



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, February 12, 2025

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/84214049000>

Call-in Number: +16469313860,,84214049000#

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

To submit written comments, please email 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.

Adjournment



Medford City Council
Medford, Massachusetts

MEETING DATE

February 12, 2025

SPONSORED BY

Isaac Bears, Council President, Kit
Collins, Council Vice President

AGENDA ITEM

24-033 - Zoning Ordinance Updates with Innes Associates Team

FULL TEXT AND DESCRIPTION

This is the nineteenth zoning updates project meeting with Innes Associates. The following will be discussed:

- Review of upcoming zoning updates project topics from January 2025 to June 2025
- Neighborhood Residential and Urban Residential zoning proposals discussion
- General discussion of updates to the Zoning Ordinance

Be it Resolved by the Medford City Council that the Planning and Permitting Committee invite staff from the Office of Planning, Development, and Sustainability and Innes Associates, the Medford City Council's Zoning Consultant, to discuss our upcoming comprehensive review and update of the Zoning Ordinance.

Vice President Collins moved to refer the paper to the Planning and Permitting Committee (Councillor Scarpelli second)—referred to the Planning and Permitting Committee.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 20250129 PPCM-NR (I)

City of Medford

PLANNING AND PERMITTING COMMITTEE MEETING

2024-2026 Zoning Update
JANUARY 29, 2025



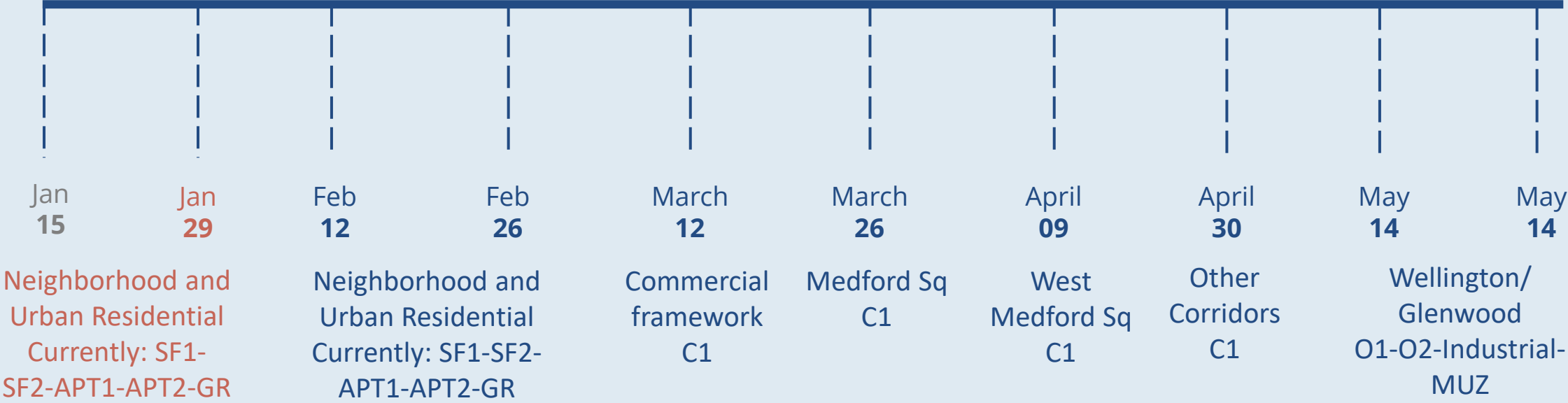


Agenda

- Process Timeline
- Plan 2025
- Opportunities for Public Comments
- Introduction
- Analysis
- Neighborhood Residential Districts
 - NR Proposal V1
 - NR Amended V1
 - NR Proposal V2
- Q&A



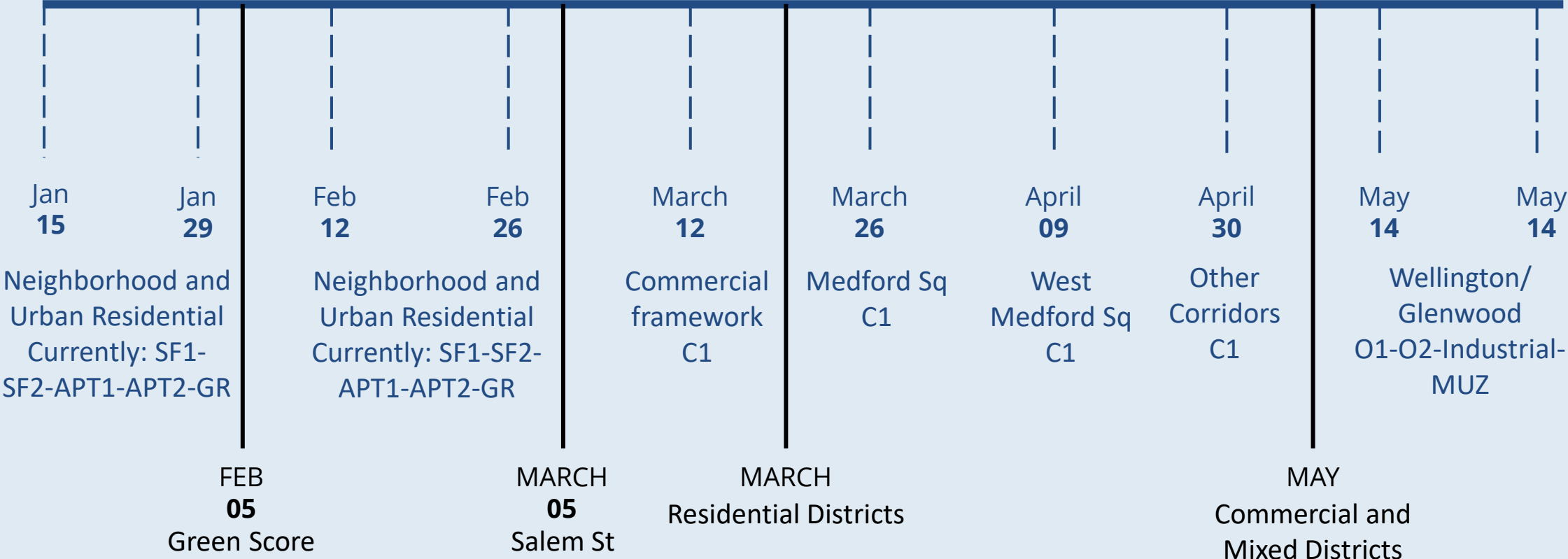
Timeline: Phase 3 PPCM





Timeline: Phase 3 PPCM + CDB

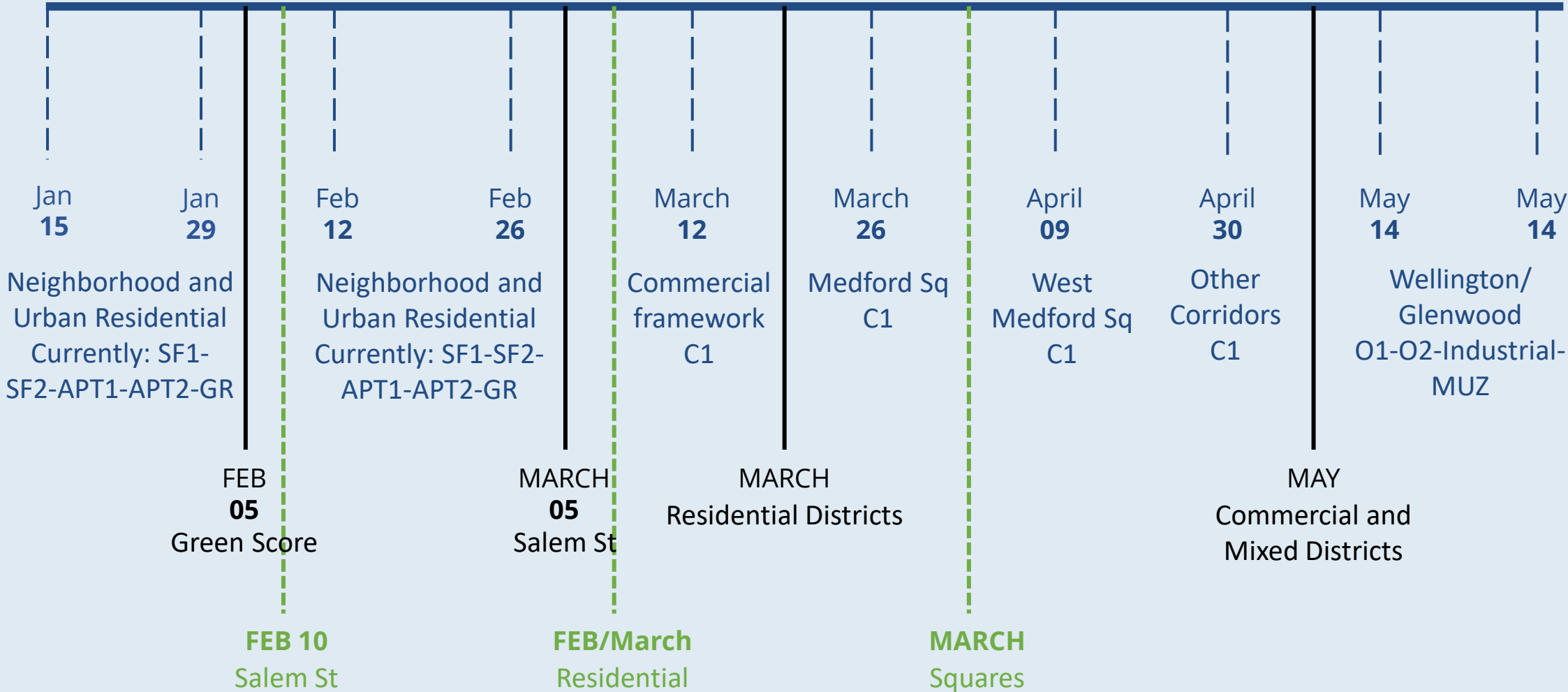
2024-2026 Zoning Update





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

2024-2026 Zoning Update





Video Topics for Discussion

- ▶ Video 1: About the Zoning Update
- ▶ Video 2: Salem Street Uses
- ▶ Video 3: Salem Street Height (Maps)
- ▶ Video 4: Salem Street Height (Building Massing)
- ▶ Video 5: Green Score

