

# City of Medford

## Planning and Permitting Committee Meeting

### 2024-2026 Zoning Update

May 14, 2025



BBHS

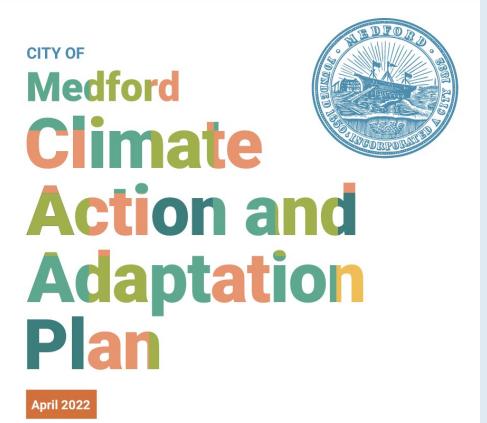


# Agenda

- 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**

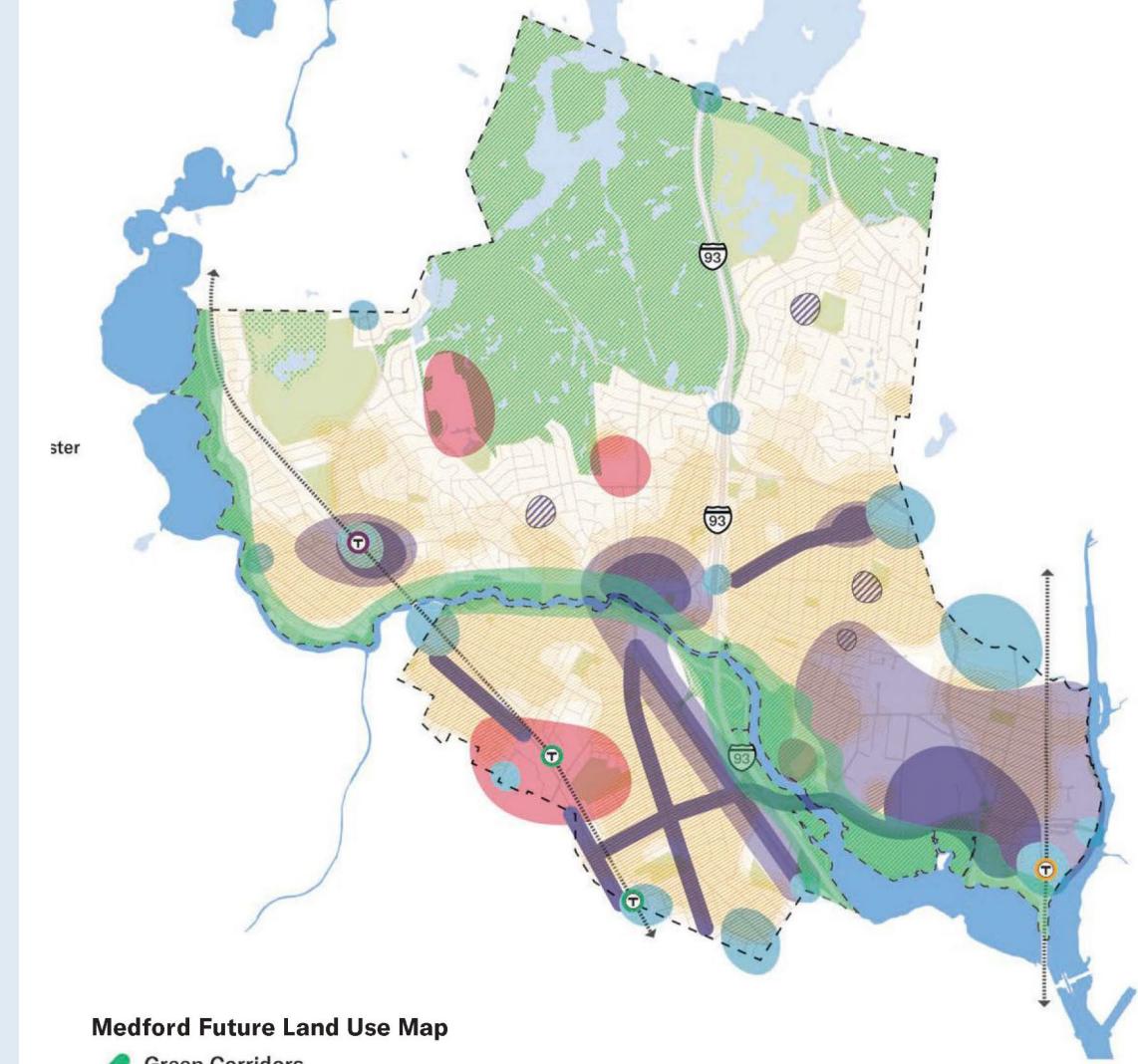
Revise zoning to allow for redevelopment of non-conforming lots for smaller housing types in neighborhoods.

