



Medford City Council
Medford, Massachusetts

Special Joint Session of the Medford City Council and Community Development Board, March 3, 2026

City Council

Isaac B. "Zac" Bears
Anna Callahan
Emily Lazzaro
Matt Leming
Liz Mullane
George A. Scarpelli
Justin Tseng

Community Development Board

Doug Carr, Chair
John Anderson
Sean Beagan
Page Buldini
Dina Caloggero
Ari Gofman Fishman

This meeting will take place at 6:00 P.M. by Zoom Only.

Zoom Link:

<https://us06web.zoom.us/j/87293529508?pwd=dxQsh7TkfL9r5Z7hBptyViv72QVH6j.1>

Call-in Number: +13092053325,,87293529508#,,, *135305# US

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

To submit written comments, please email ccmembers@medford-ma.gov.

CALL TO ORDER & ROLL CALL

SALUTE TO THE FLAG

Records

The Records of the Special Joint Meeting of January 21, 2026 were passed to Councilor Leming

MOTIONS, ORDERS, AND RESOLUTIONS

26-052 - Offered by Matt Leming, City Councilor

Proposed Zoning Meeting Schedule Through May 2026

HEARINGS

26-023 - Offered by Matt Leming, City Councilor

Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94
(Medford Square)

PUBLIC PARTICIPATION

To participate outside of Zoom, please e-mail REliseo@medford-ma.gov.

Adjournment

Proposed Zoning meetings until May

Date & Time	Location	Event	Subject	Innes?	PDS?	Status
29 Jan 2026 18:30	City Hall	Joint CC/CDB	Medford Square	Yes	Yes	Happened
18 Feb 2026 18:30	Zoom	CDB Hearing	Medford Square	Yes	Yes	Happened
19 Feb 2026 13:00	Senior Center	Public Info Session	Medford Square	Yes	Yes	Happened
25 Feb 2026 18:00	City Hall	Joint CC/CBD	Medford Square	Yes	Yes	Happened
3 Mar 2026 18:00	City Hall	CC P&P	Building/PDS	No	Yes	TBD
11 Mar 2026 18:00	McGlynn	Public Info Session	Medford Square	Yes	Yes	Confirmed
17 Mar 2026 18:00	City Hall	CC P&P	Building/PDS	No	Yes	TBD
25 Mar 2026 18:00	City Hall	Joint CC/CDB	Medford Square	Yes	Yes	TBD
1 Apr 2026 18:00	City Hall	CC P&P	Tufts/Boston Ave	Yes	Yes	TBD
15 Apr 2026 18:00	City Hall	CC P&P	Tufts/Boston Ave	Yes	Yes	TBD
21 Apr 2026 19:00	City Hall	CC Regular	Tufts/Boston Ave	No	No	TBD
22 Apr 2026 18:00	City Hall	Joint CC/CDB	Tufts/Boston Ave	Yes	Yes	TBD
28 Apr 2026 19:00	City Hall	CC Regular	Building/PDS	No	No	Confirmed
30 Apr 2026 18:00	Library	Public Info Session	Tufts/Boston Ave	Yes	Yes	Confirmed
6 May 2026 18:30	Zoom	CDB Hearing	Building/PDS	No	Yes	Confirmed
13 May 2026 18:00	?	Public Info Session	Tufts/Boston Ave	Yes	Yes	TBD
20 May 2026 18:00	City Hall	Joint CC/CDB	Tufts/Boston Ave	Yes	Yes	TBD



City of Medford

Office of Planning, Development and Sustainability

City Hall - Room 308
85 George P. Hassett Drive
Medford, Massachusetts 02155

Contact:
(781)393-2480
Fax: (781)393-2342
ocd@medford-ma.gov

JOINT PUBLIC HEARING NOTICE

Medford Community Development Board
Medford City Council
January 21, 2026

The **Medford Community Development Board** ("CDB") and **Medford City Council** shall conduct a joint public hearing on **January 21, 2026 after 6:30 p.m.** in the Medford City Council Chamber, on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, MA, and via Zoom Remote Videoconferencing relative to the following proposed amendment to the City of Medford Zoning Ordinance and Zoning Map:

