

# City of Medford

## Planning and Permitting Committee Meeting

2024-2026 Zoning Update

April 30, 2025



BBHS



# Agenda

- Process Timeline
- 2025
- Opportunities for Public Comments
- Squares:
  - Medford Square
  - West Medford Square
- ADU



# 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

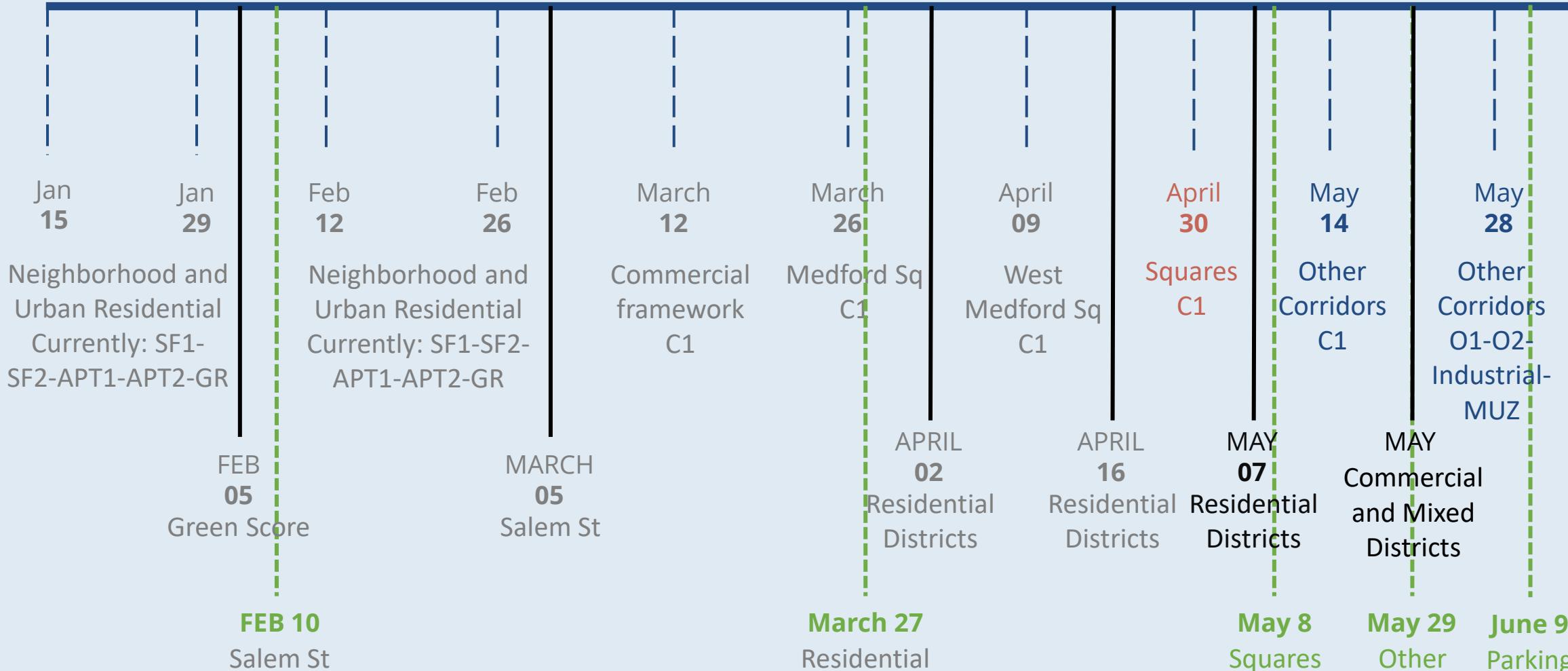
# Timeline: Phase 3 PPCM + CDB

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 C1	Medford Sq C1	West Medford Sq C1	Squares C1	Other Corridors C1	Other Corridors O1-O2-Industrial-MUZ
	FEB 05 Green Score		MARCH 05 Salem St			APRIL 02 Residential Districts	APRIL 16 Residential Districts	MAY 07 Residential Districts	MAY Commercial and Mixed Districts



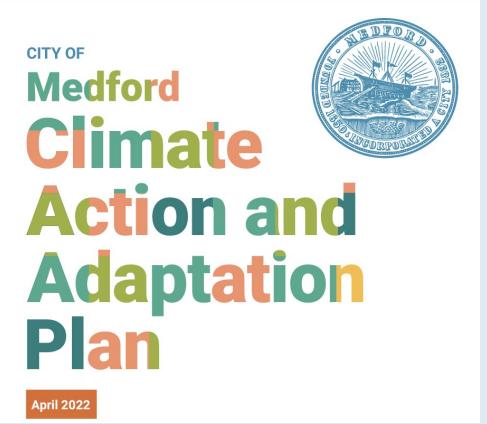
# Timeline: Phase 3 PPCM + CDB + Public Q&A

## 2024-2026 Zoning Update





# 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.

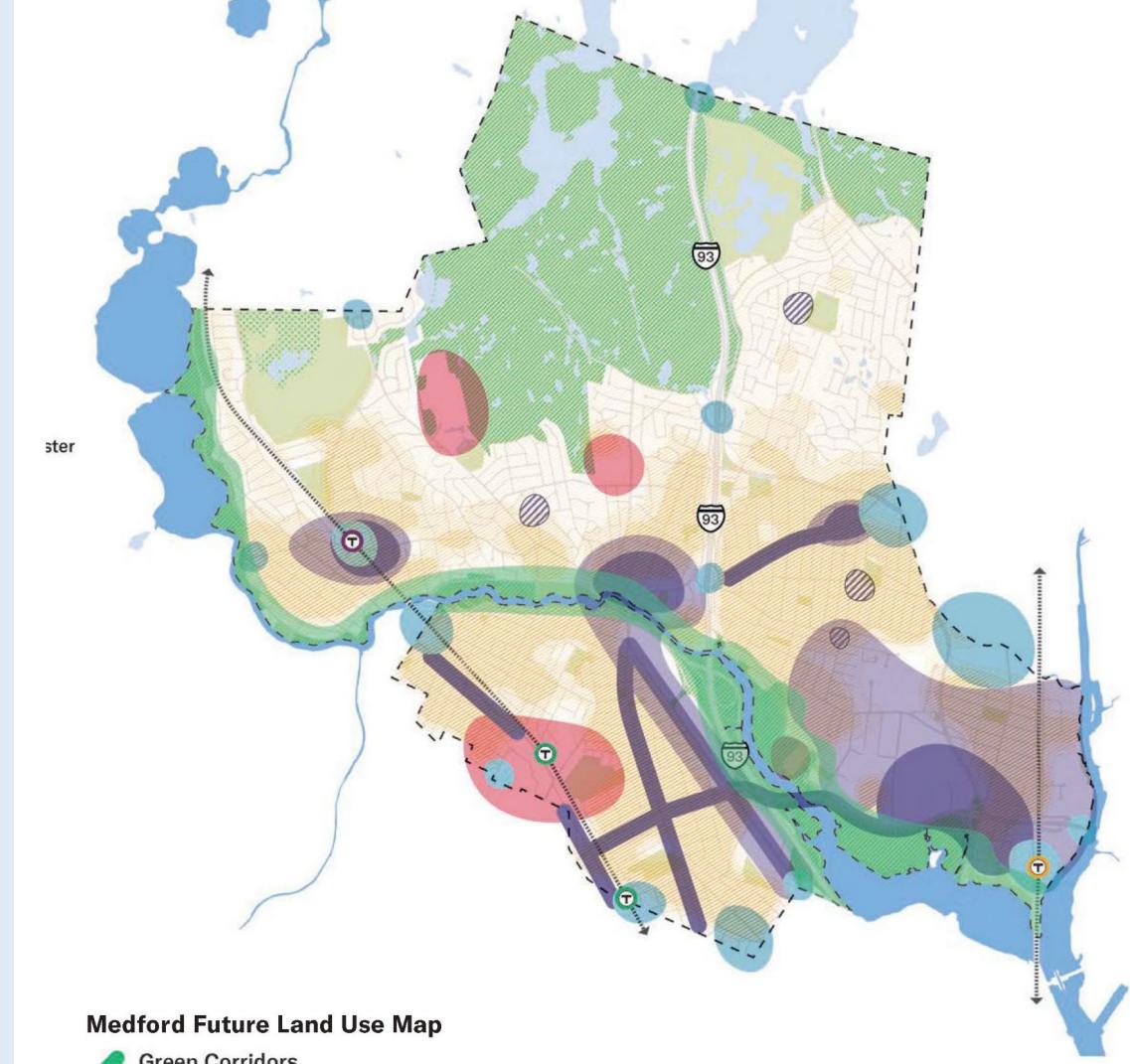
## **AA.2.1.1**

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

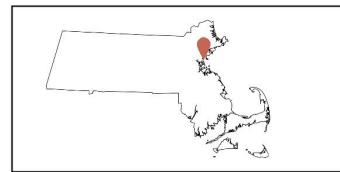
- Green Corridors
- Corridors
- Centers & Squares
- Gateway Nodes
- Civic & Institutional Anchors
- Low Density Residential
- High Density Residential
- Neighborhood Centers
- Transformational Focus Areas

