



Medford City Council  
Medford, Massachusetts

## **Planning and Permitting Committee, June 25, 2024**

### **Voting Members**

Kit Collins, Chair  
Matt Leming, Vice Chair  
Isaac B. "Zac" Bears  
Anna Callahan  
George A. Scarpelli

This meeting will take place at 6:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link: <https://us06web.zoom.us/j/81893553625>

Call-in Number: +19292056099, 81893553625# US

Broadcast Live: Channel 22 (Comcast), Channel 43 (Verizon), and medfordtv.org.

To submit written comments, please email [AHurtubise@medford-ma.gov](mailto:AHurtubise@medford-ma.gov).

### **CALL TO ORDER & ROLL CALL**

### **ACTION AND DISCUSSION ITEMS**

#### **24-033 - Offered by President Bears and Vice President Collins**

Zoning Ordinance Updates with Innes Associates Team

### **PAPERS IN COMMITTEE**

To view Papers in Committee, please email [ahurtubise@medford-ma.gov](mailto:ahurtubise@medford-ma.gov).

### **Adjournment**

## MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Emily Keys Innes, AICP, LEED AP ND, President
Date	June 21, 2024
Project	23146 – Medford – Zoning
Subject	Zoning Memorandum #5
Cc:	Paula Ramos Martinez, Senior Urban Designer/Planner Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

Agenda for the next Planning and Permitting Committee Meeting on June 25, 2024:

- Group all the proposed changes from the latest zoning memorandum and all the strategies from the CAAP and the Comp Plan that are related to zoning.
- Prioritize these strategies to build a framework for the workplan.

### **Link to the Climate Action and Adaptation Plan (CAAP):**

Chrome-extension://efaidnbmninnibpcapjpcglclefindmkaj/https://resources.finalsite.net/images/v1673478977/medfordmaorg/zuqdt3gqbn8wn7vufm6j/Medford\_CAAP\_April2022.pdf

### **Link to the Comprehensive Plan (Comp Plan):**

chrome-extension://efaidnbmninnibpcapjpcglclefindmkaj/https://static1.squarespace.com/static/606f2abec43f12223e42fee2/t/63da834a954062082a10343c/1675264866428/MedfordComprehensivePlan\_Jan+2023+Final+-+Spreads-reduced-min+for+web.pdf

## Topics and their abbreviations that are used in the table of strategies and Workplan

	TOPIC	PHASE
CR	Climate resiliency	II and III
HP	Housing production	I and II
HA	Housing affordability	II and III
SQR	Major squares	All three
COR	Mixed use corridors	All three
MGB	Streets/neighborhoods	II and III
ED	Economic development and business growth	All
MAP	Map and districts	All three
UDR	Uses and dimensional requirements	All three
T	Transportation/multi-modal ways	II and III
LD	Legal definitions, format	All three
PP	Permitting and process	All three

## Table with all the strategies to be studied and applied in the following year:

The table follows the Comp Plan organization, by goal and then by their objectives.

The table includes per strategy:

- Its **origin** and its original **code**.
- The **topics** that are affected by the strategy.
- The **zoning section** and **subsection** that will be affected by it.
- **Phase** (I, II or III), **importance** (V.HIGH, HIGH AND MODERATE) and **urgency** (HIGH).
- The **geographical implications**. City-wide or specific areas in Medford.
- Its **status** (Not started, In Progress and Completed).

