



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, May 28, 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/89949612902>

Call-in Number: +16469313860,,89949612902#

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

May 28, 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 26th zoning updates project meeting with Innes Associates. The following will be discussed:

- Other Mixed-Use Corridors (Boston Ave, Main St, Broadway)
- Commercial Nodes
- Review of upcoming zoning updates project topics from May 2025 to December 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.

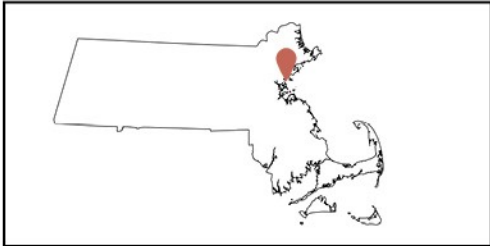
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

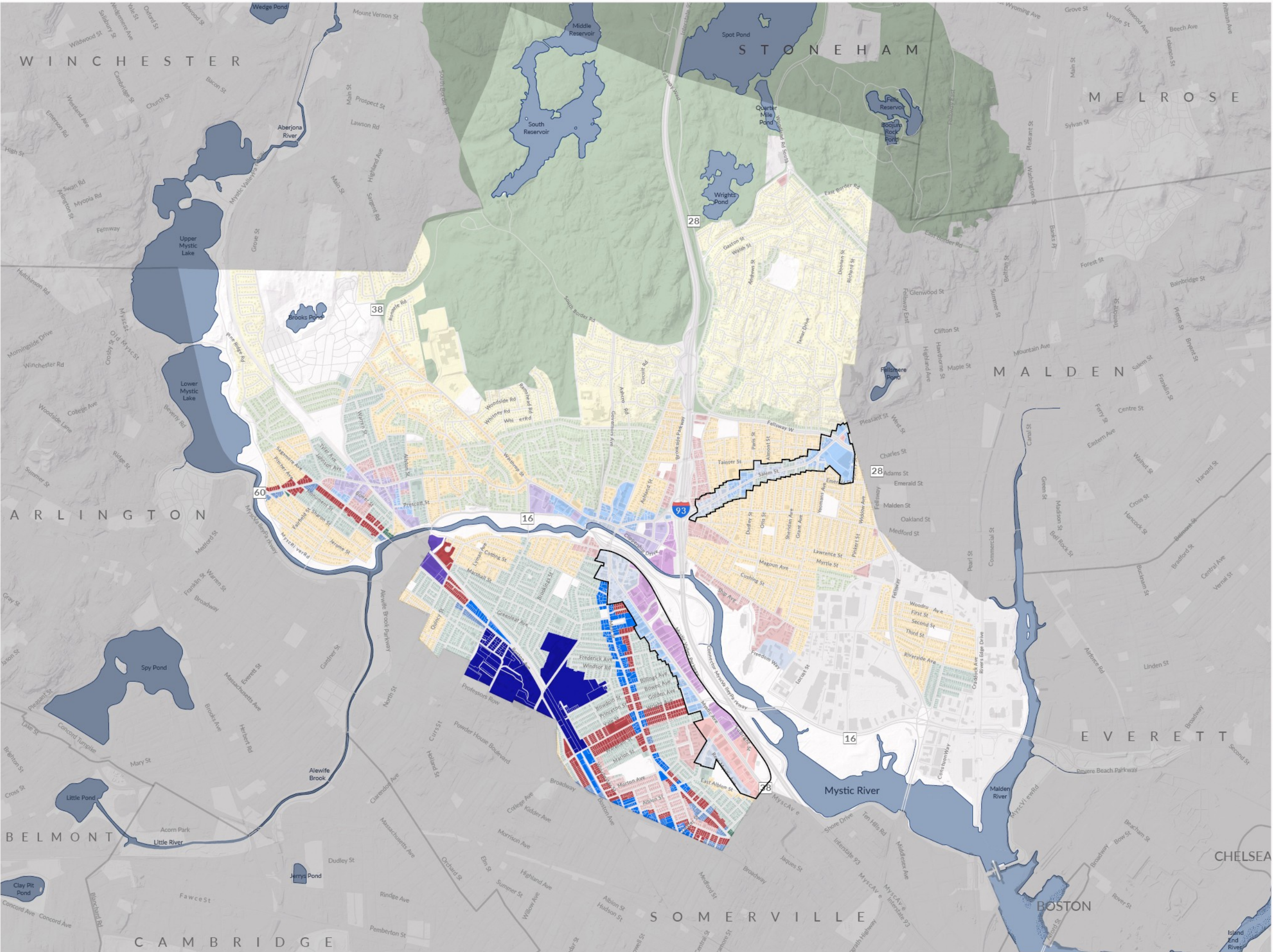
1. 20250514_PPCM_Other Corridors_Map
2. 20250514_PPCM_Other Corridors

Medford Square Zoning



LEGEND

- Mixed-Use 1:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid Scale.
7 stories by right + 2 IZ
- Institutional District**
Tufts University
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - **3 stories max +1 IZ**
 - ADU (1/2/3-unit Dwelling)



This map was produced in March 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".



City of Medford

Planning and Permitting Committee Meeting

2024-2026 Zoning Update

May 14, 2025



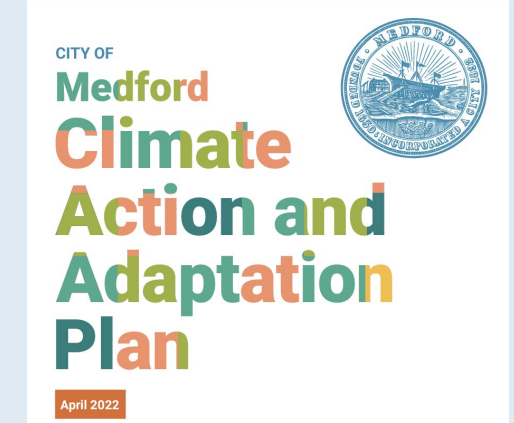


Agenda

- Introduction
- Process Timeline
- 2025
- Opportunities for Public Comments
- Analysis and previous versions
- Other Corridors
- Neighborhood Commercial



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.