Video 6: Neighborhood Districts

Video 7: Neighborhood Uses

Video 8: Neighborhood Dimensions

Video 9: Neighborhood Nodes

Video 10: Commercial Districts

Video 11: Commercial Uses

Video 12: Commercial Dimensions

Video 13: Transportation Demand Management and Parking



PLAN 2025

2024-2026 Zoning Update

	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	Uses				
	Dimensional Standards				
	Development Standards				
CITY-WIDE TOPICS	Housing	• ADU • Neighborhood Nodes	• Community Solar • Non-Conforming Use/Structure	• Transport Demand Management • Site Plan Review	• Parking Requirement



Opportunities for Public Comments



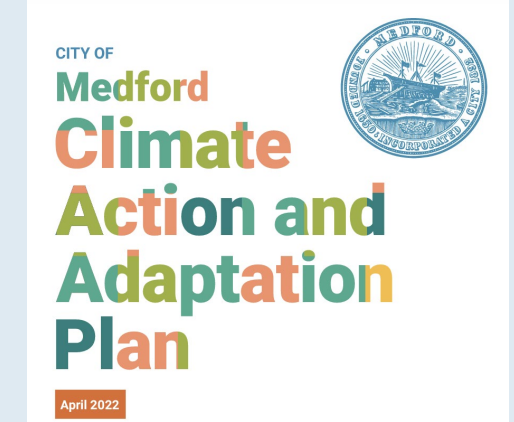


Opportunities for Public Comments

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
12/03/24 Salem St.	12/11/24 Salem St.	01/22/25 Salem St. 2/10 Public Meeting 03/05/2025 Salem St.	March 2025 Salem St.
09/11/24 Green Score	10/01/24 Green Score	• 02/05/25 Green Score	February 2025 Green Score
01/15/25 Neighborhood Residential.	01/29/25 Neighborhood Residential.	--	--
01/15/25 Urban Residential.	01/29/25 Urban Residential.	• March 2025 Residential Districts	• April 2025 Residential Districts



INTRODUCTION



WS.1.1.1

Update zoning to allow for multifamily dwellings of different typologies in different zoning districts

BE.1.1.A

Reduce zoning barriers to multifamily and mixed-use housing development.

WS.1.1.4

Consider allowing smaller, infill housing on nonconforming lots to add to housing stock.

BE.1.1.B

Enable smaller and more diverse housing options through zoning updates.

VP.1.2.2

Address inconsistencies between current and past land use and the current zoning ordinance.

VP.2.1.2

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

AA.2.1.1

Allow and promote increased density and mixed uses within walking distance of MBTA train stations and major bus hubs.