Date	21-Jun-24
Project	23146 – Medford – Zoning
Subject	Zoning strategies

CITY OBJECTIVES	TOPICS	ORIGIN	STRATEGIES		ZONING		PHASE	IMPORTANCE	URGENCY	GEOGRAPHIC IMPLICATION	STATUS
			Code	Description	Section	Subsection					
WELCOME AND SUPPORTIVE NEIGHBORHOODS. GOAL 1: Ensure Affordable Housing for All											
Create, expand, and protect mixed-income housing options throughout the city to create a minimum of 600 units by FY2025 as called for in the 2021 Housing Production Plan.	HA, HP	ComPlan	WS.1.1.1	Update zoning to allow for multifamily dwellings of different typologies in different zoning districts, such as APT-1, APT-2, C-1, and C-2.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.4. Performance standards for multiple dwelling or nonresidential use.	II	V. HIGH(5)		Specific Districts	
					SECTION 94-9.0. SPECIAL DISTRICT REGULATIONS	Sec. 94-9.1. Mixed Use Zoning District.					
	HA, HP, CR	CAAP	BE.1.1.A	Reduce zoning barriers to multifamily and mixed-use housing development.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.4. Performance standards for multiple dwelling or nonresidential use.	II	V. HIGH(5)			
	HA,UDR	ComPlan	WS.1.1.2	Actively pursue mixed-income and mixed-use residential development opportunities for vacant and underutilized lots in Medford’s business districts, such as existing surface parking lots and property owned by state agencies.	SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES	Sec. 94-5.6. Abandonment or non-use.	II	HIGH(4)			
					SECTION 94-7.0. SPECIAL REGULATIONS	Sec. 94-7.5. Vacant and foreclosing properties.					
	HA, HP	ComPlan	WS.1.1.4	Consider allowing smaller, infill housing on nonconforming lots to add to housing stock.	SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES		II	V. HIGH(5)			
	HA, HP, CR	CAAP	BE.1.1.B	Enable smaller and more diverse housing options through zoning updates.	SECTION 94-4.0. DIMENSIONAL REGULATIONS	Sec. 94-4.1. Table of dimensional requirements.	II	V. HIGH(5)			
					SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS						
	HA, HP	PDS	B-51	Overlay District: Density zone - Including exterior ADU by right and allow adding second floor to existing exterior ADU? (State ADU legislation in process) - Unit square footage limits	SECTION 94-2.0. DISTRICTS	Sec. 94-2.3. Overlay and special districts.	II	HIGH(4)			
	HA	ComPlan	WS.1.1.5	Review impact of inclusionary housing ordinance and consider changes, such as cash-in-lieu for units or partial units.	SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS	Sec. 94-8.1. Inclusionary housing.	II	MODERATE(3)			
	HA	ComPlan	WS.1.1.7	Update zoning to foster affordable infill development	SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS	Sec. 94-8.1. Inclusionary housing. Sec. 94-8.2. Accessory dwelling units (ADU).	II	HIGH(4)			
	HA	CAAP	BE 1.1.D	Foster affordable infill development.	SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS	Sec. 94-8.1. Inclusionary housing.	II	HIGH(4)			
	HA,HP	Cilr. Leming	B-32	Accessory Dwelling Units (state ADU legislation in process)	SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS	Sec. 94-8.2. Accessory dwelling units (ADU).	II	HIGH(4)			
	HA,HP	Building Department	A-17	Review whether an accessory structure can be converted to a dwelling unit and how that fits with allowing two principal structures on a lot.	SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS	Sec. 94-8.2. Accessory dwelling units (ADU).	II	HIGH(4)			
	HA	Mayor	A-1	Inclusionary Housing	SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS	Sec. 94-8.1. Inclusionary housing.	II	V. HIGH(5)			
HA, PP	Building Department	A-15	Inclusionary Housing – review language the controls a developer ability to subdivide, ANR or otherwise alter a property prior to creating a development so to avoid compliance by adding ‘common control’ in addition to common ownership.	SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS	Sec. 94-8.1. Inclusionary housing.	II	MODERATE(3)				
HP, HA, UDR	Vice President Collins	B-45	Condo Conversion Ordinance (23-077) This is an in-progress ordinance project, initiated in 2023, that would create a permitting and licensing process for conversion of rental units into condominiums by certain types of developers. I would like to review it in context of our other housing-related zoning changes to ensure alignment with housing production goals and use/dimensional requirements.	SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS		II	MODERATE(3)				
VIBRANT PLACES. GOAL 1: Create accessible 12- and 18-hour communities											
Create opportunities for new amenities in Medford’s Business Districts.	COR, UDR	ComPlan	VP.1.1.1	Undertake corridor or commercial center studies to allow an appropriate mix of uses and land use controls for cohesive development along corridors and within village centers.	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	II	HIGH(4)	HIGH	Corridors and village centers	
	UDR, MGB	ComPlan	VP.1.1.2	Rezone to allow mixed-use in “village centers” as-of-right in smaller nodes outside the traditional commercial squares, such as Salem Street.	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	II	HIGH(4)	HIGH	Village centers	

