

City of Medford Planning and Permitting Committee

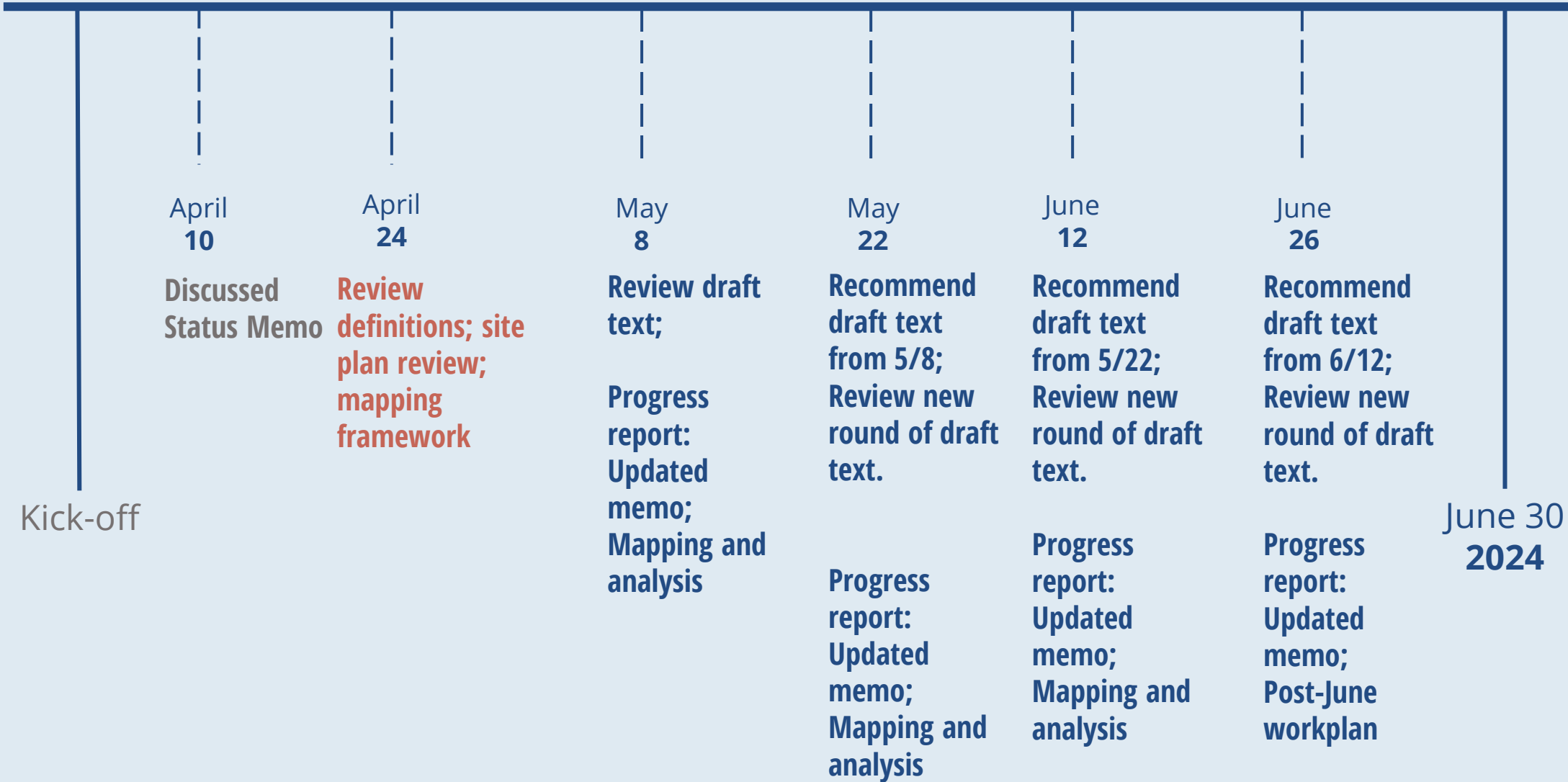
2024-2026 Zoning Update
April 24, 2024





Timeline

2024-2026 Zoning Update





Additions to Memo

Definitions

- ▶ Recommendations from Vice President Collins.
- ▶ Recommendations from the Building Department.
- ▶ Climate brainstorm from PDS.

