

MEMORANDUM

To Members of the Planning and Permitting Committee
Alicia Hunt, Director of Planning, Development & Sustainability
Danielle Evans, Senior Planner
Brenda Pike, Climate Planner
Salvatore Di Stefano, Economic Development Director
Scott Vandewalle, Building Commissioner

From Paula Ramos Martinez, Senior Urban Designer/Planner

Date February 20, 2025

Project 23146 – Medford – Zoning - Revised

Subject Residential Districts– 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:

Amend Section 94-2.1. Division into districts	page 2
Amend Section 94-3.2 Table of Use Regulations (Table A) Dimensional Standards	page 3
Amend Section 94-4.1 Table of Dimensional Requirements (Table B)	page 10
Amend Section 94-12.0 Definitions (if needed)	page 11

Amend Section 94-2.1. Division into districts.

Add the following row to the table of zoning districts, as shown below:

Full Name	Classification	Abbreviation
Neighborhood Residential 1	Residential	NR-1
Neighborhood Residential 2	Residential	NR-2
Neighborhood Residential 3	Residential	NR-3
Urban Residential 1	Residential	UR-1
Urban Residential 2	Residential	UR-2

[the remainder of this page is blank]

Amend Section 94-3.2 Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

	Residential Districts						
	NR-1	NR-2	NR-3	UR-1	UR-2	PC ⁵	LC
A. RESIDENTIAL USES							
1. Detached one-unit dwelling	Y	Y	Y	N	N	2 per Dwelling Unit	NA
2. Attached one-unit dwelling (Rowhouse)	N	N	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
3. Detached two-unit dwelling (Duplex)	N	Y	Y	Y	N	1.5 per Dwelling Unit ⁴	NA
4. Three-unit dwelling, Detached.	N	N	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
5. Multiplex (4-6 units)	N	N	N	Y	Y	1.5 per Dwelling Unit ⁴	NA
6. Multiple dwelling (>6 units)	N	N	N	N	Y	1.5 per Dwelling Unit ⁴	NA
7. Dormitory, fraternity or sorority house	N	N	N	Y	Y	1 per 4 beds	1/15,000 s.f.
8. Lodging or boarding house	N	CDB	CDB	CDB	CDB	1 per Guestroom	1/15,000 s.f.
9. Senior housing facility	CDB	CDB	CDB	CDB	CDB	1 per 2 Units	1/15,000 s.f.
10. Co-housing.	N	N	N	CDB	CDB	1.5 per Dwelling Unit ⁴	NA
11. Congregate Housing.	Y	Y	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
12. Townhouse	N	N	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
13. Historic Conversion	Y	Y	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
B. COMMUNITY USES							
1. Museum	CDB	CDB	CDB	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	CDB	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.

	Residential Districts						
	NR-1	NR-2	NR-3	UR-1	UR-2	PC ⁵	LC
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	1 per 140 s.f.	NA
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	Y	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	Y	NA	NA
9. Essential services	CDB	CDB	CDB	CDB	CDB	NA	NA
10. Hospital, nonprofit	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
C. OPEN RECREATIONAL AND AGRICULTURAL USES							
1. Private open recreational uses, available to the public	N	N	N	N	N	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	Y	Y	Y	Y	Y	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	N	NA	1/15,000 s.f.
D. COMMERCIAL USES							
1. Private entertainment or recreation facility excluding adult uses	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	CDB	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.

	Residential Districts						
	NR-1	NR-2	NR-3	UR-1	UR-2	PC ⁵	LC
3. Private nonprofit members only recreational club or lodge	CDB	CDB	CDB	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	N	N	N	N	N	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	N	N	N	N	N	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking or funeral establishment	N	N	N	N	N	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom ¹	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
10. Artisanal Fabrication.	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
11. Artistic/Creative Production.	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
12. Work-Only Artists' Studio.	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
13. Co-working Space.	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
E. OFFICE USES							
1. Business, professional, or government office	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
4. Medical Office	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
5. Clinic	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
F. RETAIL AND SERVICE USES							
1. Retail sales ²	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	N	N	N	N	N	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	N	N	N	N	N	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.