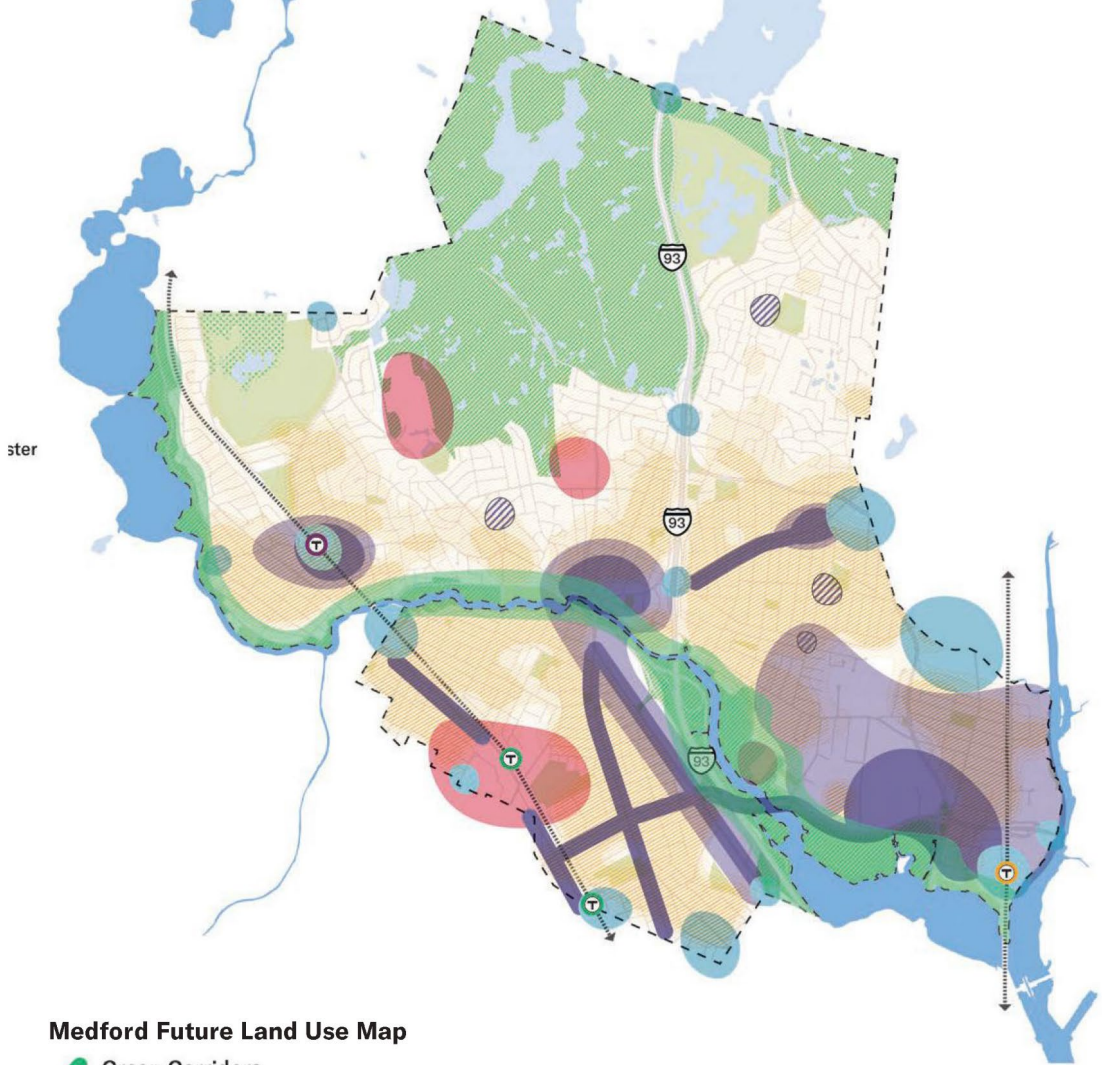


Introduction

MEDFORD, MA
COMPREHENSIVE
PLAN

January 2023

2024-2026 Zoning Update



Medford Future Land Use Map

Figure XI. Medford Future Land Use Map

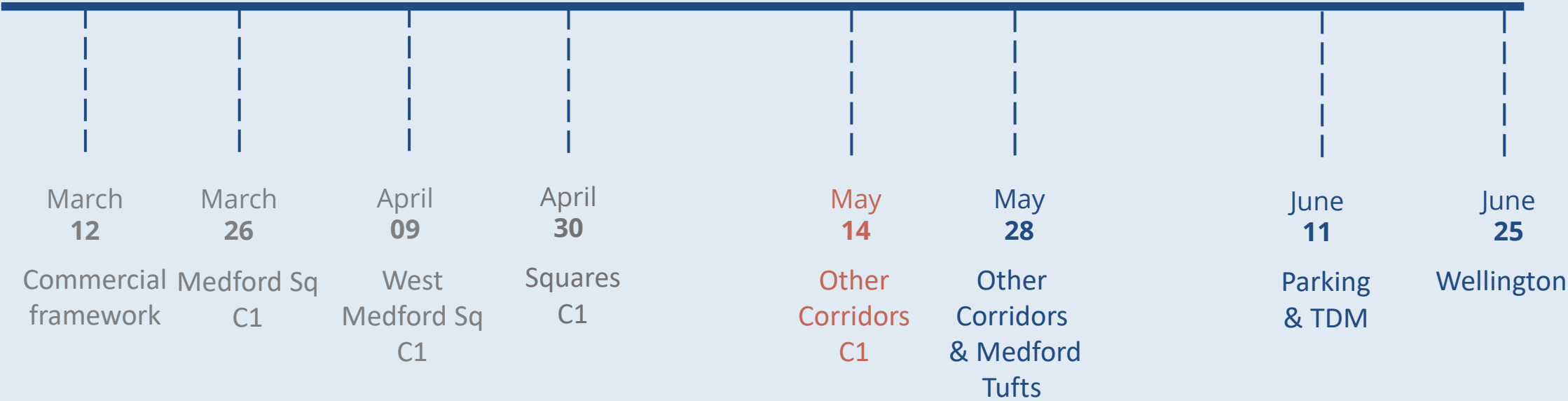


Process for approval





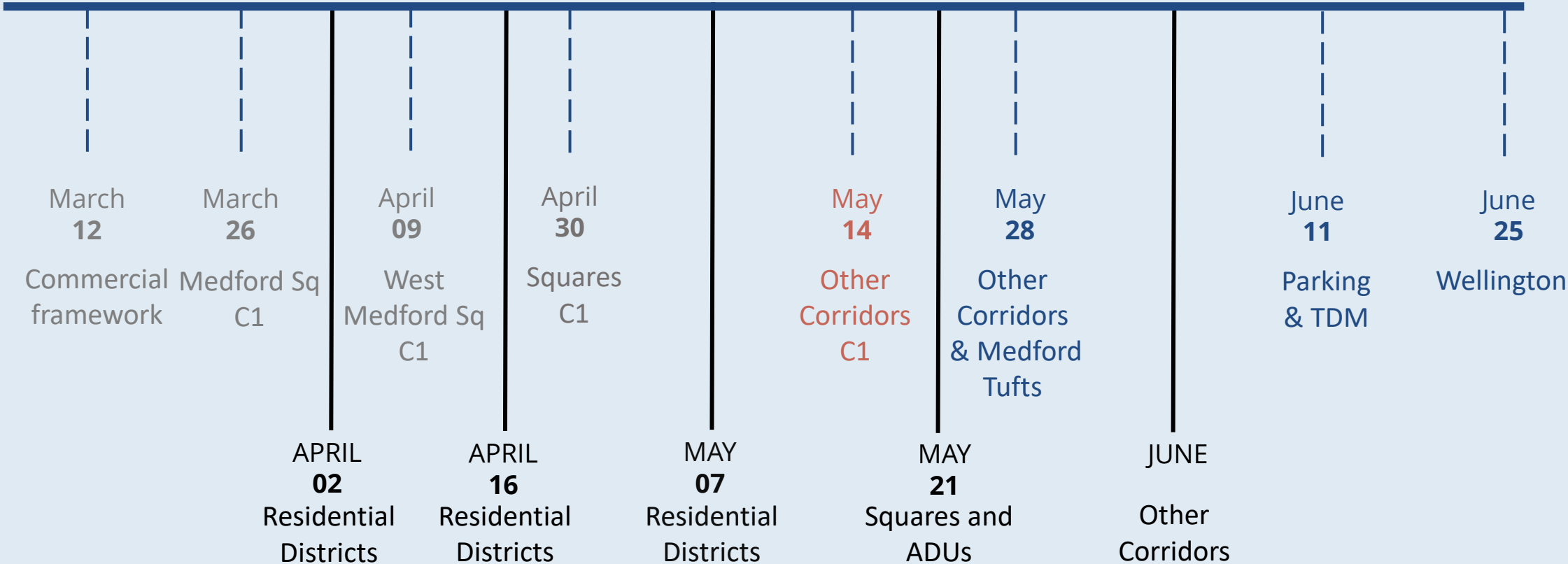
Timeline: Phase 3 PPCM





Timeline: Phase 3 PPCM + CDB

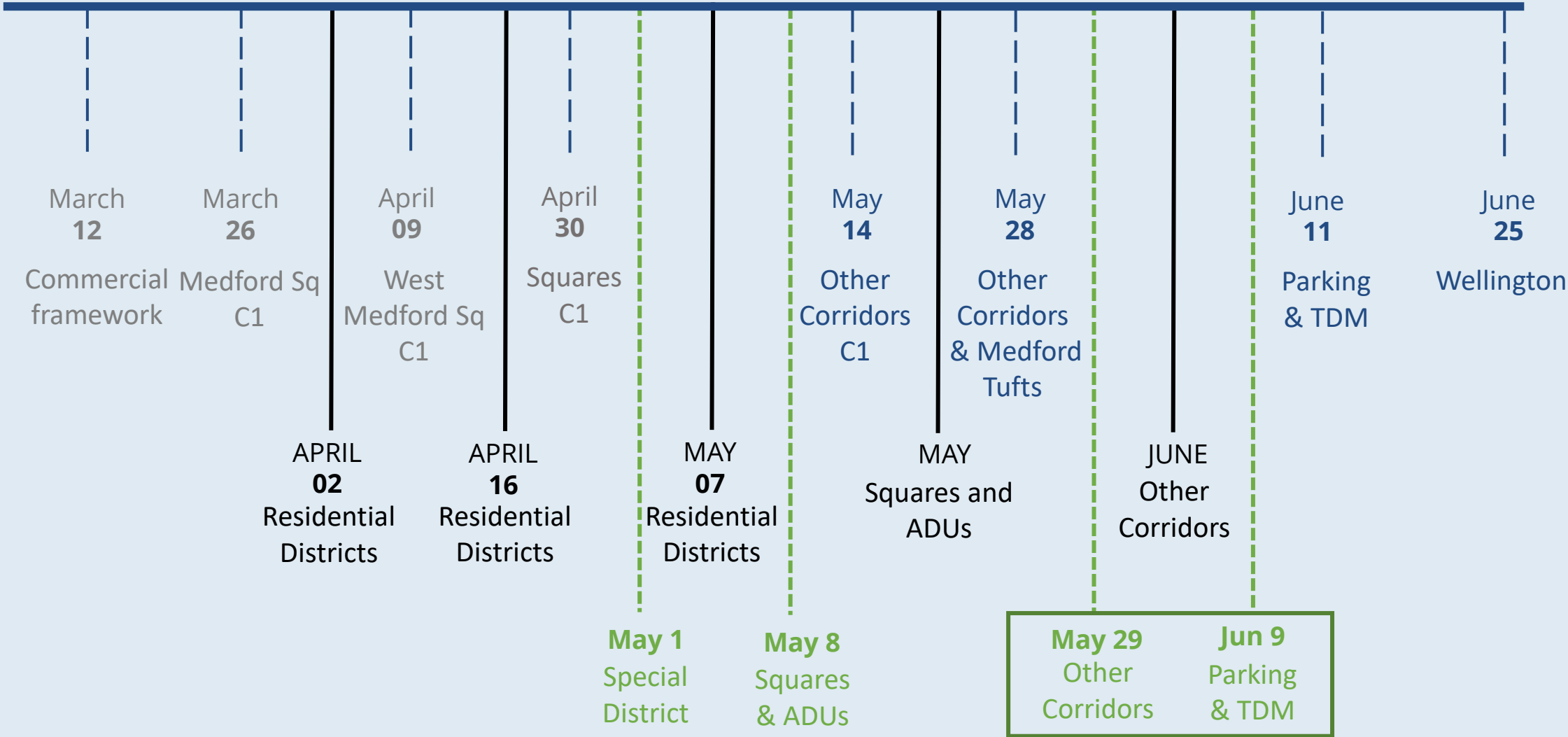
2024-2026 Zoning Update





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

2024-2026 Zoning Update





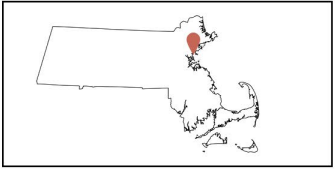
Next Opportunities for Public Comments

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
