

City of Medford PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update

JANUARY 15, 2025



BBHS



Agenda

- Process Timeline
- Plan 2025
- Public Hearing Process
- Introduction
- Analysis
- Neighborhood Residential Districts
- Q&A



Timeline: Phase 3

Jan 15	Jan 29	Feb 12	Feb 26	March 12	March 26	April 09	April 30	May 14	May 14		
Neighborhood Residential SF1-SF2		Urban Residential APT1-APT2-General Residential		Commercial framework C1	Medford Sq C1	West Medford Sq C1	Other Corridors C1		Wellington/Glenwood O1-O2-Industrial-MUZ		



PLAN 2025

	JANUARY	FEBRUARY	MARCH	APRIL	MAY
GEOGRAPHY	Neighborhood Residential	Urban Residential	Commercial Framework/Medford Square	West Medford/Other Corridors	Wellington/Glenwood
DISTRICTS	SF1 &SF2	APT 1, APT 2 & General Residential	C1	C1	O1, O2, Industrial & MUZ
TOPICS	Dimensional Standards	Dimensional Standards	Dimensional Standards	Dimensional Standards	Dimensional Standards
	Development Standards	Development Standards	Development Standards	Development Standards	Development Standards
CITY-WIDE TOPICS	Housing	<ul style="list-style-type: none">• ADU• Neighborhood Nodes	<ul style="list-style-type: none">• Community Solar• Non-Conforming Use/Structure	<ul style="list-style-type: none">• Transport Demand Management• Site Plan Review	<ul style="list-style-type: none">• Parking Requirement



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



Opportunities for Public Comments

1

City Council

Present new topic

12/03/24 Salem St.

09/11/24 Green Score

01/15/25
Neighborhood Residential.

2

City Council

Refer topic to CDB

12/11/24 Salem St.

10/01/24 Green Score

01/29/25
Neighborhood Residential.

3

CDB

Vote on the topic

01/22/25 Salem St.

01/22/25 Green Score

February 2025
Neighborhood Residential.

4

City Council

Vote on the topic

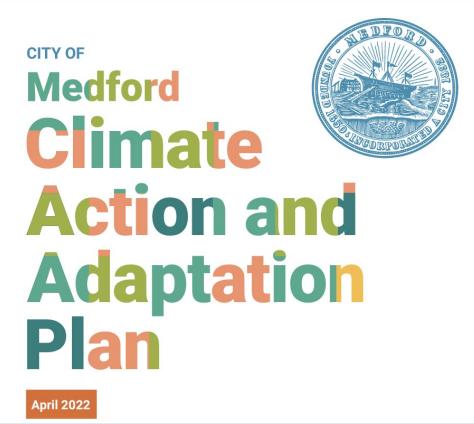
February 2025 Salem St.

February 2025 Green Score

March 2025
Neighborhood Residential.