## **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

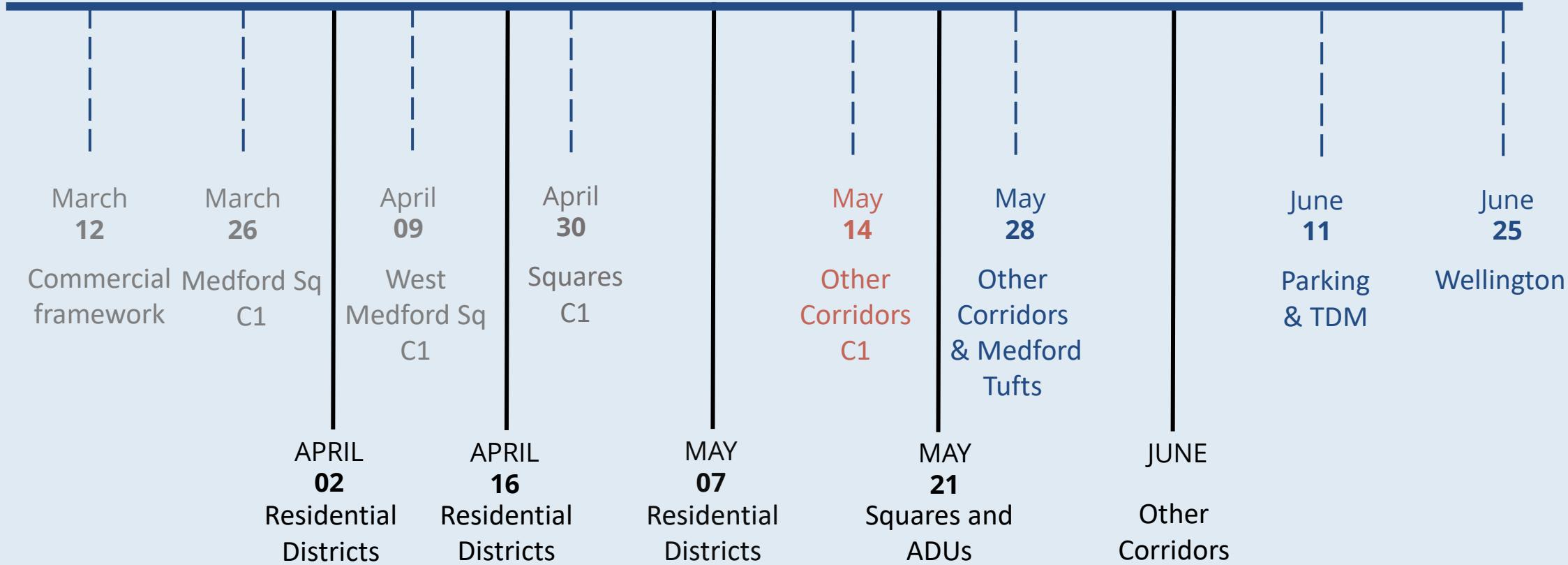


# Timeline: Phase 3 PPCM

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



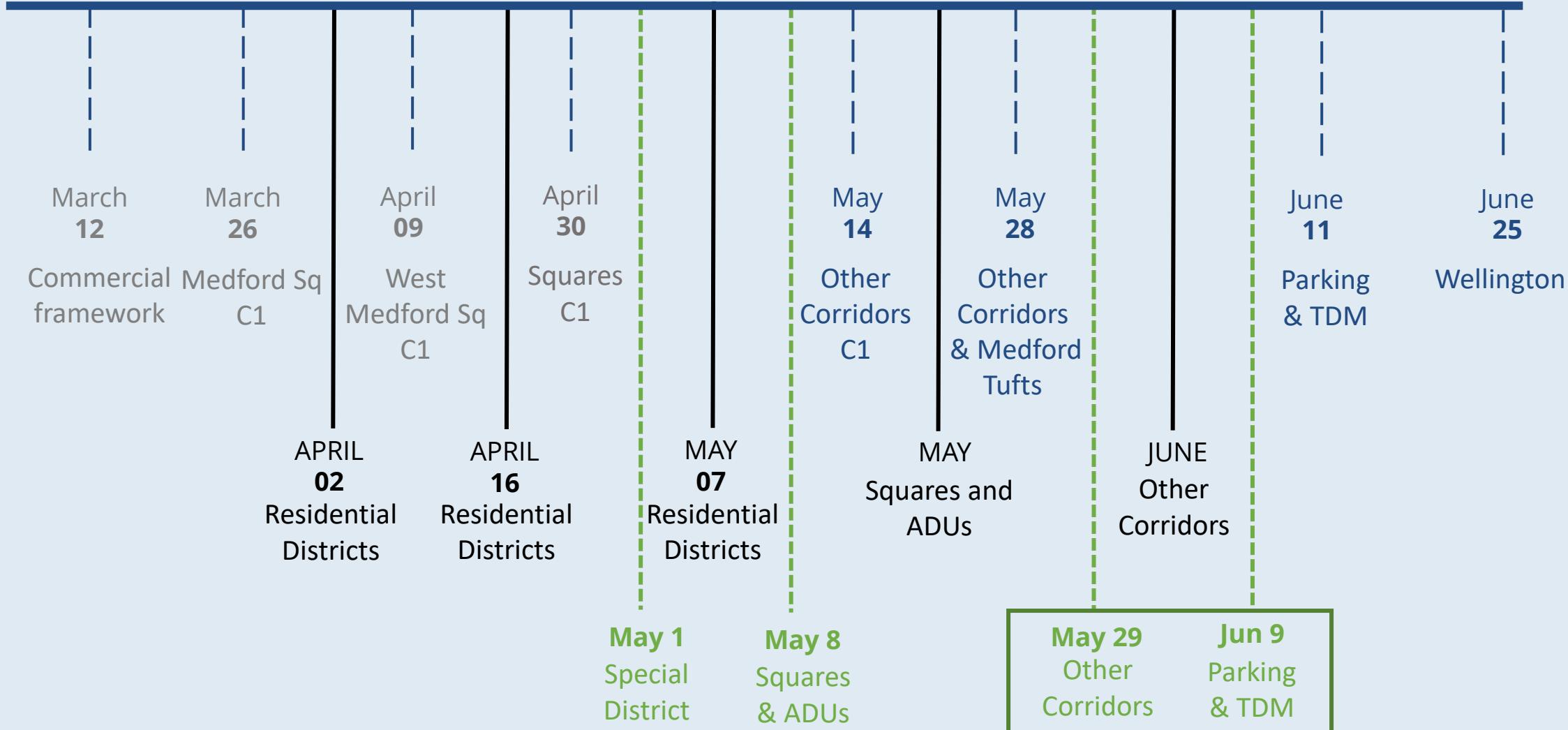
# Timeline: Phase 3 PPCM + CDB





## 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**

04/02 – 04/16 - 05/07  
05/21 Residential Districts

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

June 2025 Squares & ADU

**05/14/25**  
**Other Corridors**

**05/29 Public Meeting**

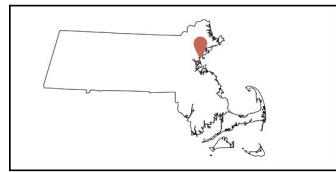