01/15/25 Residential Districts		02/12/25_02/26/25 Neighborhood Residential.		03/27 Public Meeting 04/02 – 04/16 - 05/07 05/21 Residential Districts		May 2025 Residential Districts	
03/12/25 Commercial Districts		03/26/25_04/09/2025_ 04/30 Squares & ADU		05/08 Public Meeting June 2025 Squares & ADU		June 2025 Squares & ADU	
05/14/25 Other Corridors				05/29 Public Meeting June 2025 Other Corridors		June 2025 Other Corridors	



New Proposed Residential Districts 05/08

2024-2026 Zoning Update

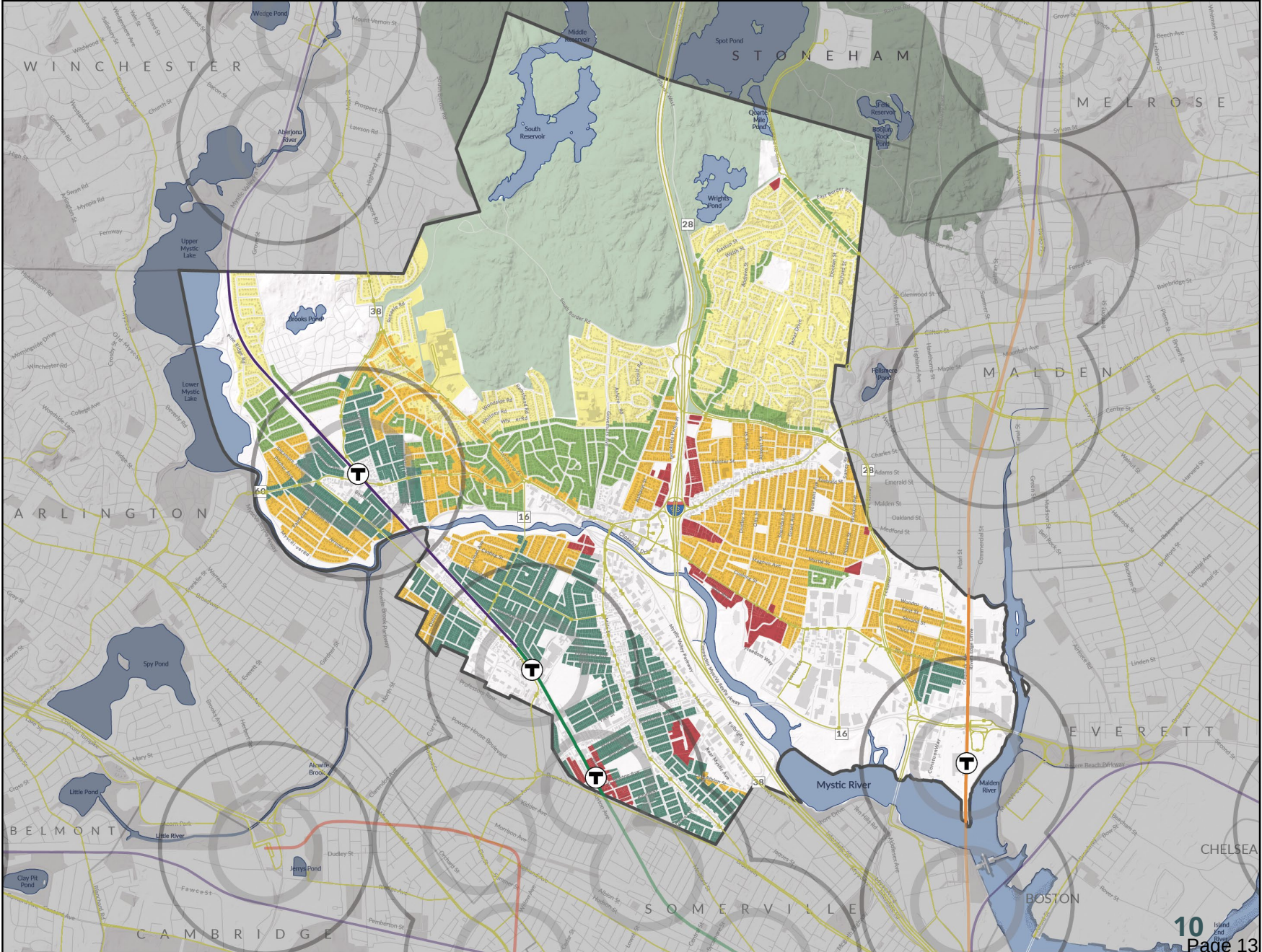


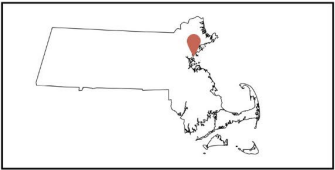
LEGEND

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



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".