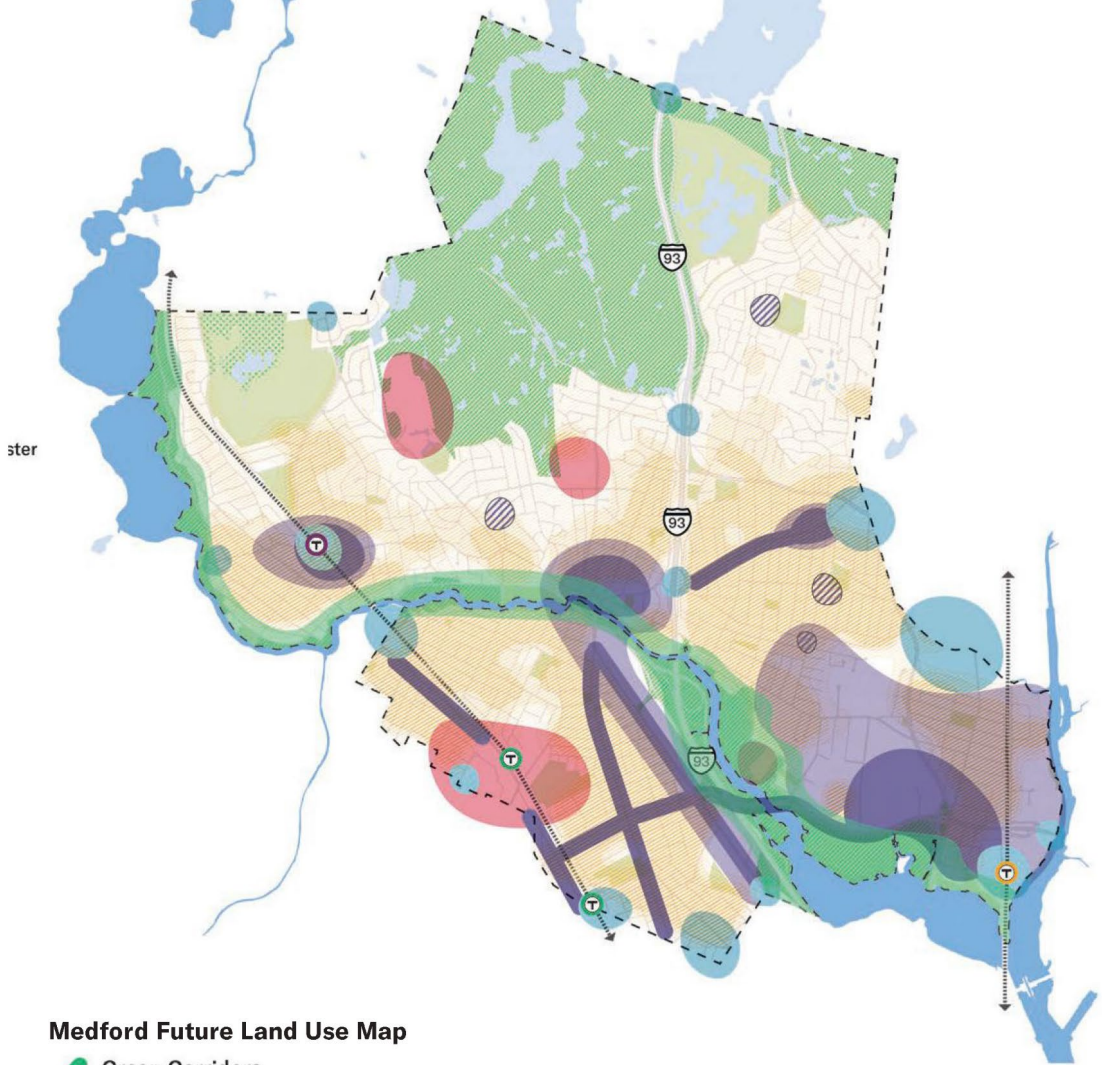


INTRODUCTION

MEDFORD, MA
COMPREHENSIVE
PLAN

January 2023

2024-2026 Zoning Update



Medford Future Land Use Map

Figure XI. Medford Future Land Use Map

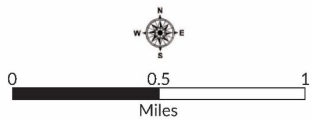


LEGEND

- Buildings
- Hydrography

Medford Zoning

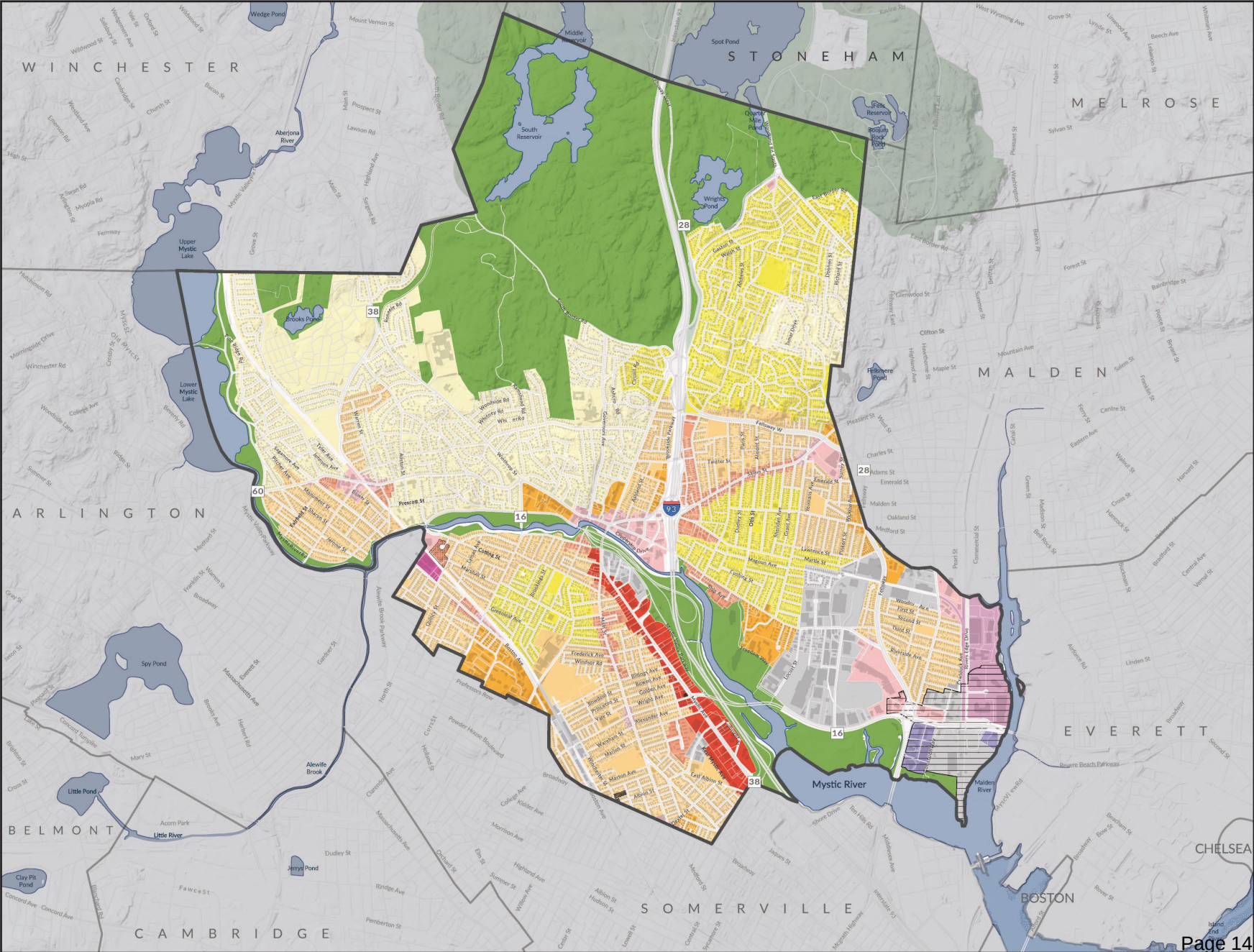
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commerical 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD

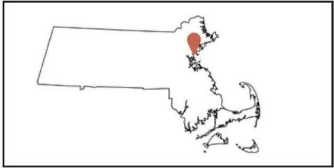


This map was produced in June 2024 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



Current Zoning



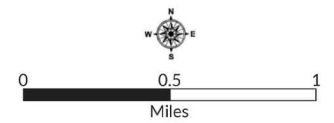
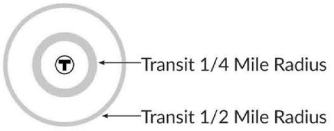


LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Transportation

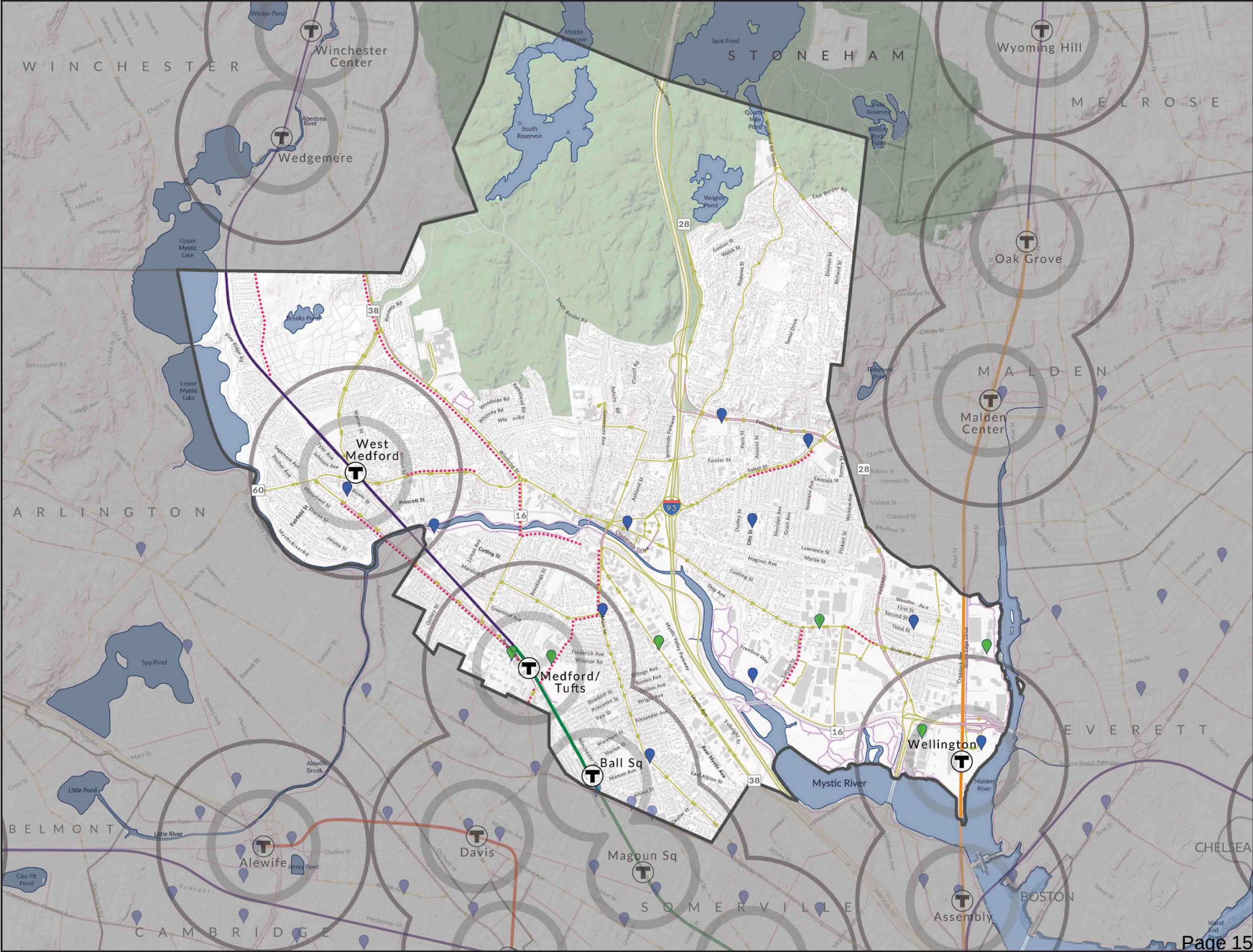
- Existing Blue Bike Stations
- Planned Blue Bike Stations
- MassDOT Bike Trails
- Medford Bike Lanes
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line

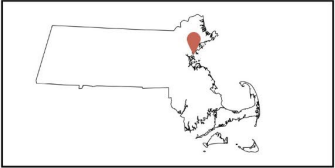


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Current Transit System



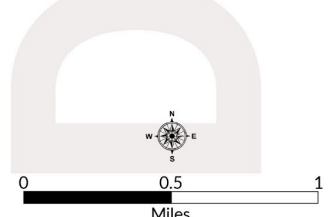
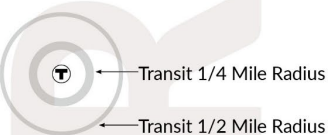