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

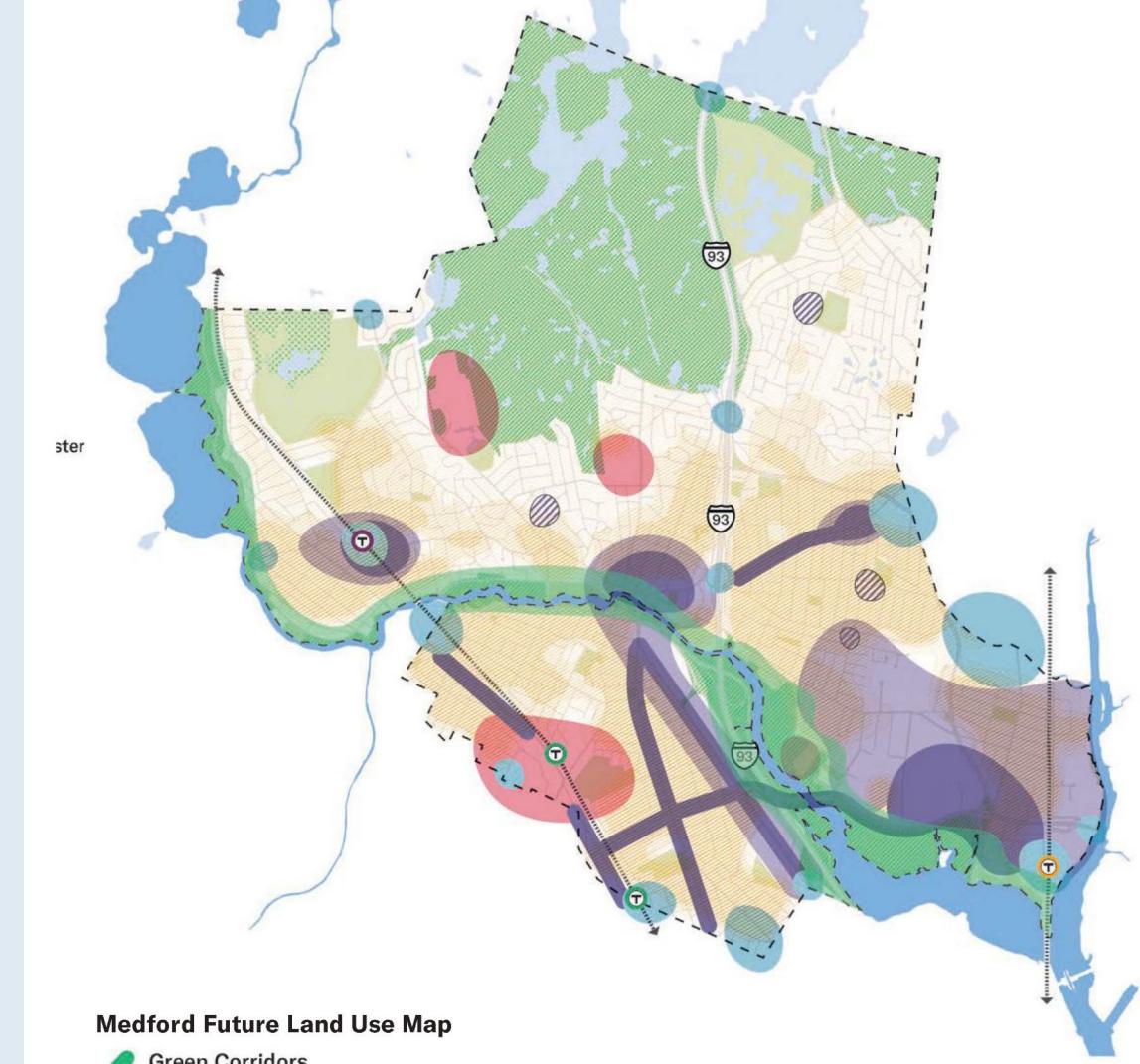


Figure XI. Medford Future Land Use Map

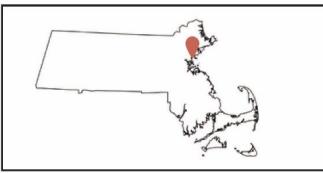
Medford Future Land Use Map

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

2024-2026 Zoning Update



Current Zoning



LEGEND



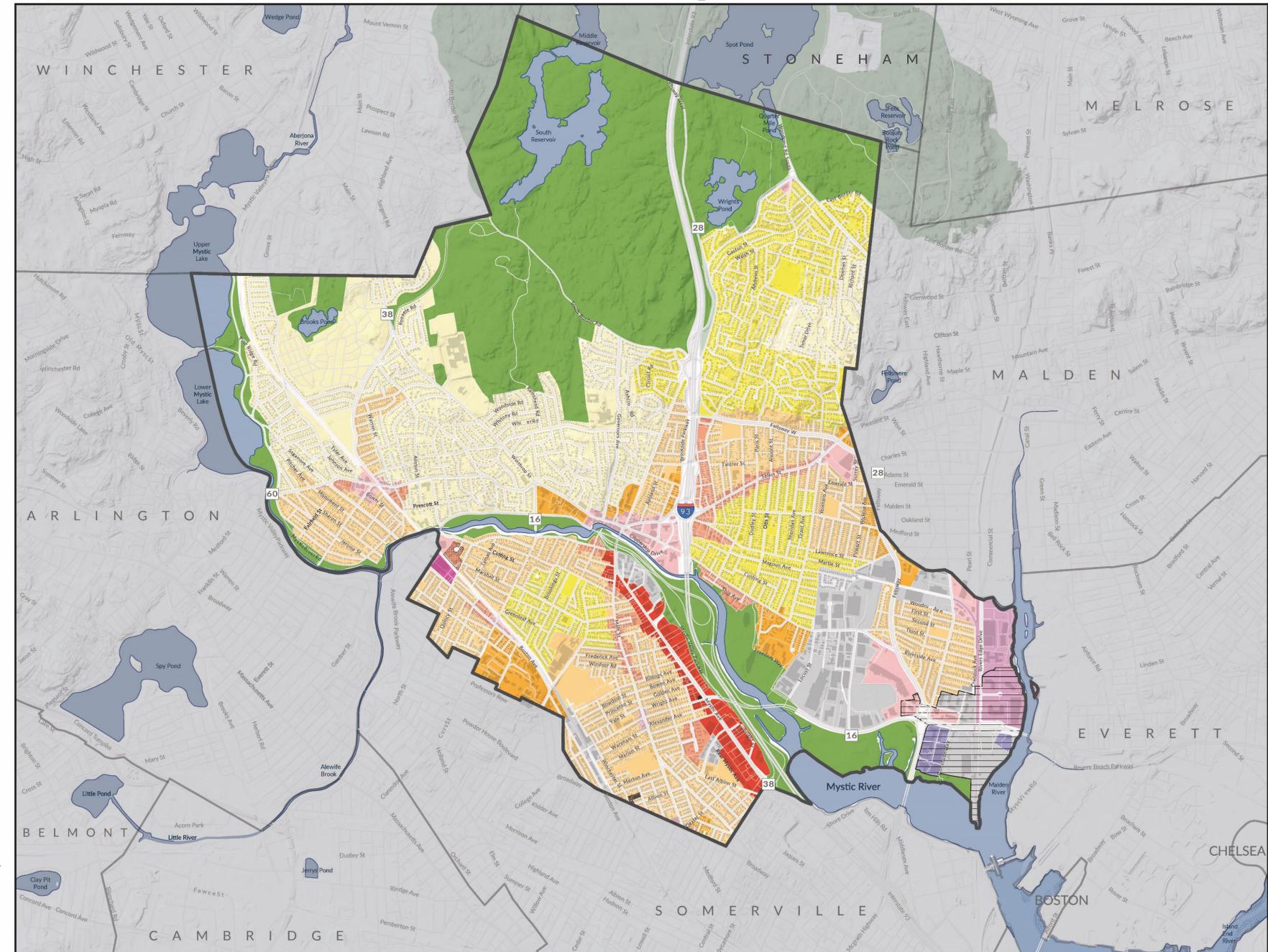
Medford Zoning

- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mixed Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