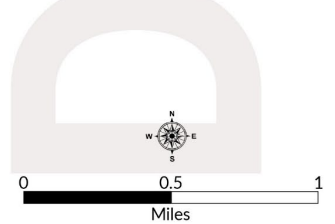
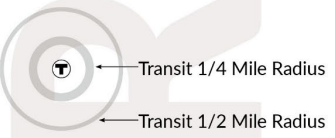


LEGEND

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

Transportation

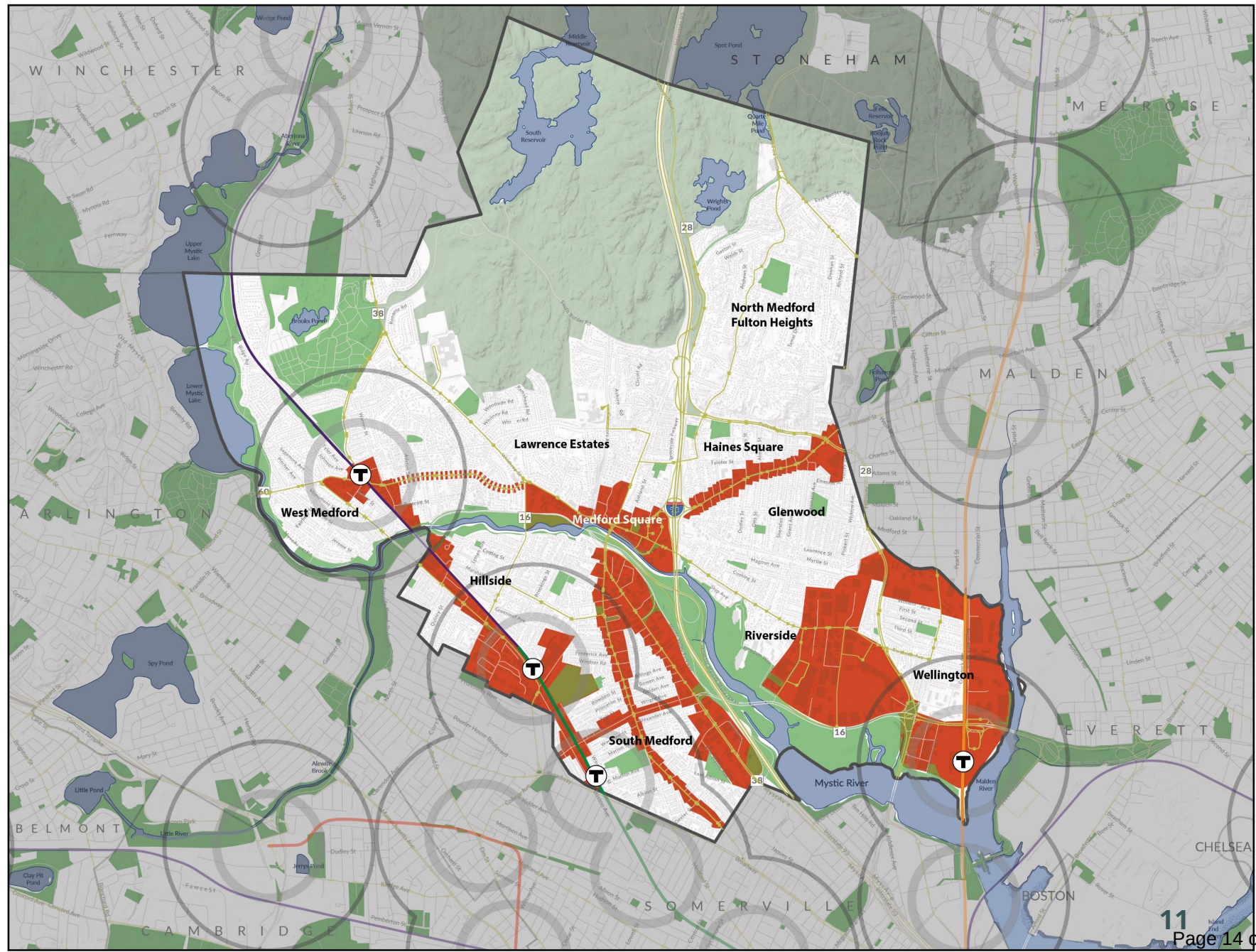
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line

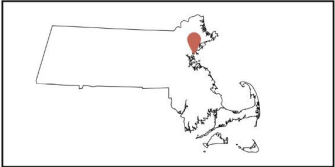


This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS, "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



Proposed Mixed-Use Districts





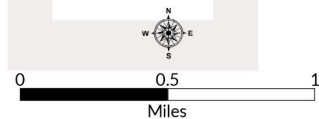
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Categories

- Corridors
- Squares
- Institutional
- Special District

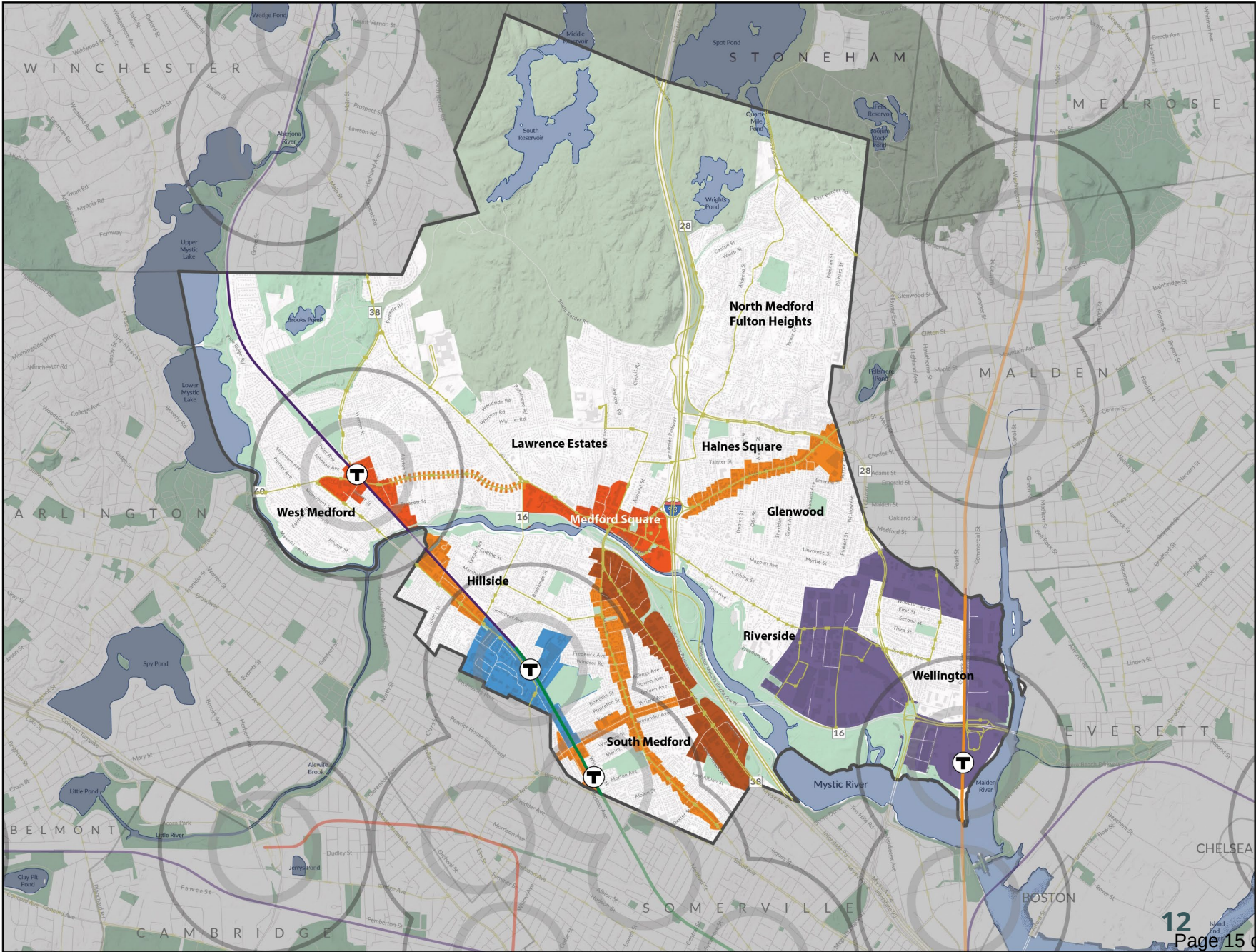
This map shows open space digitized from MassGIS NextGen 911 project.