June 2025 Other Corridors

June 2025 Other Corridors

## 2024-2026 Zoning Update



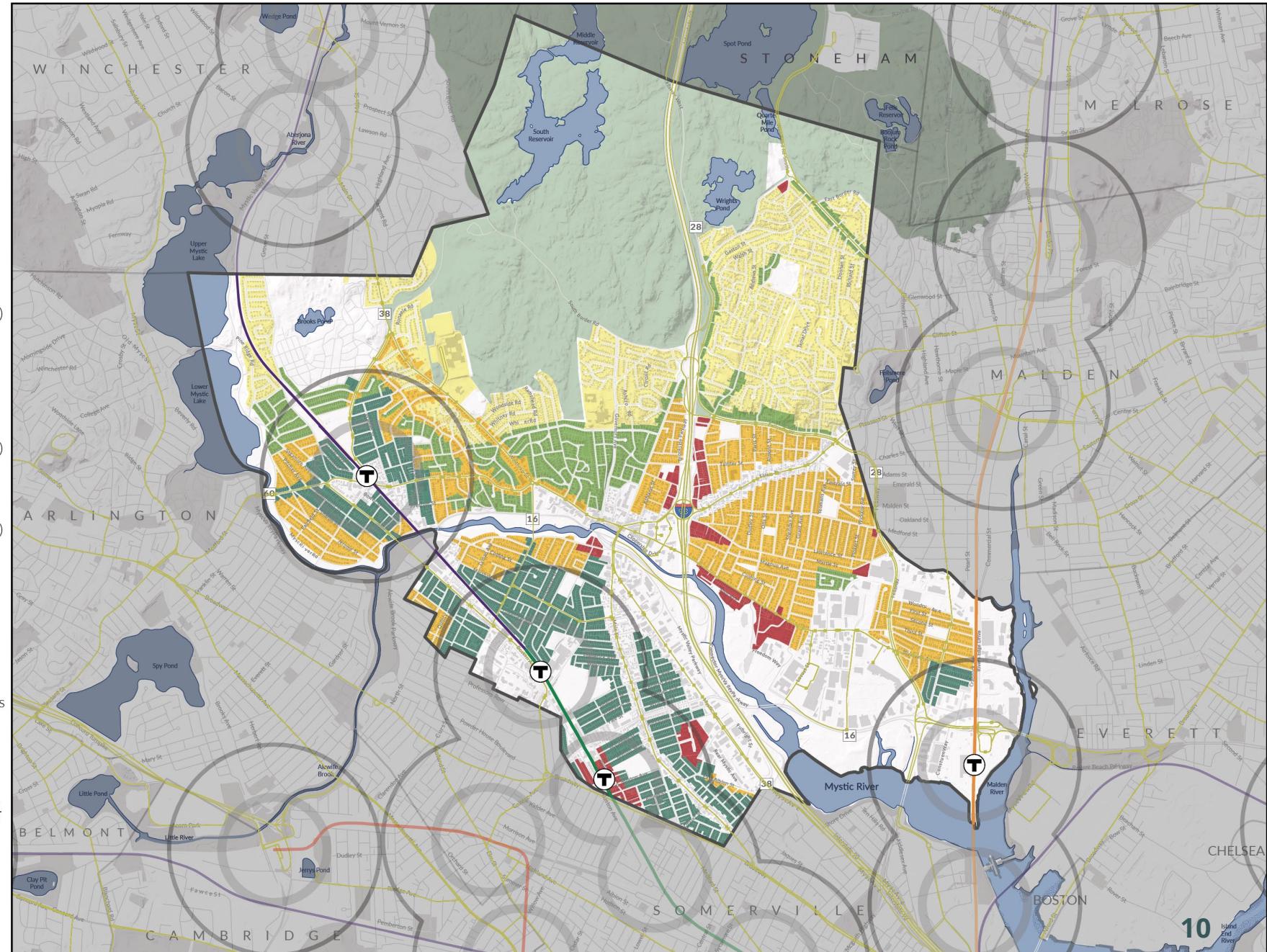
# New Proposed Residential Districts 05/08



### 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

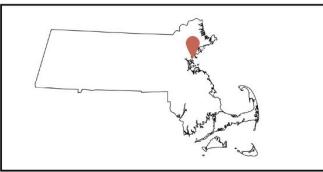
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



## 2024-2026 Zoning Update



# Proposed Mixed-Use Districts

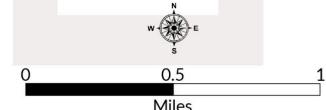


### LEGEND

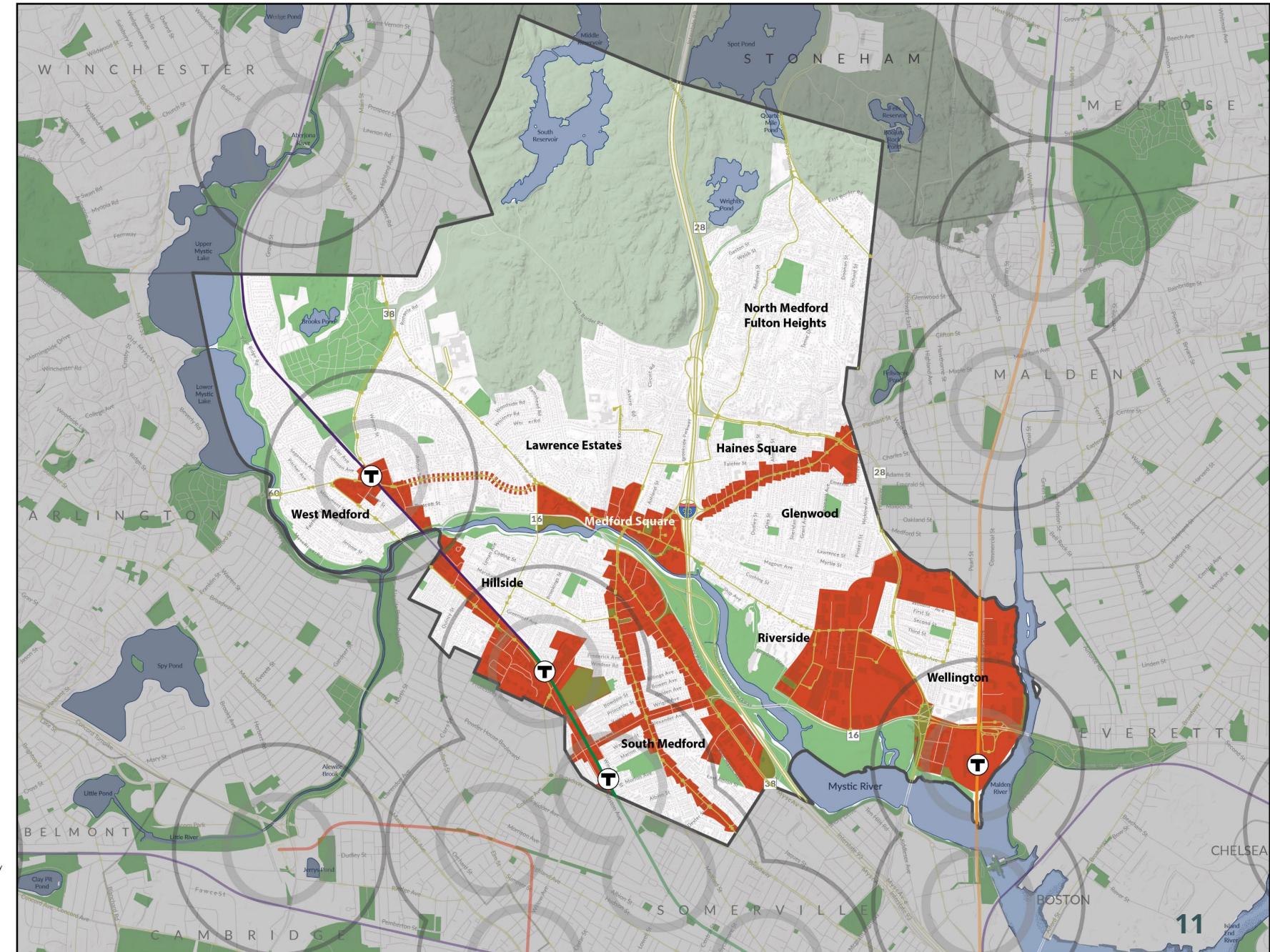
- Buildings
- Hydrography
- Middlesex Fells Reservation
- Mixed-Use Districts