0 0.5 1
Miles

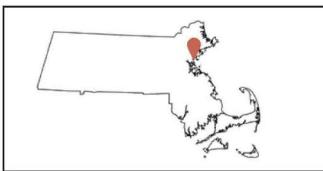
This map was produced in June 2024 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



2024-2026 Zoning Update



Current Transit System

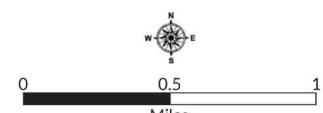
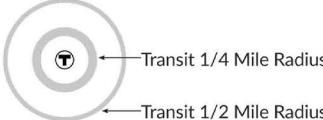


LEGEND

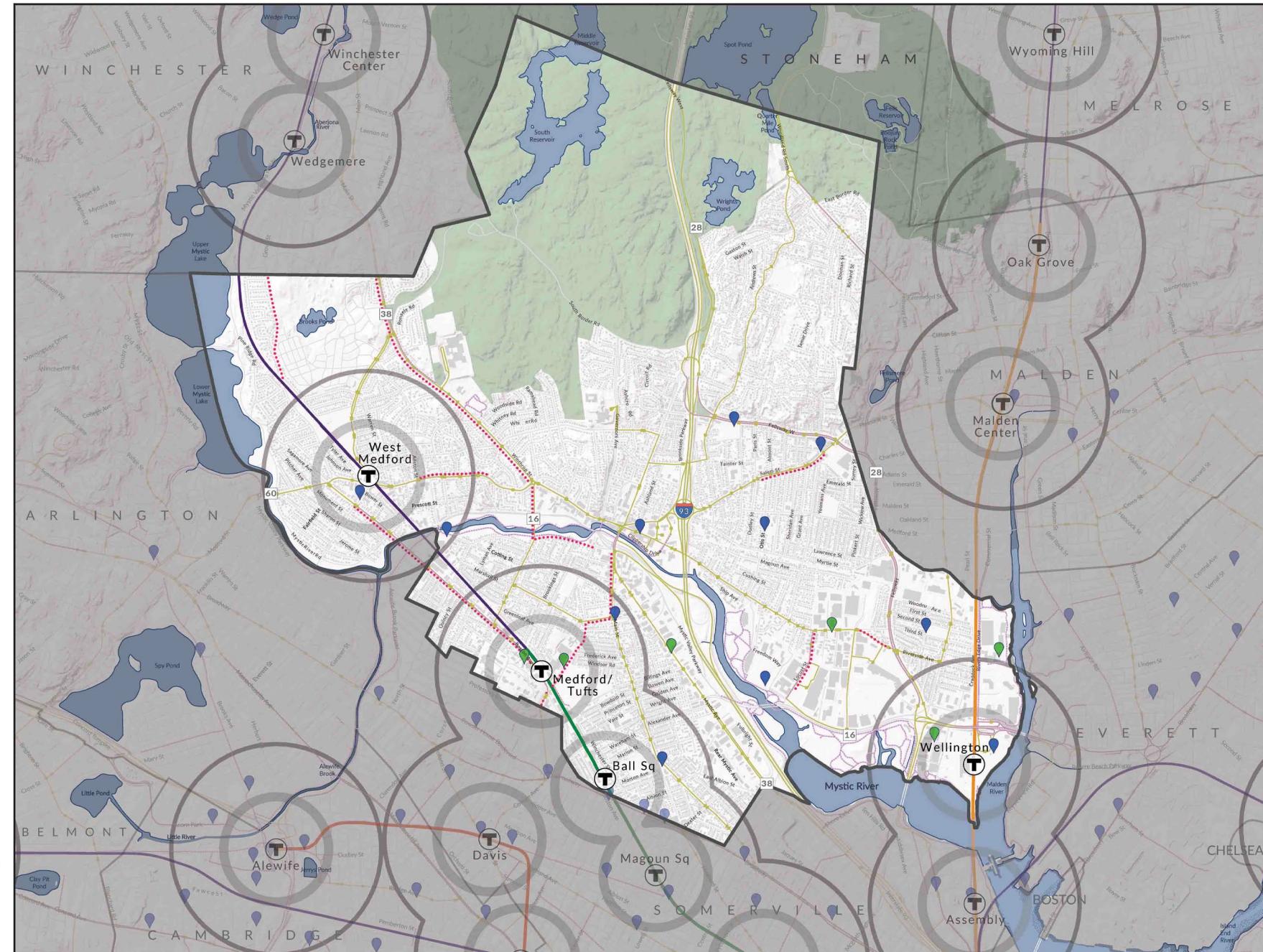
- Buildings
- Hydrography
- Middlesex Fells Reservation