1. Amend Section 94-2.1 (Division into Districts) and Section 94-9.0 (Special District Regulations) to add the Medford Square District (MSD).
2. Amend Section 94-3.2 Table of Use Regulations (Table A) by incorporating the MSD zoning district into the existing table and to designate the uses permitted therein.
3. Amend Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the MSD zoning district into the existing table and to state the dimensional requirements therein.
4. Amend Section 94-12 (Definitions) to amend and add various definitions.
5. Amending the Zoning Map to change the zoning district designations of various properties to the MSD zoning district, as shown on the map entitled, "Medford Square Zoning" prepared by Innes Associates and dated March 2025.

The Zoom link will be posted on the City website calendar no later than 48 hours prior to the meeting. The full amendment materials can be viewed in the Office of the Planning, Development, and Sustainability (City Hall, Room 308) or on the City's website at <https://www.medfordma.org/boards-commissions/community-development-board> by clicking on 'Current CD Board Filings.'

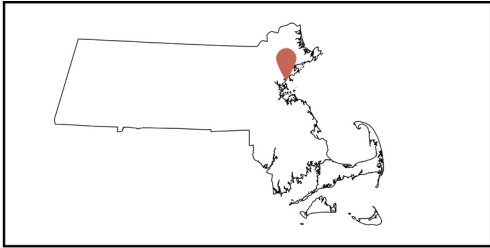
Email ocd@medford-ma.gov or call 781-393-2480 with questions, please submit written comments to the CDB is via the public comment form: <https://tinyurl.com/MedfordCDB>



If you need a reasonable accommodation to attend/participate in this meeting, please contact the ADA Coordinator: Frances N. Nwajei at 781-393-2439 or via email at fnwajei@medford-ma.gov. Please note that while the City will make every effort to fulfill the request, some requests may not be fulfilled due to the hiring and availability of outside contractors.