CITY OBJECTIVES	TOPICS	ORIGIN	STRATEGIES		ZONING		PHASE	IMPORTANCE	URGENCY	GEOGRAPHIC IMPLICATION	STATUS
			Code	Description	Section	Subsection					
Make development and regulations consistent with the Comprehensive Plan's overall vision for land use within the City, considering squares, corridors, open spaces, and areas that are primarily residential.	COR, UDR	ComPlan	VP.1.1.4	Rezone appropriate emerging corridors, such as Mystic Avenue and Mystic Valley Parkway, to create zoning responsive to the desired land uses for each corridor.	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	II	HIGH(4)	HIGH	Corridors	
	UDR	ComPlan	VP.1.2.1	Balance as-of-right uses with appropriate land use controls.	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	III				
	UDR, PP	ComPlan	VP.1.2.2	Address inconsistencies between current and past land use and the current zoning ordinance.	SECTION 94-3.0. USE REGULATIONS		III				
	SQR, COR, MGB, MAP, UDR		B-35	Identify changes to zoning districts – consider squares, corridors, neighborhoods.	SECTION 94-2.0. DISTRICTS		II	HIGH(4)		Corridors, Neighborhoods, Squares	
Increase job opportunities for residents within Medford.	ED, UDR	ComPlan	VP.1.4.3	Update zoning code to create incentives for new types of industry that can mix with other land uses.	SECTION 94-3.0. USE REGULATIONS SECTION 94-12.0. DEFINITIONS	Sec. 94-3.2. Table of use regulations.	II	HIGH(4)			
Incentivize regular upgrades to facades and storefronts.	PP	ComPlan	VP.1.6.2	Incentivize regular upgrades to facades and storefronts.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.2. Signs.	III	MODERATE(3)			
	PP	Building Department	A-12	Sign Renewal Permits? Feasible?	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.2. Signs.	III	MODERATE(3)			
			B-41	Signage	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.2. Signs.	III	MODERATE(3)			
Alleviate restrictions on land use and new construction that currently limit developer investment restrictions on land use and new construction that currently limit developer investment	UDR	ComPlan	VP.1.8.4	Update allowable uses under existing zoning codes, such as expanding where life sciences and/or breweries are permitted and exploring additional industries such as distilleries.	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	II	HIGH(4)			
	PP, CR	ComPlan	VP.1.8.5	Create bonuses for additional density, height, parking waivers, etc. tied to community benefits related to energy efficiency, climate adaptation, active ground floor spaces (indoor or outdoor), or other amenities. Consider a menu of options rather than strict requirements.			II	HIGH(4)			
	PP	ComPlan	VP.1.8.6	Evaluate permitting and review process to reduce the time from application to approval.	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT		III	MODERATE(3)			
	UDR	ComPlan	VP.1.8.7	Allow desired uses in specific areas as of right or with a reduced permitting process (ex. site plan review instead of a special permit and/or variance).	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT	Sec. 94-11.7. Site plan review. Sec. 94-11.7. Site plan review.	II	HIGH(4)			
VIBRANT PLACES. GOAL 2: Encourage Balanced Growth											
Enable growth through regulatory and policy changes.	ED, UDR, MGB	ComPlan	VP.2.1.1	Review and revise zoning and permitting processes to encourage appropriate development within neighborhoods, including small-scale neighborhood retail and services, and neighborhood /commercial center and comprehensive plan goals.	SECTION 94-4.0. DIMENSIONAL REGULATIONS	Sec. 94-4.1. Table of dimensional requirements.	II	HIGH(4)		Neighborhood scale	
	HP, HA	ComPlan	VP.2.1.2	Revise zoning to allow for redevelopment of non-conforming lots for smaller housing types in neighborhoods.	SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES	Sec. 94-5.5. Nonconforming single and two family residential structures.	II	HIGH(4)			
	PP	Building Department	A-3	Re-introduce use of Finding, rather than Special Permits; for judging changes to nonconforming preexisting use and structures. Ch40A specifically views Special Permits as addressing Uses allowed in Districts that need additional review to add conditions for safeguards and limitations on tie and use.	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES	Sec. 94-11.6. Special permits. Sec. 94-5.2. Nonconforming uses.	III III	MODERATE(3)			
	PP	Building Department	A-4	Reviewing Nonconforming Use and Structures for changes are more concerned with whether a permanent change is 'substantially more detrimental that what currently exists'.	SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES		III	MODERATE(3)			
	PP	Building Department	A-9	Clarify is extension of a use includes accessory structures on a single lot. Also clarify if a nonpermitted, nonconforming use can be allowed by the passage of time being viewed as not substantially detrimental.	SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES		III	MODERATE(3)			
	UDR		B-39	Non-conforming Uses and Structures	SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES		III	MODERATE(3)			
	PP	Cllr. Leming	B-34	Replace "Vacant and Foreclosing Properties" ordinance under section 94-7.5. with an ordinance in Chapter 10.	SECTION 94-7.0. SPECIAL REGULATIONS SECTION 94-10.0. DEVELOPMENT LINKAGE FEES	Sec. 94-7.5. Vacant and foreclosing properties.	III III	MODERATE(3) MODERATE(3)			
	PP	Building Department	A-5	Add language to address an ability to limit merger doctrine where it would be in the City's best interest for lots held in common ownership; perhaps as a Variance.	SECTION 94-5.0. NONCONFORMING USES AND STRUCTURES	Sec. 94-5.9. Substandard lots.	III	MODERATE(3)			