To be added:

- ▶ Recommendations from Jonathan Silverstein.
- ▶ Review and adopt GIS-based zoning map.



Definitions

Refine existing definitions; add new uses

1. Rename/replace:

- ▶ “Coverage of Lot” becomes “Lot Coverage;” add accessory buildings.
- ▶ “Drive-in eating places” becomes “Eating Place, Drive-Through.”
- ▶ “Family” becomes “Household”

2. Clarify:

- ▶ “Yards” (area) vs. “Setbacks” (dimensions)
- ▶ “Lot Frontage” (address overlapping definitions)

3. Review:

- ▶ “Special Permit”: Add the Community Development Board to the definition and wherever SPGAs are mentioned.
- ▶ “Story”: Address consistency/compliance with the Building Code.
- ▶ Definitions of medical uses.

Define the following:

1. Dwelling, Multiple. (Eliminate Class A/Class B distinctions)
2. Doggy Daycare (not Keeping of Animals).
3. Eating establishments:
 - Café/Coffee shop.
 - Other
4. Household
5. Institution.
6. Institutional Use.
7. Manufactured Home.
8. Mobile Home.
9. Motor Vehicles Class III, Junkyards
10. Mixed-Use.
11. Tiny Home.
12. Structure, accessory.
13. Use, Accessory.



Table of Uses

Add new uses; Address parking

- ▶ Add “Café/Coffee shop” and define districts.
- ▶ Add “Mixed-use Building” and define districts.
- ▶ Replace parking codes with spaces/SF requirement in the Table of Uses. The actual requirements will not change.
- ▶ Establish uses allowed on ground level for Mixed-Use Buildings.

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

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March 15, 2022

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC	LC
A. RESIDENTIAL USES															
1. Detached single family dwelling	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	2 per Dwelling Unit	NA
2. Attached single family dwelling: Two dwelling structure	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
Three or more dwelling structure	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
3. Detached two-family dwelling	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
4. Multiple dwelling, Class A	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
5. Multiple dwelling, Class B	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
6. Dormitory, fraternity or sorority house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
7. Lodging or boarding house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per Guestroom	1/15,000 s.f.

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8. Senior housing facility	N	CC	CC	CC	CC	CC	CC	CC	CC	N	N	N	CC	1 per 2 Units	1/15,000 s.f.
B. COMMUNITY USES															
1. Museum	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	N	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	CC	CC	1 per 750 s.f.	1/15,000 s.f.
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	Y	Y	Y	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	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA

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9. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	NA	NA
10. Hospital, nonprofit	N	Y	BA	BA	BA	BA	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	N	CC	CC	CC	CC	CC	N	CC	CC	N	CC	CC	CC	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	CC	N	N	N	N	N	N	CC	CC	CC	CC	CC	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	N	N	N	N	N	CC	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	N	N	CC	CC	N	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	CC	CC	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	CC	CC	CC	CC	Y	Y	N	Y	Y	Y	N	N	Y	1 per 750 s.f.	1/15,000 s.f.