Figure XI. Medford Future Land Use Map

## 2024-2026 Zoning Update



# Residential Districts Framework



### 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

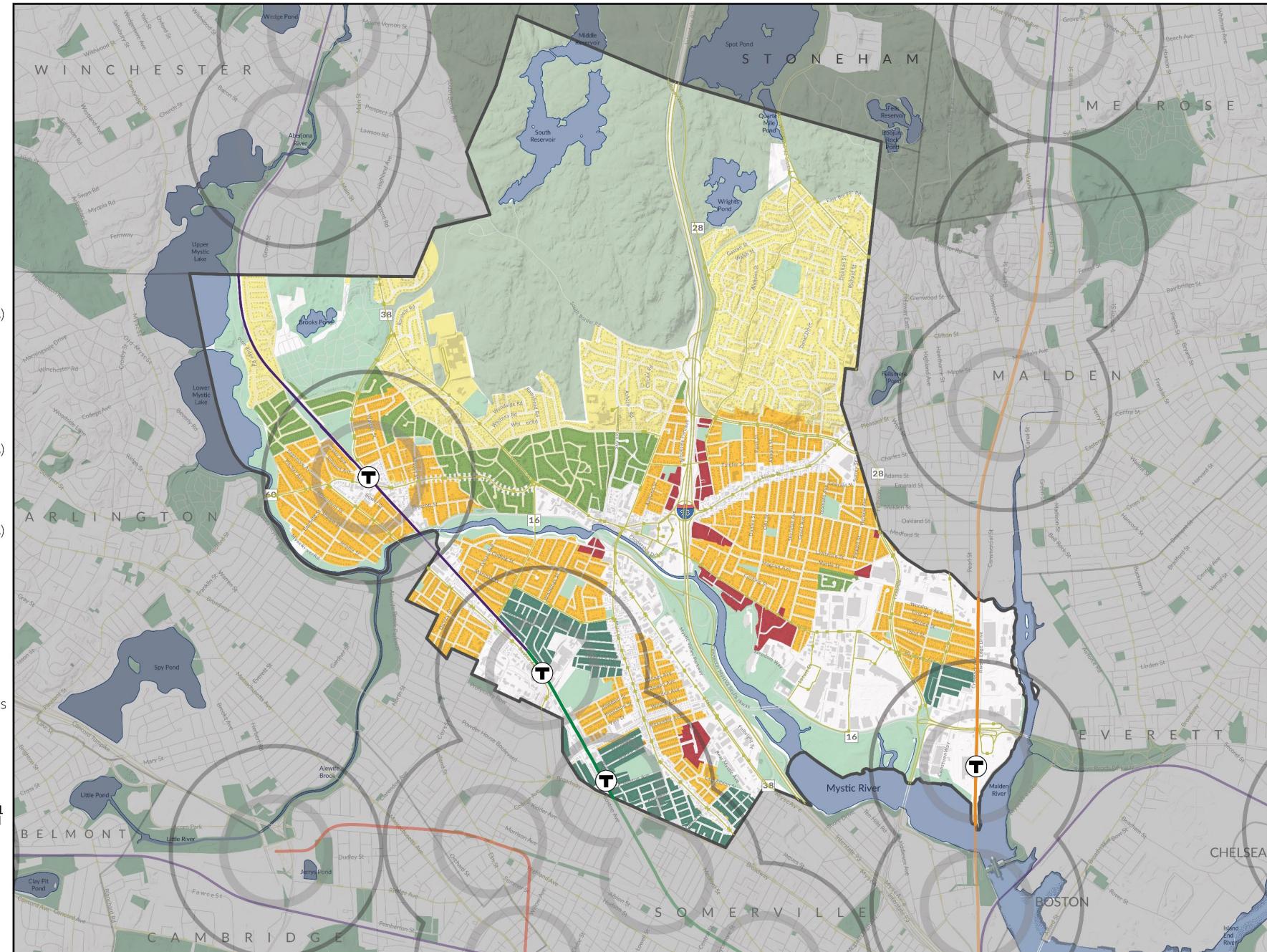
- 2-unit Dwelling
- Historic Conversion (2-5 units)
- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- ADU (1/2/3-unit Dwelling)

#### 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)



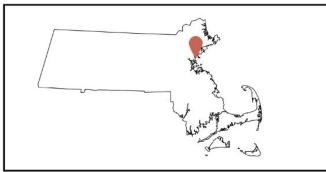
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## 2024-2026 Zoning Update



# Proposed Mixed-Use Districts



### LEGEND

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

### Transportation

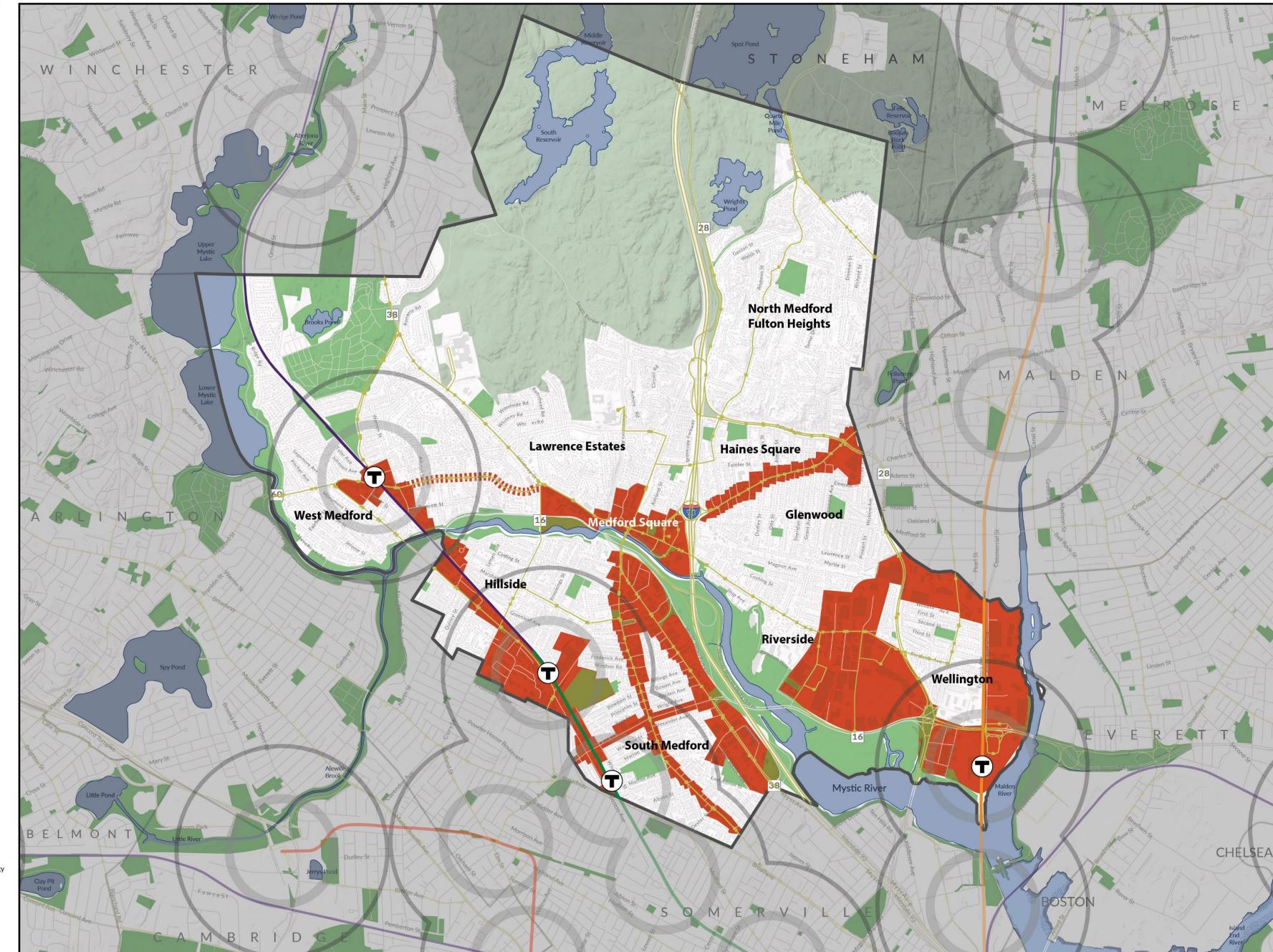
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line

● Transit 1/4 Mile Radius  
● Transit 1/2 Mile Radius



0      0.5      1  
Miles

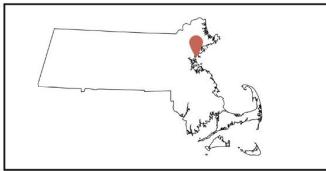
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# 2024-2026 Zoning Update



## Proposed Mixed-Use Districts



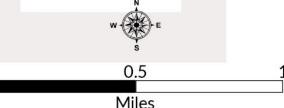
### LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

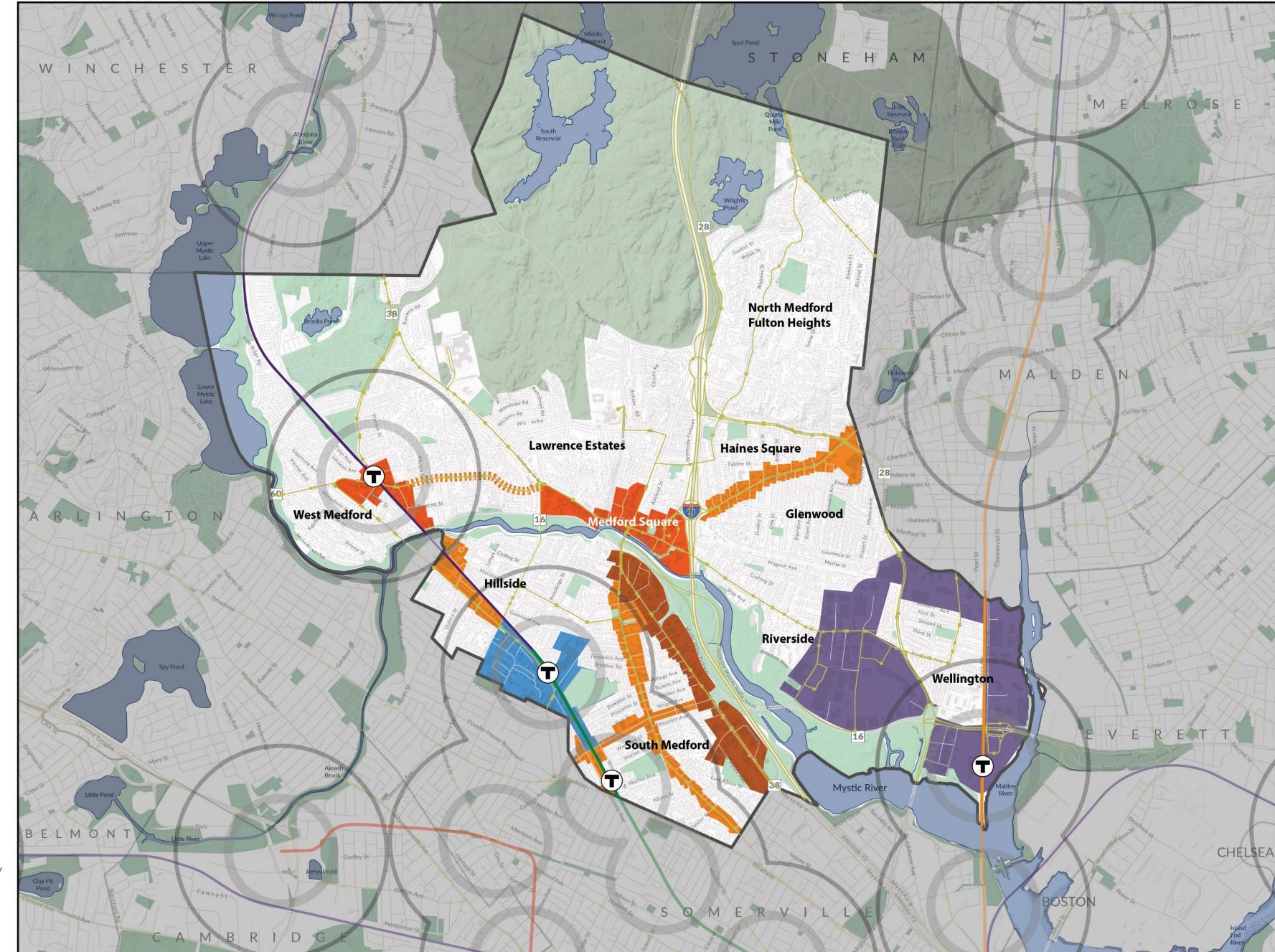
### Categories

- Corridors
- Squares
- Institutional
- Special District

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



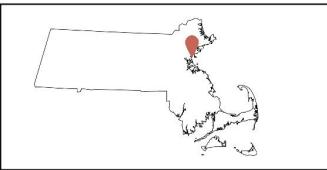
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# 2024-2026 Zoning Update