### Transportation

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



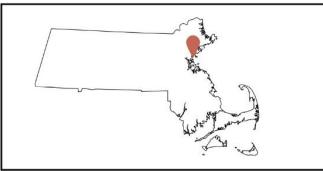
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



## 2024-2026 Zoning Update



# Proposed Mixed-Use Districts



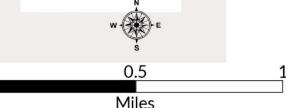
## LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

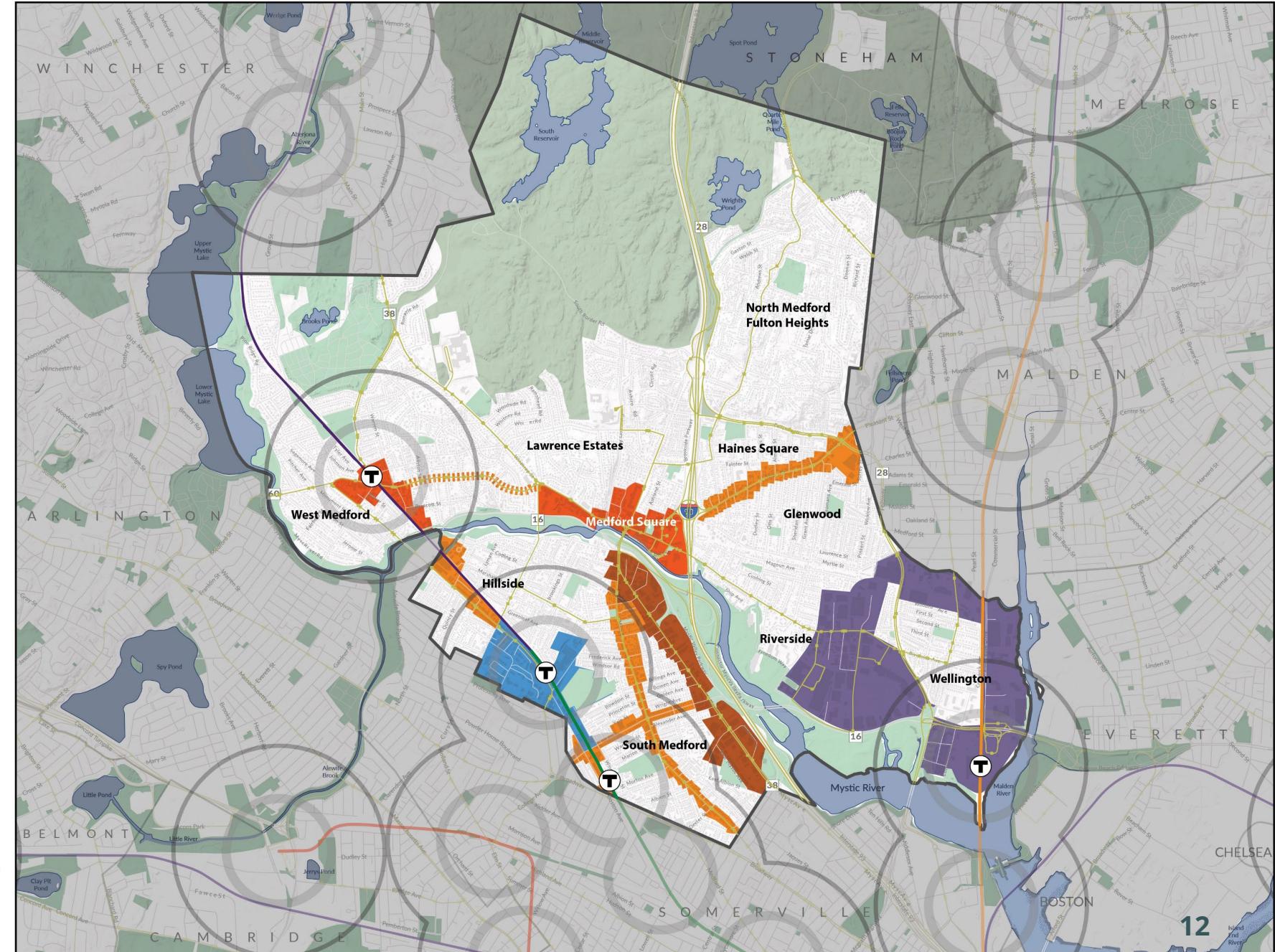
## Categories

- Corridors
- Squares
- Institutional
- Special District

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



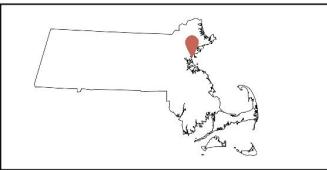
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS, Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services\*.