CITY OBJECTIVES	TOPICS	ORIGIN	STRATEGIES		ZONING		PHASE	IMPORTANCE	URGENCY	GEOGRAPHIC IMPLICATION	STATUS
			Code	Description	Section	Subsection					
<b>Inclusive regulation: Introduce clear and simple language to make zoning more accessible and easier to understand</b>	ED, T	ComPlan	VP.2.1.4	Review parking regulations for consistency with municipalities that have similar development patterns.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.1. Parking and loading.	III	MODERATE(3)			
	T, CR	CAAP	T 1.4.F	Update motor vehicle parking requirements.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.1. Parking and loading.	III	MODERATE(3)			
	T, CR	PDS	B-47	Lower parking ratios [lower than Medford already has?] - Affordable housing - Near transit	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.1. Parking and loading.	III	MODERATE(3)			
	PP	Building Department	A-11	Consider removing parking from the use table and consolidating with	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.1. Parking and loading.	I	MODERATE(3)			Complete
	PP	Building Department	A-14	Consider adding fall zone setback requirements to WTF's.	SECTION 94-7.0. SPECIAL REGULATIONS	Sec. 94-7.7. Wireless telecommunications facility (WTF).	III	MODERATE(3)			
		Building Department	A-7	Fencing – Consider allowing fencing up to 7' high to be zoning exempt in concert with the Building Code.	SECTION 94-4.0. DIMENSIONAL REGULATIONS		III	MODERATE(3)			
	PP	Building Department	A-21	Revisit the ZBA ability to grant use variances; provide definition to that term.	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT	Sec. 94-11.4. Board of appeals.	III	MODERATE(3)			
	PP	Building Department	A-24	Lot Frontage – clarify to confirm avoiding overlapping rights.			III	MODERATE(3)			
	PP	Building Department	A-29	Table of Uses – Consider exempting City from Zoning compliance, w	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	III	MODERATE(3)			Complete
	PP	Building Department	A-2	Expand the definition of terms with language as follows; Terms or words not defined herein but defined in the Building Code shall have meanings given therein, unless a contrary intention clearly appears, otherwise as the meaning quoted in the latest edition of Webster's Unabridged Dictionary.	SECTION 94-12.0. DEFINITIONS		III	MODERATE(3)			
	PP	Building Department	A-6	Clear up ambiguities I this section regarding the many parts and pieces specified in Paragraphs 4 & 5.	SECTION 94-4.0. DIMENSIONAL REGULATIONS	Sec. 94-4.2. Dimensional requirements; special cases.	III	MODERATE(3)			
	PP	Building Department	A-8	Clarify pool setback as 'to the water's edge' to limit arguments that the concrete skirting around a pool is part of the setback.	SECTION 94-4.0. DIMENSIONAL REGULATIONS	Sec. 94-4.3. Dimensional requirements for accessory structures.	III	MODERATE(3)			
	PP	Building Department	A-19	Entry rights as written are constitutionally vague and can create problems. See also 94-11.3	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT	Sec. 94-11.1. Administration.	III	MODERATE(3)			