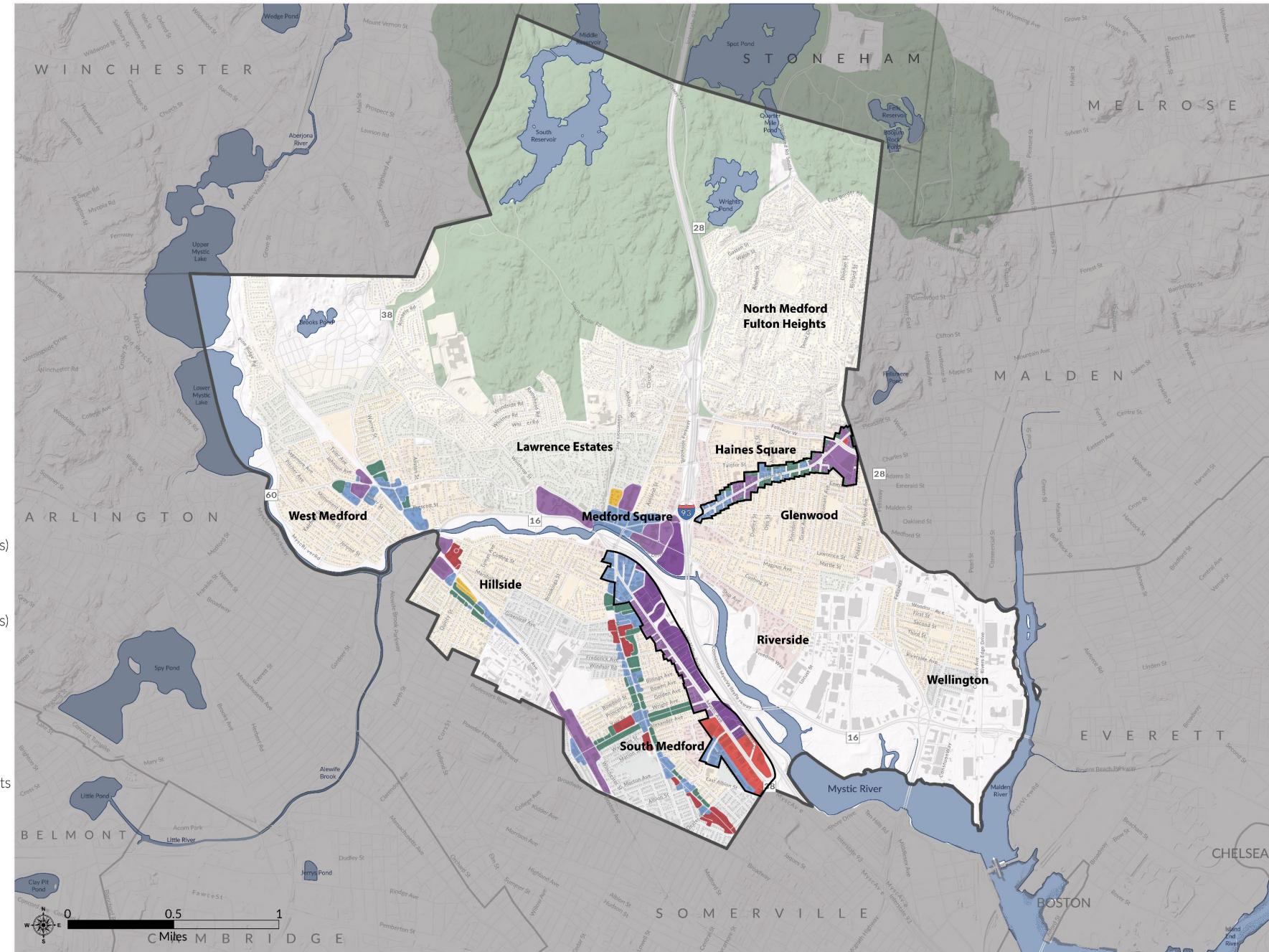
# Commercial Framework (March 12)



## 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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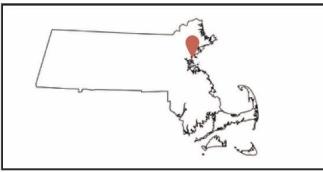


