)



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)

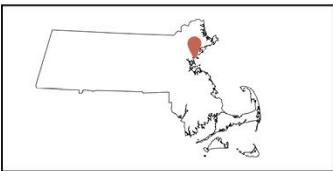
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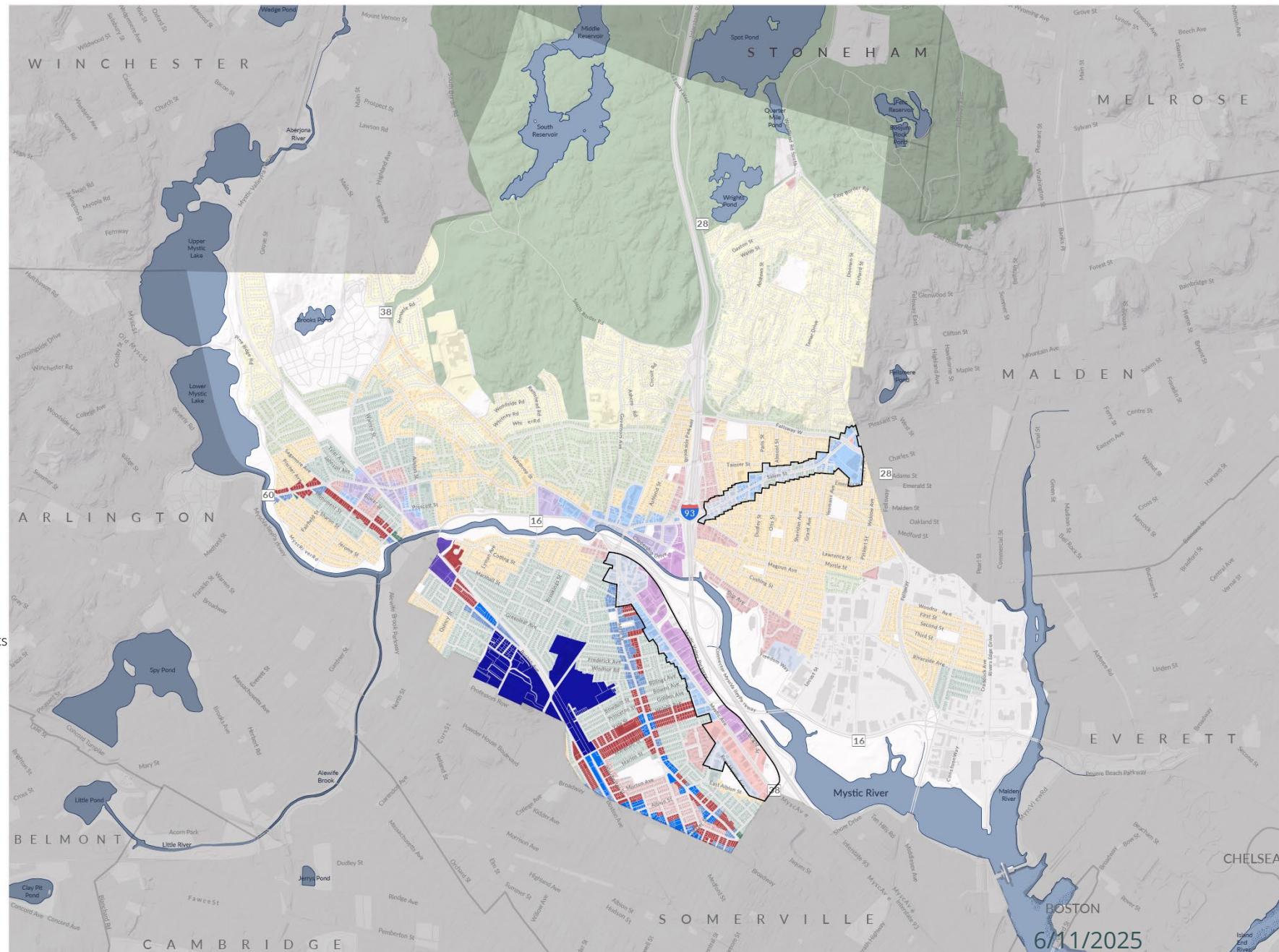


Proposed Districts for Other Corridors May 28



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)
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 - ADU (1/2/3-unit Dwelling)