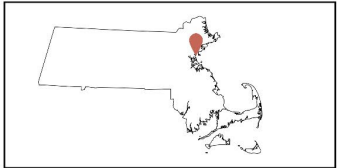


This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS' Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



Proposed Mixed-Use Districts

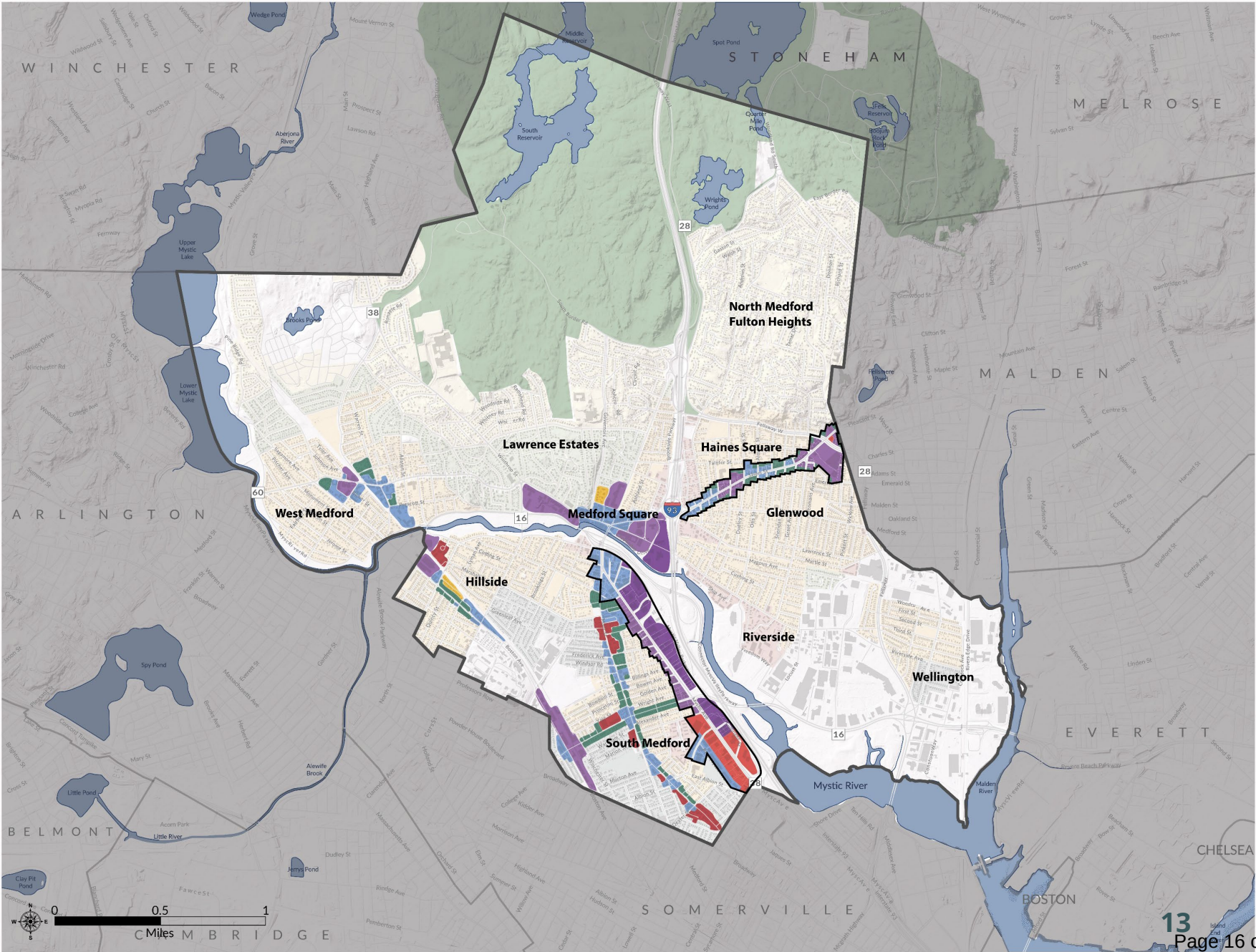


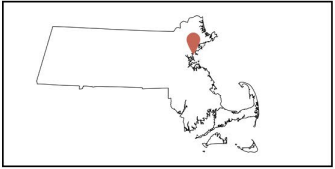


LEGEND

- Mixed-Use 1:**
Small-Mid Scale.
Mid Density.
3stories by right + 1 IZ
- Mixed-Use 2**
Mid Scale.
Mid-High Density.
4 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
High Density.
6 stories by right + 6 IZ
- Commercial**
6 stories by right + 2 IZ
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
- Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
3 stories max
 - ADU (1/2/3-unit Dwelling)

This map was produced in March 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".





LEGEND

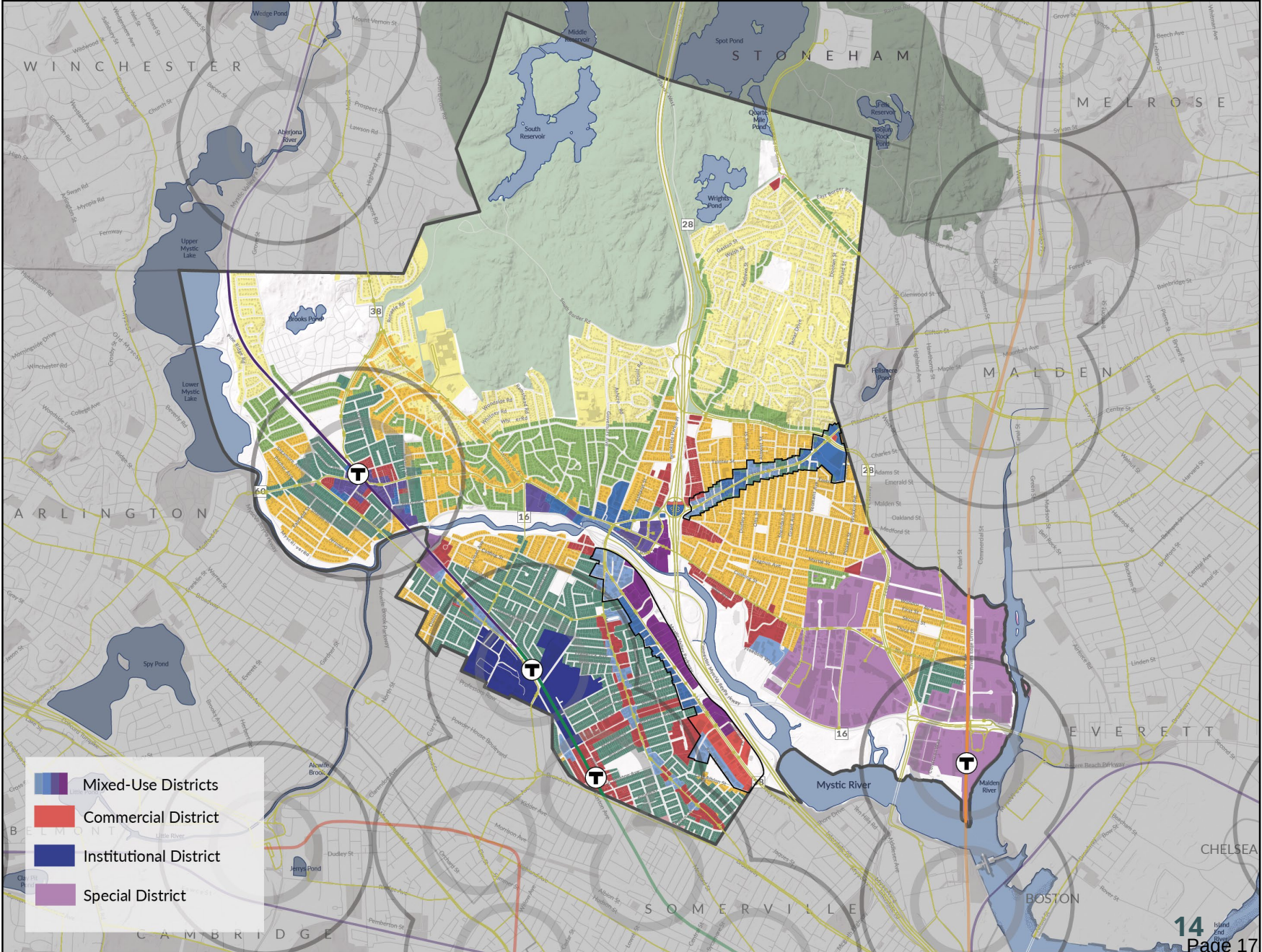
- Neighborhood Residential 1**
 - Single-unit Dwelling
 - Historic Conversion (2 units)
 - ADU
- Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
 - ADU
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling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



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".