# Medford Square

# 2024-2026 Zoning Update



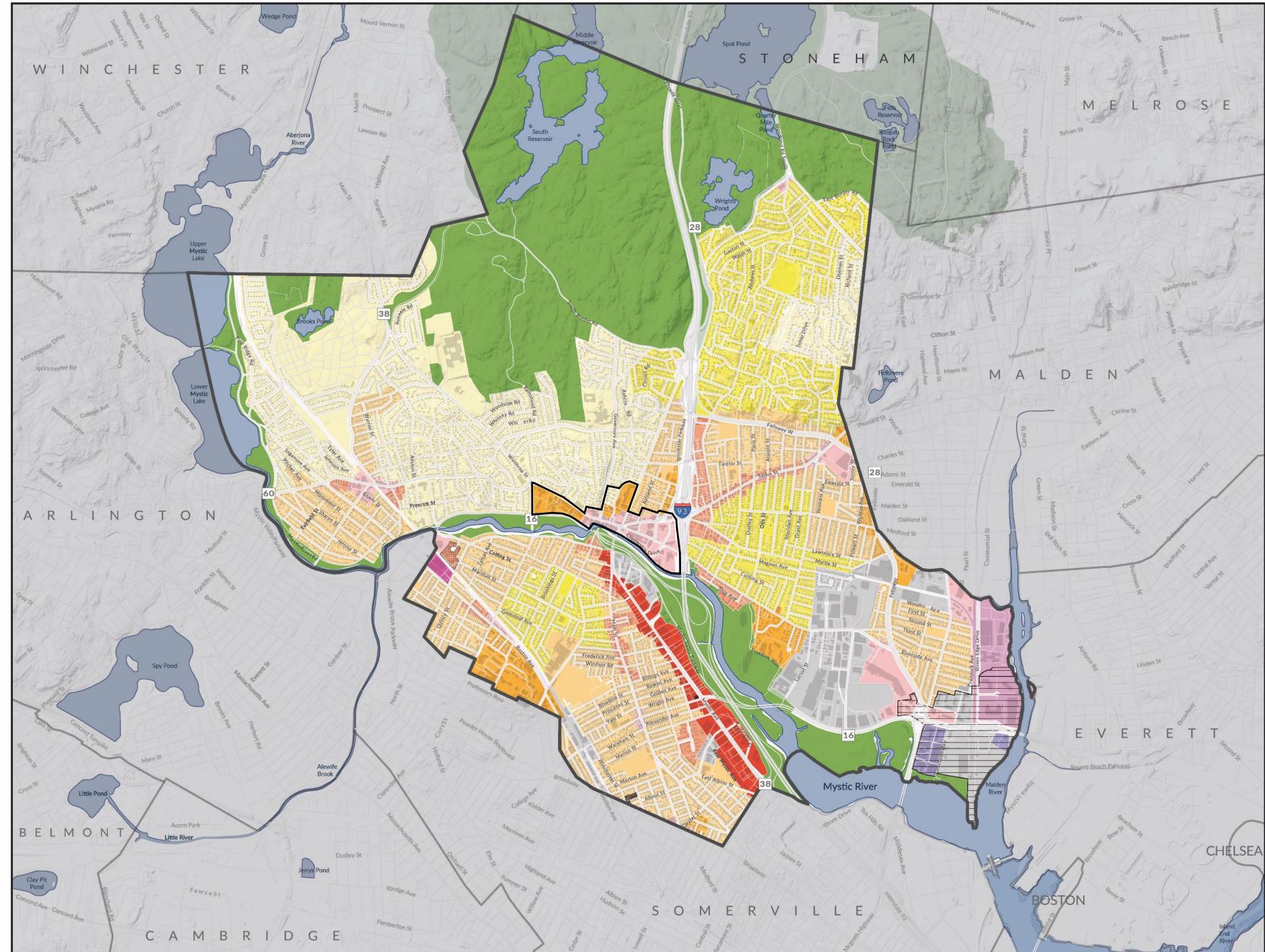
## Current Zoning



### LEGEND



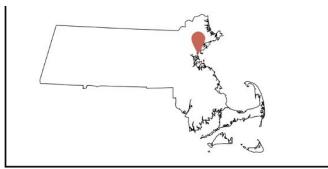
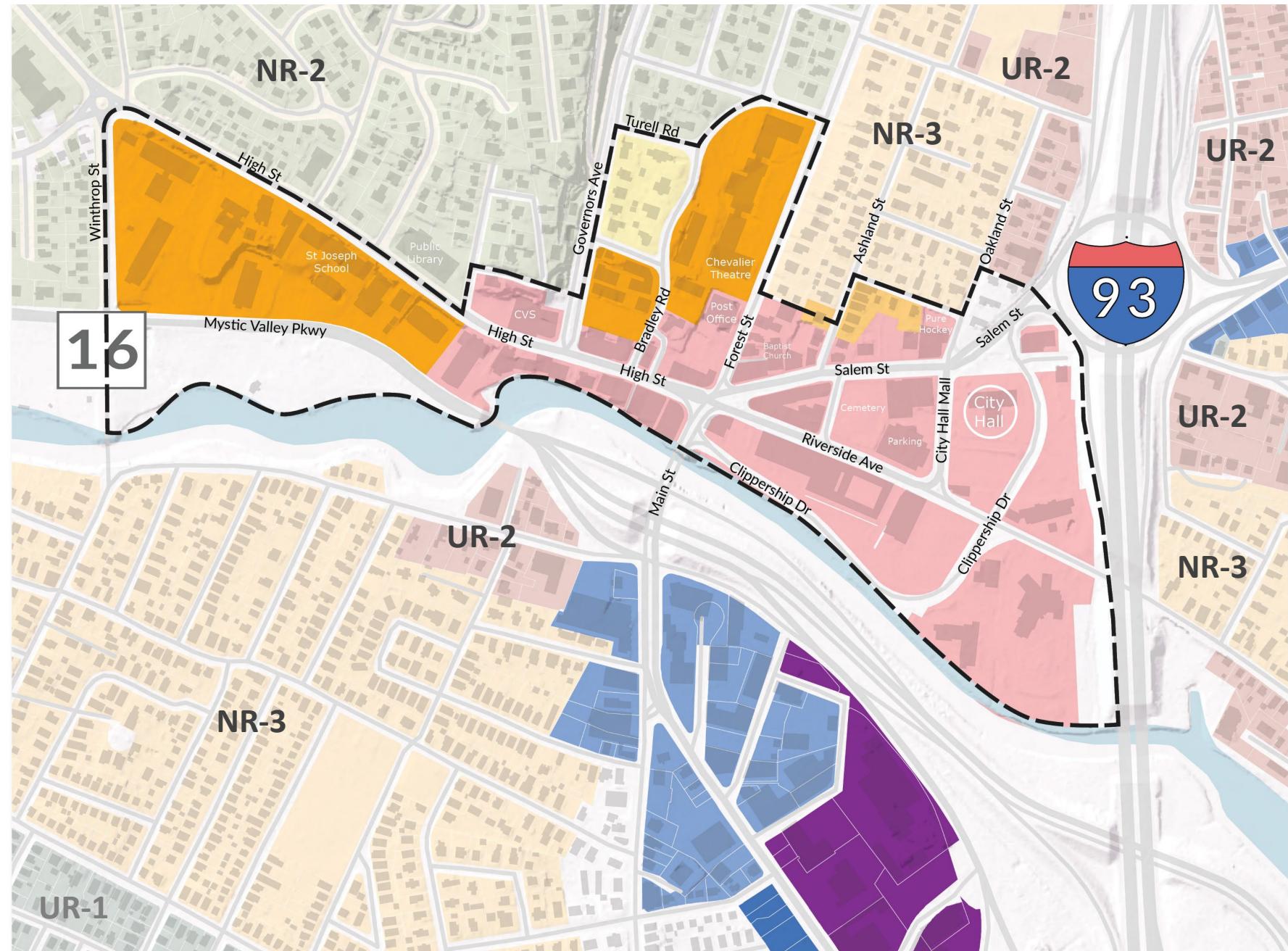
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# 2024-2026 Zoning Update



## Current Zoning



### LEGEND

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

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	
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth					Usable	Front	Side	Rear	Lot Coverage (%)	Height	
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 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	-	-	-	-				-	-	-	-	-	-	-	
APT 3	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	35%	125	15

## 2024-2026 Zoning Update



# Medford Square Proposal 01



### LEGEND

Mixed-Use 1:  
Small-Mid Scale.  
3 stories by right + 1 IZ

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

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

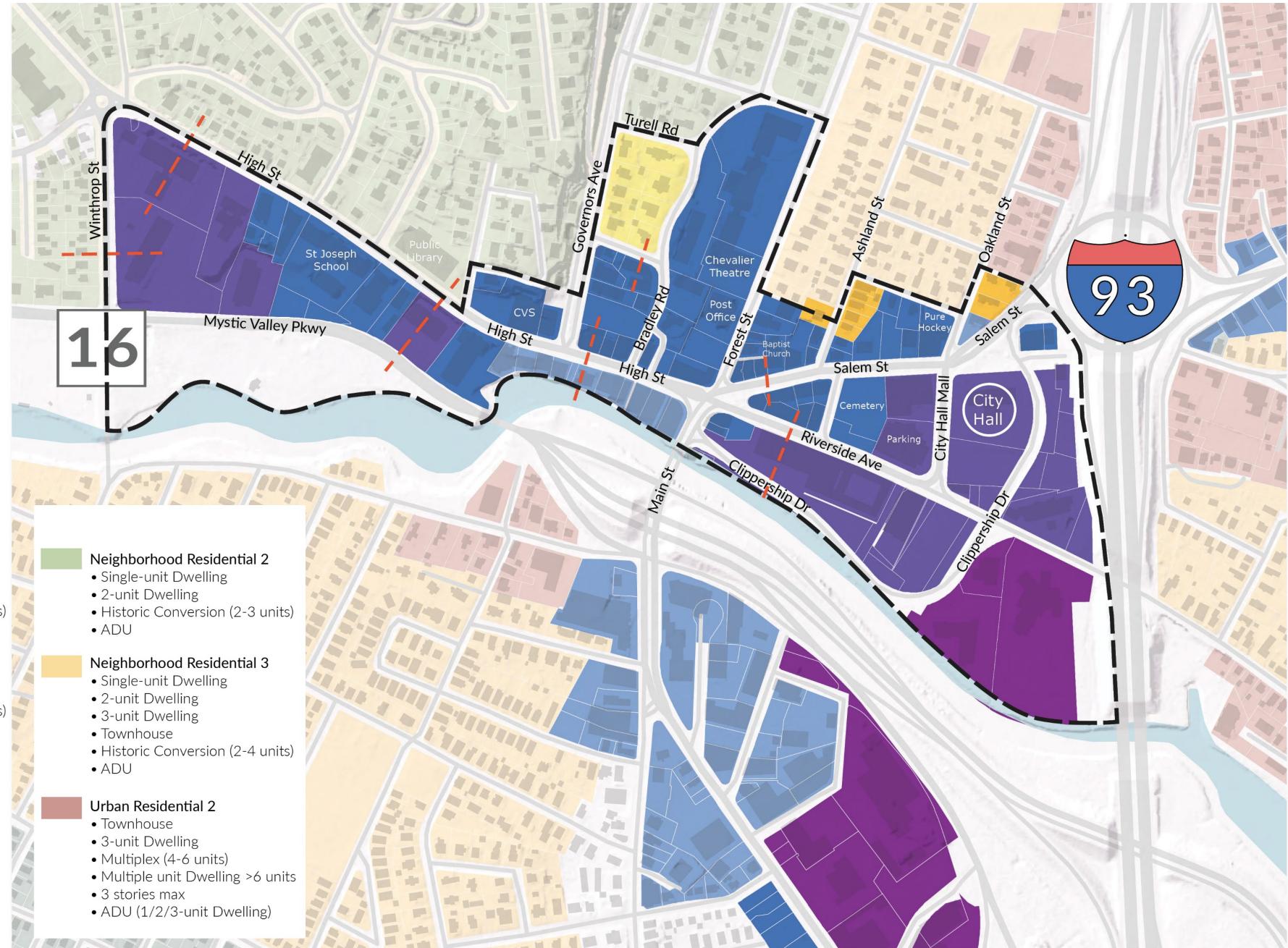
Mixed-Use 3  
Mid-High Scale.  
6 stories by right + 6 IZ

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)



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



# Medford Square Proposal 02



### LEGEND

Mixed-Use 1:  
Small-Mid Scale.  
4 stories by right + 1 IZ

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

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

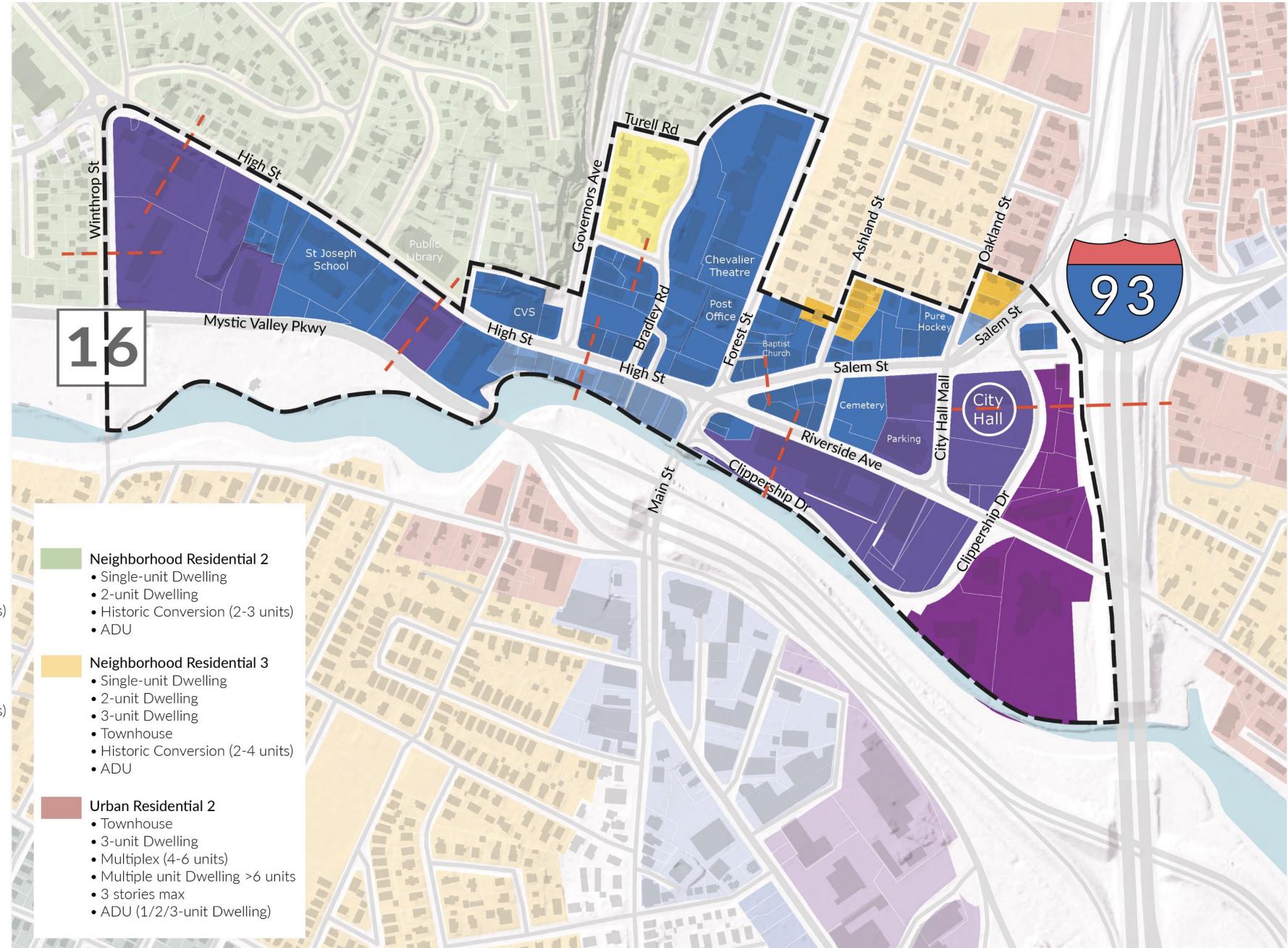
Mixed-Use 3  
Mid-High Scale.  
8 stories by right + 4 IZ