Transportation

- Existing Blue Bike Stations
- Planned Blue Bike Stations
- MassDOT Bike Trails
- Medford Bike Lanes
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line



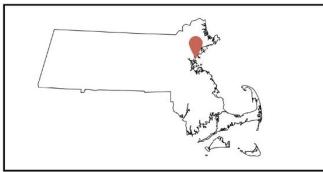
This map was produced in June 2024 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



2024-2026 Zoning Update



Proposed Mixed-Use Districts

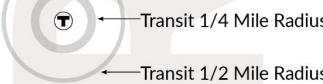


LEGEND

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

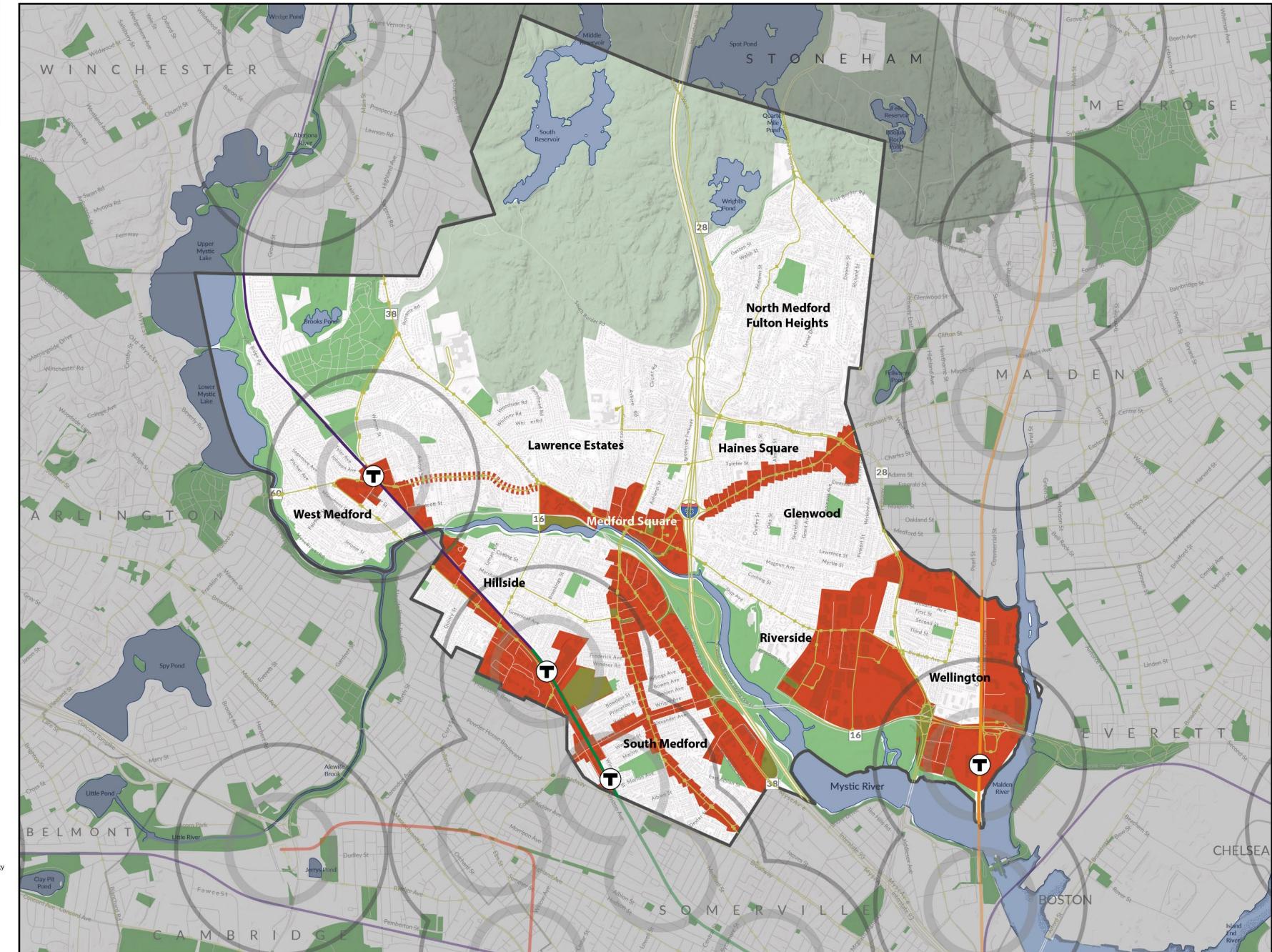
Transportation

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



0 0.5 1
Miles

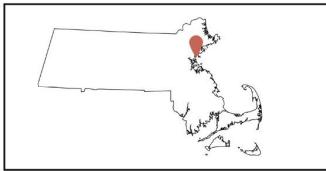
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



2024-2026 Zoning Update



Proposed Mixed-Use Districts



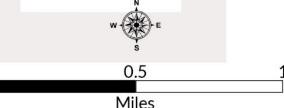
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