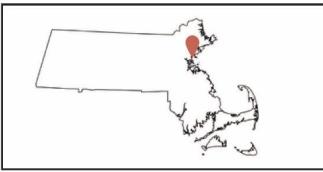
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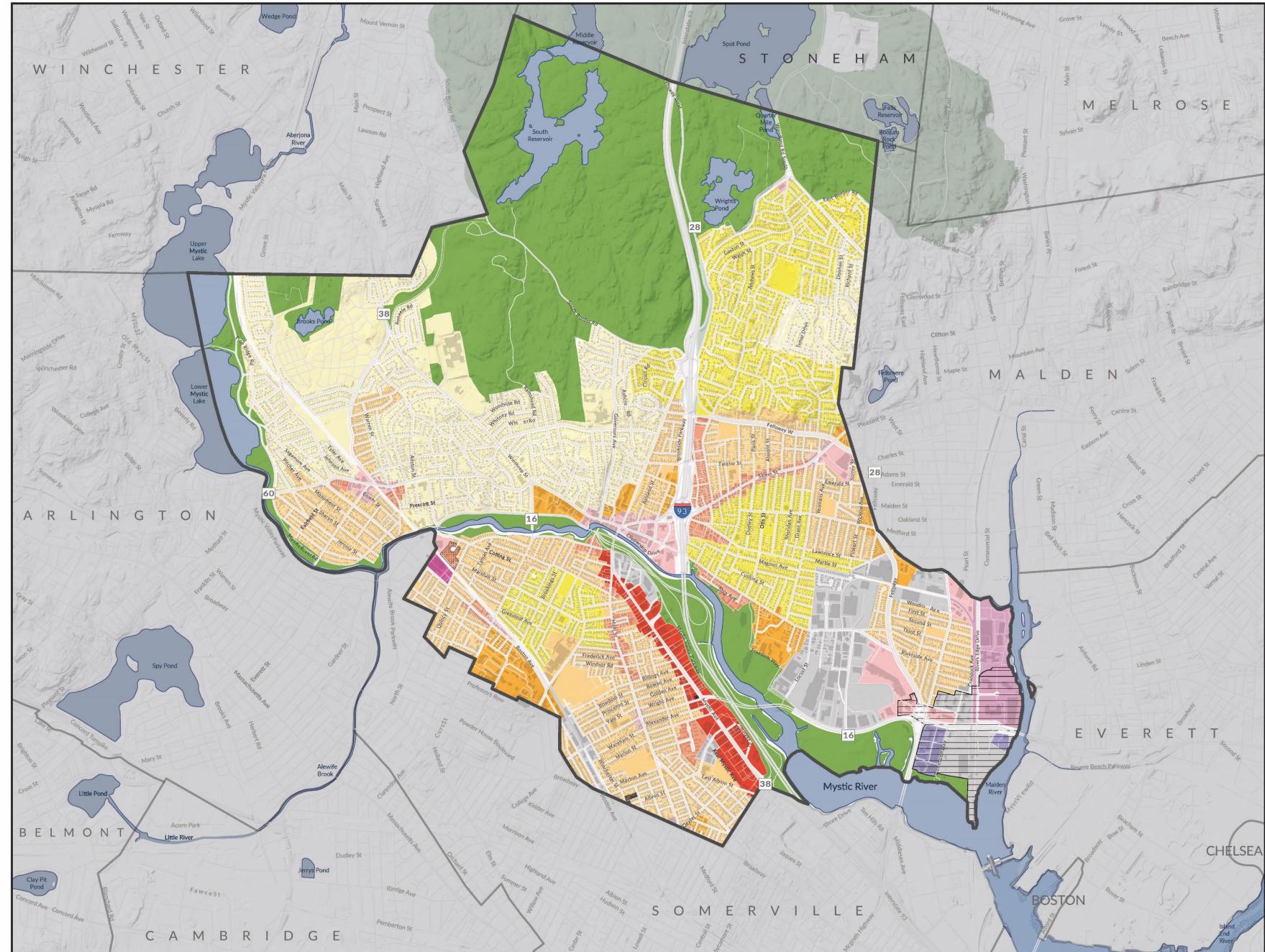
Current Zoning