LEGEND

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

Transportation

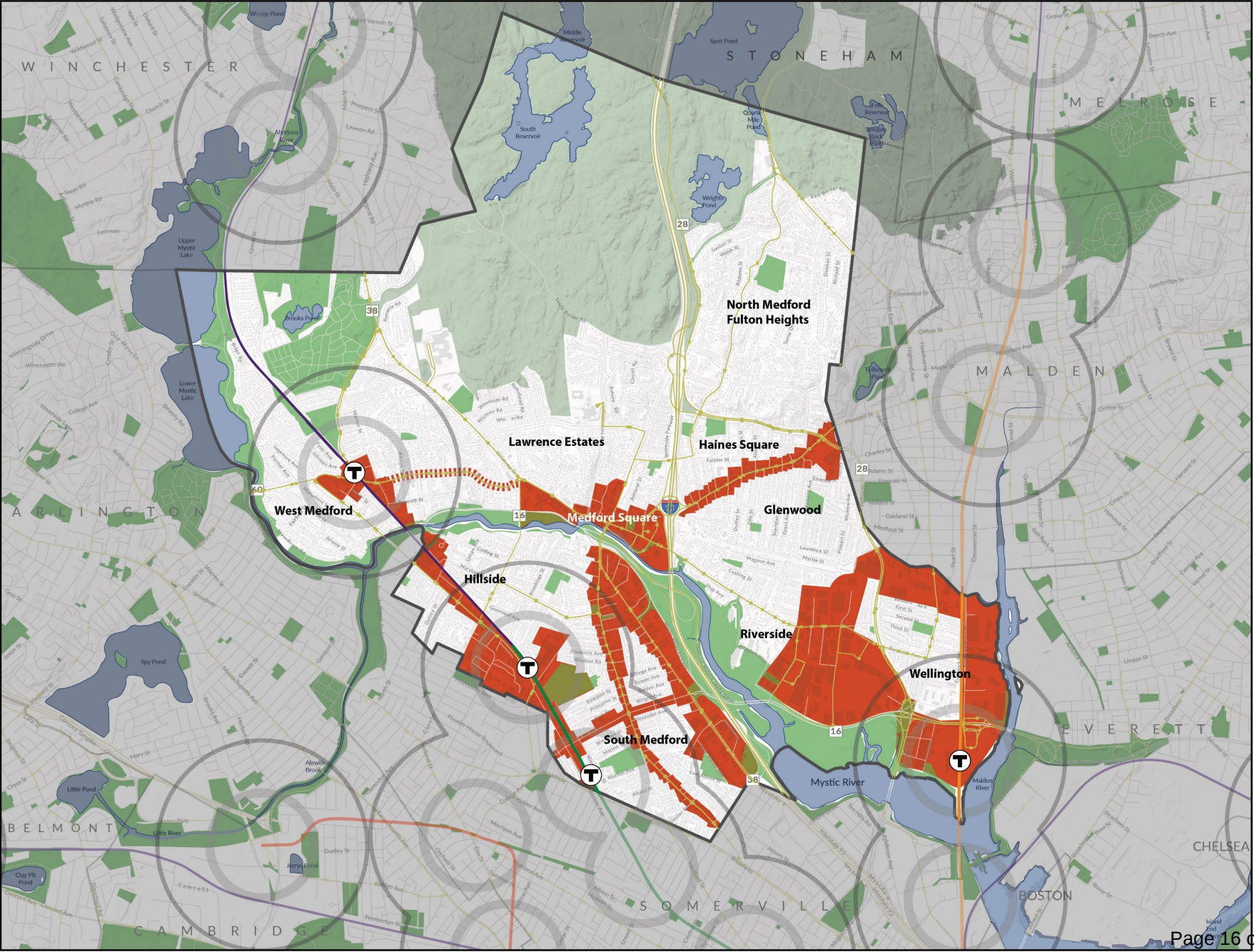
- MBTA Bus Routes & Stops
- MBTA Train Stations
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- Red Line

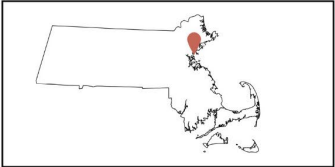


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Proposed Mixed-Use Districts





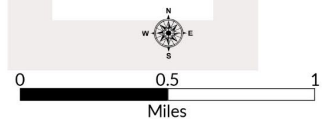
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Categories

- Corridors
- Squares
- Institutional
- Special District

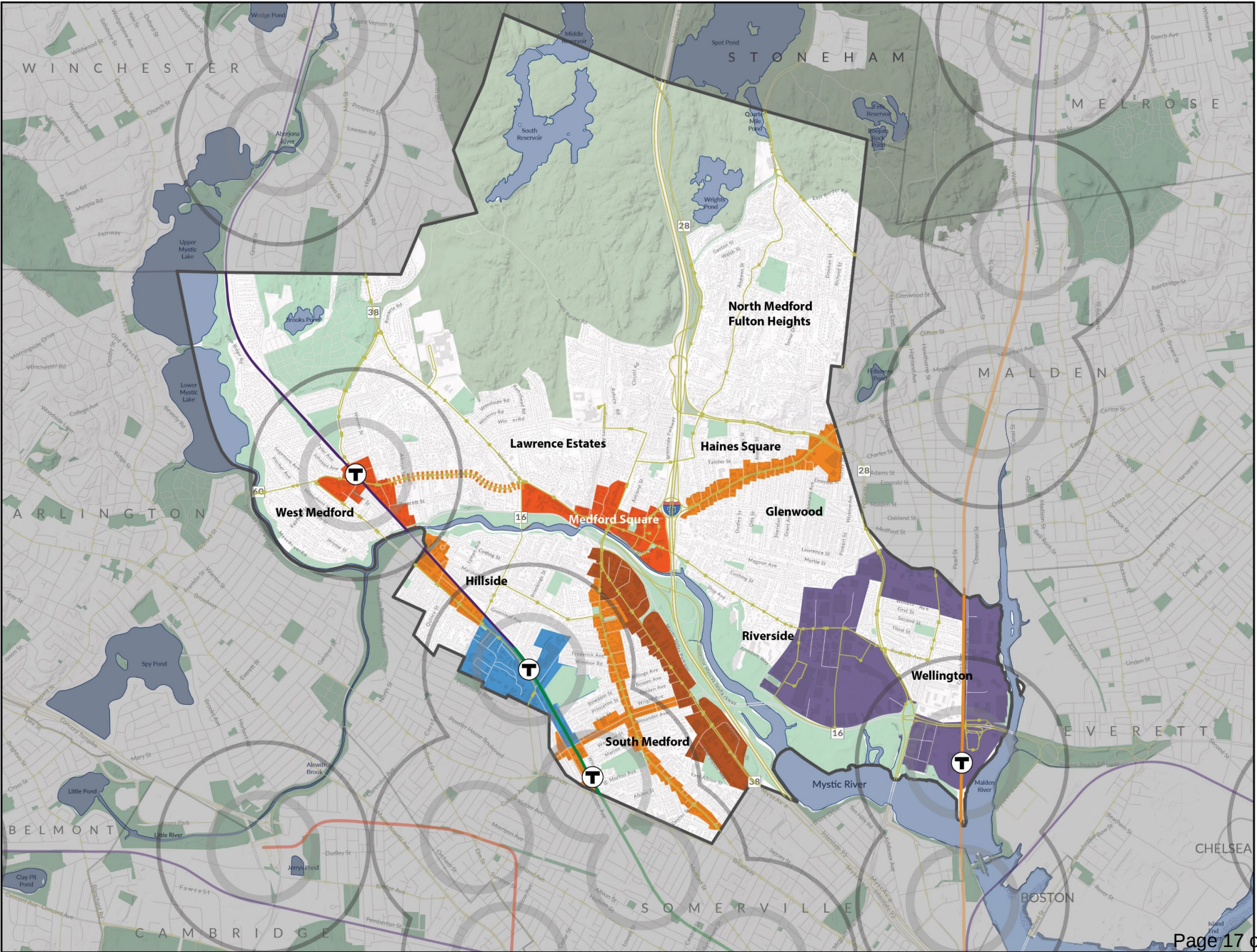
This map shows open space digitized from MassGIS NextGen 911 project.



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".



Proposed Mixed-Use Districts





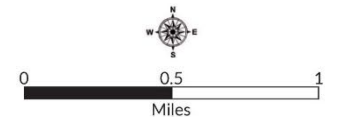
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Residential Clusters

- Single Family
- Two Family
- Condo Conversion
Two-Three Family
- Three Family
- 4-8 units
- 9+ units
- Congregate Housing
- Multiple Houses on One Parcel