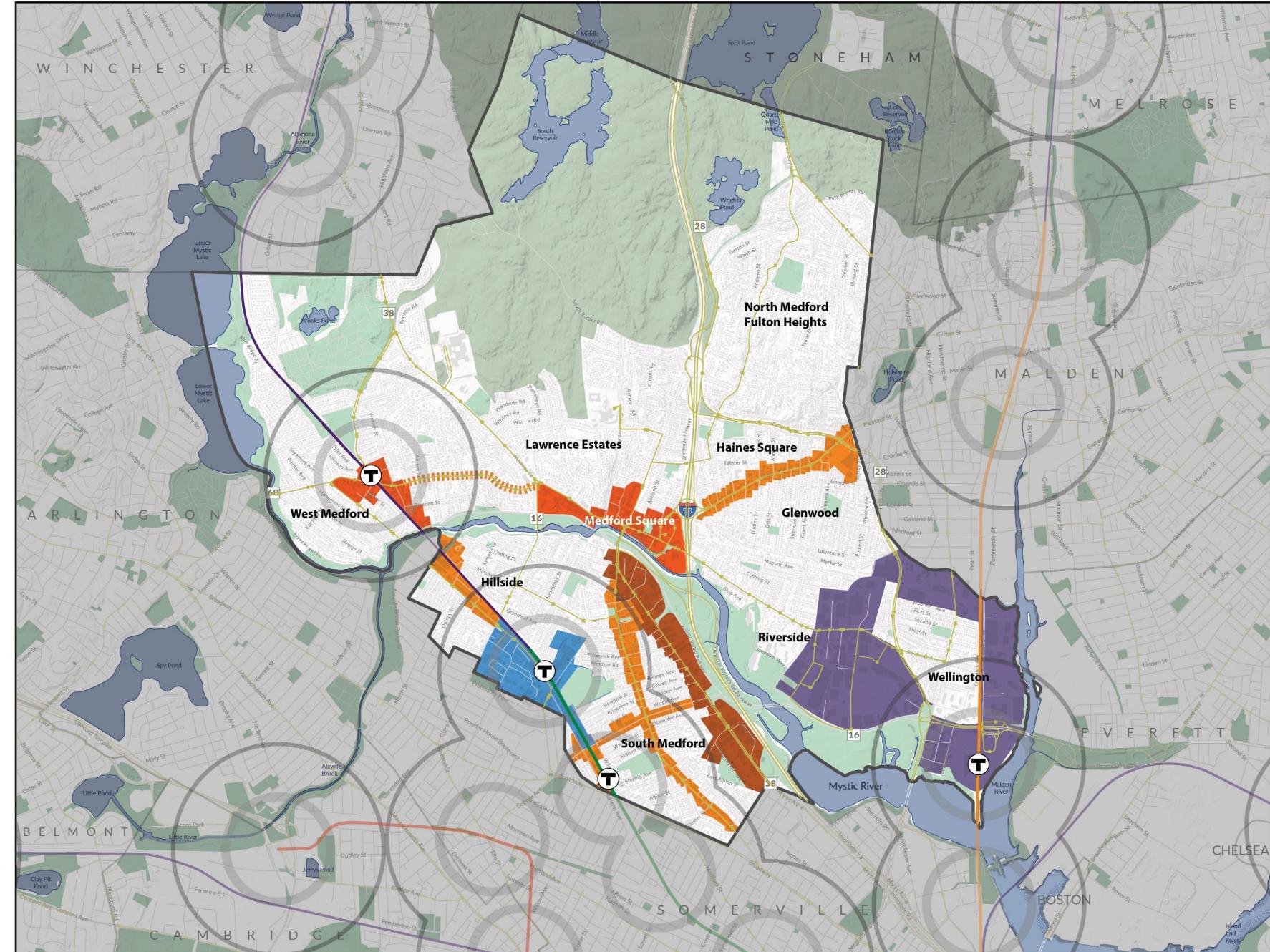
Categories

- Corridors
- Squares
- Institutional
- Special District

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



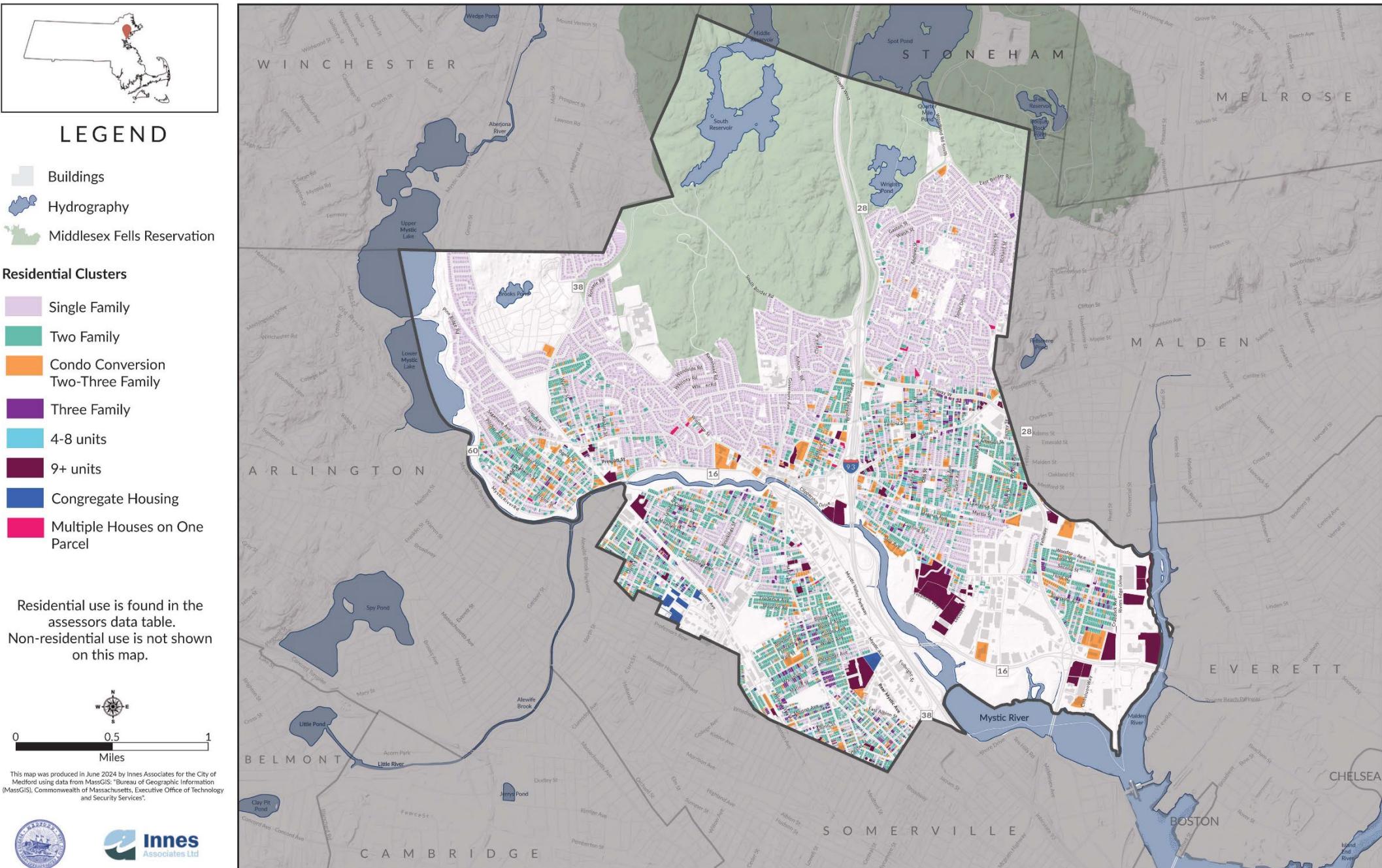
This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS, Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services*.



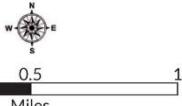
2024-2026 Zoning Update



Current Types of Residential Dwellings



Residential use is found in the assessors data table.
Non-residential use is not shown on this map.



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".



 Innes
Associates Ltd

B B H S



Historic Conversion

The conversion of an existing structure 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.

