



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, February 26, 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/86393122527>

Call-in Number: +13126266799,,86393122527#

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 26, 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 twentieth zoning updates project meeting with Innes Associates. The following will be discussed:

- Neighborhood Residential and Urban Residential zoning proposals discussion
- Review of upcoming zoning updates project topics from January 2025 to June 2025
- 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.

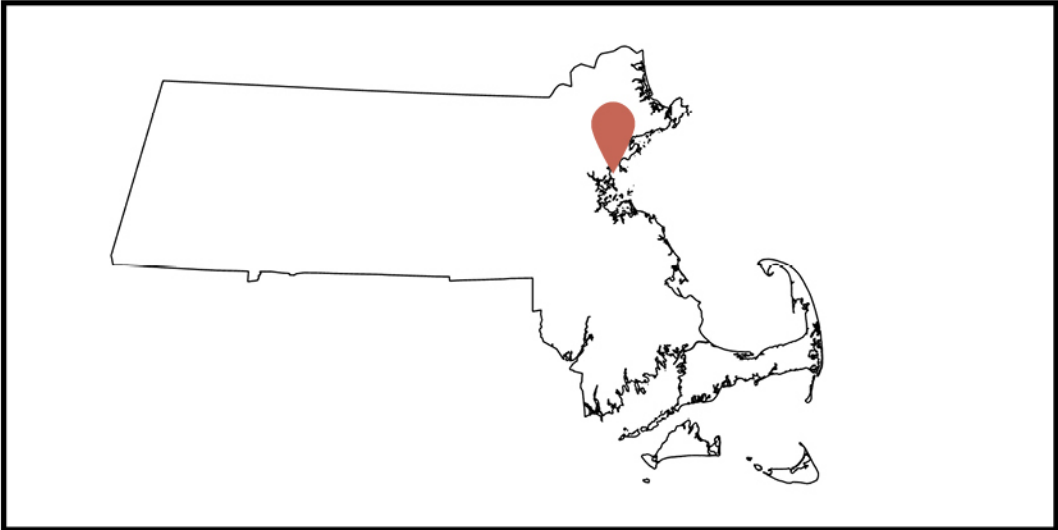
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

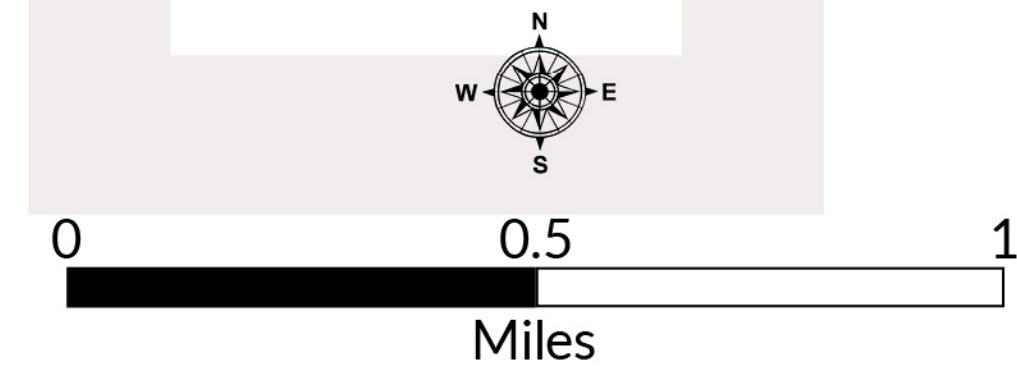
1. 25-02-26 - NR and UR Residential Districts Proposal 04
2. 25-02-26 - NR and UR Residential Districts Proposal 04 with Existing Res Types