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)



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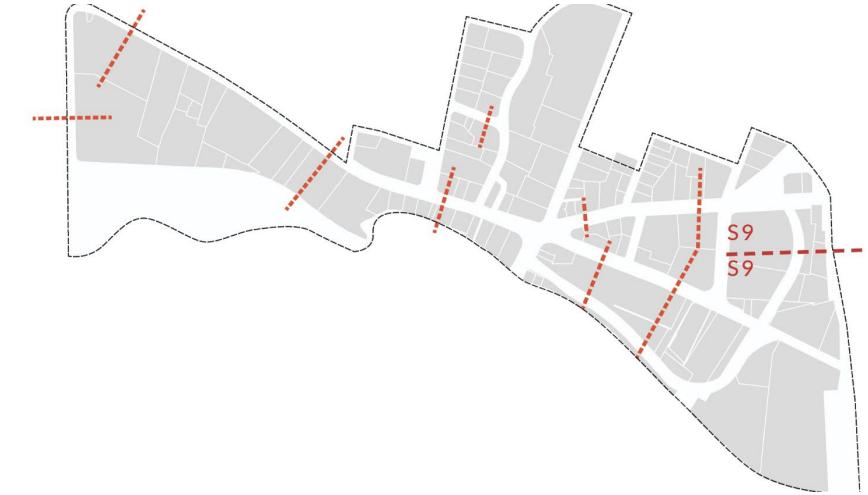
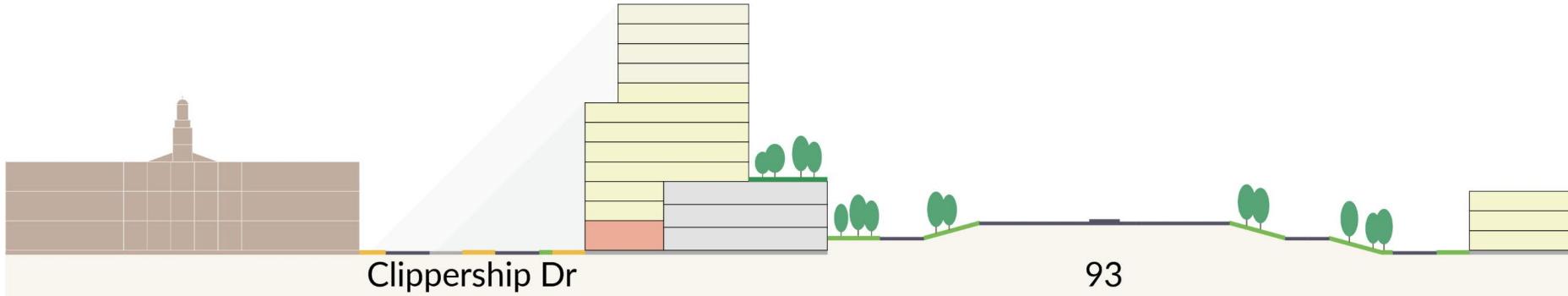


# Medford Square Zoning Sections

Clippership Dr

Commercial Residential Parking

Proposed Section



Innes  
Associates Ltd



# Medford Square Zoning Development Standards

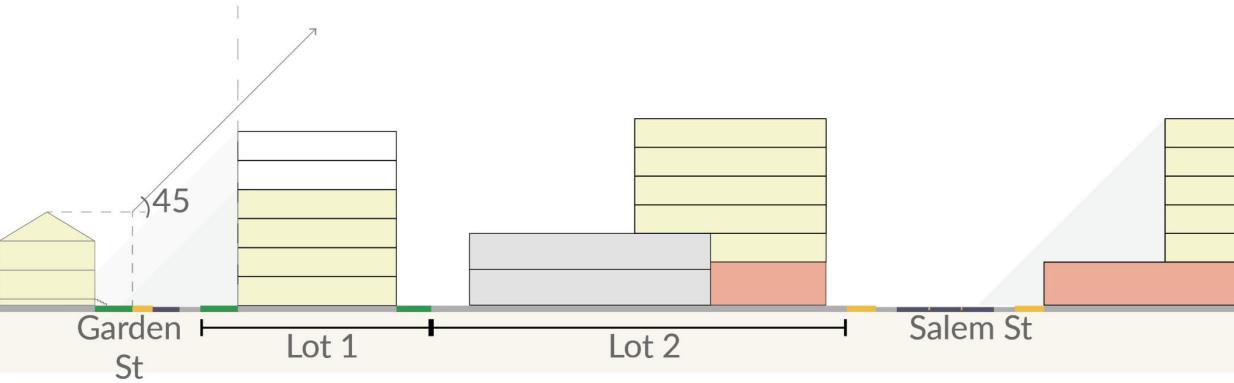
Garden St

**Option 1**

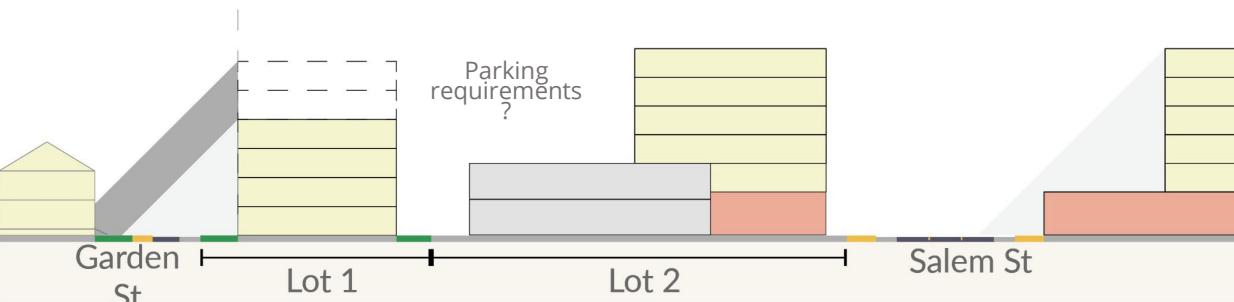
Existing



Abutting Residential District



Minimum daylight Standard



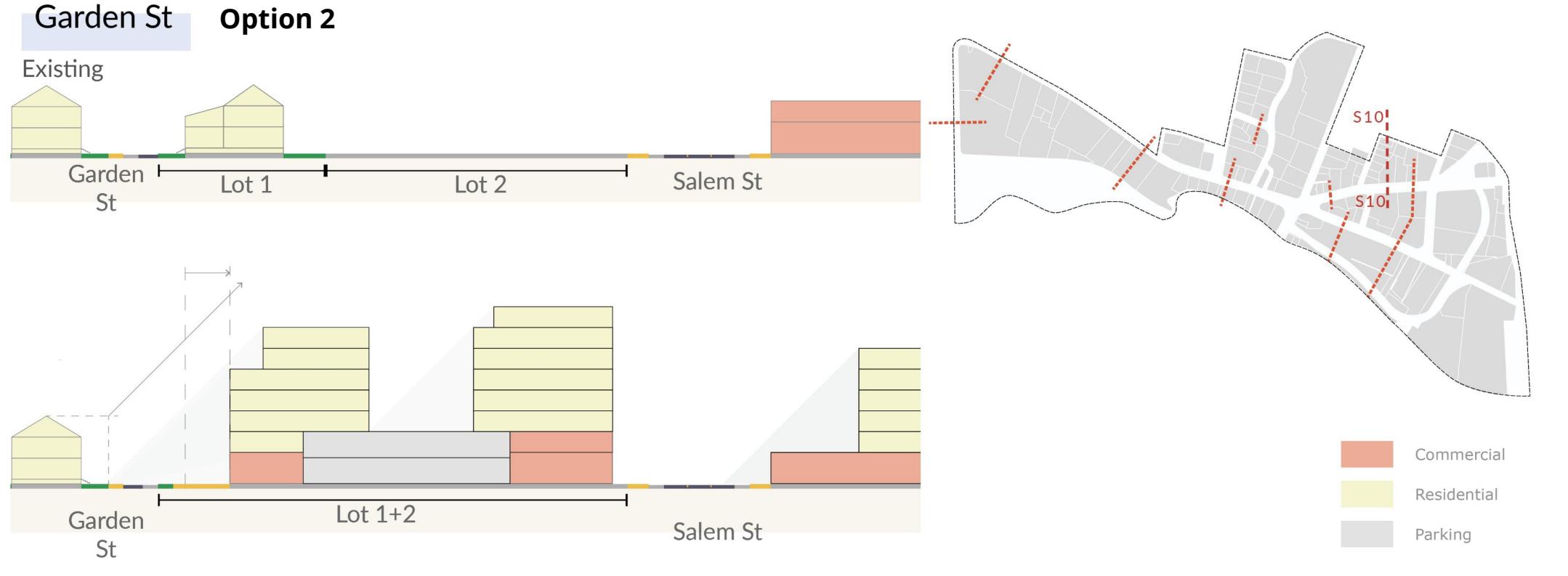
■ Commercial  
■ Residential  
■ Parking