LEGEND



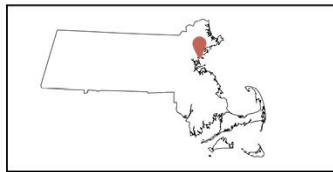
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Current Zoning



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

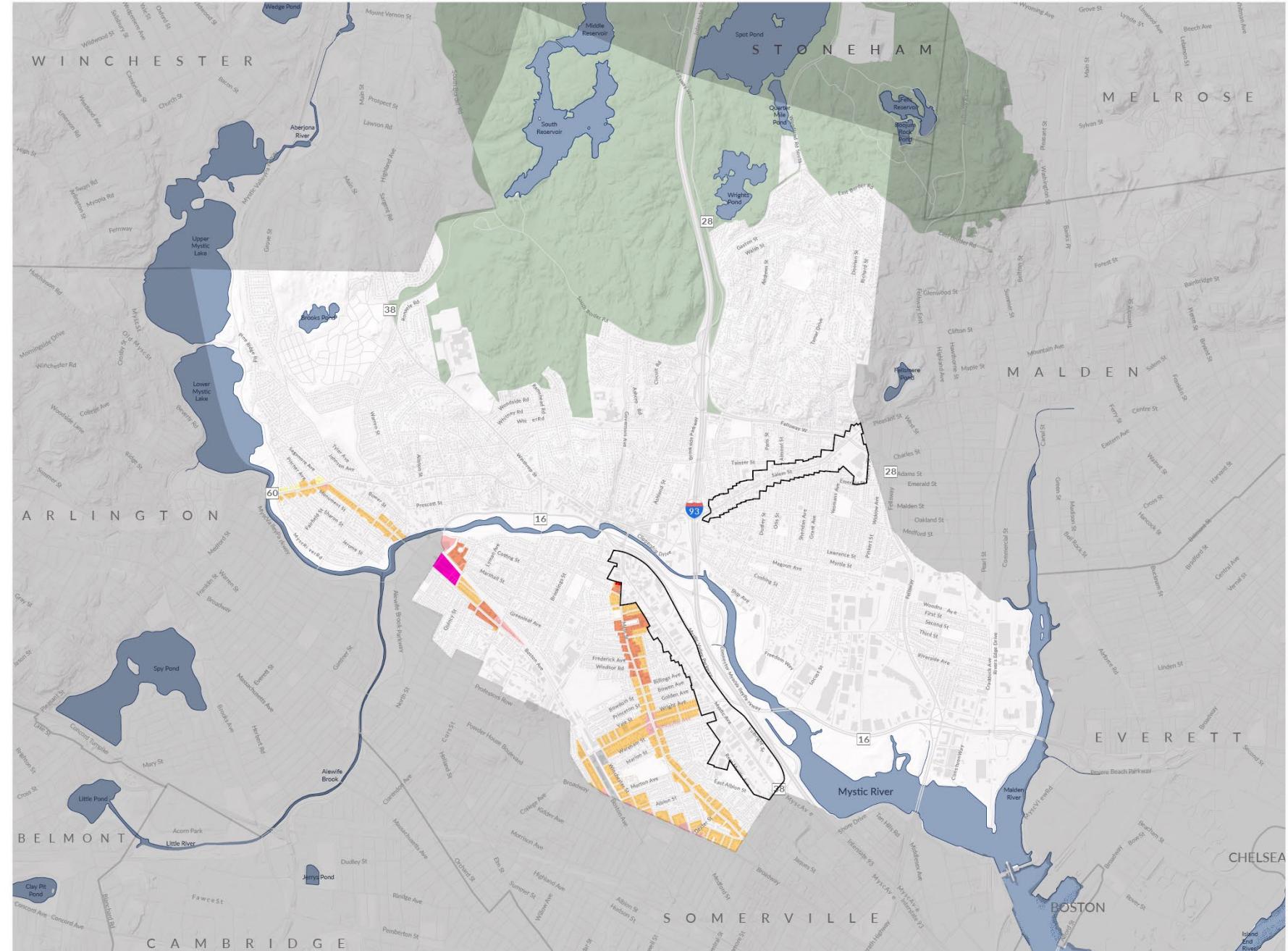
I - Industrial
 Other permitted Structures
 • 2 stories by right