	PP	Building Department	A-20	Do we really post a sign?	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT	Sec. 94-11.2. Posting of public notification panels.	III	MODERATE(3)			
	LD	Building Department	A-22	Review definitions for medical uses, eating places,	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			In Progress
	PP	Building Department	A-23	Should 'Keeping of Animals' include doggie daycare; should doggie daycare be a Special Permit?	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			In Progress
	LD	Building Department	A-25	Mobile home – is this an RV, Tiny home, or manufactured home (as HUD has called mobile homes since 1976)? Most of these come with dimensional clarifications.	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			Complete
	LD	Building Department	A-26	Motor Vehicles – Class 3 for junkyards?	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			Complete
	LD	City Council		Change all the definitions containing the word family to unit.	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			In Progress
	LD	City Council		Update definitions: Accesory, Dwelling multiple.	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			Complete
	LD	City Council		New definitions: Institutional use, Factory-built home, Mixed-use, Neighborhood café, Tiny home, Setback.	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			Complete
	LD	Building Department	A-27	Story Half – review for conformance to building code	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			In Progress
	LD	Building Department	A-28	Yard v Lot definitions?	SECTION 94-12.0. DEFINITIONS		I	MODERATE(3)			In Progress
	LD	City Council		Update definitions and add new definition: Household, Lot coverage, Co-working space, permeable, Retail sales (Convenience and Neighborhood)	SECTION 94-12.0. DEFINITIONS		II	MODERATE(3)			In Progress
	LD	Consultant team		Add Illustrations to some of the definitions.	SECTION 94-12.0. DEFINITIONS		III	MODERATE(3)			
ACCESS FOR ALL. GOAL 1: Multimodal Networks											
Continue to implement the Complete Streets Policy to accommodate all road users	PP, MGB,T	ComPlan	AA.1.1.5	Update design code and development permitting processes to integrate the City's Complete Streets policy.	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT		III	MODERATE(3)			
	T	ComPlan	AA.1.1.7	Evaluate effectiveness of existing performance standards related to transportation access and impacts.	SECTION 94-10.0. DEVELOPMENT LINKAGE FEES	Sec. 94-10.3. Roads and traffic facilities.	III	MODERATE(3)			
	T, MGB	Vice President Collins	B-46	Complete Streets/Vision Zero - Review aspects of zoning ordinance governing conditions and site plan review for larger developments to ensure alignment with Complete Streets Policy and to advance Vision Zero policy for all streets, corridors, and neighborhoods.	SECTION 94-11.0. ADMINISTRATION AND ENFORCEMENT	Sec. 94-11.7. Site plan review.	II	MODERATE(3)	HIGH		
ACCESS FOR ALL. GOAL 2: Coordinate Mobility & Development.											