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4. Trade, professional, or other school operated for profit	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel or motel, small	N	N	N	N	N	N	N	Y	Y	N	CC	CC	Y	1 per Guestroom	1/15,000 s.f.
6. Hotel, large	N	N	N	N	N	N	N	Y	N	N	N	N	Y	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking or funeral establishment	N	N	N	N	N	N	N	Y	Y	CC	N	N	N	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	N	N	N	N	N	N	N	CC	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom ¹	N	N	N	N	N	N	N	Y/BA	Y	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES															
1. Business, professional, or government office	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Business, professional, or government office, large	N	N	N	N	N	N	N	N	N	N	CC	CC	N	1 per 350 s.f.	1/15,000 s.f.
3. Medical office	N	N	N	N	BA	BA	N	Y	Y	CC	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
4. Bank and other financial institution	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
F. RETAIL AND SERVICE USES															
1. Retail sales ²	N	N	N	N	N	N	N	Y	Y	CC	CC	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	N	N	CC	CC	CC	CC	CC	Y	Y	CC	CC	Y	Y	1 per 500 s.f.	1/15,000 s.f.

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3. Neighborhood retail	N	CD	CD	CD	CD	CD	CD	Y	Y	CC	CC	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	N	N	N	N	N	N	N	Y	Y	CC	N	Y	Y	1 per 350 s.f.	1/50,000 s.f.
6. Paranormal service and sales	N	N	N	N	N	N	N	CC	CC	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment — Cultivation	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Manufacture and processing	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment — Retail	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment — Independent laboratory	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare															
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS															

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1. Eating place, without drive through	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	CC	1 per 350 s.f.	1/15,000 s.f.
3. Café/Coffee shop															
H. MOTOR VEHICLE RELATED USES															
1. Motor vehicle light service station	N	N	N	N	N	N	N	CC	Y	Y	CC	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	N	N	N	N	CC	Y	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	N	N	CC	Y	CC	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	N	N	CC	Y	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	N	N	N	N	N	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	N	N	N	N	CC	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 350 s.f.	1/50,000 s.f.
8. Motor Vehicles, Class III, Junkyards															

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6. Open Storage	N	N	N	N	N	N	N	N	BA	BA	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	N	N	N	CC	Y	CC	CC	CC	CC	NA	NA
9. Solar energy system	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES															
1. Fuel and ice sales	N	N	N	N	N	N	N	N	Y	Y	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	NA	NA
5. Manufacturing	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	N	N	N	N	BA	Y	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	N	N	N	BA	Y	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	N	N	N	BA	Y	N	N	N	H	1/50,000 s.f.

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10. Warehouse, Wholesale establishment	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self storage warehouse	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	1 per 1,400 s.f.	1/15,000 s.f.
K. ACCESSORY USES															
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	NA
By special permit	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	NA
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3. Family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	1 per 2 employees	NA
4. Family day care home, large	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	BA	1 per 2 employees	NA
5. Adult day care home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	1 per 2 employees	NA
6. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	1 per Guestroom	NA

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7. Noncommercial greenhouse, tool shed, or similar accessory structure	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	NA	NA
8. Swimming pool, on a lot with: Less than 4,500 sq. ft.	BA	BA	BA	BA	BA	BA	BA	Y	Y	Y	N	N	Y	NA	NA
More than 4,500 sq. ft.	BA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	NA	NA
9. Scientific research and development, as provided at section 94-3.3.3.1	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	NA	NA
10. Keno	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	NA	NA
11. Open storage	N	N	N	N	N	N	N	N	Y	Y	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Heavy repair operations	N	N	N	N	N	N	N	N	CC	Y	N	N	N	1 per 350 s.f.	1/15,000 s.f.
Notes: ¹ For Breweries operating with seven barrels or under - Y. For Breweries operating with more than seven barrels - BA. ² Requires site plan review. See § 94-11.7.2(9). ³ Measured to the closest point of the structure															



Site Plan Review

Existing SPR Structure

Section 94-11.7 Site plan review.

Major Project

1. Review Authority: Community Development Board
2. Threshold
 - ▶ Residential projects of six or more units
 - ▶ Non-residential projects with new construction or addition of 10,000 SF or more
 - ▶ Change of principal use for existing building of 10,000 SF or more
 - ▶ Specific uses (parking lots, drive-in eating places, eating places of more than 5,000 SF, medical offices of more than 10,000 SF, gasoline service stations, neighborhood and convenience retail
3. Timeline
 - ▶ Approval must be received before applying for a building permit
 - ▶ Written decision must be provided within 90 days of the closed of the public hearing.