Boston Herald: 1/7/2026, 1/14/2026

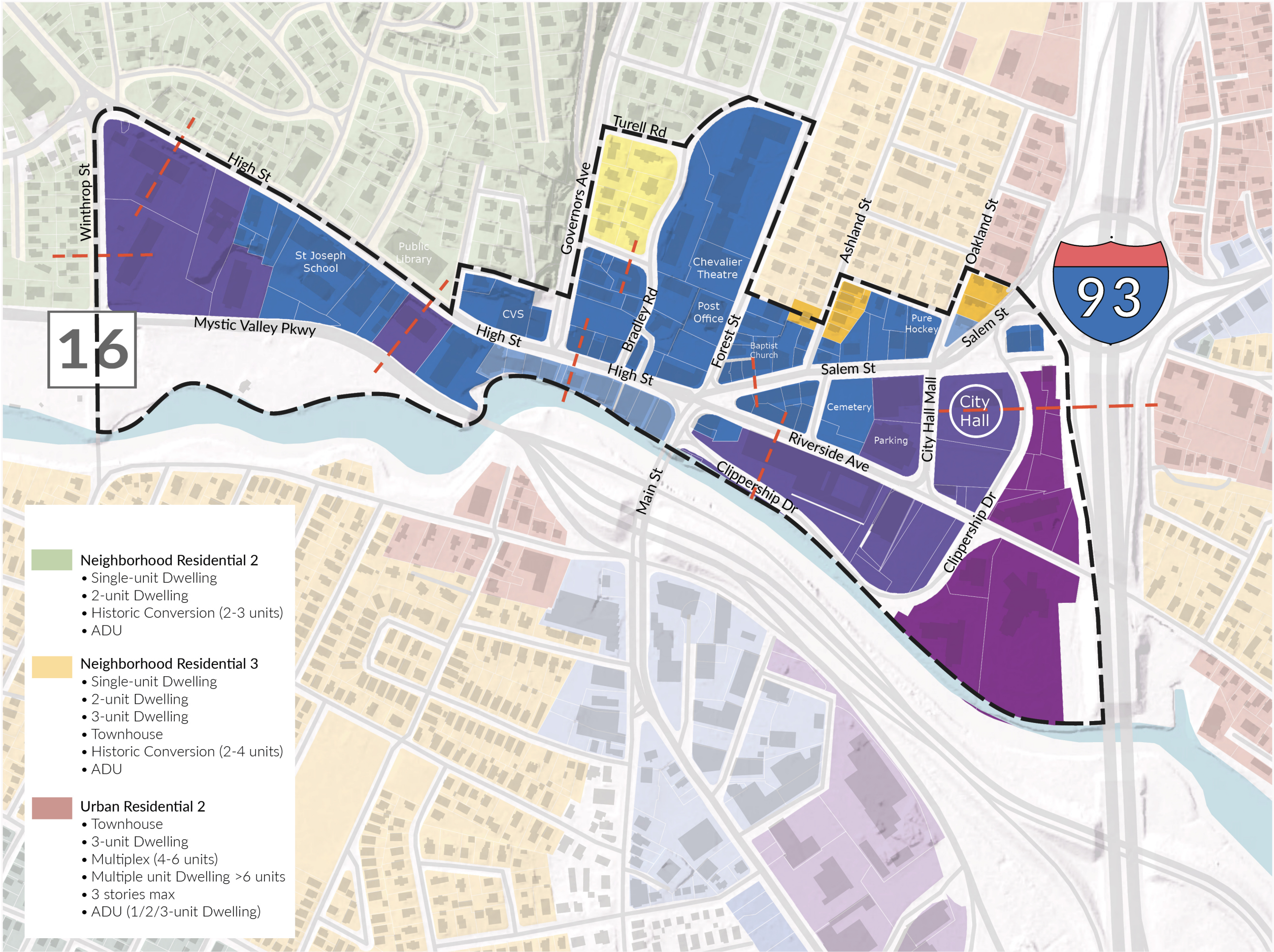
Medford Square Zoning



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-High Scale.
7 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
8 stories by right + 4 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)

- 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 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".



Medford Square District Zoning Amendment

This memorandum contains draft text for the following proposed zoning changes:

Amend Section 94-2.1. Division into districts	page 2
Amend Section 94-3.2. Table of Use Regulations (Table A) Dimensional Standards	page 3
Amend Section 94-4.1. Table of Dimensional Requirements (Table B)	page 9
Amend Section 94-12.0. Definitions	page 10
Insert Section 94-9.6. Medford Square District	page 11

Amend Section 94-2.1. Division into districts.

Add the following row to the table of zoning districts, as shown below:

Full Name	Classification	Abbreviation
Medford Square District	Residential, Office, Commercial	MSD

[the remainder of this page is blank]

Amend Section 94-3.2 c Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

Medford Square District						
	MX-1B	MX- 2A	MX- 2B	MX-3A	PC ⁵	LC
<i>A. RESIDENTIAL USES</i>						
1. Detached one unit dwelling	N	N	N	N	2 per Dwelling Unit	NA
2. Attached one-unit dwelling (Rowhouse)	N	N	N	N	1.5 per Dwelling Unit ⁴	NA
3. Detached two unit dwelling (Duplex)	N	N	N	N	1.5 per Dwelling Unit ⁴	NA
4. Three-unit dwelling, detached	Y	Y	Y	N	1.5 per Dwelling Unit ⁴	NA
5. Multiplex (4-6 units)	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
6. Multiple dwelling, (> 6 units)	Y	Y	N	N	1.5 per Dwelling Unit ⁴	NA
7. Dormitory, fraternity or sorority house	N	N	N	N	1 per 4 beds	1/15,000 s.f.
8. Lodging or boarding house	CDB	CDB	CDB	CDB	1 per Guestroom	1/15,000 s.f.
9. Senior housing facility	CDB	CDB	CDB	CDB	1 per 2 Units	1/15,000 s.f.
10. Co-housing	CDB	CDB	CDB	CDB	1.5 per Dwelling Unit ⁴	NA
11. Congregate Housing	N	N	N	N	1.5 per Dwelling Unit ⁴	NA
12. Townhouse	Y	Y	N	N	1.5 per Dwelling Unit ⁴	NA
13. Historic Conversion	Y	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
<i>B. COMMUNITY USES</i>						
1. Museum	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	1 per 140 s.f.	NA
4. Use of land or structures for educational purposes on land owned or leased by the	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.

Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation						
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Table A.3: Table of Use and Parking Regulations—Medford Square District						
	Medford Square District					
	MX-1B	MX- 2A	MX- 2B	MX-3A	PC ⁵	LC
5. Child care center or school aged child care program	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	NA	NA
9. Essential Services	CDB	CDB	CDB	CDB	NA	NA
10. Hospital, non-profit	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
<i>C. OPEN RECREATIONAL AND AGRICULTURAL USES</i>						
1. Private open recreational uses, available to the public	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt Agriculture	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	N	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	NA	1/15,000 s.f.
<i>D. COMMERICAL USES</i>						
1. Private entertainment or recreation facility excluding adult uses	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	Y	Y	Y	Y	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking of funeral establishment	N	N	N	N	1 per 140 s.f.	1/15,000 s.f.

8. Adult use	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom ¹	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artisanal Fabrication	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.

Table A.3: Table of Use and Parking Regulations—Medford Square District						
	Medford Square District				PC ⁵	LC
	MX-1B	MX- 2A	MX- 2B	MX-3A		
11. Artistic/Creative Production	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
12. Work-Only Artists' Studio	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Co-working Space	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
<i>E. OFFICE USES</i>						
1. Business, professional, or government office	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
5. Clinic	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
<i>F. RETAIL AND SERVICE USES</i>						
1. Retail Sales	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail	Y	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	N	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	Y	Y	Y	Y	1 per 850 s.f.	1/50,000 s.f.
8. Adult Use Marijuana Establishment—Cultivation	ZBA	ZBA	ZBA	ZBA	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment—Manufacture and processing	ZBA	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
10. Adult Use Marijuana Establishment—Retail	ZBA	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment—Independent laboratory	ZBA	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare	N	Y	Y	Y		

Table A.3 Table of Use and Parking Regulations—Medford Square District						
Medford Square District						
	MX-1B	MX- 2A	MX- 2B	MX-3A	PC ⁵	LC
<i>G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS</i>						
1. Eating place, without drive through	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Café	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
<i>H. MOTOR VEHICLE RELATED USES</i>						
1. Motor vehicle light service station	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	NA	NA
5. Motor Vehicle sales and storage, outdoors	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
<i>I. MISCELLANEOUS COMMERCIAL USES</i>						
1. Parking area or garage not accessory to permitted principal use:					NA	NA
Residential	N	N	N	N		
Nonresidential	N	N	N	N	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	Y	Y	Y	Y	NA	NA
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district	Y	Y	Y	Y	NA	NA

4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	N	N	N	N	NA	NA
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Table A.3: Table of Use and Parking Regulations—Medford Square District						
	Medford Square District					
	MX-1B	MX- 2A	MX- 2B	MX-3A	PC ⁵	LC
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³	N	N	N	N	NA	NA
6. Municipal Parking area or garage as a principal use	N	N	Y	Y	NA	NA
7. Open Storage	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
8. Moving of land	N	N	N	N	NA	NA
9. Radio and television tower	N	N	N	N	NA	NA
10. Solar energy system	Y	Y	Y	Y	NA	NA
<i>J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES</i>						
1. Fuel and ice sales	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
4. Railroad right-of-way	Y	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	N	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer, or similar use	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.

10. Warehouse, Wholesale establishment	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self-storage warehouse	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
12. Distillery or winery	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Food Production Facility	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
14. Life Sciences Facility	N	N	N	N	1 per 2 employees	1/50,000 s.f.
15. Light Manufacturing	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
16. Maker Space	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
17. Shared-use Kitchen	CDB	CDB	CDB	CDB	1 per 1,000 s.f.	1/15,000 s.f.