# 2024-2026 Zoning Update



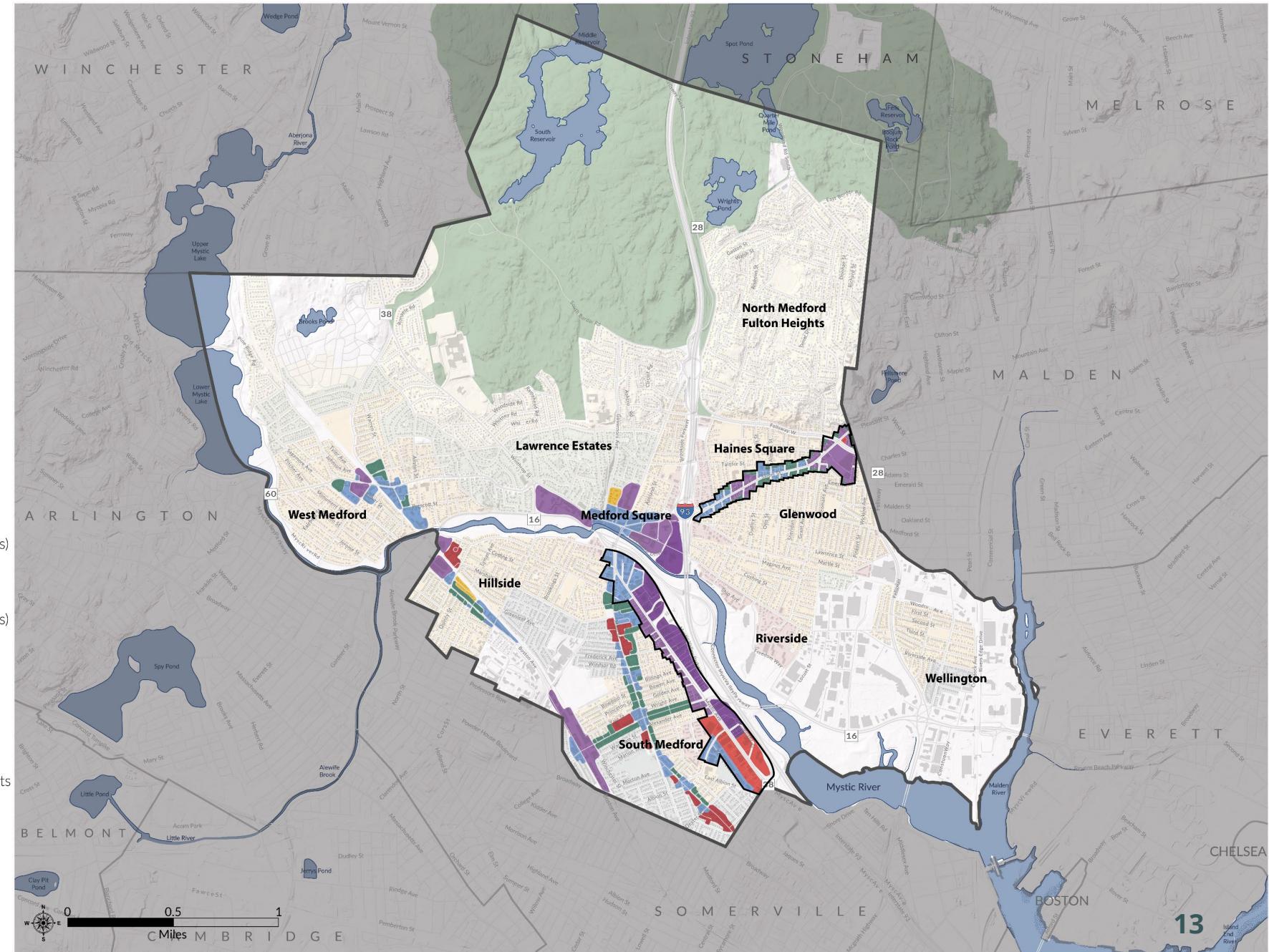
# Commercial Framework (March 12)



## 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)

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".

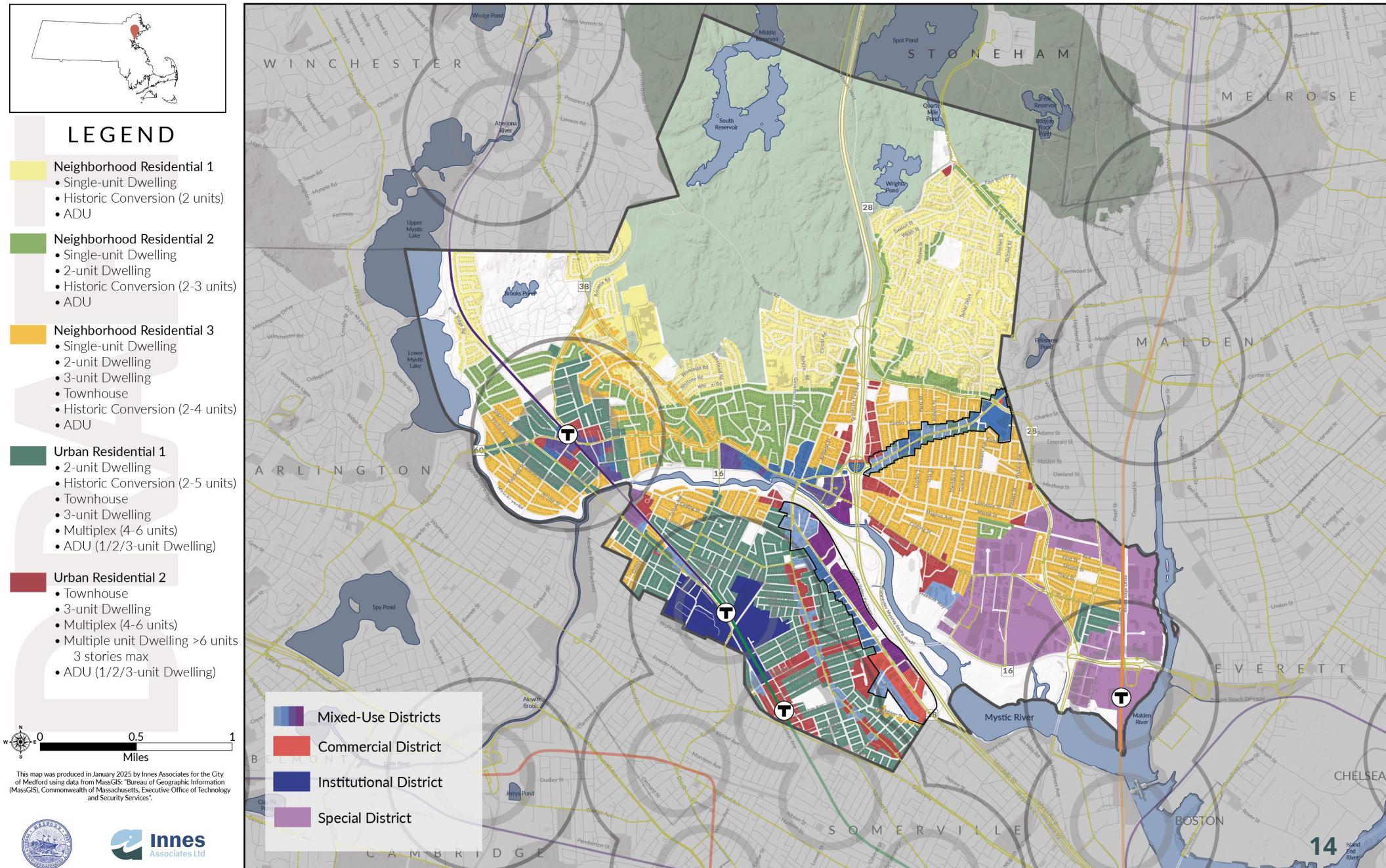


13

## 2024-2026 Zoning Update



# Approved and Proposed Districts 05/08





## OTHER CORRIDORS

Boston Ave

Main St

Broadway

Harvard St

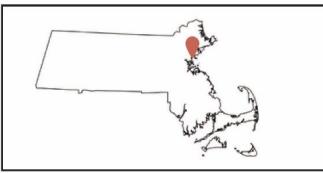
High St (Medford West)

Boston Ave (Medford West)