Proposal 04 Urban Residential

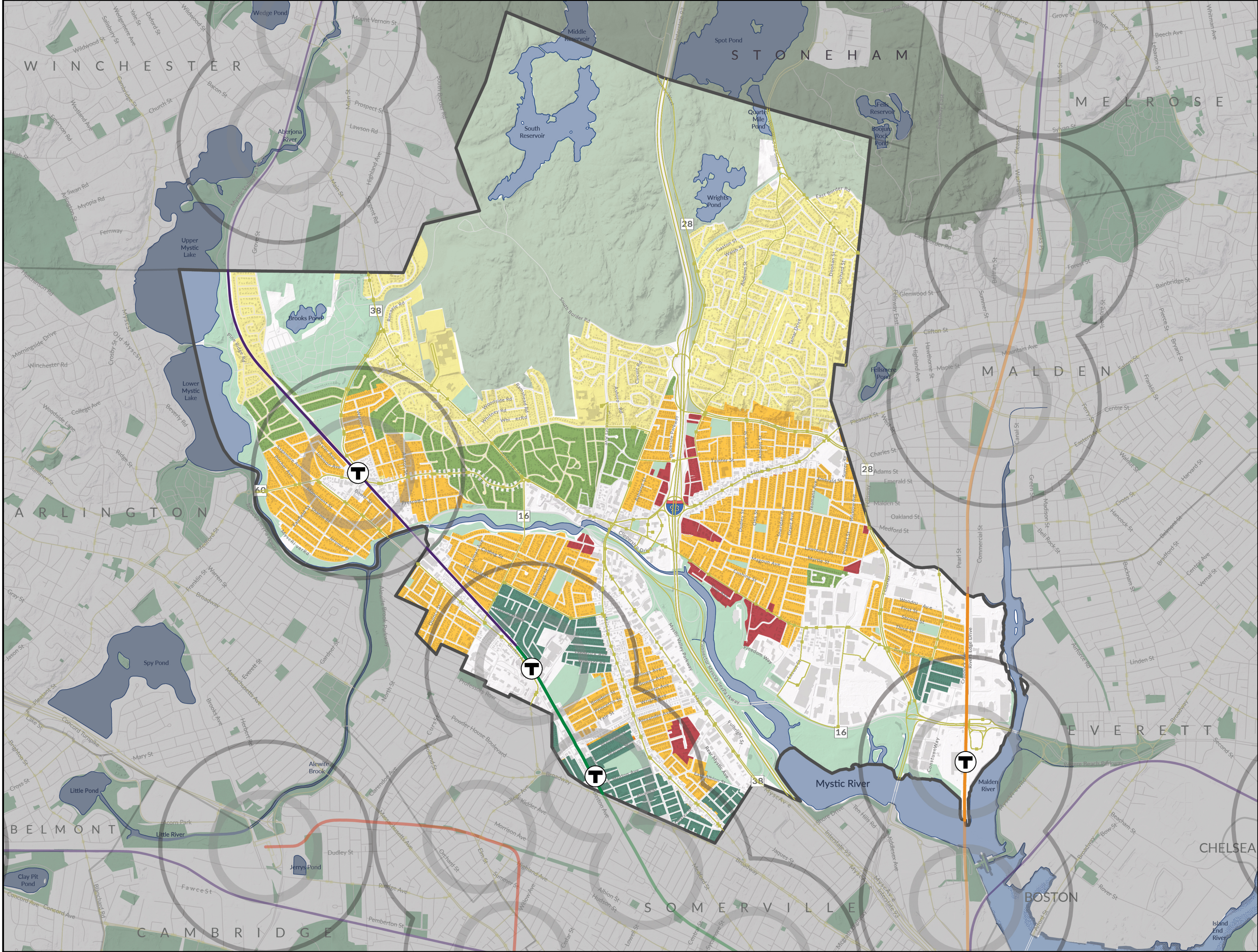


LEGEND

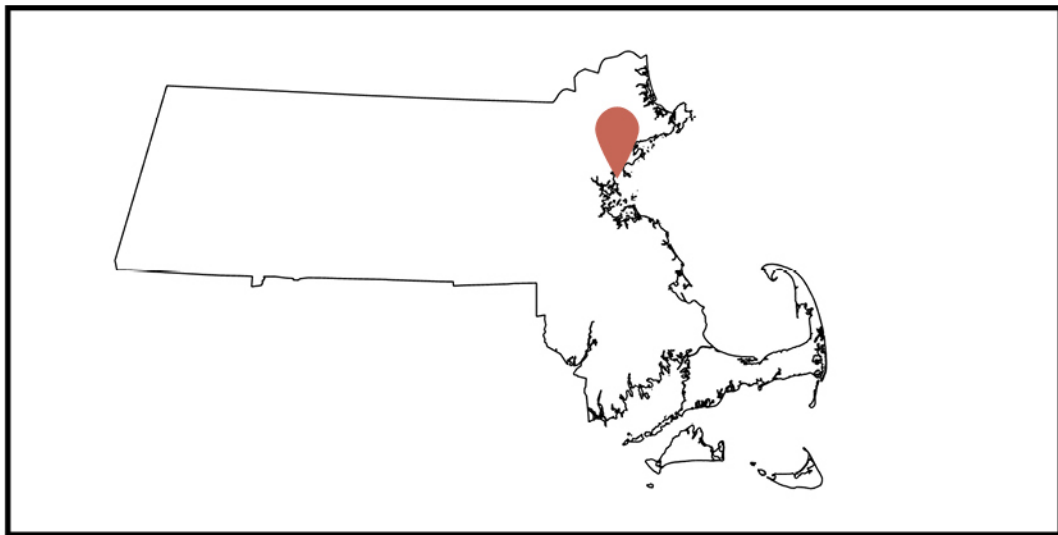
- Neighborhood Residential 1**
 - Single-unit Dwelling + ADU
 - Historic Conversion (2 units)
- Neighborhood Residential 2**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
- Neighborhood Residential 3**
 - Single-unit Dwelling + ADU
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
- Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
3 stories max