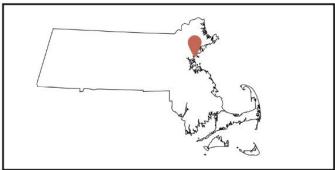
The goal of historic conversion zoning is:

- To preserve the cultural heritage of a community by ensuring that any changes made are in keeping with the historical character of the area
- Increase density city-wide in small increments.
- Enable smaller and more diverse housing options.

2024-2026 Zoning Update



Proposed Neighborhood Residential Districts

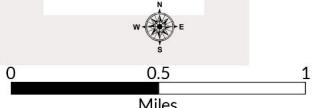


LEGEND

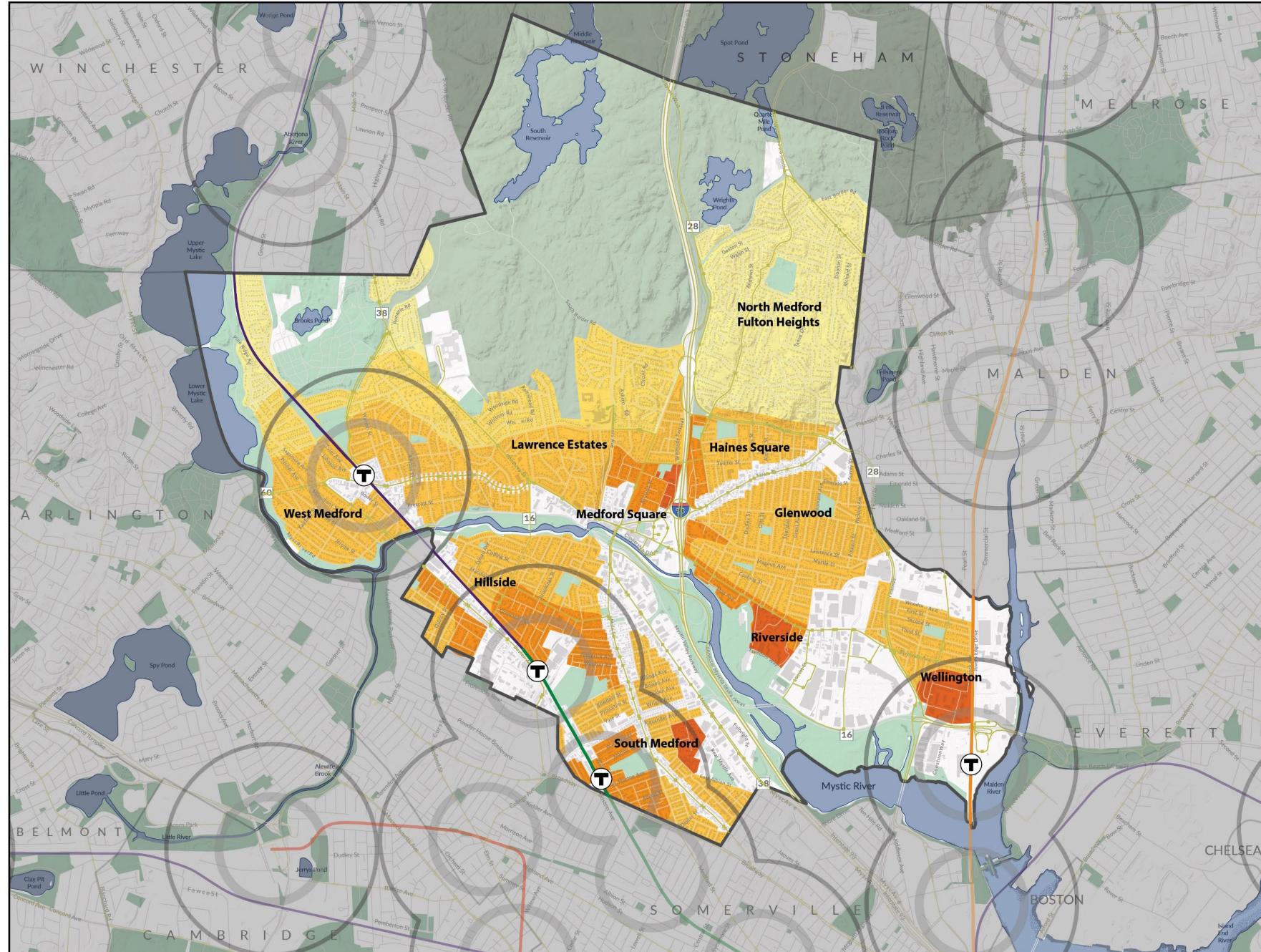
- Buildings
- Hydrography
- Middlesex Fells Reservation