# 2024-2026 Zoning Update



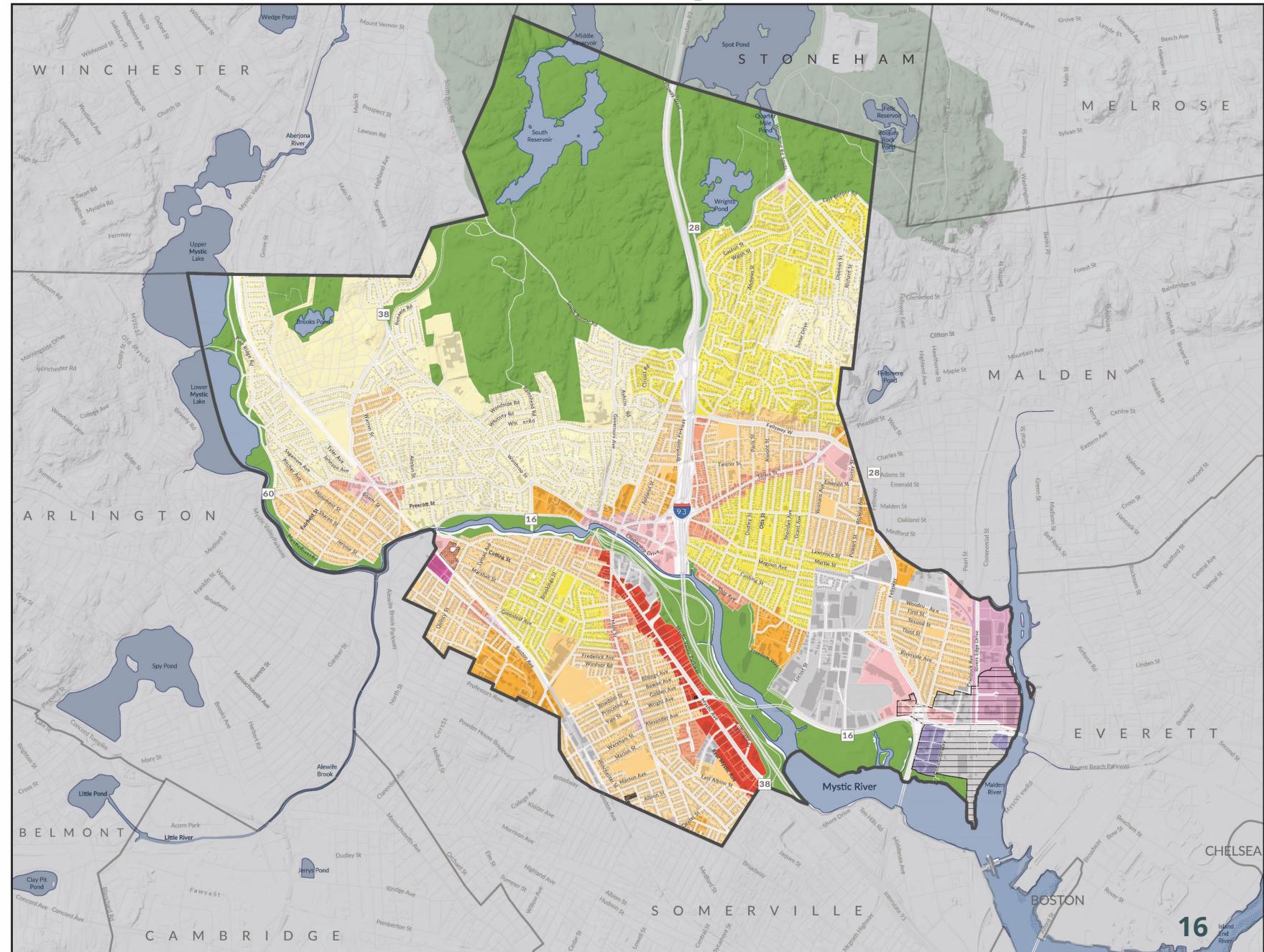
## Current Zoning



### LEGEND



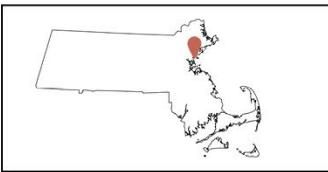
This map was produced in June 2024 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



# 2024-2026 Zoning Update



## Current Zoning



### LEGEND

**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

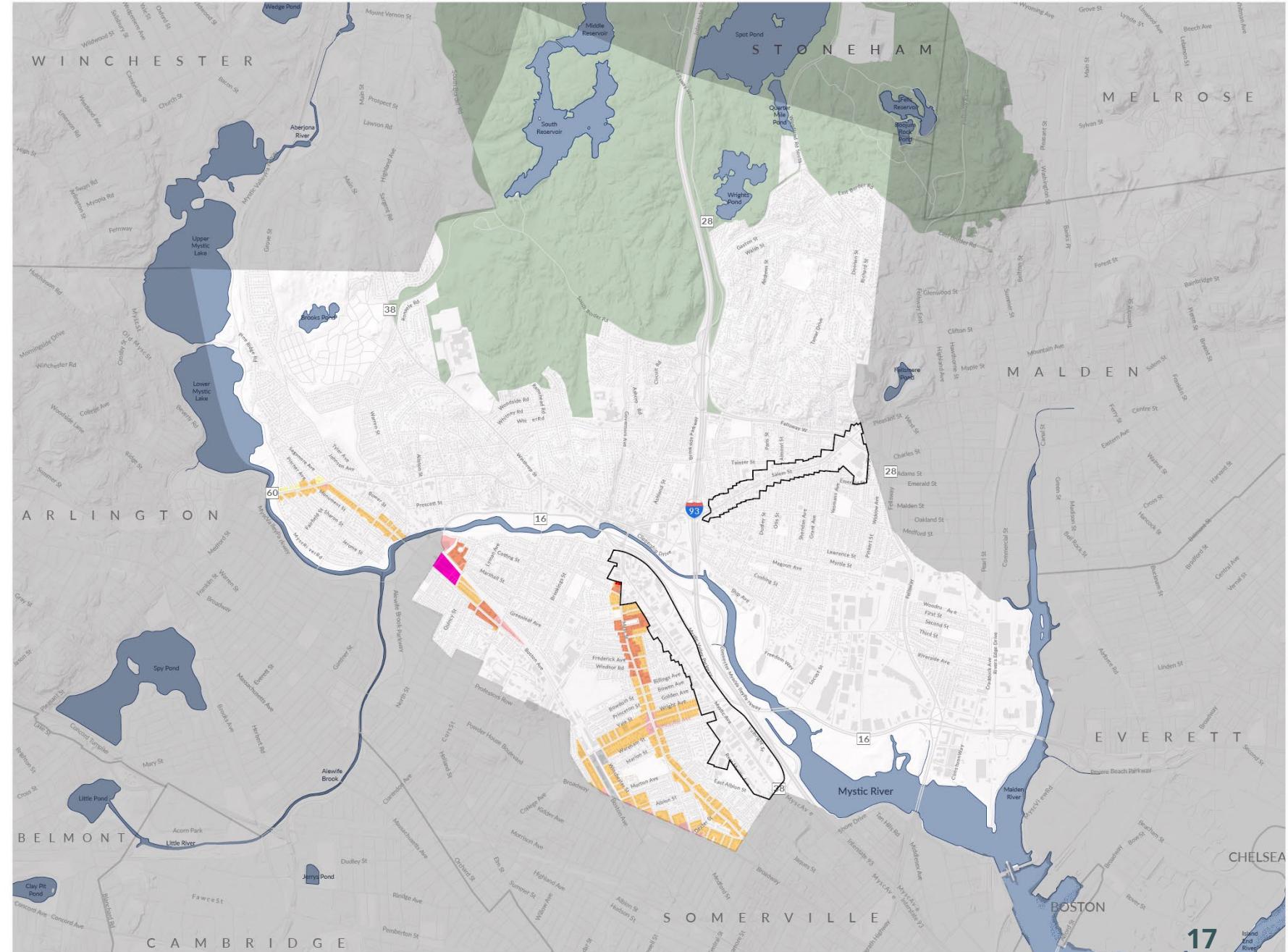
**I - Industrial**  
 Other permitted Structures  
 • 2 stories by right