Approved and Proposed Districts 05/08





OTHER CORRIDORS

Boston Ave

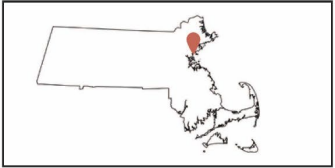
Main St

Broadway

Harvard St

High St (Medford West)

Boston Ave (Medford West)

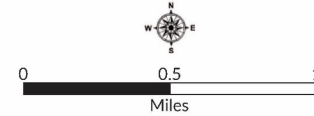


LEGEND

- Buildings
- Hydrography

Medford Zoning

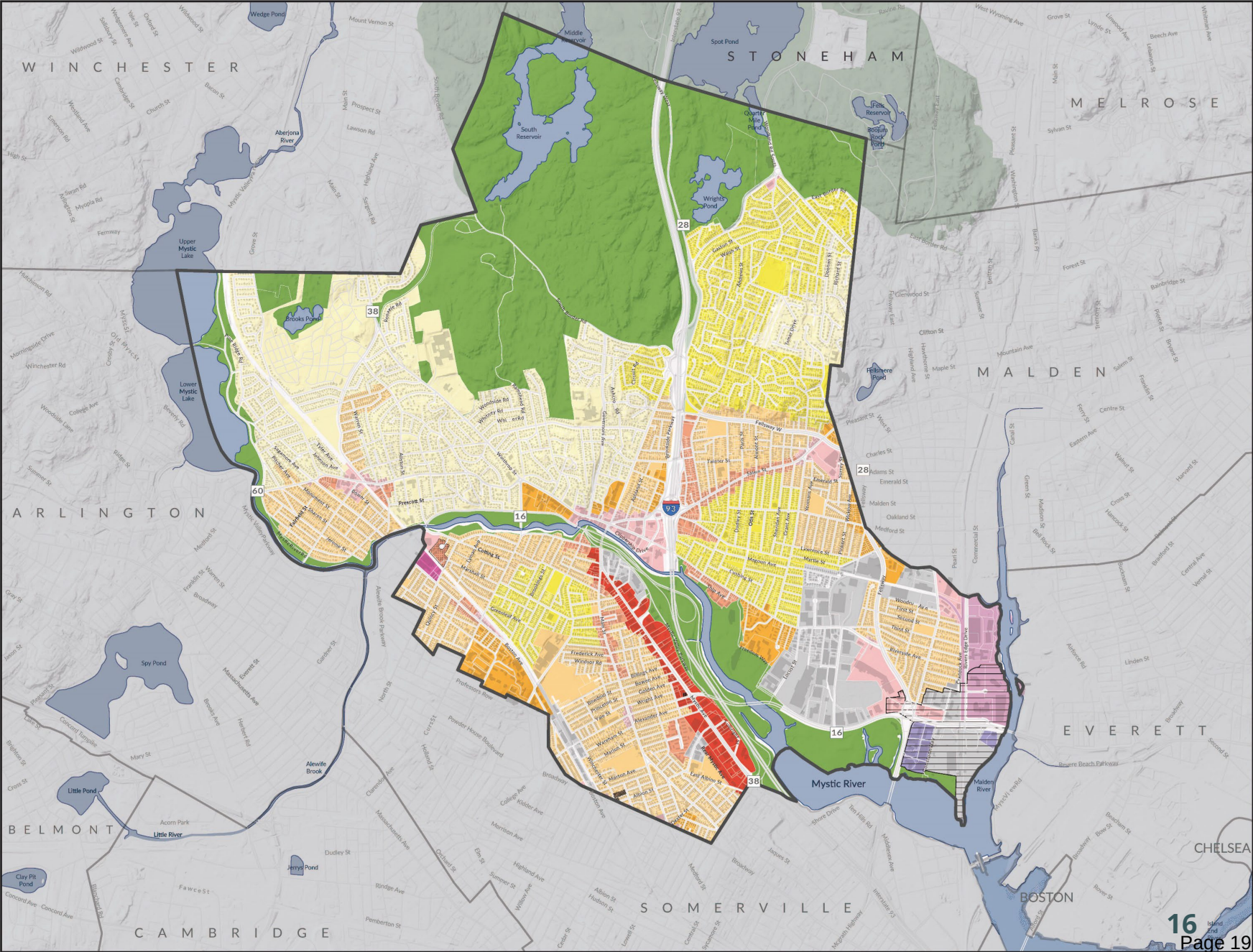
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



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

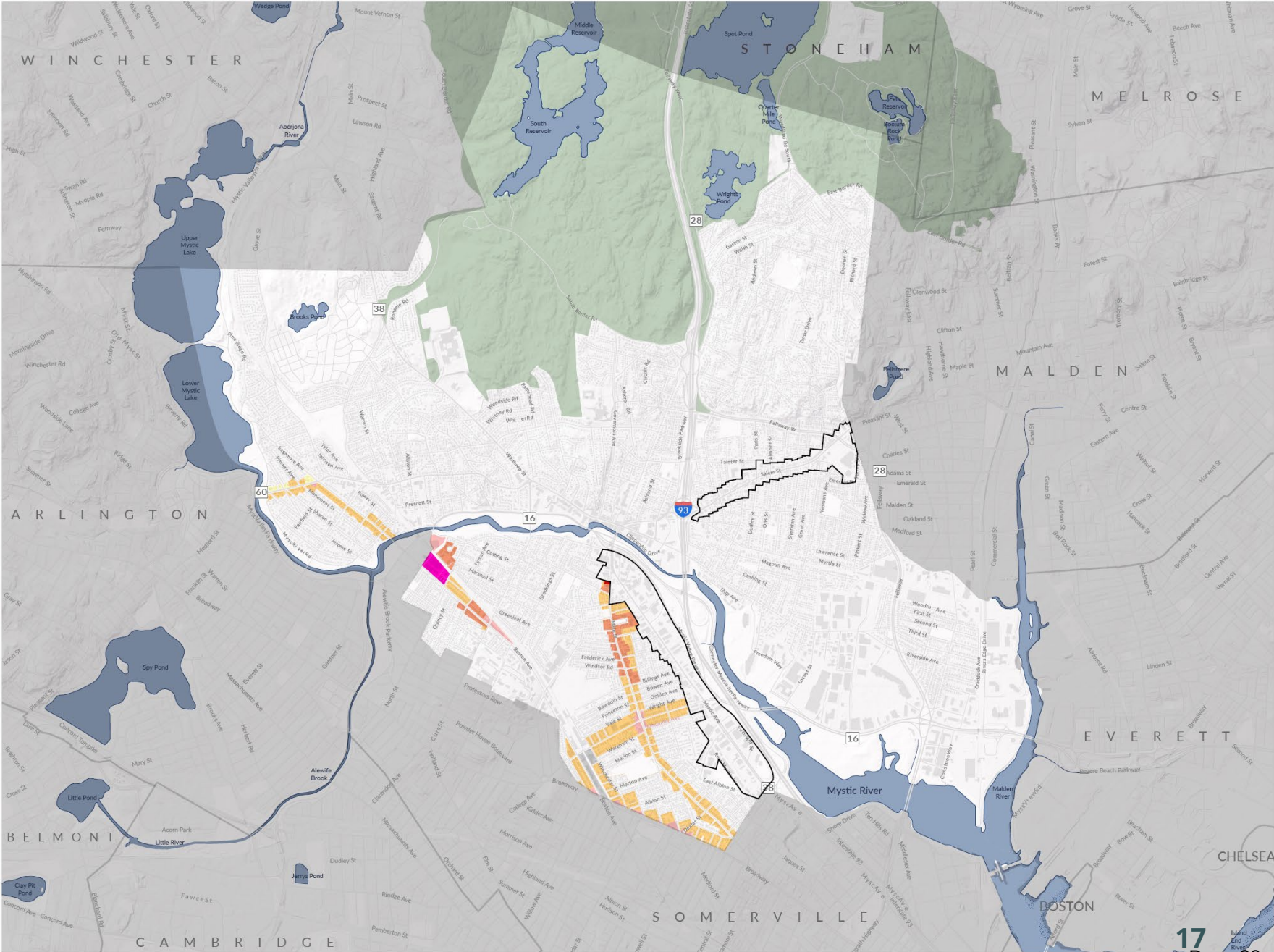


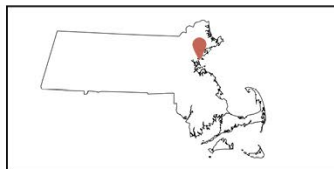


LEGEND

- C1 - Commercial 1**
Residential Building:
 - 6 stories by rightCommercial building:
 - 4 stories by rightOther permitted Structures
 - 15 stories by right
- APT1 - Apartment 1**
Residential Building:
 - 3 stories by rightCommercial building:
 - NOT allowed
- I - Industrial**
Other permitted Structures
 - 2 stories by right
- O2 - Office 2**
Other permitted Structures
 - 6 stories by right
- GR- General Residential**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - ADU
- SF1- Single Family 1**
 - Single-unit Dwelling
 - ADU

This map was produced in March 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".