Table A.3: Table of Use and Parking Regulations—Medford Square District						
	Medford Square District				PC ⁵	LC
	MX-1B	MX- 2A	MX- 2B	MX-3A		
<i>K. ACCESSORY USES</i>						
1. Accessory Dwelling Units (see § 94-8.2) ¹	Y	N	N	N	Per § 94-8.2	NA
2. Home occupation (see § 94-3.4) As of right	Y	Y	Y	Y	1 per 350 s.f.	NA
By special permit	Y	Y	Y	N	1 per 350 s.f.	NA
3. Accessory child care center or school aged child care program	Y	Y	Y	Y	1 per 2 employees	
4. Family day care home	Y	Y	Y	Y	1 per 2 employees	NA
5. Family day care home, large	CDB	CDB	CDB	CDB	1 per 2 employees	NA
6. Adult day care home	CDB	CDB	CDB	CDB	1 per 2 employees	NA
7. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	Y	Y	Y	Y	1 per Guestroom	NA
8. Noncommercial greenhouse, tool shed, or similar accessory structure	N	N	N	N	NA	NA
9. Swimming pool	Y	Y	Y	Y	NA	NA
10. Scientific research and development, as provided at section 94-3.3.3.1	Y	Y	Y	Y	NA	NA
11. Keno	N	N	N	N	NA	NA
12. Open Storage	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.

13. Heavy repair operations	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES						
1. Mixed-Use, Community	Y	Y	Y	Y		
2. Mixed-Use, Development	Y	Y	Y	Y		

¹Subject to change with the revision of the new ADU ordinance.

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Amend Section 94-4.1 Table of Dimensional Requirements (Table B.3) by incorporating the following table:

Dimensions	Medford Square District			
	MX-1B	MX-2A	MX-2B	MX-3A
Lot Area sf (Min)-under review	3,000	3,000	4,000	4,000
Frontage (Min)	30	40	40	40
Façade Build Out (Min)	80%	80%	80%	80%
Active Ground Floor (Min)	60%	60%	60%	60%
Residential Density (Units per lot) (Min-Max):	-	-	-	-
Historical Conversion (Max) ¹	Y	Y	Y	Y
Height				
Max Base Height (Stories)	4	5	7	8
Max Incentive Height (Stories)	1	2	2	5
Setbacks (ft)				
Front (Min/Max)	0/20	0/20	0/20	0/20
Side	0	0	0	0
Rear	0	0	0	0
Stormwater and Landscaping				
Building Coverage (Max)	80%	80%	90%	90%
Green Score ²	25	25	25	25
Pervious Surface (Min)	20%	20%	10%	10%
Open Space Landscape (Min)	15%	15%	10%	10%

¹Maximum permissible number of units is determined dividing the Gross Floor Area of the existing principal structure by 900 sf. Each unit within the existing building must have a

minimum area of 900 sf. Additions and expansions to the existing is building shall not increase the number of units allowed.

²The Green Score only applies to the construction of any new principal building or major renovation that:

- a) Is located within the FEMA National Flood Hazard Layers
- b) Requires Site Plan Review

In those cases, Pervious Surface requirement does not apply.

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Amend Section 94-12.0 Definitions by amending the following definitions:

Building Coverage: The maximum area of a lot that is permitted to be covered by the combination of principal buildings, accessory buildings, and accessory structures. The building coverage of a structure is measured from the outside of the exterior walls at the ground story, including covered porches and building components.

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******The intent is to revise the sections below to apply to all future districts and then point the Mystic Avenue Corridor and Salem Street Neighborhood Corridor to the correct sections in the final rounds of edits.**

94-9.X.3 Dimensional Requirements and Waivers.

94-9.X.4 Development Incentives

94-9.X.5 Design Guidelines and Applicability of Development Standards

94-9.X.6 Development Standards

94-9.X.5 Affordability Requirements

94-9.6 MEDFORD SQUARE DISTRICT

94-9.6.1. Purpose. The purpose of the Medford Square District (MSD) is to allow a mix of uses, including lower-scale residential, multifamily, and commercial to meet the following needs for the square:

1. Wide variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
2. Mixed-use, multifamily, and commercial uses at a density appropriate to walkable, urban corridor.
3. Design standard to buffer abutting neighborhoods from the higher intensity of uses and reinforce a corridor identity along the length of Salem Street.