**Innes**  
Associates Ltd



# Medford Square Zoning Development Standards



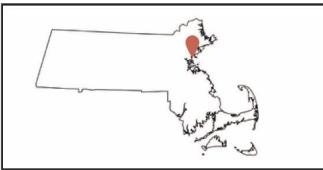


# West Medford Square

# 2024-2026 Zoning Update



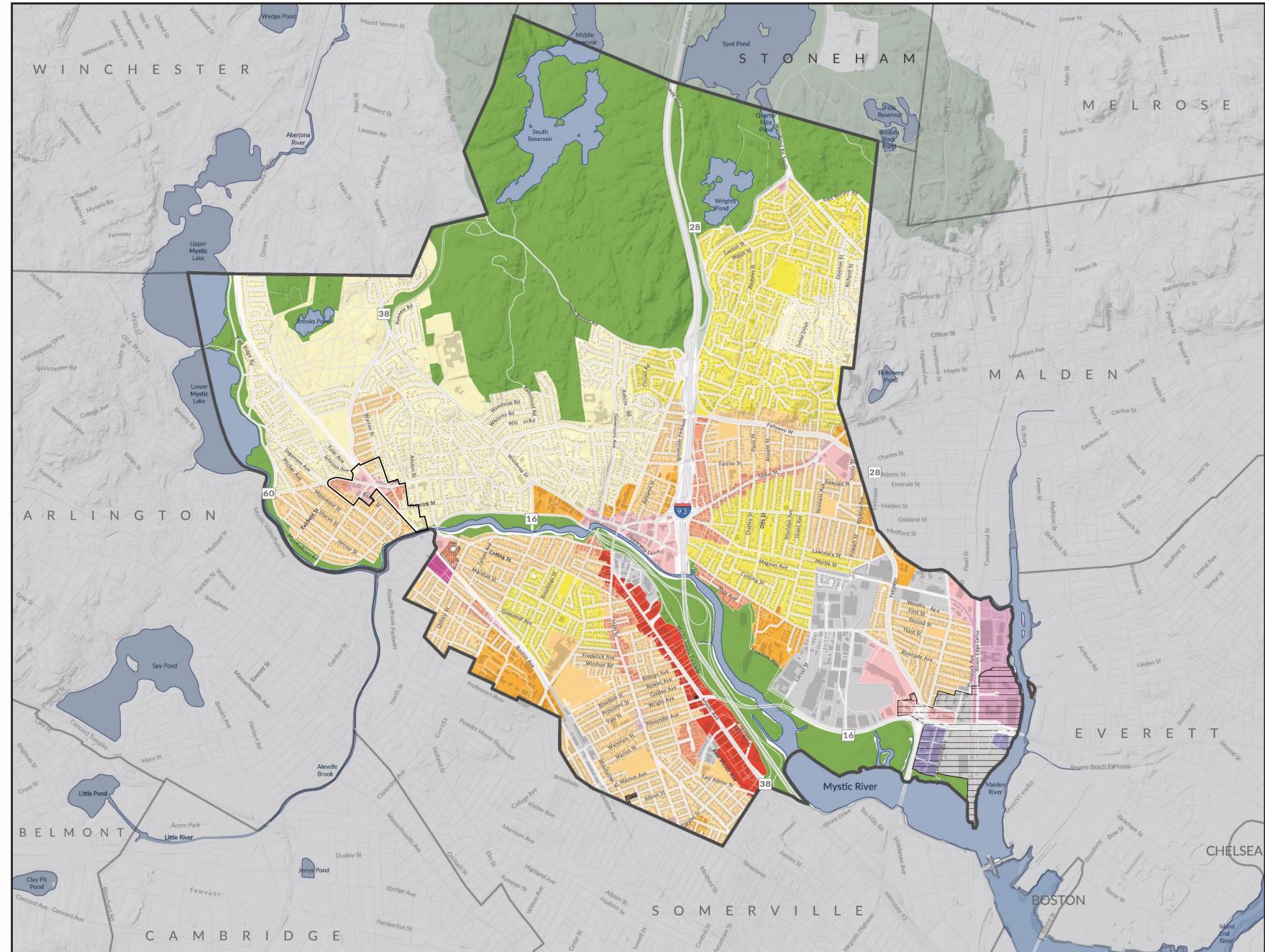
## Current Zoning



### LEGEND



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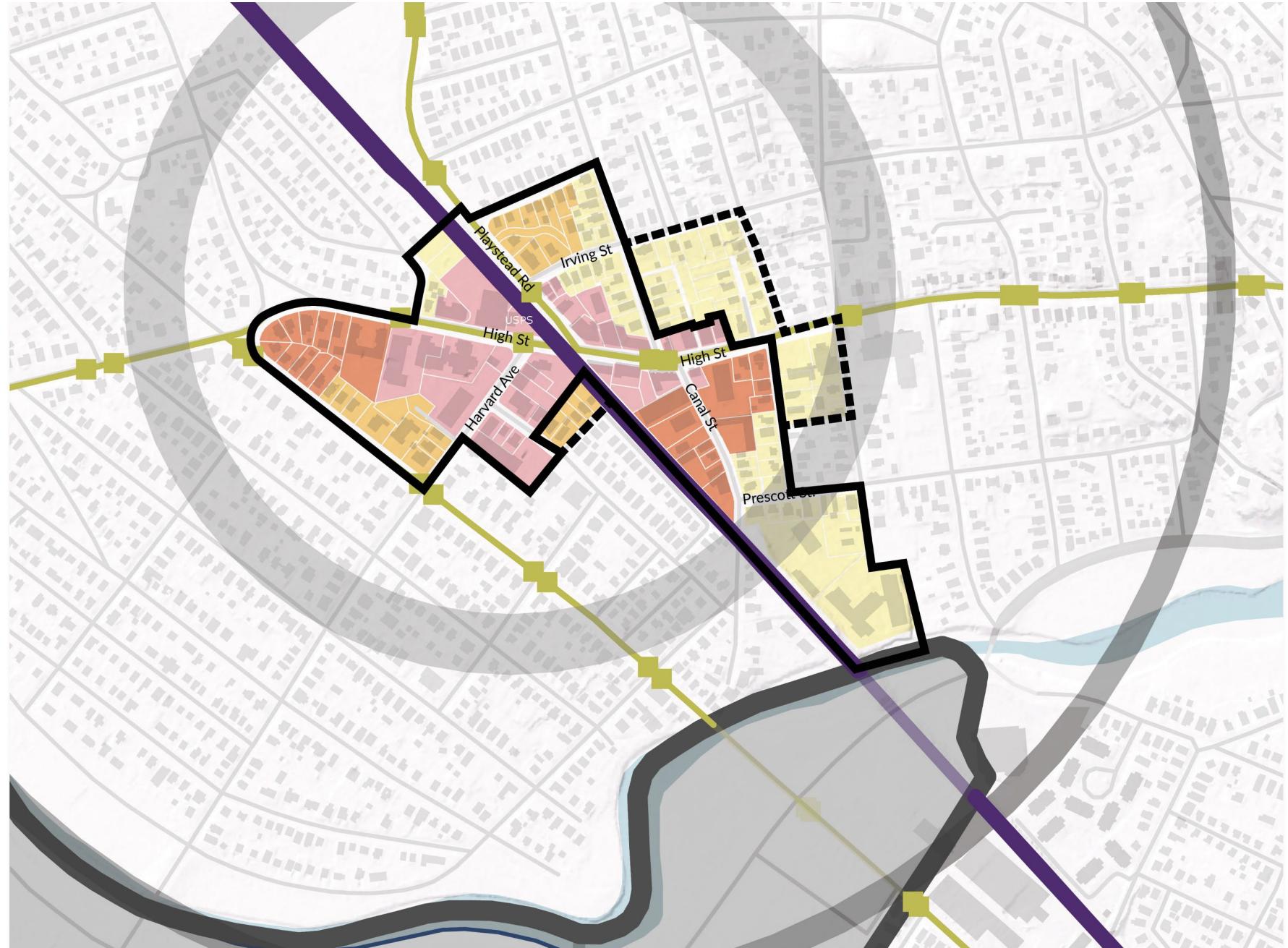


## Current Zoning



### 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



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# Current Zoning

Medford Zoning Dimensions															
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District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth									
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	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	
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	3(a) Attached Single-Family (End Dwelling Unit)	-	3,500	35	35	75	10%	25%	15	10	15	30%	35	3	
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	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	

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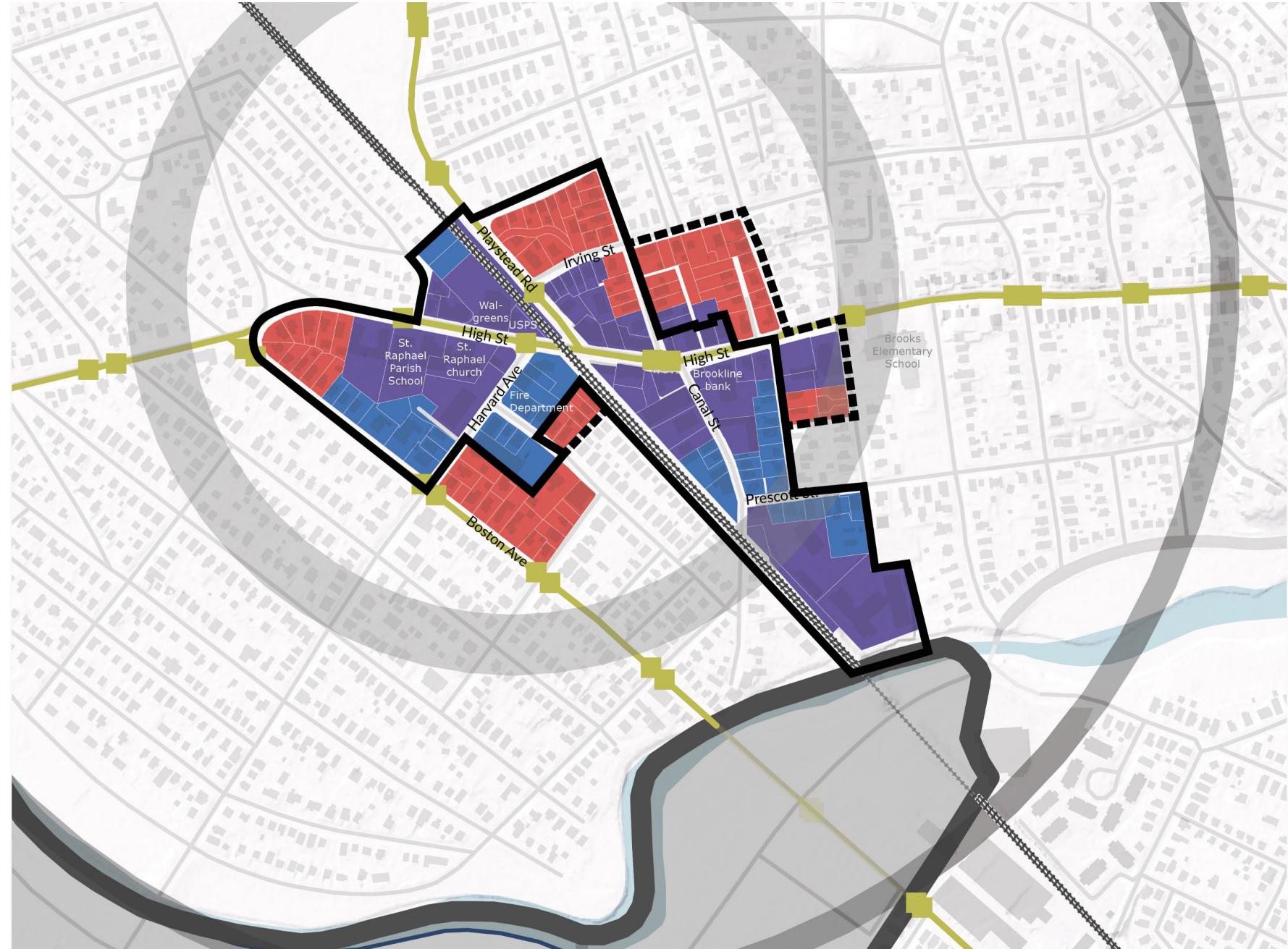