Residential Density

- Neighborhood Residential 1**
 - Single-unit Dwelling + ADU
 - Historic Conversion (2 units)
- Neighborhood Residential 2**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
- Neighborhood Residential 3**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
- Neighborhood Residential 4**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - Multiple unit Dwelling (2-4 units)
- Urban residential**
 - Multiple unit Dwelling >4 units



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



Innes
Associates Ltd

BBHS



Current Dimensional Standard

Medford Zoning Dimensions															
		Minimum Permitted												Maximum Permitted	
		Lot				Yards (feet)									
		Area (SF)		Length (FT)		Open Space % Gross Floor Area				Yards (feet)				Height	
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usable	Front	Side	Rear	Lot Coverage (%)	Feet	Stories	
SF 1	1. Detached Single-Family	-	7,000	35	50	55	-	-	15	7 1/2	15	40%	35	2.5	
	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	
SF 2	1. Detached Single-Family	-	5,000	35	50	55	-	-	15	7 1/2	15	40%	35	2.5	
	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	



Proposed Residential Districts Dimensional Standards

	NR1	NR2	NR3	NR4
Residential Types	Single Unit + ADU Historic Conversion	Single Unit + ADU 2-unit Dwelling Historic Conversion	Single unit +ADU 2-unit Dwelling Historic Conversion 3-unit Dwelling Townhouse	2-unit Dwelling Historic Conversion 2-unit Dwelling 3-unit Dwelling Townhouse Multiple Dwelling (2-4 units)
Min Lot Dimensions (Sf)	5,000	4,000	3,000	3,000
Max Height (Stories)	2.5	2.5	3	3
Min Front Setback (ft)	15	15	10	5
Min Side setback (ft)	7 1/2 (Sum 15)	7 1/2 (Sum 15)	5 (Sum 10)	5 (Sum 10)
Min Rear Setback (ft)	15	15	15	15
Max Building Coverage	40%	40%	40%	50%
Min Open Space	40%	30%	20%	20%



Residential Requirements

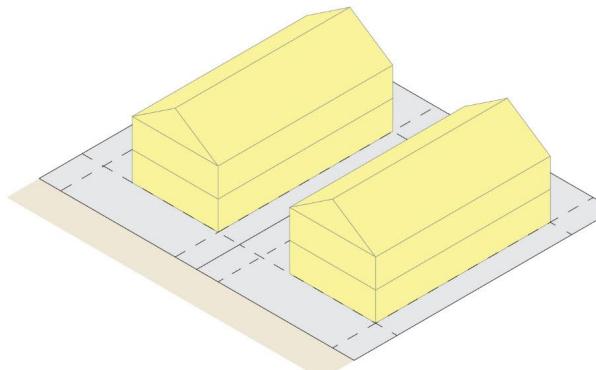
Residential type	Parking	Max Size restrictions
ADU	0 or 1	900 sf or 50% of the total area of the principal structure
Single-unit Dwelling	2 per Dwelling Unit	N/A
Historic Conversion *	1.5 per Dwelling Unit	?
Other residential types	1.5 per Dwelling Unit	N/A

* Design Standards and guidelines to be developed

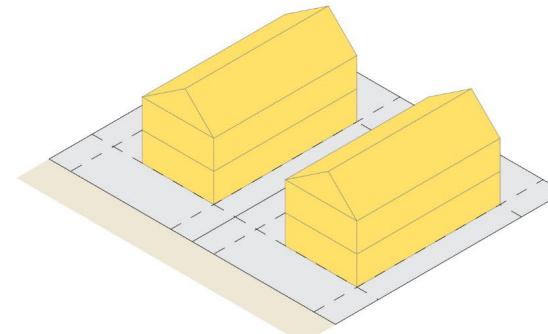


Residential Requirement

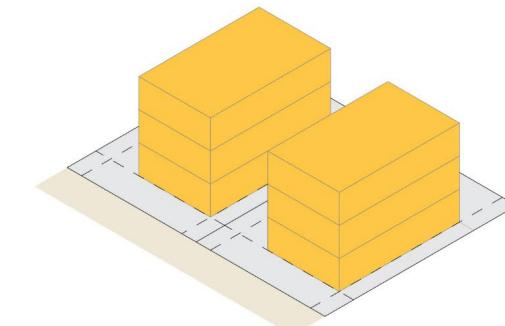
NH1



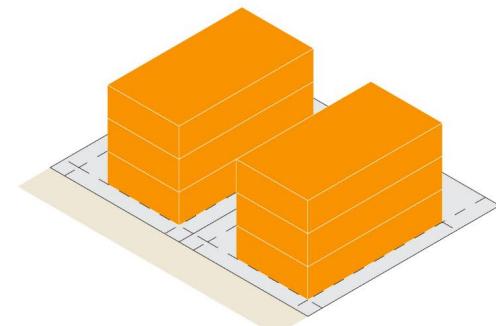
NH2



NH3



NH4



2024-2026 Zoning Update