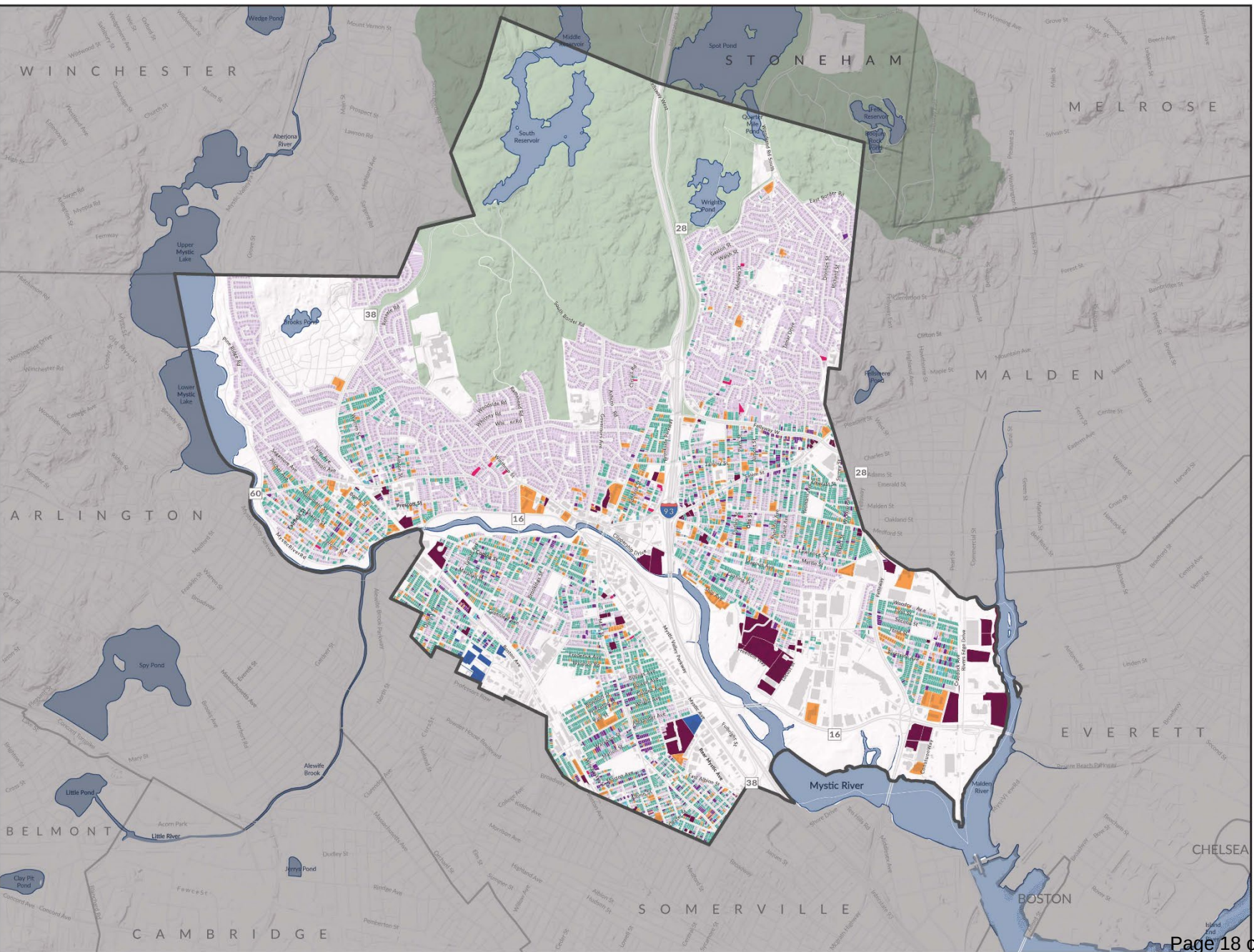
Residential use is found in the assessors data table.
Non-residential use is not shown on this map.



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".



Current Types of Residential Dwellings

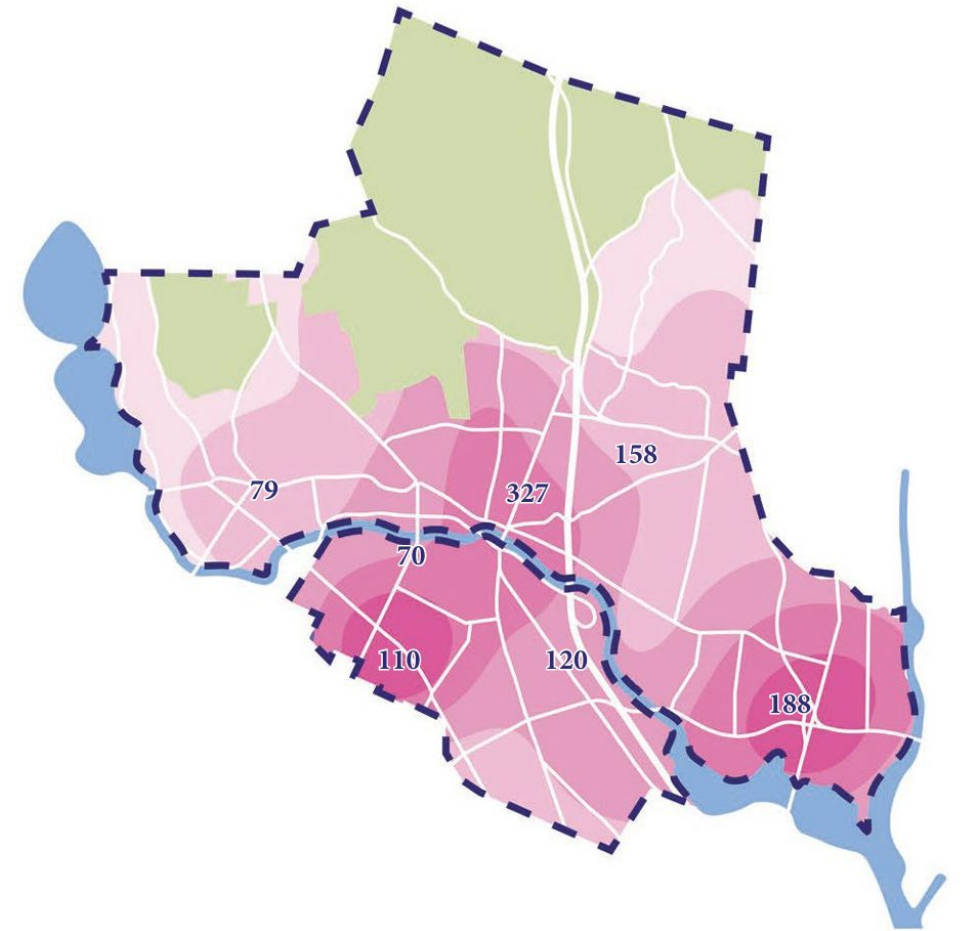




Considerations

What factors were considered in the residential district proposals:

- Proximity to highly frequent and efficient public transit.
- Proximity to higher job density areas
- Lot sizes and topography.
- Existing residential types.
- Transition between low and medium-density areas

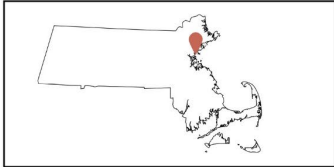


Data source: Longitudinal Employer-Household Dynamics (LEHD)

Job Density (Number of Jobs Per Square Mile) Map



Figure V. Job Density in Medford

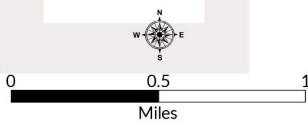


LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Residential Density

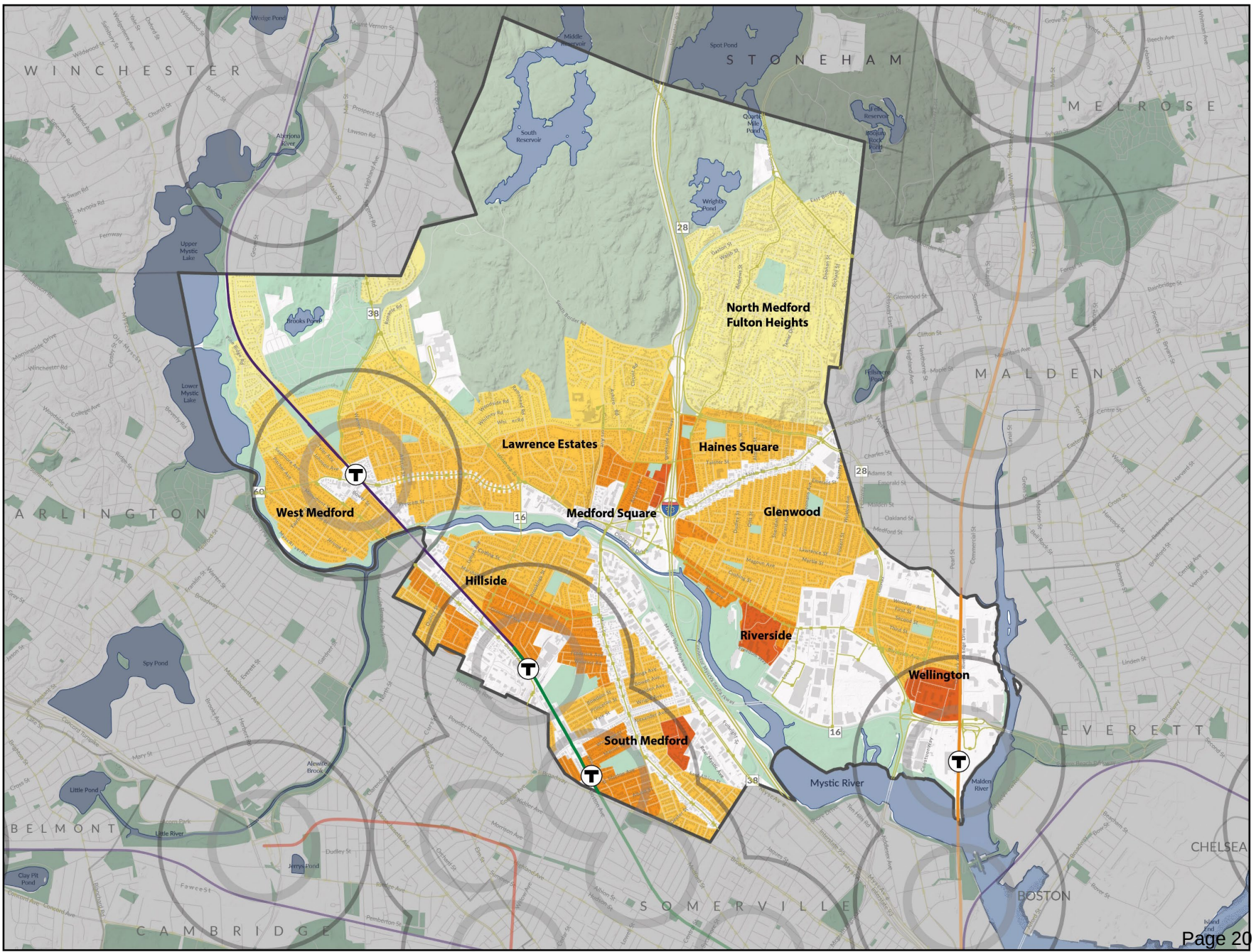
- Neighborhood Residential 1**
 - Single-unit Dwelling + ADU
 - Historic Conversion (2 units)
- Neighborhood Residential 2**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
- Neighborhood Residential 3**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - 3-unit Dwelling
 - 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