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 Zoning Districts 04 + Existing Residential Types

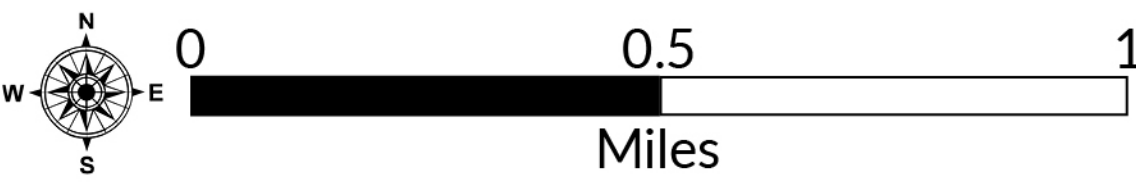
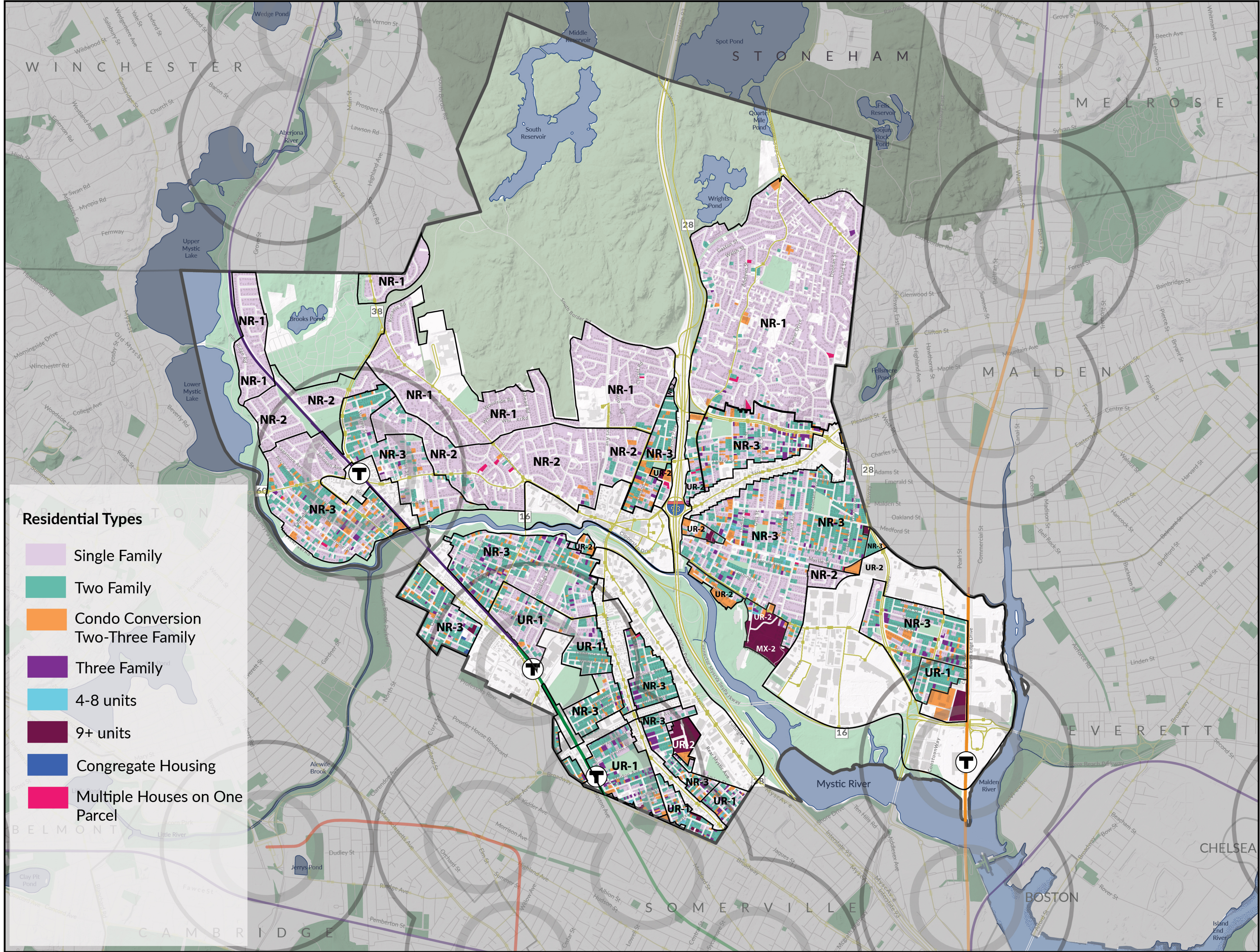


LEGEND

- 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 (by sqft)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
- Urban Residential 2 (UR-2)**
- Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Historic Conversion (by sqft)
 - Multiple-unit Dwelling >6 units
- 3 stories max

Residential Types

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



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