94-9.6.2. Applicability. The MSD replaces the existing zoning districts and is shown on the Zoning Map, City of Medford, Massachusetts, as amended. An applicant may develop within this district in accordance with the provisions of Section 94-9.6 and other relevant sections of the Zoning Ordinance.

1. The MSD is comprised of the following subdistricts:
 - a. Mixed-use 1B. The Mixed-Use 1B Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
 - b. Mixed-use 2. The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX-2A subdistrict has a lower height limit than the MX-2B district.
 - c. Mixed-use 3A. The Mixed-Use 3A Subdistrict allows a mix of residential and commercial uses at a larger scale of building size and massing.

94-9.6.3. Dimensional Requirements and Waivers. The following waivers are available to the Site Plan Review or Special Permit Authority for projects within the MSD.

- a. Front Setbacks. The building façade must be setback from the lot line at a distance sufficient to create a 12-foot sidewalk in conjunction. With an existing City sidewalk. A maximum setback of twenty (20) feet is allowed for the purpose of creating an active public plaza.
- b. Side and Rear Setbacks. If the proposed development is adjacent to an existing lot with a residential use of fewer than 5 units, the applicant shall provide a landscaped buffer of at least 10 feet wide. The property owner shall maintain the buffer and landscaping.
- c. Height Stepback Requirements. For any lot within the MX-1, MX-2, or MX-3 district that abuts a residential district, a height stepback is required along the lot line abutting the residential district. The height stepback is calculated by a 45-degree angle beginning at the third floor and extending to the highest floor of the building in the MX-1, MX-2, or MX-3 district. The fourth floor and above shall not break the plan of that 45-degree angle.
- d. Multi-Buildings Lots. In the MSD, lots may have more than one principal building.
- e. Ground Floor Active Frontage. Active uses are required on the ground floor of any building with its principal façade parallel to Salem Street, High Street, Riverside Avenue, and Clippership Drive subject to the Active Frontage percentages set forth in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses include

retail, restaurant and cafés, personal services, other active commercial uses, publicly-accessible office or residential lobbies, and active building amenity spaces (e.g. gym or residential common space). Where active commercial uses are not feasible, the following may be substituted: residential stoops; a setback of green, open space or public space with seating; public art, such as a mural or sculpture; or any use that provides an engaging ground floor.

- f. Transition to adjacent residential districts. Buildings adjacent to a residential zoning district should step down to the base height required by the subdistrict of the MSD in which the project is located for any buildings between twenty (20) and thirty (30) feet of the rear or side abutting a parcel within that residential zoning district. If the side or rear setback is adjacent to an active public way, no stepback is required.
- g. Setbacks for Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 94-4.1 Table of Dimensional Requirements. Otherwise, infill buildings may match the setback line of either adjacent building or average of the setback of the two buildings to provide consistency along the street.
- h. Drop-off zone. The required setback distances may be waived to allow for a cut-out along the curb for loading and short term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.
- i. Height Waiver 1. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
- j. Height Waiver 2. The minimum height requirement may be waived by a Special Permit from the Community Development Board for projects that are consistent with the purpose of the district and the goals of the Medford Comprehensive Plan.
- k. Stepback Waiver. If a building is subject to a front stepback and rear or side stepbacks, the Community Development Board may waive the strict dimensional requirement of any of the stepbacks, provided that priority is given to retaining in the stepback(s) in 94-9.6.3.c Height Stepback Requirements.
- l. Energy-Efficiency. The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.6.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and

must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

94-9.6.4. Development Incentives. In exchange for incorporating certain provisions that further the City’s goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for additional stories beyond the base number of stories that are allowed as of right under Section 94-4.1 Table of Dimensional Requirements. However, that total number of stories is limited to the maximum number of stories allowed in each subdistrict, as shown in Section 94-4.1 Table of Dimensional Requirements. Additional stories must comply with any setback, or other dimensional requirements and the development and design standards in 94-9.6.3 Dimensional Requirements and Waivers and 94-9.6.6 Development Standards.