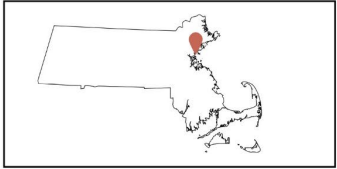


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Proposed Neighborhood Residential Districts V1





LEGEND

Buildings

Hydrography

Middlesex Fells Reservation

Residential Density

Neighborhood Residential 1

- Single-unit Dwelling + ADU
- Historic Conversion (2 units)

Neighborhood Residential 2

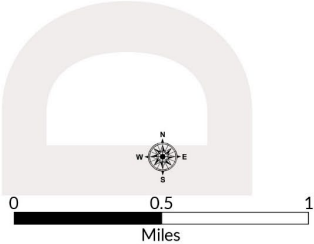
- Single-unit Dwelling + ADU
- 2-unit Dwelling
- Historic Conversion (2-3 units)

Neighborhood Residential 3

- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)

Urban Residential 2

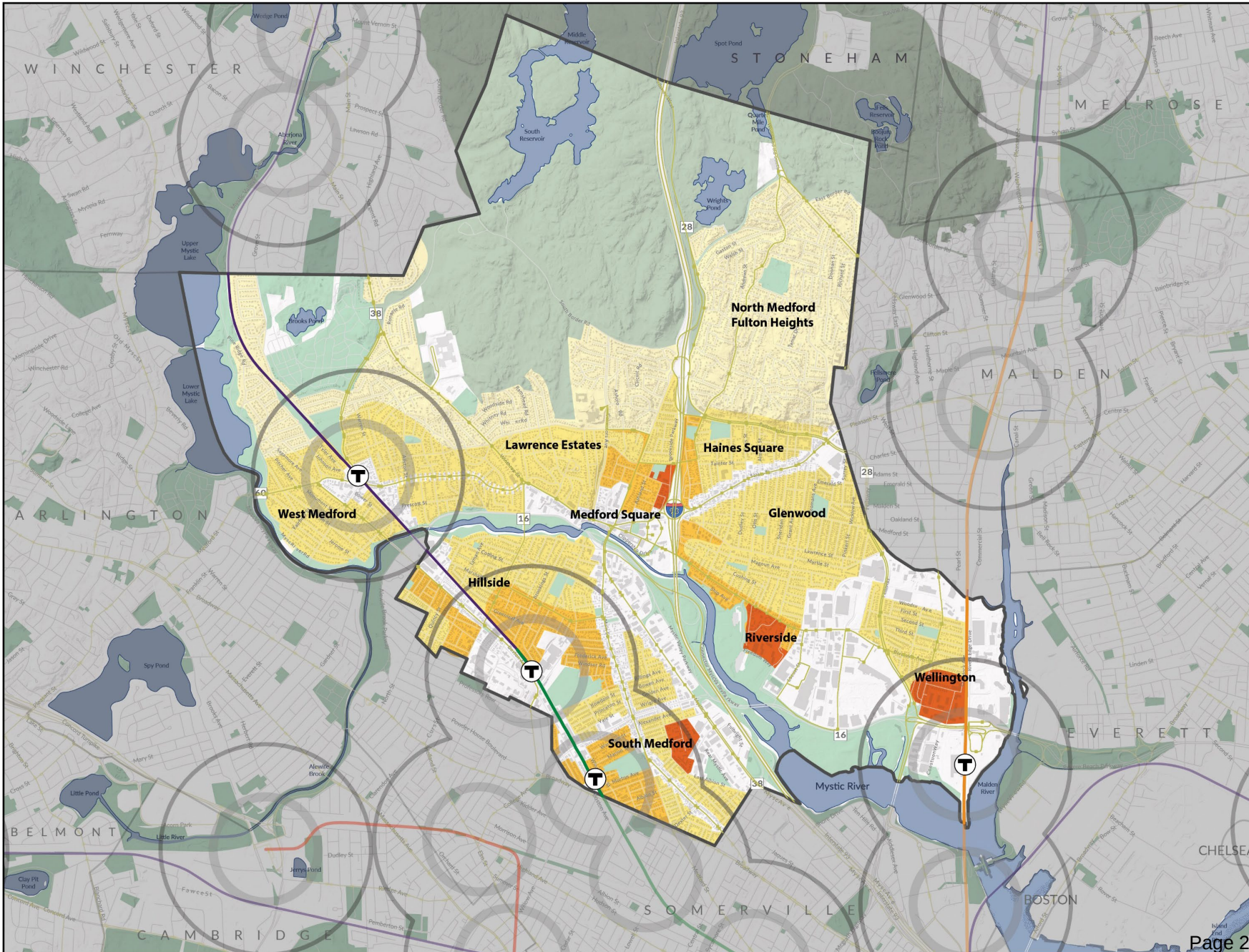
- Multiple unit Dwelling >4 units

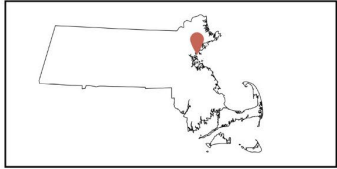


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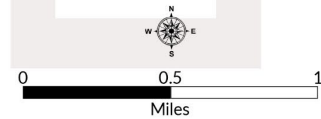
Amended Proposal 01 Neighborhood Residential





LEGEND

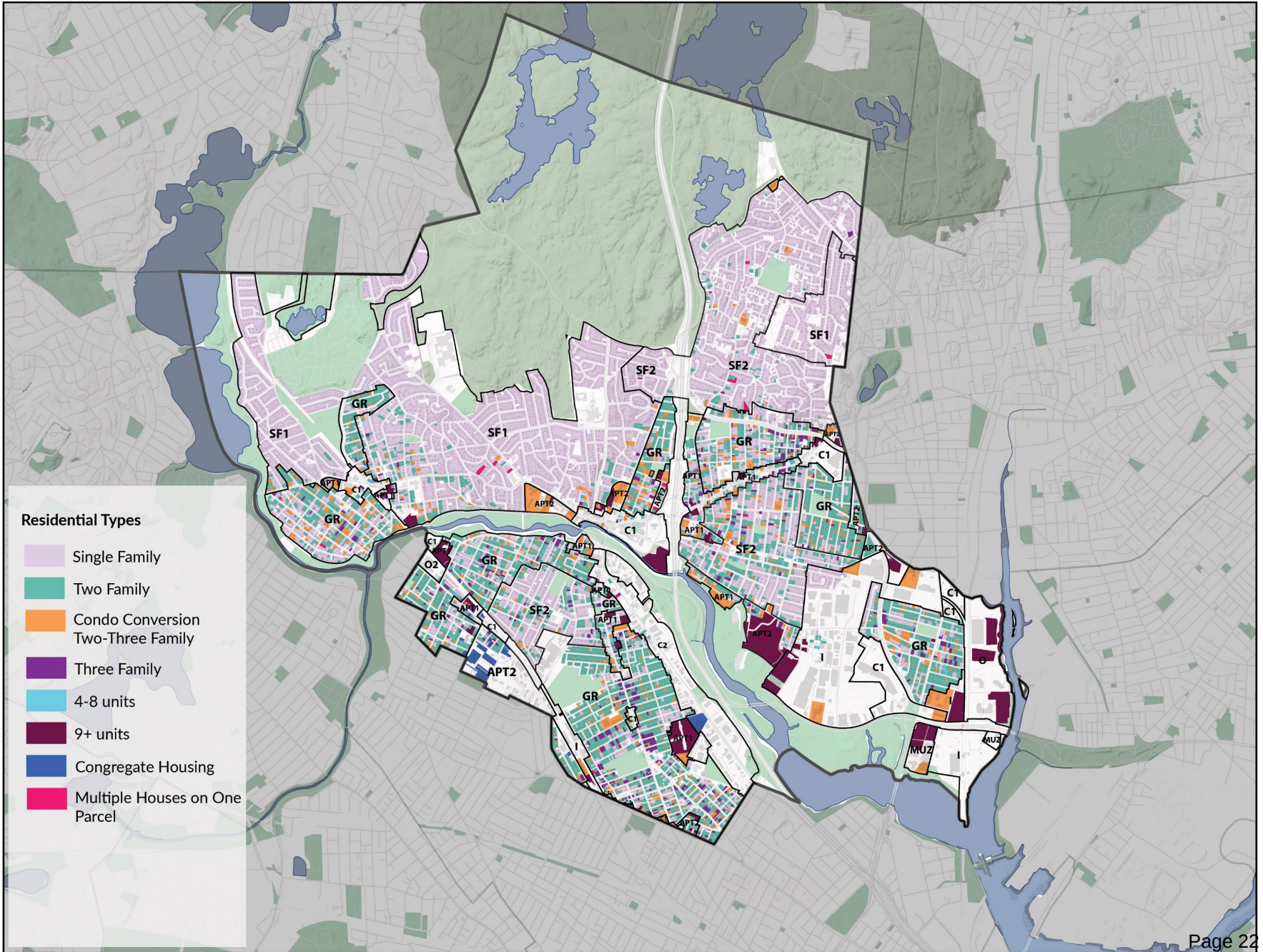
- Current Zoning Districts**
- Single Family 1 (SF1)**
 - Detached Single-Family
 - Single Family 2 (SF2)**
 - Detached Single-Family
 - General Residential (GR)**
 - Detached Single-Family
 - Detached Two-Family
 - Attached Single-Family
 - Apartment 1 (APT1)**
 - Detached Single-Family
 - Detached Two-Family
 - Attached Single-Family
 - Multiple Dwelling up to three (3) floors.
 - Apartment 2 (APT2)**
 - Detached Single-Family
 - Detached Two-Family
 - Attached Single-Family
 - Multiple Dwelling up to six (6) floors.
 - Mixed Use (MUZ)**
 - Multiple Dwelling up to six (6) floors.
 - Commercial 1 (C-1)**
 - Multiple Dwelling up to six (6) floors.

