



Malden, MA

Date: December 30, 2020

His Honor the Mayor has approved Paper # 192 of 2020

Below is a true attest copy of same:

Ordinance

ORDER : Be it hereby ordained that the Revised Ordinances of 2020 Section 12.24 be updated as shown below:

Section 4.16.080 (I):

I Accessory Signs

1. Accessory signs shall be limited in size to 50% of the size of the allowable wall sign for that District. A maximum of 3 accessory signs per tenant may be allowed. Accessory signs may be located facing a street frontage or parking lot.

Section 4.16.090 (A):

5. Nonconforming uses in Residential Districts

The following signs may be also be permitted for nonconforming uses in Residence A, Residence B, and Residence C zoning districts that meets the standards provided in MCC 12.28.010 as amended, subject to any applicable review and approval by the Sign Design Review Committee and any other conditions of this Code:

a. Wall, Awning, and Projecting Signs

The total area of all wall, awning, and projecting signs shall be limited to one (1) sq. ft. per one (1) linear foot of building frontage that faces a street frontage, subject to any limitations based on sign type as regulated in Section 4.16.080.

1. For non-residential uses or building identification, one wall sign per tenant may be permitted, provided no single sign shall exceed 24 sq. ft. in area per sign face.
2. For non-residential uses or building identification, awning signs may be permitted.
3. For non-residential uses or building identification, one (1) projecting sign per ground floor establishment and one (1) projecting sign per building entrance serving one or more commercial tenants without a ground floor entrance may be permitted, provided each sign shall not exceed six (6) sq. ft. in area per sign face.
4. Illumination shall be prohibited.

b. Window signs as regulated in Section 3.35.8.3

Section 4.16.090 (C)(2)(a):

- a. For non-residential uses or building identification, one wall sign per tenant per street frontage and parking lot frontage may be permitted, up to a maximum of two (2) signs per tenant, provided no single sign shall exceed 40 sq. ft. in area per sign face, except as follows:
 1. For buildings with a footprint of greater than 10,000 sq. ft. one sign may be permitted to exceed 40 sq. ft. in area. The maximum sign area of this sign shall be calculated as 5 sq. ft. additional of sign area for each additional 5,000 sq. ft. of a building's footprint above 10,000 sq. ft. not to exceed a maximum sign area of 100 sq. ft.

Section 4.16.090 (C)(4)(a):

For non-residential uses or building identification, one freestanding sign may be permitted, except three additional freestanding signs per drive through lane may be permitted for establishments with a drive through if the additional signs are located along the drive through lane and are intended to serve users of the drive through lane.

Section 4.16.100 (A)(1)(a):

The development shall be located in the Central Business, Highway business, or Industrial Districts.

Section 4.16.120 (A)(2):

Except as provided in Paragraph A,3, nonconforming signs may be repainted or repaired up to 50% of the replacement cost of the sign. Sign faces may be replaced provided that the actions do not increase the dimensions of the existing sign, do not constitute a significant modification to the aesthetic appearance of the sign as determined by the Sign Design Review Committee, and do not in any way increase the non-conformity of the sign.

Section 4.16.120 (A)(3)(a):

3. All permanent signs and sign structures shall be brought into conformance with the requirements of this Section 3.35 when and if the following occurs:
 - a. The sign is removed, relocated, or significantly altered. Significant alterations shall include changes in the size or dimensions of the sign. Changes to sign copy or the replacement of a sign face on the nonconforming sign shall be considered significant alterations if, in the opinion of the Sign Design Review Committee, such alterations substantially modify the appearance of the sign.

Paper # 192 of 2020, of which the above is a true attest copy; Ordained December 22, 2020 by the City Council, by yea (11) and nay (0) vote, the City Council consisting of eleven members at their December 22, 2020 meeting. Approved, December 30, 2020, by His Honor, Mayor Gary J. Christenson.

Attest:

 **City Clerk**