Site Plan Review

Existing SPR Structure

Section 94-11.8 Site plan review for Dover amendment uses

Religious and educational uses; child care centers (Exempt uses under c. 40A, §3).

1. Review Authority: Community Development Board
2. Threshold
 - ▶ Does use qualify under c. 40A, §3?
 - ▶ What are reasonable regulations under the law?
3. Timeline
 - ▶ Follow 94-11.8.



Site Plan Review

Questions for Future Structure

1. Is the current process consistent with best practices?
 - ▶ Note that SPR is in discussion at the state level.
2. Should a Minor Plan Review process be added?
 - ▶ Usually an administrative review to reduce burden on Community Development Board and provide more flexibility for smaller projects.
 - ▶ Allows for review at lower thresholds.
 - ▶ Applicants who want waivers can request review from the Community Development Board.
3. Should a Municipal Project Review be added?
 - ▶ Provides public forum for questions, information, discussion about the project.
 - ▶ Provides opportunity to make reasonable modifications to address community concerns about building massing, form, placement, and building and site design.



Site Plan Review: Precedent

Pittsfield: Administrative Review

All projects within this district are subject to site plan review by the Director of the Department of Community Development or his or her designee.

Applicants found not to be consistent with the parameters of this ordinance of the Community Development Board Design Guidelines may be required to seek approval through a Site Plan Review application through the Community Development Board.

Applicants that request a waiver from one or more provisions of this Section shall require a Special Permit from the Community Development Board, in accordance with Section 13.2 of this Ordinance.

CHECKLIST: BUILDING ON PRIMARY STREET

Standard	
<input type="checkbox"/>	Building is between three and five stories.
<input type="checkbox"/>	Building is no more than 90 feet tall.
<input type="checkbox"/>	Front Yard Setback is between 0 and 5 feet.
<input type="checkbox"/>	Side Yard Setback is 0 feet or more.
<input type="checkbox"/>	Side Yard Setback from a residential lot is 0 feet or more.
<input type="checkbox"/>	Rear Yard Setback is 10 feet or more.
<input type="checkbox"/>	Ground Floor Transparency is 75%.
<input type="checkbox"/>	Parking is located in the side yard, outside the front yard setback.
<input type="checkbox"/>	Parking is located in the rear yard.

CHECKLIST: BUILDING ON SECONDARY STREET

Standard	
<input type="checkbox"/>	Building is between two and four stories.
<input type="checkbox"/>	Building is no more than 60 feet tall.
<input type="checkbox"/>	Front Yard Setback is between 0 and 15 feet.
<input type="checkbox"/>	Side Yard Setback is 0 feet or more.
<input type="checkbox"/>	Side Yard Setback from a residential lot is 10 feet or more.
<input type="checkbox"/>	Rear Yard Setback is 10 feet or more.
<input type="checkbox"/>	Ground Floor Transparency is 50%.
<input type="checkbox"/>	Parking is located in the side yard, outside the front yard setback.
<input type="checkbox"/>	Parking is located in the rear yard.

Source: City of Pittsfield/ Innes Associates



Site Plan Review: Precedent

Brookline: Municipal Review

A project plan application for an educational use in a residence district shall be filed for any proposed development, which is an outdoor structure, exterior alteration, or addition, greater than 10,000 square feet, or any project which the Planning Director and Building Commissioner determine shall have major impacts on the surrounding neighborhood. The application shall be filed with the Planning Director at least forty-five (45) days prior to the application for a building permit.

This language appears to apply to municipal educational use.



Future Land Use Map

Consistency between Plan and Zoning

How does the work for the Comprehensive Plan inform the changes on a corridor/ square/ neighborhood basis?

What zoning changes can we implement now and which areas need additional analysis?