Table of Development Incentive Bonuses.						
Incentive 1: Affordability						
Incentive 1A: Deeper Affordability						
	# of Lots or Units in Proposed Project	Required Minimum/ Total Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
			Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI	Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI
1	10-24	10%	8%	2%	5%	5%
2	25-49	13%	8%	5%	6%	7%
3	50+	15%	10%	5%	8%	7%
Incentive 1B: More Affordable Units						
	# of Lots or Units in Proposed Project	Required Minimum Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
			Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI
1	10-24	10%	3%	13%	5%	15%
2	25-49	13%	3%	16%	5%	18%
3	50+	15%	3%	18%	5%	20%
Incentive 2: Community Amenities (privately maintained)						
Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours					1 additional quarter-story	

- One of the following neighborhood open spaces: ☐ Pocket Park ☐ Garden ☐ Playground ☐ Skate Park	1 additional half-story
Fountain/ Water element (maintenance and repair for the life of the associated building)	1 additional quarter story
Low-Income Shared Community Solar	Incentive to be confirmed
Public Parking	Incentive to be confirmed
Incentive 3: Community Amenities (publicly maintained)	
Streetscape Improvements along a public street	1 additional half-story
Incentive 4: Vibrant Neighborhoods	
Parking concealed below grade or within a building structure	1 additional story
The development project provides a minimum of 50% or ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits, local businesses under 10 employees)	1 additional story
Incentive 5: Environmental Resilience	
The development project meets the Ideal Green Score	1 additional story
The building(s) is/are certified at Net Zero Emissions Building	1 additional story
The development project is certifiable as LEED Platinum or equivalent standard	1 additional story

94-9.6.5. Design Guidelines and Applicability of Development Standards

1. Design Guidelines. The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this MSD. Such Design Guidelines may address the scale and proportions of building, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such a standard or definition clear and understandable.
2. Applicability of Development Standards. Section 94-9.6.6 Development Standards shall apply to all projects submitted under this MSD. These standards, along with any Design Guidelines adopted under paragraph 1, above, are components of the Site Plan Review and Special Permit processes as defined in this Zoning Ordinance.

94-9.5.6. Development Standards.

1. Site Standards.

- a. Connections. Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage and parking.
- b. Sidewalk Width. Along streets named in Section 94-9.6.3.f, for any lot abutting a public sidewalk that is less than twelve (12) feet in width, the frontage area must provide a sidewalk that is at least twelve (12) feet in total width.
- c. Sidewalk Materials. Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
- d. Vehicular access. Where feasible curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.
- e. Circulation. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto the public rights-of-way.
- f. Open Space. Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.
- g. Screening for Surface Parking. Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [six (6)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. Parking Materials. The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.

- i. Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- k. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. Stormwater management. Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

2. General Building Standards

- a. Position relative to the principal street. The primary building shall have its principal façade and entrance facing the principal street.
- b. Daylight Minimum. TBD
- c. Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

3. Multiple buildings on a lot.

- a. Location of Mixed Uses. For a mixed-use development, uses may be mixed within the buildings

- b. Orientation. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
 - c. Position relative to the street. Building(s) adjacent to a public street shall have a pedestrian entry facing that public street.
- 4. Mixed-use development.
 - a. Access. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
 - b. Connections. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable. Paved surfaces may include pervious paving materials.
 - c. Material Storage. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
 - d. Shared Outdoor Space. Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.
- 5. Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
 - a. Connections. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. Façade Design. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire Exits. Fire exits serving more than one story shall not be located on either of the street-facing façades.
- 6. Parking. Parking shall be subordinate in design and location to the principal building façade.

- a. Surface parking. Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. Integrated garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. Parking structures. Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground-floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed façades of upper parking levels shall incorporate design treatments such as public art installations, vertical planting, or other architectural features for visual interest and to disguise the parking uses within. Vehicular openings shall have doors.
 - d. Electric Vehicle (EV) Charging Spaces. One EV charging space is required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.
 - e. Bicycle parking. For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.
7. Waivers. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of 94-9.6.6 Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the MSD.

94-9.5.7 Affordability Requirements. Development in the MSD is subject to the requirements of Section 94-8.1 Inclusionary Housing.

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