

## MEMORANDUM

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| To      | Members of the Planning and Permitting Committee<br>Alicia Hunt, Director of Planning, Development & Sustainability<br>Danielle Evans, Senior Planner<br>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<br>Jimmy Rocha, GIS Analyst/Data Scientist<br>Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC                      |

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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 | <u>PC</u> <sup>5</sup>                    | <u>LC</u>            |
|---|------|------|------|------|---|----------------------|
| <b>A. RESIDENTIAL USES</b>  |      |      |      |      |   |                      |
| 1. Detached single family dwelling  | N    | N    | N    | N    | <u>2 per Dwelling Unit</u>                | <u>NA</u>            |
| 2. Attached single family dwelling:<br>Two dwelling structure   | N    | N    | N    | N    | <u>1.5 per Dwelling Unit</u> <sup>4</sup> | <u>NA</u>            |
| Three or more dwelling structure  | N    | N    | N    | N    | <u>1.5 per Dwelling Unit</u> <sup>4</sup> | <u>NA</u>            |
| 3. Detached two-family dwelling   | N    | N    | N    | N    | <u>1.5 per Dwelling Unit</u> <sup>4</sup> | <u>NA</u>            |
| 4. Multiple dwelling, Class A   | Y    | Y    | N    | N    | <u>1.5 per Dwelling Unit</u> <sup>4</sup> | <u>NA</u>            |
| 5. Multiple dwelling, Class B   | Y    | Y    | Y    | Y    | <u>1.5 per Dwelling Unit</u> <sup>4</sup> | <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>B. COMMUNITY USES</b>  |      |      |      |      |   |                      |
| 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 <sup>5</sup>          | 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> |
| <b>C. OPEN RECREATIONAL AND AGRICULTURAL USES</b>   |      |      |      |      |                          |                      |
| 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> |
| <b>D. COMMERCIAL USES</b>   |      |      |      |      |                          |                      |
| 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 <sup>5</sup>       | 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 <sup>1</sup>                                | Y    | Y    | Y    | Y    | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| <b>E. OFFICE USES</b>   |      |      |      |      |                       |                      |
| 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> |
| <b>F. RETAIL AND SERVICE USES</b>                                 |      |      |      |      |                       |                      |
| 1. Retail sales <sup>2</sup>                                      | Y    | Y    | Y    | Y    | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 2. Convenience retail <sup>2</sup>                                | 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> |
| <b>G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS</b>      |      |      |      |      |                       |                      |
| 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> |
| <b>H. MOTOR VEHICLE RELATED USES</b>                              |      |      |      |      |                       |                      |

|  | MX-1 | MX-2 | MX-3 | MX-4 | PC <sup>5</sup>         | 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> |
| <b>I. MISCELLANEOUS COMMERCIAL USES</b>  |      |      |      |      |                         |                      |
| 1. Parking area or garage not accessory to permitted principal use:<br>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 <sup>3</sup>    | 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>            |
| <b>J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES</b>   |      |      |      |      |                         |                      |
| 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 <sup>5</sup>          | LC                   |
|--|------|------|------|------|--------------------------|----------------------|
| 4. Railroad right-of-way   | Y    | Y    | Y    | Y    | NA                       | NA                   |
| 5. Manufacturing   | N    | N    | N    | SP   | <u>1 per 2 employees</u> | <u>1/50,000 s.f.</u> |
| 6. Research and testing laboratory   | N    | N    | N    | Y    | <u>1 per 2 employees</u> | <u>1/50,000 s.f.</u> |
| 7. Plumbing or carpentry shop, and other similar service or repair shops   | N    | N    | N    | SP   | <u>1 per 350 s.f.</u>    | <u>1/15,000 s.f.</u> |
| 8. Wholesale bakery or food processing plant   | N    | N    | N    | N    | <u>1 per 2 employees</u> | <u>1/15,000 s.f.</u> |
| 9. Wholesale laundry, cleaner, dyer or similar use   | N    | N    | N    | N    | H                        | <u>1/50,000 s.f.</u> |
| 10. Warehouse, Wholesale establishment   | N    | N    | N    | N    | <u>1 per 1,400 s.f.</u>  | <u>1/15,000 s.f.</u> |
| 11. Mini or self storage warehouse   | N    | N    | N    | N    | <u>1 per 1,400 s.f.</u>  | <u>1/15,000 s.f.</u> |
| <b>K. ACCESSORY USES</b>   |      |      |      |      |                          |                      |
| 1. Home occupation (see § 94-3.4)<br>As of right   | Y    | Y    | Y    | Y    | <u>1 per 350 s.f.</u>    | NA                   |
| By special permit  | Y    | Y    | Y    | Y    | <u>1 per 350 s.f.</u>    | 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    | <u>1 per 2 employees</u> | NA                   |
| 4. Family day care home, large   | BA   | BA   | BA   | BA   | <u>1 per 2 employees</u> | NA                   |
| 5. Adult day care home   | BA   | BA   | BA   | BA   | <u>1 per 2 employees</u> | 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    | <u>1 per Guestroom</u>   | NA                   |
| 7. Noncommercial greenhouse, tool shed, or similar accessory structure   | N    | N    | N    | N    | NA                       | NA                   |
| 8. Swimming pool, on a lot with:<br>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    | <u>1 per 1,400 s.f.</u>  | <u>1/15,000 s.f.</u> |
| 12. Heavy repair operations  | N    | N    | N    | N    | <u>1 per 350 s.f.</u>    | <u>1/15,000 s.f.</u> |

### 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<br>Tower: 96 ft | 102 ft           |
| Stepback (above 4 <sup>th</sup> floor) | 10 ft            | -                | 20 ft                         | -                |
| Setbacks (feet)                        | <b>Min / Max</b> | <b>Min / Max</b> | <b>Min / Max</b>              | <b>Min / Max</b> |
| 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 <sup>th</sup> floor) | 10               | -                | 20                      | -                |
| Setbacks (feet)                        | <b>Min / Max</b> | <b>Min / Max</b> | <b>Min / Max</b>        | <b>Min / Max</b> |
| 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.