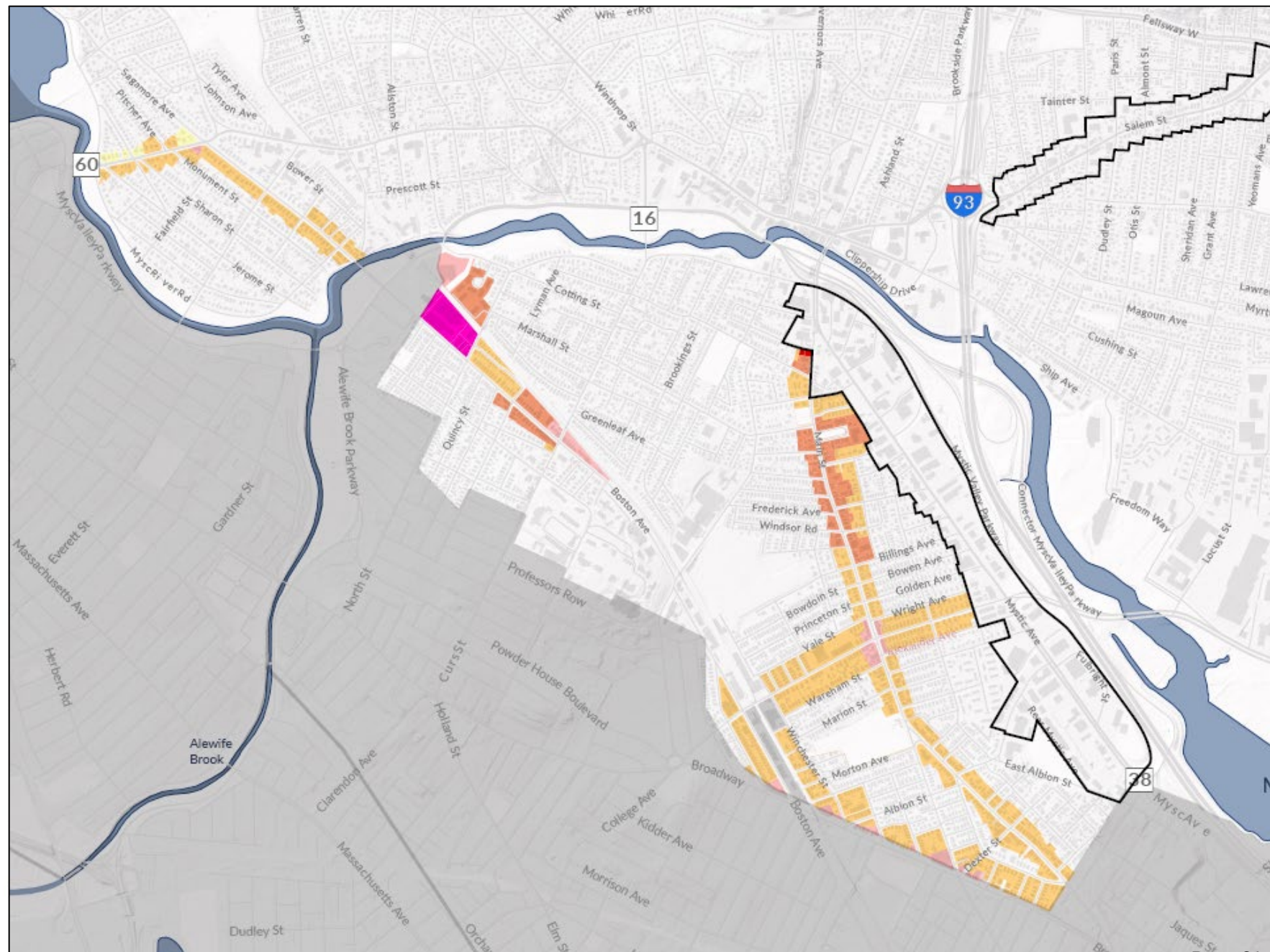
LEGEND

- C1 - Commercial 1**
Residential Building:
 - 6 stories by rightCommercial building:
 - 4 stories by rightOther permitted Structures
 - 15 stories by right
- APT1 - Apartment 1**
Residential Building:
 - 3 stories by rightCommercial building:
 - NOT allowed
- I - Industrial**
Other permitted Structures
 - 2 stories by right
- O2 - Office 2**
Other permitted Structures
 - 6 stories by right
- GR- General Residential**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - ADU
- SF1- Single Family 1**
 - Single-unit Dwelling
 - ADU

This map was produced in March 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".



Current Zoning





Current Zoning

2024-2026 Zoning Update

Medford Zoning Dimensions														
		Minimum Permitted										Maximum Permitted		
		Lot												
		Area (SF)	Length (FT)			Open Space % Gross Floor Aea		Yards (feet)						Height
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usuable	Front	Side	Rear	Lot Coverage (%)	Feet	Stories
C1	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 2) on or above fourth floor	600	-	-	-	-	20%	-	-	-	-	-	75	6
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	35%	75	6
	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	-	-	-	-	-	-	-	-	-	-	-	-
	4A. Hotel	-	-	50	100	100	10%	25%	-	-	15	-	140	15
	5. Other permitted principal structures	-	-	20	-	-	-	-	-	-	15	-	50	4
APT 1	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
	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	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	3