## West Medford Square Proposal 01



### 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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# 2024-2026 Zoning Update



## West Medford Square Proposal 02



### LEGEND

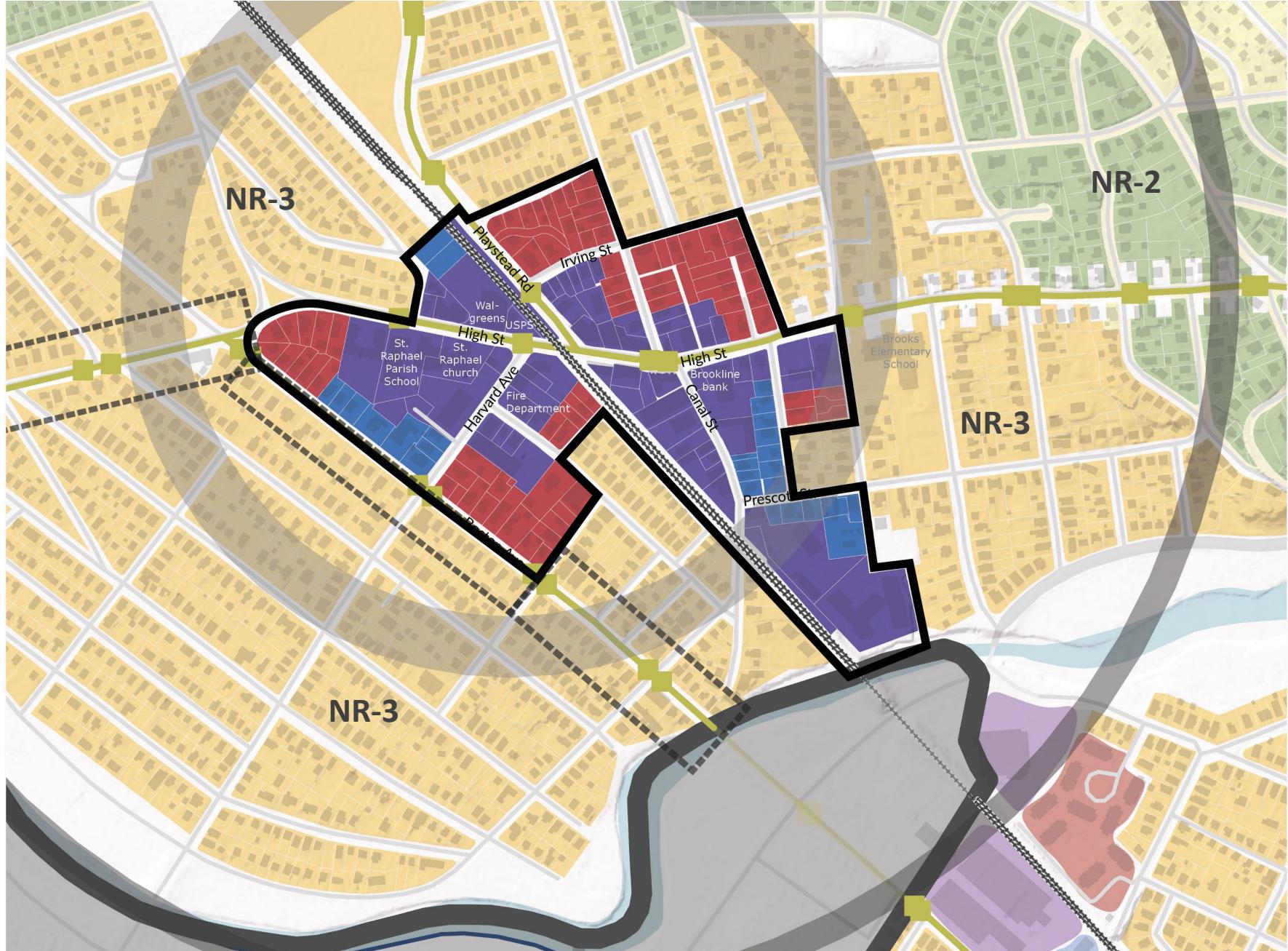
Mixed-Use 2A  
Mid Scale.  
5 stories by right + 2 IZ

Mixed-Use 2B  
Mid-High Scale.  
7 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)

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



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).





# Accessory Dwelling Unit (ADU)

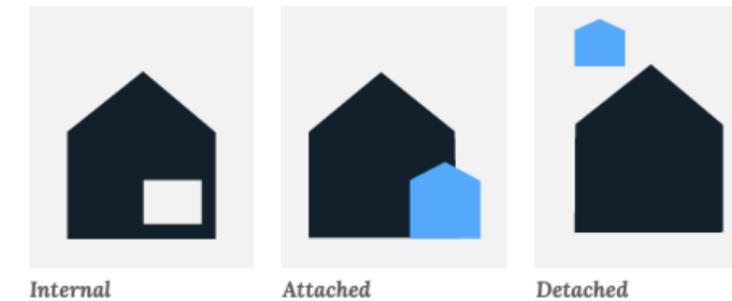


# Accessory Dwelling Unit (ADU)

ADUs can be created by repurposing existing living space, creating new living space from unused areas of the existing home (like a basement or attic), building an addition to an existing home, converting an existing garage, barn or similar, or building a new smaller building on a lot. Often called “granny flats,” or “in-law apartments,” ADUs are sometimes used to support multigenerational families or to provide smaller homes that meet specific needs.

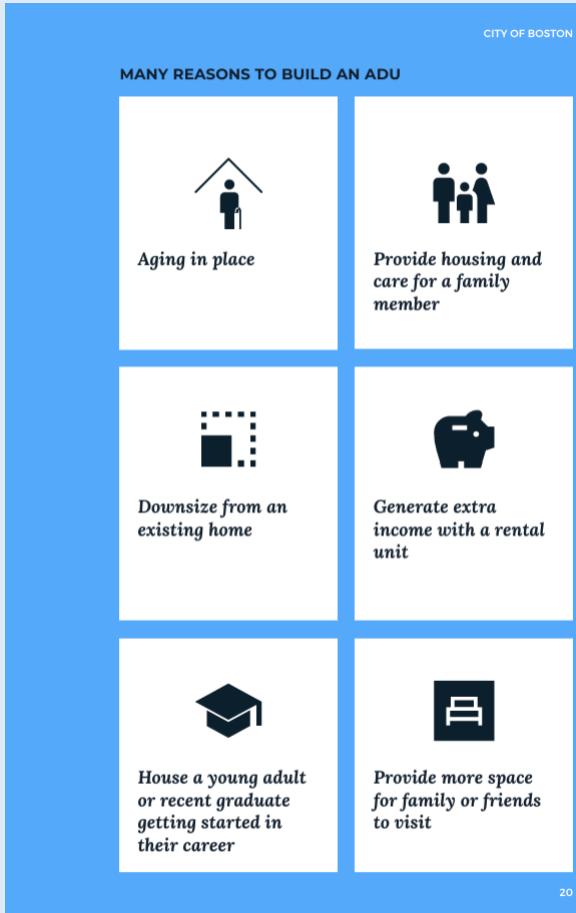
ADUs can be classified by their physical relationship to the primary unit or units, with ADUs described as:

- **Internal:** a unit that is inside the main building, maybe with a small addition. The entrance is typically located off of a shared entry hall.
- **Attached:** a building that is adjacent to the main building, or a major addition, typically with its own entrance
- **Detached:** a building on its own, with its own entrance.





# Protected Use Accessory Dwelling Unit (ADU)

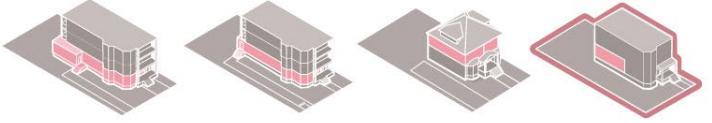


An ADU must have:

- A full bathroom and kitchen,
- Living areas that meet minimum size regulations,
- Adequate light and ventilation,
- Safe exit routes that are compliant with life safety regulations,
- A design that enables Fire Department access in case of emergency,
- Access to electric and water shut-off valves, and
- In some cases, sprinkler systems in all or part of the building.

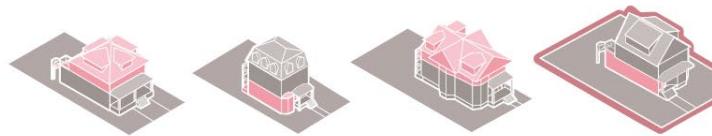


# Accessory Dwelling Unit (ADU)



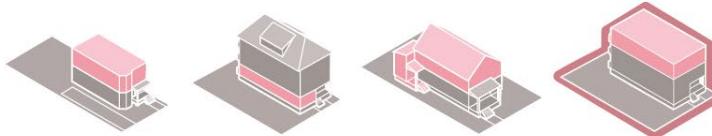
## SPLIT YOUR UNIT

My lot is small, there is limited space in my home to add an ADU, and I only need a studio or one-bedroom ADU.