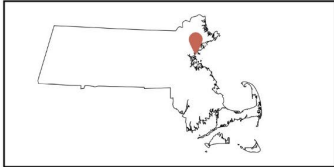


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Current Zoning Districts + Existing Residential Types





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

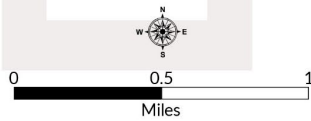
- Single-unit Dwelling + ADU
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)

Urban Residential 1

- 2-unit Dwelling
- Historic Conversion (2-5 units)
- Townhouse
- Multiple unit Dwelling (2-4 units)

Urban residential 2

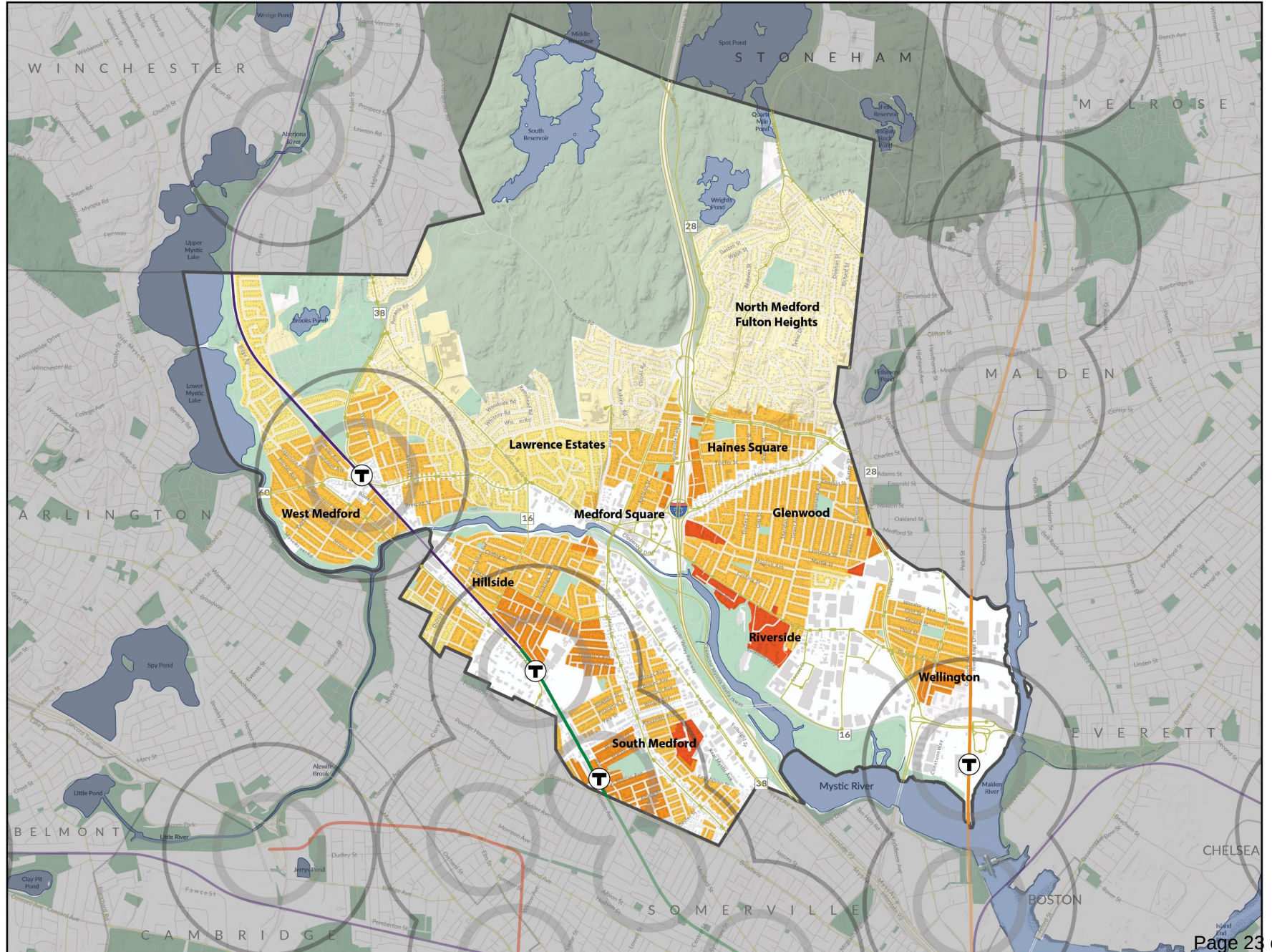
- Multiple unit Dwelling >4 units



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Proposal 02 Neighborhood Residential





LEGEND

Proposed Zoning Districts

Neighborhood Residential 1 (NR-1)

- Single-unit Dwelling + ADU
- Historic Conversion (2 units)

Neighborhood Residential 2 (NR-2)

- Single-unit Dwelling + ADU
- 2-unit Dwelling
- Historic Conversion (2-3 units)

Neighborhood Residential 3 (NR-3)

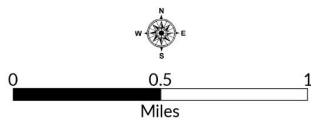
- Single-unit Dwelling + ADU
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)

Urban Residential 1 (UR-1)

- 2-unit Dwelling
- Historic Conversion (2-5 units)
- Townhouse
- Multiple unit Dwelling (2-4 units)

Urban Residential 2 (UR-2)