CITY OBJECTIVES	TOPICS	ORIGIN	STRATEGIES		ZONING		PHASE	IMPORTANCE	URGENCY	GEOGRAPHIC IMPLICATION	STATUS
			Code	Description	Section	Subsection					
Increase the presence of residents, jobs, and destinations in areas with high transit access today or in coordination with plans for expanded multi-modal access	HP, HA, UDR, CR, T, ED	ComPlan	AA.2.1.1	Allow and promote increased density and mixed uses within walking distance of MBTA train stations and major bus hubs.	SECTION 94-4.0. DIMENSIONAL REGULATIONS	Sec. 94-4.1. Table of dimensional requirements.	II	V. HIGH(5)			
	UDR, CR, ED	CAAP	T 1.4.A	Encourage mixed-use development.	SECTION 94-3.0. USE REGULATIONS		II	V. HIGH(5)			
					SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.4. Performance standards for multiple dwelling or nonresidential use.					
					SECTION 94-9.0. SPECIAL DISTRICT REGULATIONS	Sec. 94-9.1. Mixed Use Zoning District.					
	MAP, UDR, ED		B-37	Update MUZ	SECTION 94-9.0. SPECIAL DISTRICT REGULATIONS	Sec. 94-9.1. Mixed Use Zoning District.	II	HIGH(4)		Overlay District	
	T, CR	CAAP	T 1.4.C	Integrate multimodal connections in new development.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.4. Performance standards for multiple dwelling or nonresidential use.					
	All	Vice President Collins	B-43	Review/update or Zoning map and districts towards stated community goals from above plans, including: - Business development in Medford Square - Multimodal transit/access into Medford Square - Residential development especially near transit hubs and university buildings - Mixed-use business/residential development along key commercial corridors (i.e. Mystic Avenue)	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.4. Performance standards for multiple dwelling or nonresidential use.	II	V. HIGH(5)	HIGH	Medford Sq. and Commercial Corridors	
					SECTION 94-9.0. SPECIAL DISTRICT REGULATIONS	Sec. 94-9.1. Mixed Use Zoning District.					
	T, CR	Citr. Leming	B-33	Transportation Demand Management (TDM)	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.1. Parking and loading.	II	HIGH(4)			
	UDR, COR, T	ComPlan	AA.2.1.2	Promote transit-oriented mixed-use development along emerging corridors like Mystic Avenue and Mystic Valley Parkway.	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	II	HIGH(4)	High	Corridors	
	T	ComPlan	AA.2.1.3	Evaluate current density in transit-rich areas and consider increases that are compatible with areas of lower density.	SECTION 94-4.0. DIMENSIONAL REGULATIONS	Sec. 94-4.1. Table of dimensional requirements.	II	HIGH(4)			
ACCESS FOR ALL. GOAL 3: Support an improved experience for all methods and levels of mobility.	HP, HA, T	ComPlan	AA.2.1.4	Evaluate whether Medford's current zoning is consistent with the new housing requirements for MBTA communities and modify zoning to bring the City into compliance and preserve its right to access state grants.	SECTION 94-4.0. DIMENSIONAL REGULATIONS	Sec. 94-4.1. Table of dimensional requirements.	II	HIGH(4)			
	UDR	ComPlan	AA.2.1.5	Create design guidelines or studies to inform how areas of higher density can transition effectively to areas of lower density. Update zoning to address the uses, dimensional standards and development standards required.	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	III	MODERATE(3)			
					SECTION 94-4.0. DIMENSIONAL REGULATIONS	Sec. 94-4.1. Table of dimensional requirements.					
Support an improved experience for all methods and levels of mobility. Improve the pedestrian and biking experience.	T, CR		AA.3.1.8	Update bicycle and motor vehicle parking requirements.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.1. Parking and loading.	III	MODERATE(3)			
	T, CR	CAAP	T 1.4.E	Update bicycle parking requirements.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.1. Parking and loading.	III	MODERATE(3)			
	T, CR	CAAP	T 1.4.B	Design for active streetscapes.			II	V. HIGH(5)			
	T, CR	PDS	B-51	Overlay District: - Car-free zone (with exceptions for delivery trucks at certain times) (does Medford have districts where this would be appropriate?)	SECTION 94-2.0. DISTRICTS		III	MODERATE(3)		District	
	T, CR	CAAP	T 1.4.F	Update motor vehicle parking requirements.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.1. Parking and loading.	III	MODERATE(3)			
	T, CR, HA	PDS	B-47	Lower parking ratios [lower than Medford already has?] - Affordable housing - Near transit	SECTION 94-3.0. USE REGULATIONS		II	HIGH(4)			
	T, CR	CAAP	T 2.1.D	Encourage EV charger installations in private lots.	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	III	MODERATE(3)			
	T, CR	PDS	B-49	By-right allowances: EV charging stations	SECTION 94-3.0. USE REGULATIONS	Sec. 94-3.2. Table of use regulations.	III	MODERATE(3)			
	T, CR	PDS	B-53	Increased EV ready requirement, with performance path for automated load management system (approved in Brookline).			III	MODERATE(3)			
CLIMATE RESILIENCE. GOAL 2: Achieve and Evolve the 2021 Climate Action and Adaptation Plan.											
Adopt zoning changes identified by the plan and identify metrics to ensure that the new regulations have the anticipated impact.	CR	ComPlan	CR.2.1.1	Review adopted environmental performance standards to incorporate climate resilience best practices. (CAAP; Strategy BE 1.2.A)	SECTION 94-6.0. GENERAL REGULATIONS		III	HIGH(4)			
					SECTION 94-7.0. SPECIAL REGULATIONS						