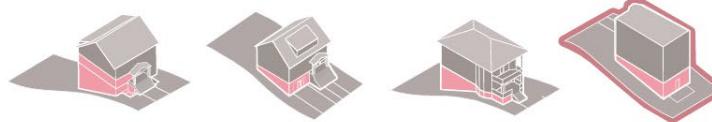
## CONVERT YOUR ATTIC

I have a home with an unfinished attic. I may add an ADU with just one or two bedrooms.



## ADD ANOTHER FLOOR

My lot is small, my home is short, and I want to add an ADU with at least two bedrooms.



## CONVERT YOUR BASEMENT

I have an unfinished basement that has room for an ADU with good-sized windows on at least one side, and my property is not in a flood-prone area.

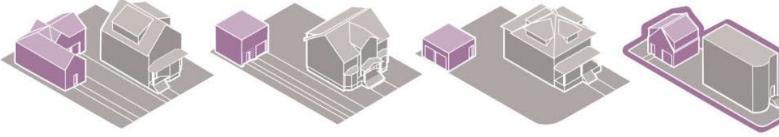


## EXTEND INTO THE REAR YARD

My lot is small, with little to no space on the sides, but has a deep backyard.

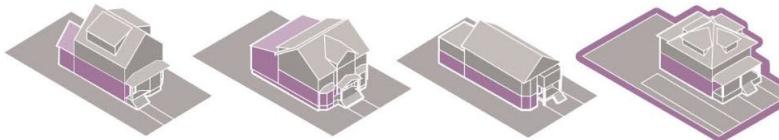


# Accessory Dwelling Unit (ADU)



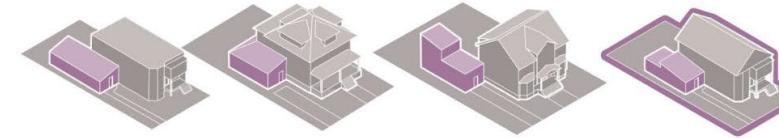
## ADAPT YOUR GARAGE

*My lot has an existing building on it. I'd like to convert it into an ADU separate from the main unit.*



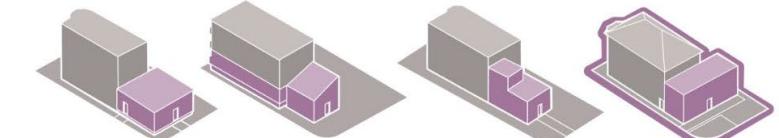
## EXTEND TOWARDS THE BACKYARD

*I have a lot with extra backyard space. I'd like to add an ADU with at least two to three bedrooms.*



## ATTACH AN ADU ON THE SIDE

*My lot has enough room on the side for an ADU with at least one to two bedrooms.*

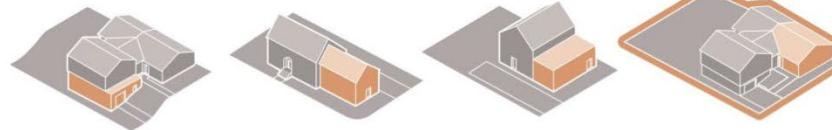


## ATTACH AN ADU ON A CORNER LOT

*I have a corner lot and would like to have an ADU that is directly accessible from the street.*

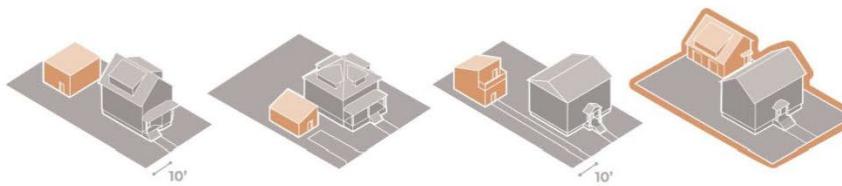


# Accessory Dwelling Unit (ADU)



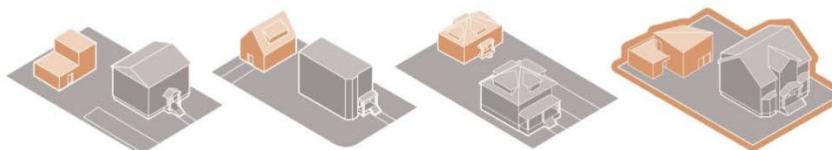
## ATTACH AN ADU IN YOUR FRONT YARD

I have a larger lot, and I want to build an ADU without obstructing any of my backyard.



## BUILD A MID-SIZED ADU IN YOUR BACKYARD

My lot has enough width on the sides or space in the backyard, and I'd like to build a detached ADU with one to two bedrooms.



## BUILD A LARGE ADU IN YOUR BACKYARD

My lot is large, with lots of space to the sides and back. I'd like to add an ADU that can house several people.



# Accessory Dwelling Unit (ADU)

## MAIN DEFINITIONS:

### 1. Protected Use ADU:

- An attached, detached, or internal ADU that is located, or is proposed to be located, on a Lot in a **Single-Family Residential Zoning District** and
- Is not larger in Gross Floor Area than **½ the Gross Floor Area of the Principal Dwelling or 900 square feet**, whichever is smaller [ or a larger Gross Floor Area, if allowed by the Municipality ], provided that only one ADU on a Lot may qualify as a Protected Use ADU.
- An ADU that is nonconforming to zoning shall still qualify as a Protected Use ADU if it otherwise meets this definition.

### 2. Single-Dwelling Residential Zoning District:

- Any zoning district where **Single-unit Dwellings are a permitted or an allowable use**, including any zoning district where **Single-unit Dwellings are allowed as-of-right, or by Special Permit**.

### 3. Local ADUs.

- An **ADU that is not a Protected Use ADU** but include rules specific to Medford



# Protected Use Accessory Dwelling Unit (ADU)

## 760 CMR 71.00 Protected Use Accessory Dwelling Unit (ADU)

Municipalities shall not prohibit, impose a Prohibited Regulation or Unreasonable Regulation, or, except as provided under 760 CMR 71.03(5), require a special permit, waiver, variance or other zoning relief or discretionary zoning approval for the use of land or structures for a Protected Use ADU, including the rental thereof, in a Single-Family Residential Zoning District; provided that Municipalities may reasonably regulate a Protected Use ADU, subject to the limitations under 760 CMR 71.03(2) to 760 CMR 71.03(5), inclusive.

### Prohibited Regulation:

1. Owner-Occupancy Requirement.
2. Minimum Parking Requirement.
3. Use and Occupancy Restriction.
4. Unit Caps and Density: ADUs shall not be counted in any density calculations.
5. Relationship to Principal Dwelling: requirement to be attached or detached.

**Dimensional Standards:** Cannot be more restrictive than is required for the Principal Dwelling, or a Single-family Residential or accessory structure.

**Historic Districts:** Municipalities may establish Design Standards and Dimensional Standards for Protected Use ADUs located in an Historic District

**Pre-existing Nonconforming Structures:** A Municipality may not prohibit the development of a Protected Use ADU in an existing structure or Principal Dwelling, or Lot due to nonconformance, that could be used for, or converted into, a Protected Use ADU in conformance with the Building Code, 760 CMR 71.00, and state law.

**Special Permits for Multiple ADUs on the Same Lot:** if a Municipality chooses to allow additional ADUs on the same Lot as a Protected use ADU in a Single-family Residential Zoning District, Zoning shall require a Special Permit for the use of land or structures for the additional ADUs.



# Local Accessory Dwelling Unit (ADU)

## Municipality Decisions (Local ADUs):

1. Municipalities may **allow Accessory Dwelling Units in any Residential District by Right or by Special Permit.**
2. Municipalities can **allow bigger ADUs than the 900 sf restriction.**
3. Municipalities can **allow additional ADUs on the same lot by Special Permit.**
4. Short-term Rentals: **Municipalities may establish restrictions and prohibitions on the Short-term Rental of Protected Use ADUs pursuant to M.G.L. c. 64G.**



# Accessory Dwelling Unit (ADU)

## 1. Protected Use ADUs

### 1. Dimensional Standards:

- Not be larger than a Gross Floor Area of **900 square feet** [or a larger Gross Floor Area, if allowed by the Municipality] **or ½ the Gross Floor Area of the Principal Dwelling, whichever is smaller.**
- Shall not have more restrictive dimensional standards than those required for:
  - Principal Dwelling, or a
  - Single-family Residential or
  - Accessory structure.

## 2024-2026 Zoning Update



	NR-1	NR-2	NR-3	UR-1	UR-2
<b>Permitted Building Types</b>	<ul style="list-style-type: none"> <li>Single-unit Dwelling</li> <li>Historic Conversion</li> </ul>	<ul style="list-style-type: none"> <li>Single-unit Dwelling</li> <li>Two-unit Dwelling</li> <li>Historic Conversion</li> </ul>	<ul style="list-style-type: none"> <li>Single-unit Dwelling</li> <li>Two-unit Dwelling</li> <li>Three-unit Dwelling</li> <li>Historic Conversion</li> </ul>	<ul style="list-style-type: none"> <li>Two-unit Dwelling</li> <li>Three-unit Dwelling</li> <li>Multiplex</li> <li>Townhouse</li> <li>Historic Conversion</li> </ul>	<ul style="list-style-type: none"> <li>Three-unit Dwelling</li> <li>Multiplex</li> <li>Townhouse</li> <li>Historic Conversion</li> </ul>
<b>Protected ADUs</b>	✓	✓	✓		
<b>Local ADUs (By right)</b>				✓	✓
<b>Local ADUs (By Special permit)</b>	✓	✓	✓	✓	✓
<b>Max. units with ADUs (Excluding Historic conversion)</b>	1+ 1 Protected ADU+ 1 Local ADU by SP.	2 + 1 Protected ADU+ 1 Local ADU by SP.	3+ 1 Protected ADU+ 1 Local ADU by SP.	3+ 1 Local ADU+ 1 Local ADU by SP.	3+ 1 Local ADU+ 1 Local ADU by SP.



# Accessory Dwelling Unit (ADU)

## 1. To be decided:

1. Second ADU allowed by Special Permit
2. Local ADU by Special Permit: Max 900 sf
3. Allow bigger detached ADUs for historic accessory structures (more than 75 years)
4. Dimensions to be studied after the approval of Residential Districts