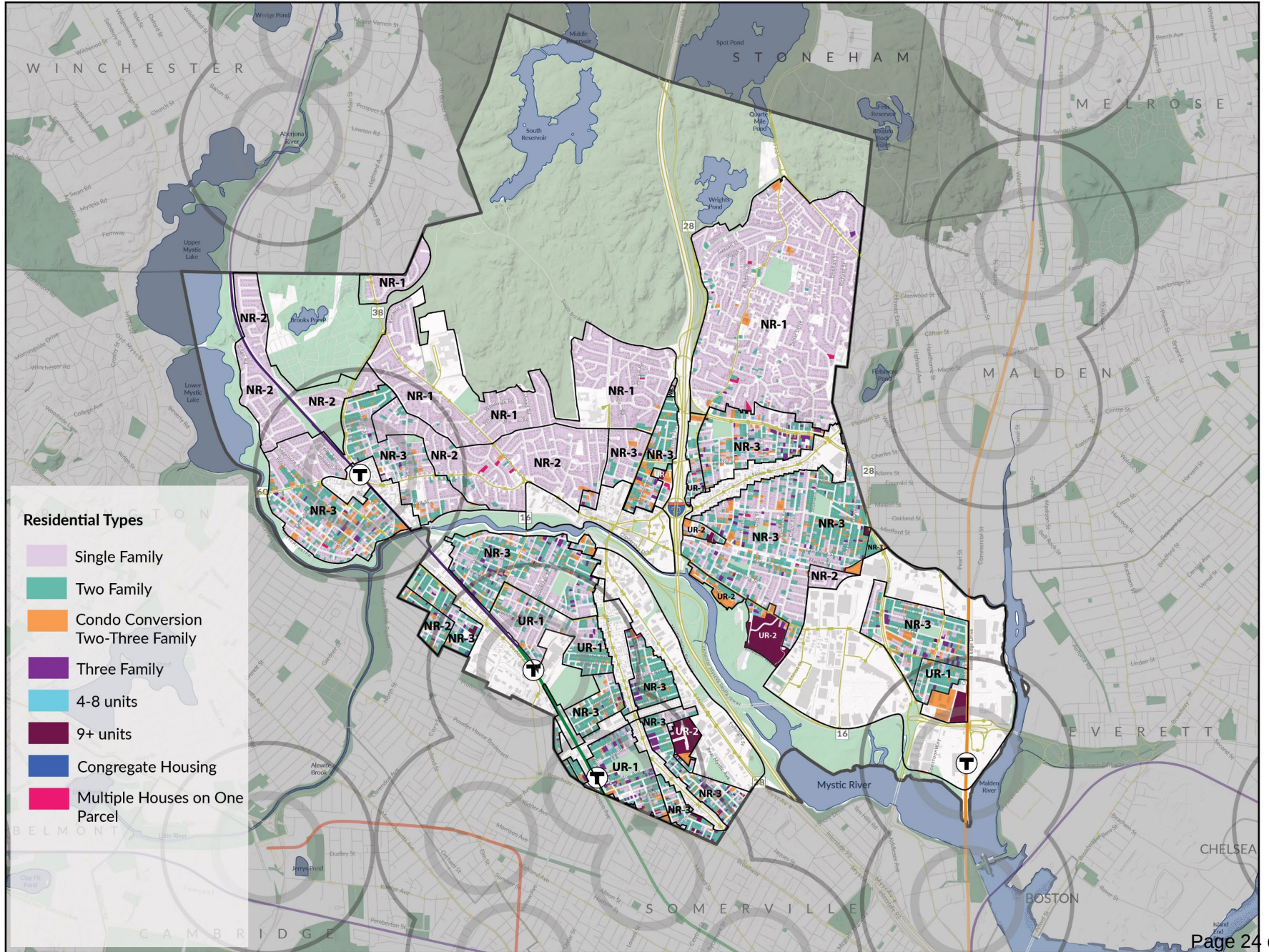
- Multiple unit Dwelling >4 units



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Proposed Zoning Districts + Existing Residential Types





Historic Conversion

The conversion of an **existing structure, a minimum of seventy (70) years old**, 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.



Current Dimensional Standards

Medford Zoning Dimensions														
District		Minimum Permitted										Maximum Permitted		
		Lot					Yards (feet)					Height		
		Area (SF)	Length (FT)			Open Space % Gross Floor Aea								
Use		Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usuable	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%



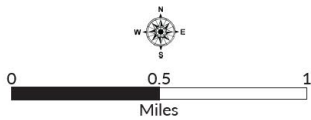
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Lot Size in Square Feet

- < 3,000
- 3,000 - 4,000
- 4,000 - 5,000
- 5,000 - 7,000
- 7,000 - 10,000
- > 10,000

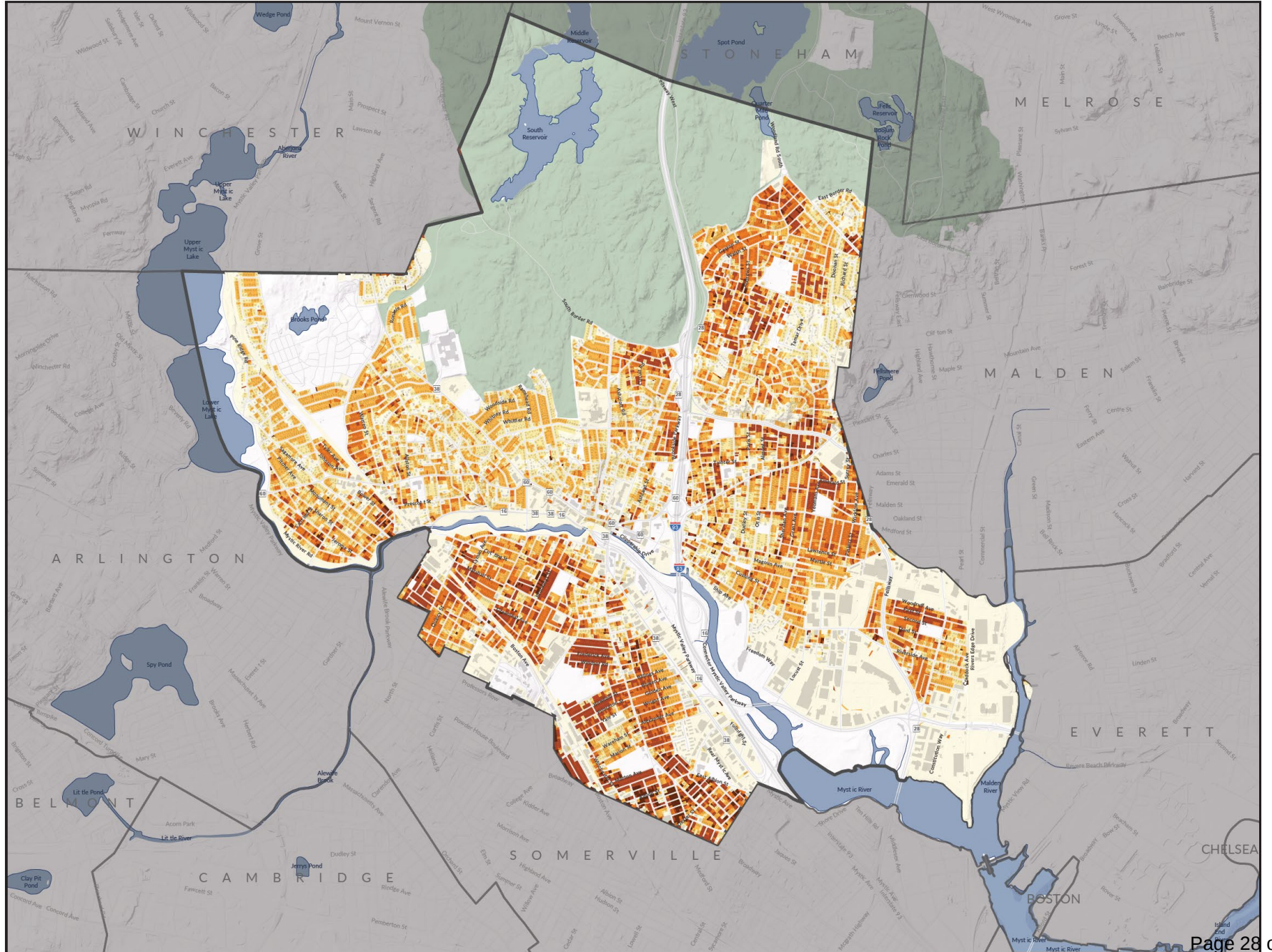
Lot size is measured by the total area of the parcel. Municipal properties are excluded from this map.



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".



Dimensions - Lot Size





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

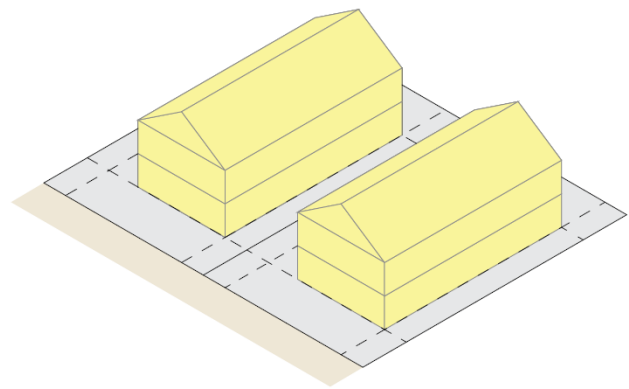
* Design Standards and guidelines to be developed



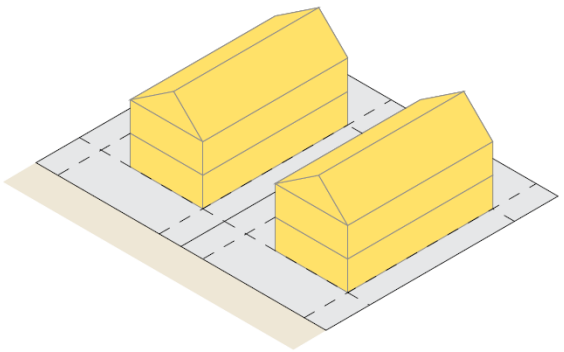
Residential Requirement

2024-2026 Zoning Update

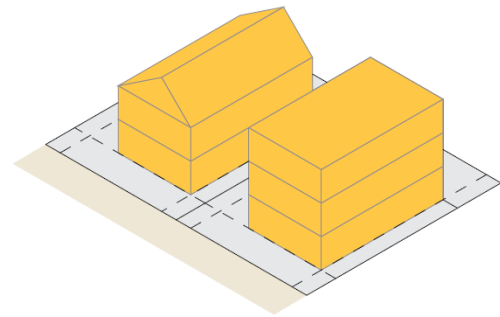
NR1



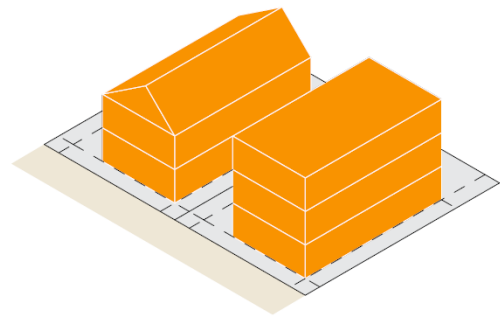
NR2



NR3



NR4





2024-2026 Zoning Update