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

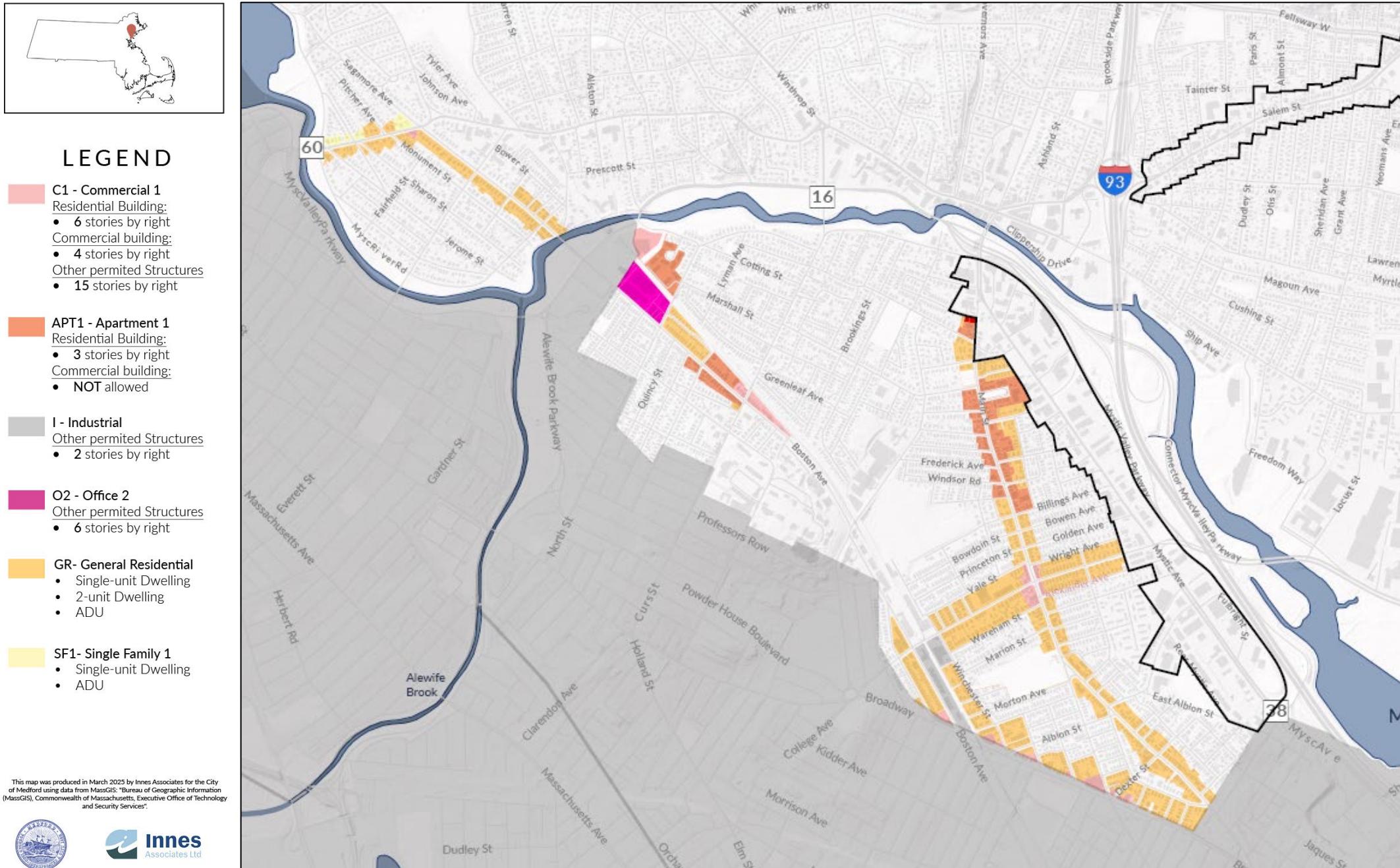
This map was produced in March 2023 by Innes Associates for the City of Medford using data from MassGIS' "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



2024-2026 Zoning Update



Current Zoning



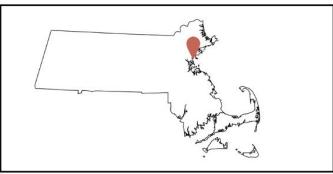
This map was produced in March 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