**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".

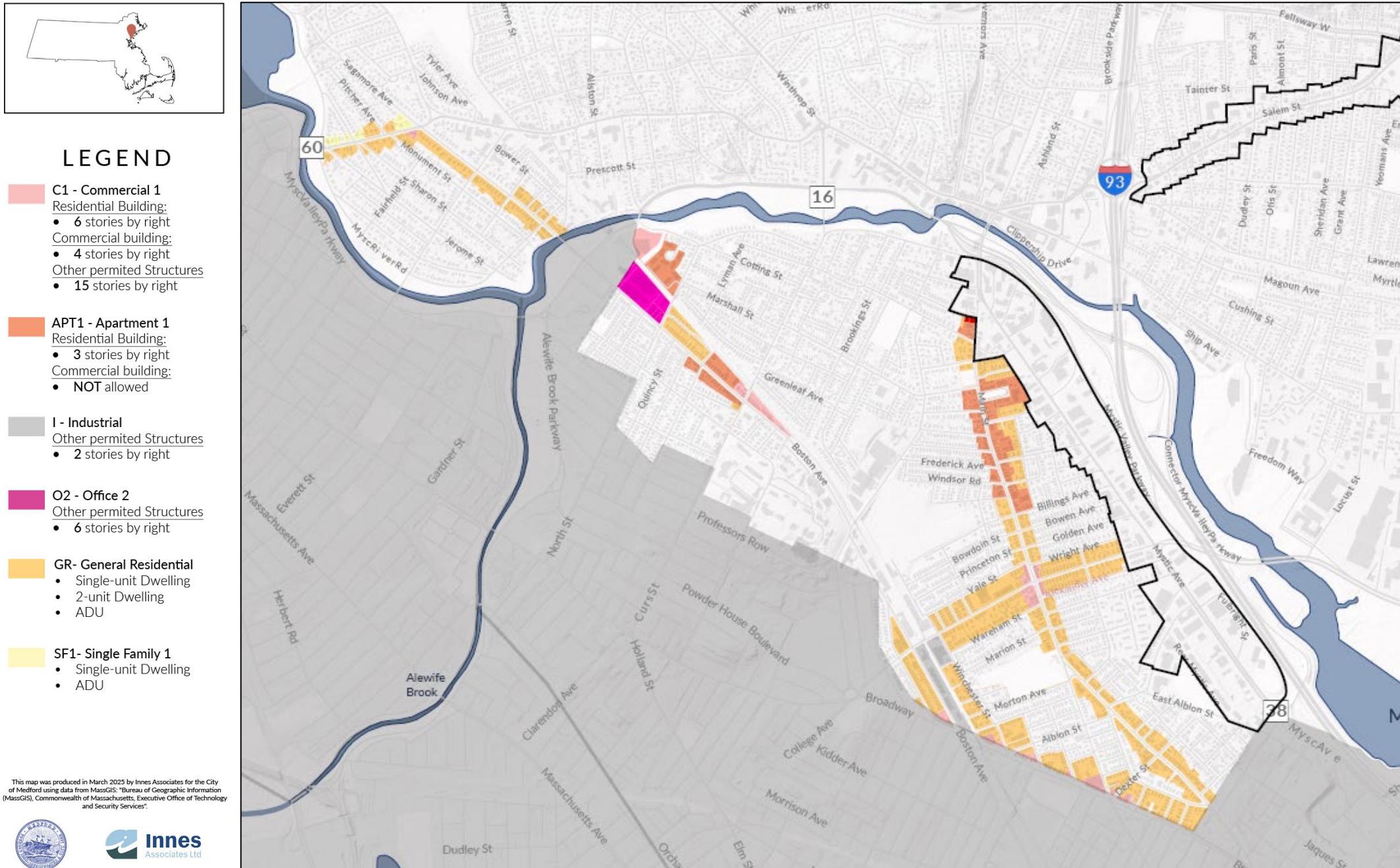


**Innes**  
 Associates Ltd

**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".





# 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
APT 1	5. Other permitted principal structures	-	-	20	-	-				-	-	-	-	15	-	50	4
	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