CITY OBJECTIVES	TOPICS	ORIGIN	STRATEGIES		ZONING		PHASE	IMPORTANCE	URGENCY	GEOGRAPHIC IMPLICATION	STATUS
			Code	Description	Section	Subsection					
Climate Change Mitigation		CAAP	BE 1.2.A	Adopt environmental performance standards for large projects.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.4. Performance standards for multiple dwelling or nonresidential use.	II	HIGH(4)	HIGH		
	CR, PP	CAAP	BE 1.2.B	Offer incentives for exceptional energy performance.	TRANSVERSAL		III	MODERATE(3)			
	CR, HA, PP	DPS	B- 47	Zoning incentives: - Affordable housing - Near transit - Height exemptions - Expedited site plan review - Use variances - Reduce permit fees - Low embodied carbon	TRANSVERSAL		II	HIGH(4)			
	PP	Building Department	A-13	Review solar energy systems for conformity to newest energy codes.	SECTION 94-7.0. SPECIAL REGULATIONS	Sec. 94-7.4. Solar energy systems.	III	MODERATE(3)			
	CR	ComPlan	CR.2.1.4	Adopt flood resilience building guidelines. (CAAP Strategy BE 1.3.B)			III	MODERATE(3)			
	CR	CAAP	BE 1.3.B	Update flood resilience building guidelines.			III	MODERATE(3)			
	CR	DPS	B-51	Overlay District: Flood zones [but Medford doesn't have many buildings in these?] - Elevate mechanical systems - Elevate first floor and entries - Grade highest around base of building - Backflow valves - Wet or dry floodproofing - Sump pumps	SECTION 94-2.0. DISTRICTS		III	MODERATE(3)			
	CR, HP	CAAP	BE 1.3.C	Incentive higher density in upland areas	SECTION 94-2.0. DISTRICTS		II	HIGH(4)		Upland areas	
	CR	CAAP	EN 2.3.A	Consider a riparian buffer overlay to prioritize living shorelines.	SECTION 94-2.0. DISTRICTS		III	MODERATE(3)			
	CR	CAAP	EN 2.1.C	Encourage rainscaping on private property			III	MODERATE(3)			
	CR	PDS	B-50	Possible Points-Based System (points checklist for stormwater requirements) [compare against Medford's stormwater ordinance and Somerville's] Stormwater requirements: - Green roof, blue roof - Permeable paving - Increase green area ratio - Rain garden, bioswale, retention pond - Rainwater barrels and right-sized gutters	SECTION 94-7.0. SPECIAL REGULATIONS		III	MODERATE(3)			
					SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS						
	CR	Cllr. Callahan	B-49	By-right allowances - Ultra-low emissions building systems - Heat pump condensers - Battery storage - Renewables - Solar PV [is this already by right?] - Solar thermal - Driveway solar canopy - Micro-scale wind - Small-scale green infrastructure - Window, wall, and roof gardens - Permeable paving - Composting	SECTION 94-7.0. SPECIAL REGULATIONS		III	MODERATE(3)			
					SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS						
	CR	CAAP	EN 2.2.D	Expand the capacity of the stormwater system through green, blue, gray solutions.	TRANSVERSAL		III	MODERATE(3)			
	CR	DPS	B-51	Overlay District: Flood zone - Rain garden, bioswale, retention pond. - Permeable paving. - Rainwater barrels and right-sized gutters.	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	CR	ComPlan	CR.2.1.5	Adopt design and material standards for cooler surfaces.(CAAP Strategy PH 1.2.C)	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	CR	CAAP	PH 1.2.C	Adopt design and material standards for cooler surfaces.	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			
	CR	PDS	B-51	Anti-heat island zone [do any of these impinge on code?] - Minimum SRI for roofs and top level of parking lots - Preserve existing trees and require tree planting for larger sites - Window shading - Covered parking - Cool roof/green roof Passive cooling – operable windows, design for airflow	SECTION 94-6.0. GENERAL REGULATIONS		III	MODERATE(3)			