2024-2026 Zoning Update



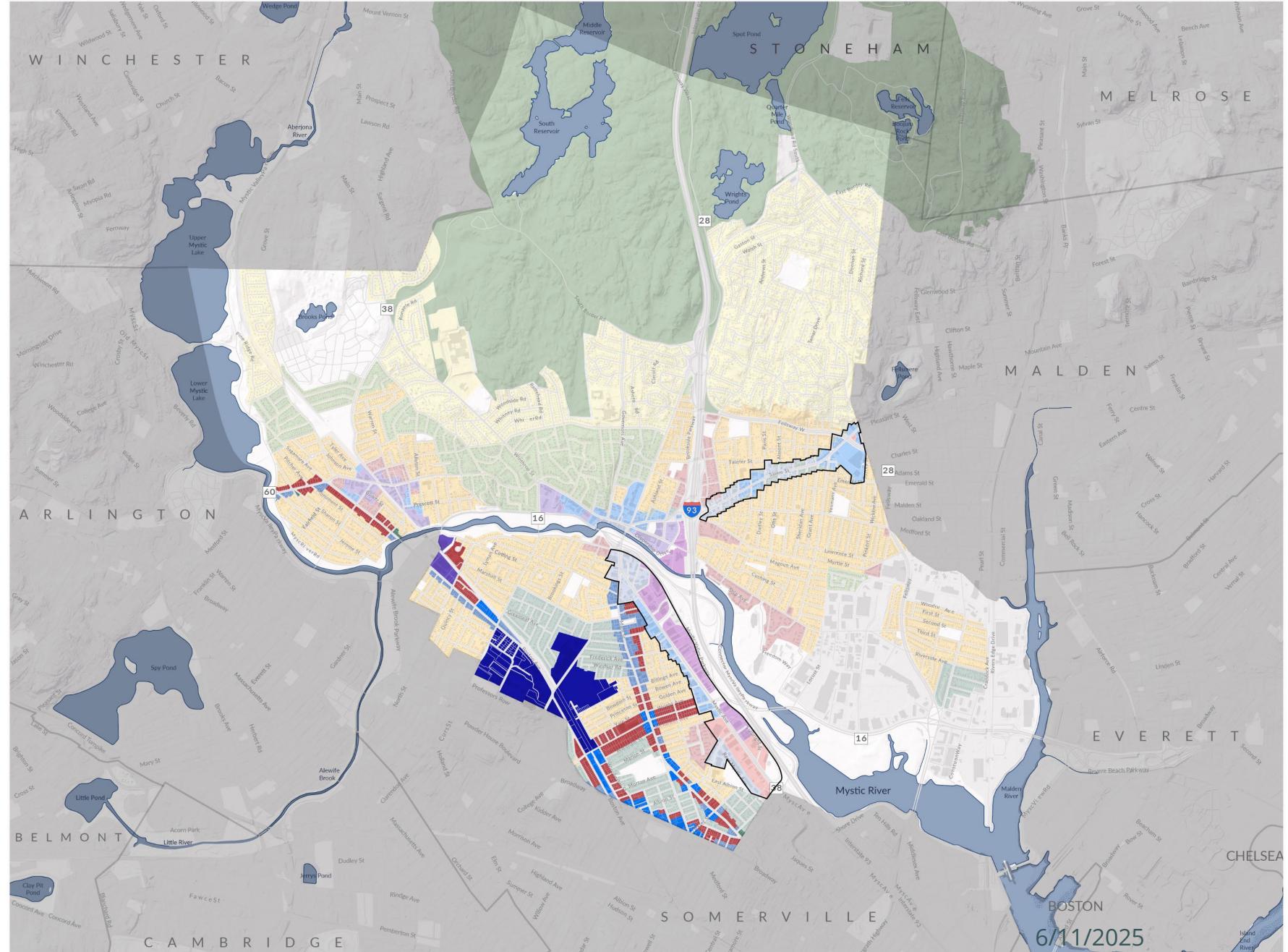
Proposed Districts for Other Corridors



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)
- Urban Residential 1
 - 2-unit Dwelling
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)

This map was produced in June 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).