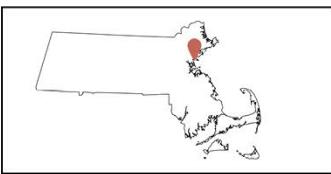
# Current Zoning

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

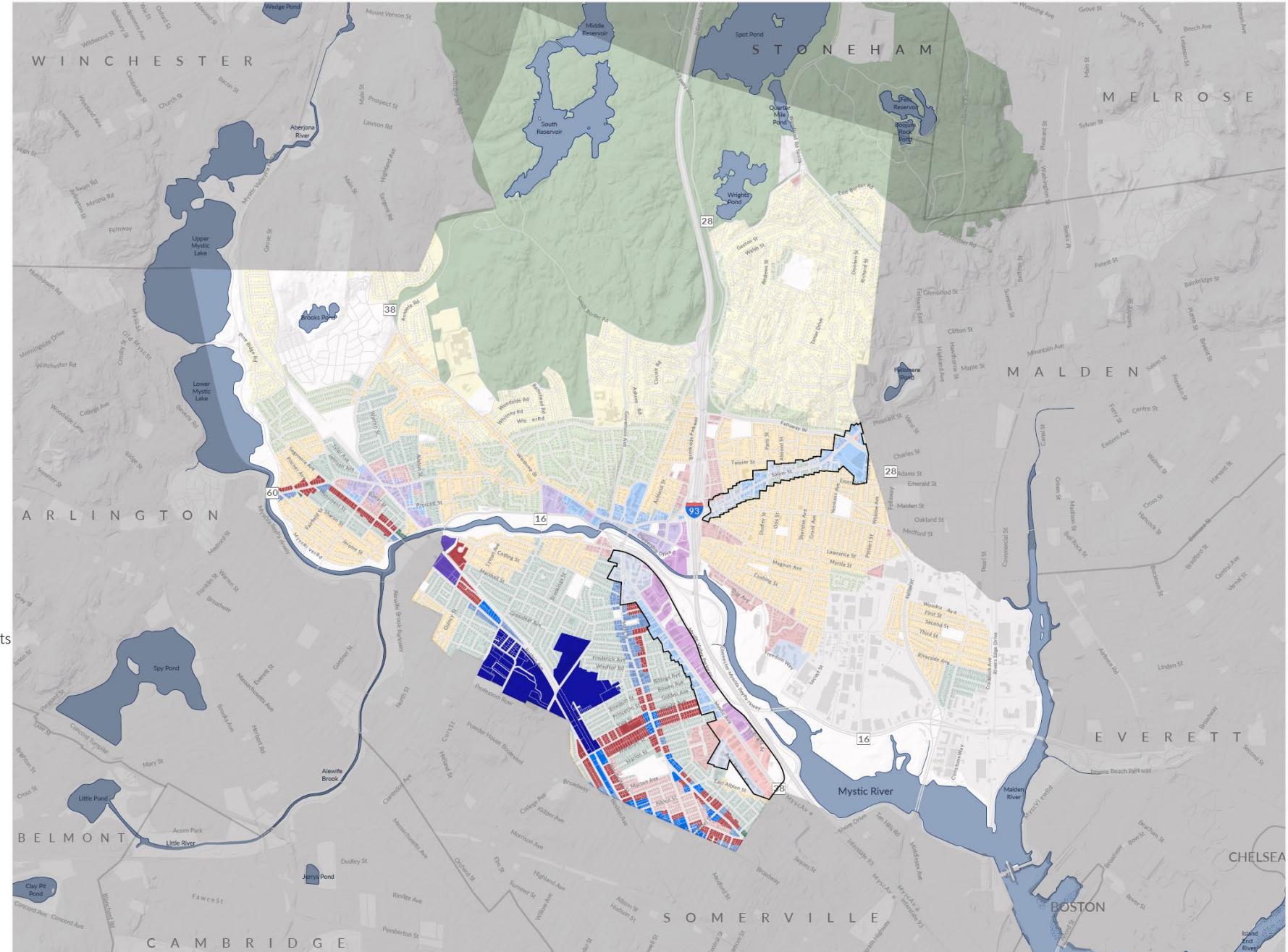


## Proposed Districts for Other Corridors



### 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)



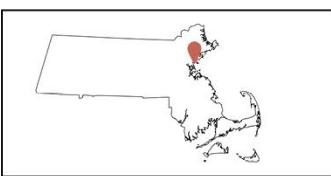
This map was produced in March 2022 by Innes Associates for the City of Medford using data from MassGIS' "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts Executive Office of Technology and Security Services".



# 2024-2026 Zoning Update

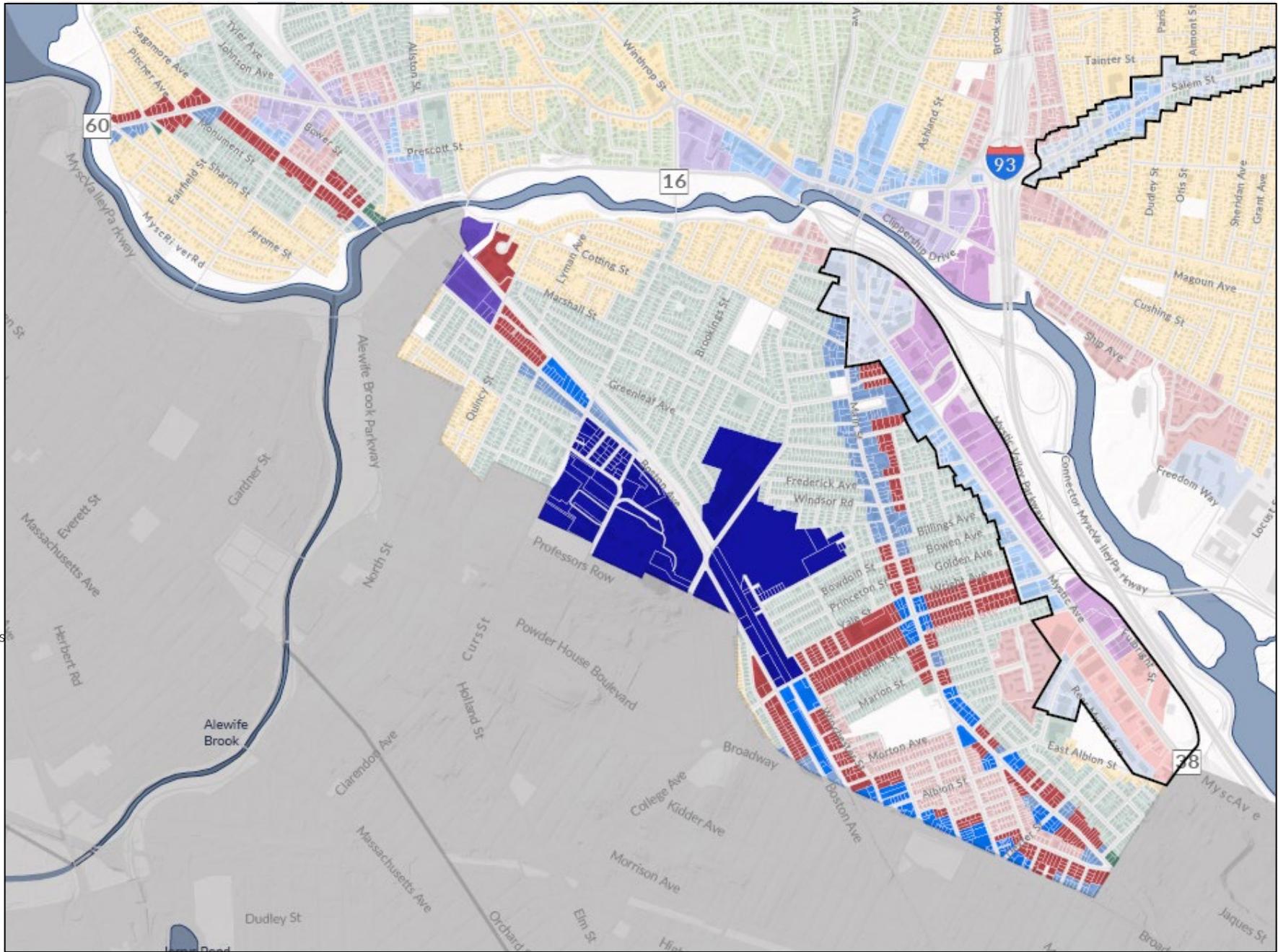


## Proposed Districts for Other Corridors



### 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)



This map was produced in March 2022 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

BBHS



# 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

