



CITY OF MALDEN
Inspectional Services Department

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Malden, MA 02148
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Nelson L. Miller Jr. CBO, Building Commissioner

Sign Design Review Committee
Attn: City Councilor Craig Spadafora, Chairman
215 Pleasant Street
Malden, MA 02148

December 9, 2020

Dear Chairman Spadafora,

I respectfully submit to the Sign Design Review Committee the following amendments to the Municipal Code of Malden, Section 4.16 Sign Control. These revisions are being submitted in response to the dialogue during a previous review of sign ordinance revisions and the desire to create sign opportunities along the Northern Strand Community Trail. Please do not hesitate to contact me with any questions or concerns.

Summary:

- All of the changes included within this document are additional language to the current ordinance. No existing language or regulations of other types of signs are altered by these additions. The proposal adds language to three areas of the current ordinance:
 1. Definitions: By adding a definition for "Recreational Trail" and "Sign, Recreational Trail Facing"
 2. Regulations of signs; by sign type: By adding regulations for this new type of sign
 3. Regulations of signs; by district: By adding this sign type to the allowed signs in Residence A, B, and C Zoning Districts.
- Recreational Trail Facing Signs must be wall signs, cannot be illuminated, and are limited to 50% of the area of the allowable wall sign for that district.
- These signs will not count against the total signage allowed for a building or tenant.
- These signs are restricted to non-residential uses.
- Allowing the signs in Residence A, B, and C zoning districts makes them allowable in all districts which accounts for the numerous parcels located along the trail.

Sincerely,

Nelson L. Miller Jr. CBO
Building Commissioner / Zoning Officer
Director of Inspectional Services

4.16.030 DEFINITIONS – SIGN CONTROL

Recreational Trail: Property owned by the MBTA and utilized as the Northern Strand Community Trail

Sign, Recreational Trail Facing: A Wall Sign as regulated in MCC 4.16.080 Paragraph B which faces a recreational trail.

4.16.080 REGULATION OF SIGNS; BY SIGN TYPE

I. Recreational Trail Facing Signs:

1. Illumination of any recreational trail facing sign shall be prohibited
2. Recreational trail facing signs shall not be included in the determination of the number or area of signs allowed on a property.
3. Recreational trail facing signs are limited to 50% of the area of allowable wall sign for that district.

4.16.090 REGULATION OF SIGNS; BY DISTRICT

A. Residence A, Residence B, and Residence C Zoning Districts: The following signs may be permitted in Residence A, Residence B, and Residence C zoning districts, subject to any applicable review and approval by the Sign Design Review Committee and any other conditions of this Code.

5. Recreational Trail Facing Signs as regulated in MCC 4.16.080 Paragraph I

- a. For non-residential uses, one recreational trail facing sign per tenant may be allowed.