	Residential Districts						
	NR-1	NR-2	NR-3	UR-1	UR-2	PC ⁵	LC
5. Consumer service establishment	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	N	N	N	N	N	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment — Cultivation	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Manufacture and processing	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment — Retail	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment — Independent laboratory	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare	N	N	N	N	N		
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS							
1. Eating place, without drive through	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Café	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
H. MOTOR VEHICLE RELATED USES							
1. Motor vehicle light service station	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
I. MISCELLANEOUS COMMERCIAL USES							

	Residential Districts						
	NR-1	NR-2	NR-3	UR-1	UR-2	PC ⁵	LC
1. Parking area or garage not accessory to permitted principal use: Residential	N	CDB	CDB	CDB	CDB	NA	NA
Nonresidential	-	-	-	-	-	NA	NA
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	Y	NA	NA
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	CDB	CDB	NA	NA
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	CDB	CDB	CDB	CDB	CDB	NA	NA
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	N	NA	NA
6. Open Storage	N	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	N	N	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	N	NA	NA
9. Solar energy system	Y	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES							
1. Fuel and ice sales	N	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	N	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	N	N	1 per 2 employees	1/50,000 s.f.

	Residential Districts						
	NR-1	NR-2	NR-3	UR-1	UR-2	PC ⁵	LC
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	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	N	H	1/50,000 s.f.
10. Warehouse, Wholesale establishment	N	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	N	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
12. Distillery or winery.	N	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
13. Food Production Facility	N	N	N	N	N	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
14. Life Science Facility	N	N	N	N	N	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
15. Light Manufacturing	N	N	N	N	N	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
16. Maker Space	N	N	N	N	N	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
17. Shared-use Kitchen	N	N	N	N	N	<u>1 per 1,000 s.f.</u>	<u>1/15,000 s.f.</u>
K. ACCESSORY USES							
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	Y	Y	1 per 350 s.f.	NA
By special permit	SP	SP	SP	SP	SP	1 per 350 s.f.	NA
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	Y	
3. Family day care home	Y	Y	Y	Y	Y	1 per 2 employees	NA
4. Family day care home, large	CDB	CDB	CDB	CDB	CDB	1 per 2 employees	NA

	Residential Districts						
	NR-1	NR-2	NR-3	UR-1	UR-2	PC ⁵	LC
5. Adult day care home	CDB	CDB	CDB	CDB	CDB	1 per 2 employee s	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	Y	1 per Guestroo m	NA
7. Noncommercial greenhouse, tool shed, or similar accessory structure	Y	Y	Y	Y	Y	NA	NA
8. Swimming pool, on a lot with:	Y	Y	Y	Y	Y	NA	NA
Less than 4,500 sq. ft.							
More than 4,500 sq. ft.	Y	Y	Y	Y	Y	NA	NA
9. Scientific research and development, as provided at section 94-3.3.3.1	N	N	N	N	N	NA	NA
10. Keno	N	N	N	N	N	NA	NA
11. Open storage	N	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Heavy repair operations	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES							
1. Mixed-Use, Community	N	N	N	N	<u>N</u>		
2. Mixed-Use Development	N	N	N	N	<u>N</u>		

[the remainder of this page is blank]

Amend Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the following table:

Dimensions	Residential Districts				
	NR-1	NR-2	NR-3	UR-1	UR-2
Lot Area sf (Min) – under review	5,000	4,000	3,000	3,000	3,000
Frontage (Min)	50	50	40	40	40
Façade Build Out (Min)	50%	50%	60%	60%	60%
Residential Density (Units per lot) (Min-Max)	1 unit	1-2 units	1-3 units	2-6 units	2-N/A
Historical Conversion (Max) * ¹	2 units	3 units	4 units	No unit density limit	No unit density limit
Height					
Max Height. (Stories)	2.5	2.5	3	3	3
Setbacks (ft)					
Front (Min/Max)	15	15	10	10	10
Side	7 ½ (Sum 15)	7 ½ (Sum 15)	5 (Sum 10)	5 (Sum 10)	5 (Sum 10)
Rear	15	15	15	10	10
Stormwater and Landscaping					
Building Coverage (Max)	50%	50%	50%	60%	60%
Green Score	-	-	-	-	25
Pervious Surface (Min)	30%	30%	30%	25%	25%
Open Space Landscape (Min)	20%	20%	20%	15%	15%

*¹ Minimum area per unit is 900 sf.

[the remainder of this page is blank]

Amend Section 94-12.0 Definitions

Historic Conversion. The conversion of an existing structure, a minimum of seventy (70) years old, originally designed for one-unit use to a two-unit or multi-unit dwelling with no change to the exterior of the structure. Each unit has an independent entrance directly from outside the building or through a common vestibule.

Multiplex. A residential building that contains four, five or six primary dwelling units on one lot. In order to qualify as a multiplex, at least one dwelling unit must be entirely or partially above another. Multiple units built side-by-side would generally be considered a townhouse or a semi-detached house.

Pervious Surface. A surface that allows water to infiltrate the soil beneath it. Also known as permeable surface.

Open Space Landscape. Open space designed and planted for pleasant appearance with trees, shrubs, ground cover and grass. Such space may not include lot area used for parking, loading, access drives, other areas with hard surfaces, or usable open space.