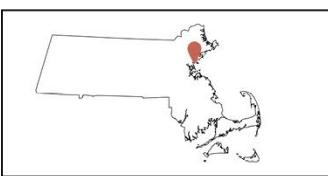


6/11/2025

2024-2026 Zoning Update

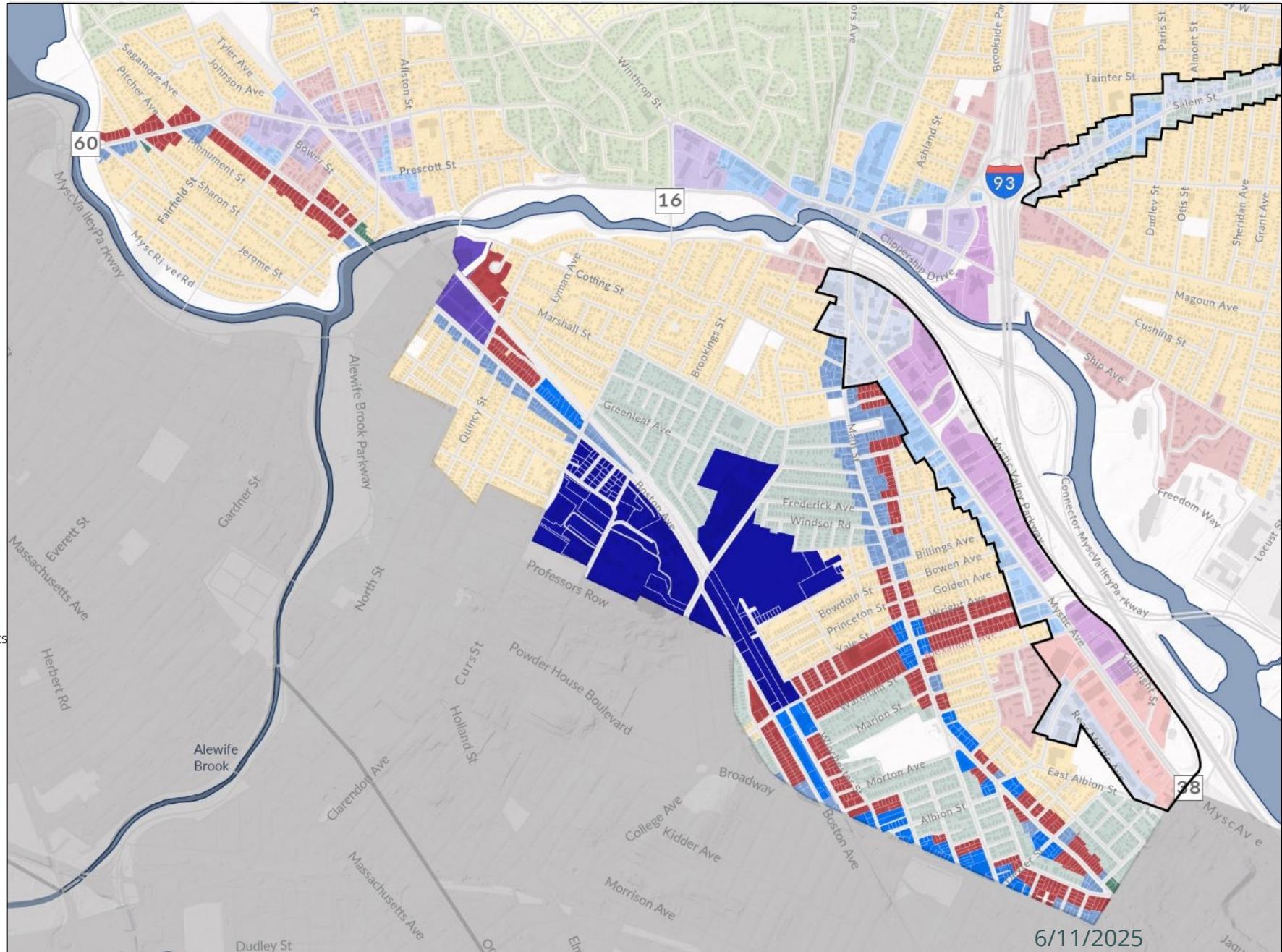


Proposed Districts for Other Corridors



LEGEND

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Small-Mid Scale.
4 stories by right + 1 IZ
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Questions?



BBHS



Zoning Development Standards