Current Zoning

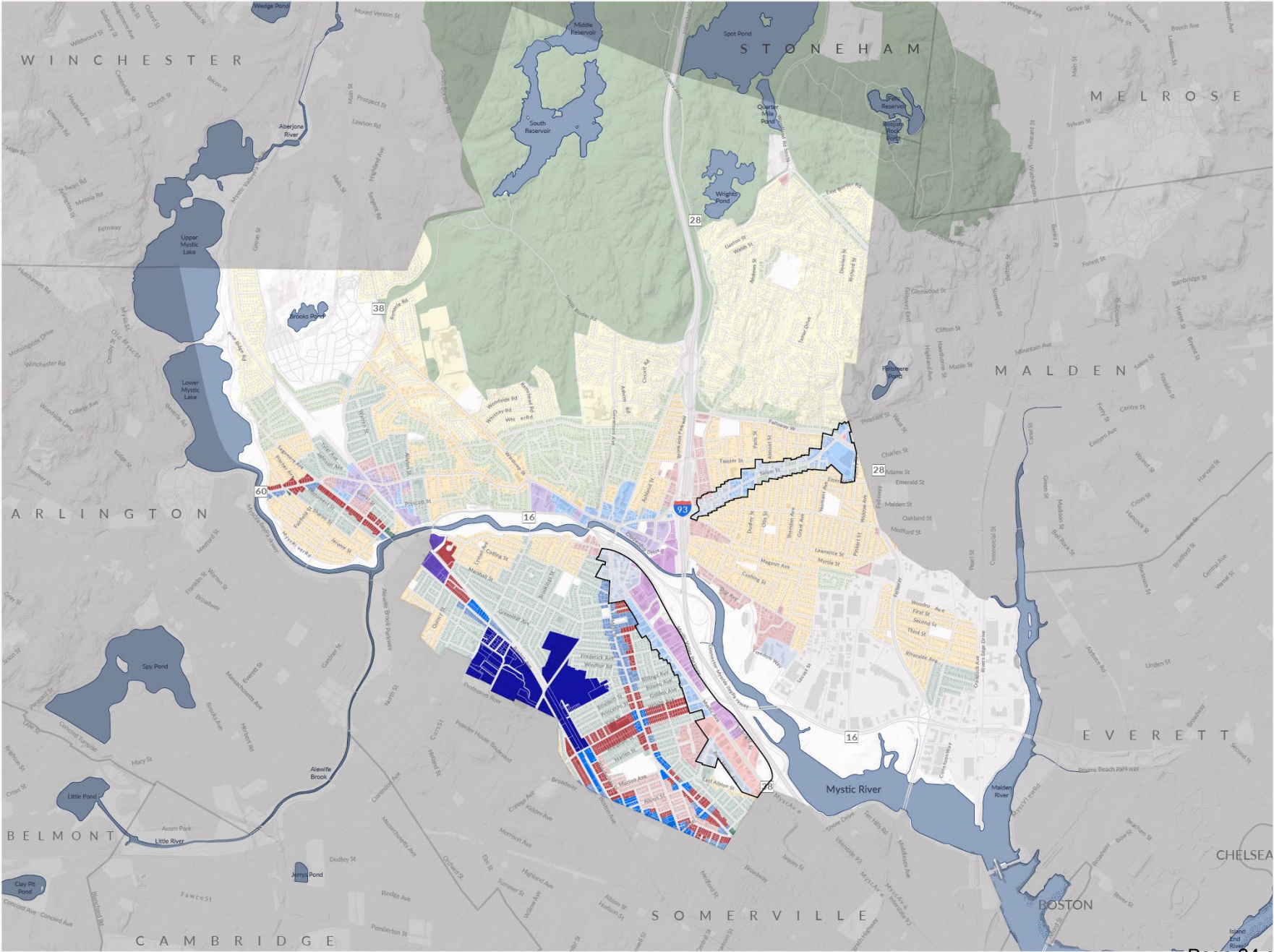
Medford Zoning Dimensions														
		Minimum Permitted										Maximum Permitted		
		Lot												
		Area (SF)	Length (FT)			Open Space % Gross Floor Aea	Yards (feet)					Height		
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usuable	Front	Side	Rear	Lot Coverage (%)	Feet	Stories
I	5.Other permitted principal structures	-	-	-	-	-	-	-	-	-	-	-	-	-
	5.e.1) Detached building	-	10,000	35	-	-	-	-	15	15	15	50%	30	2
	5.e.2a) Attached Building (end building)	-	10,000	35	-	-	-	-	15	15	15	50%	30	2
	5.e.2b) Attached Building (middle building)	-	10,000	35	-	-	-	-	15	-	15	50%	30	2
O2	5.Other permitted principal structures	-	50,000	100	-	-	15%	-	15	30	15	70%	85	6
SF1	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
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



LEGEND

- Mixed-Use 1B:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid Scale.
7 stories by right + 2 IZ
- Institutional District**
Tufts University
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - 3 stories max +1 IZ
 - ADU (1/2/3-unit Dwelling)

This map was produced in March 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".



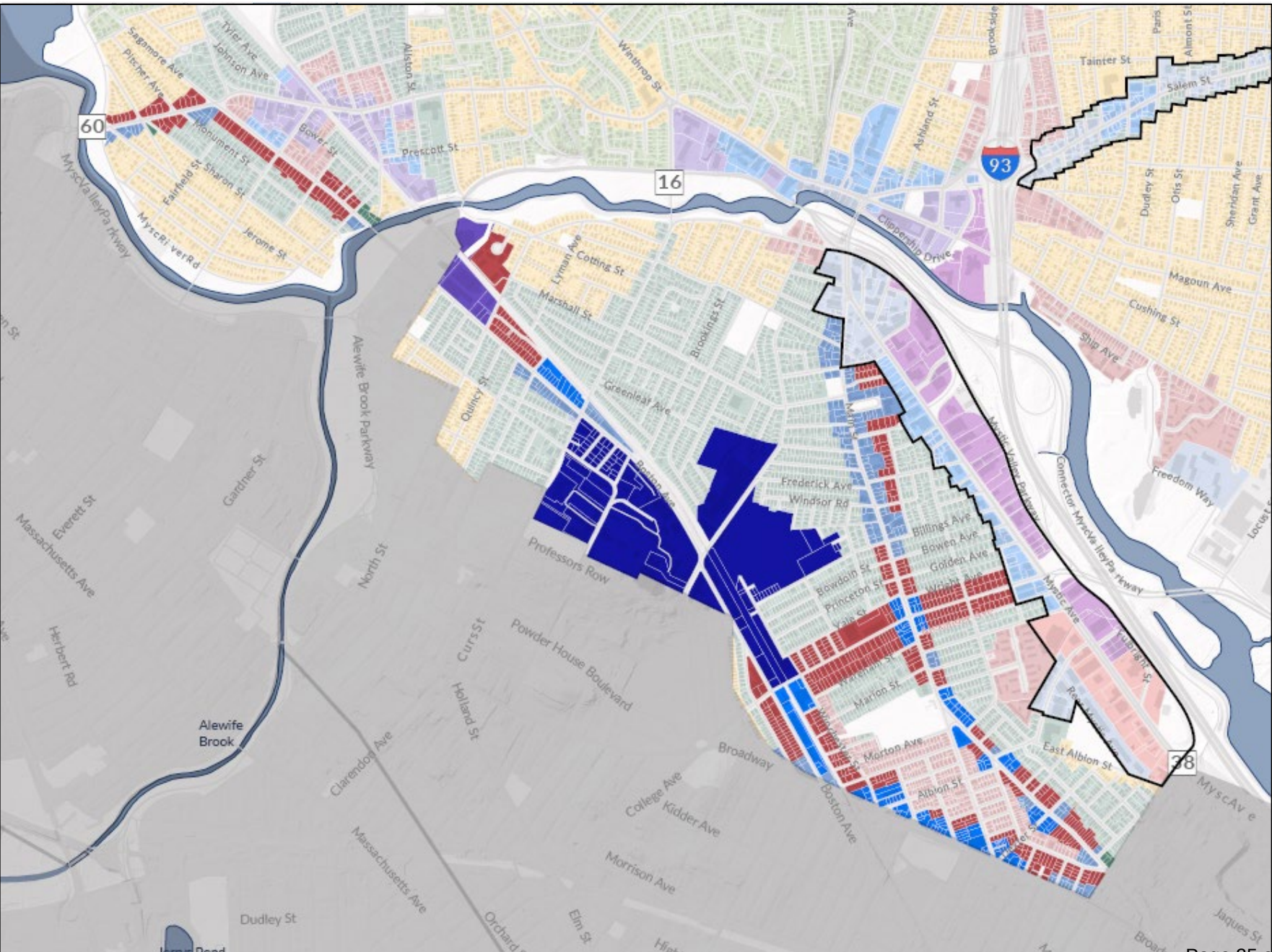


Proposed Districts for Other Corridors



LEGEND

- Mixed-Use 1B:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid Scale.
7 stories by right + 2 IZ
- Institutional District**
Tufts University
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - 3 stories max +1 IZ
 - ADU (1/2/3-unit Dwelling)



This map was produced in March 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".





Neighborhood Commercial Hubs



Neighborhood Commercial Hubs

- Neighborhood Hubs are **gathering places** where residents have **easy access to goods and services** close to their homes. Milwaukie, Oregon
- “These zones are designed for **small businesses** that serve and are located near or within residential areas. These businesses could include, among others, convenience stores, coffee shops, dry cleaners, drugstores, barber shops, and beauty salons.” *Miles Urban Hector*
- “This type of development can increase convenience for residents, reduce the need for parking areas, and help create vibrant, walkable neighborhoods.” *Miles Urban Hector*
- “Neighborhood commercial zoning plays an essential role in meeting the everyday needs of residents while preserving the character of the community.” *Narayan Shrouthy. April 12, 2021*



Neighborhood Commercial Hubs

How could be defined in Zoning