CITY OBJECTIVES	TOPICS	ORIGIN	STRATEGIES		ZONING		PHASE	IMPORTANCE	URGENCY	GEOGRAPHIC IMPLICATION	STATUS
			Code	Description	Section	Subsection					
	CR	ComPlan	CR.2.1.6	Update zoning codes to support community health outcomes. (CAAP Strategy PH 1.1.A)	TRANSVERSAL		II	HIGH(4)			
	CR	CAAP	PH 1.1.A	Update zoning codes to support health outcomes.	TRANSVERSAL		II	MODERATE(3)			
		CAAP	PH 1.1.B	Assess neighborhood-specific opportunities.	TRANSVERSAL		III	MODERATE(3)		Neighborhoods	
	CR	ComPlan	CR.2.1.7	Adopt new landscape performance standards for heat mitigation, stormwater infiltration, and soil health.	SECTION 94-6.0. GENERAL REGULATIONS	Sec. 94-6.3. Landscaping, buffers, and screening.	III	MODERATE(3)			
	CR, MGB	Vice President Collins	B-44	Tree Ordinance (19-070) - One of our in-progress Tree Ordinances touches on tree canopy protection, replacement, and/or mitigation for private property developments of different size thresholds. I would like to review that during our conversations about dimensional requirements and conditions for large resident and housing developments to ensure that ordinance goals are implemented in the zoning code, where appropriate.	SECTION 94-7.0. SPECIAL REGULATIONS		III	MODERATE(3)			
					SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS						
		PDS		Adequate space for recycling in addition to trash. Not required, but recommended space for compost bins.	SECTION 94-7.0. SPECIAL REGULATIONS		III	MODERATE(3)			
					SECTION 94-8.0. SPECIAL RESIDENTIAL REGULATIONS						
GENERAL GOAL 1: Ensure legal coherent language throughout all the zoning .											
Maintain legal language consistent throughout the zoning document	pp	PDS	B-30	Refer to legal counsel for review: - Replace Director of Community Development with "Director of Planning, Development & Sustainability" - Replace "Office of Community Development" with "Department of Planning, Development & Sustainability"	TRANSVERSAL		III				
	PP	Jonathan Silverstein	B-31	Other edits from Legal Counsel	TRANSVERSAL		III				