



Malden, Massachusetts

Date: March 12, 2025

His Honor the Mayor has approved Paper #389 Series of 2024

Below is a true attest copy of same:

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 is hereby amended as follows:

1. Amend Section 12.12.030 Table of Use Regulations, to add the following new Business use category:

Motor Vehicle Services

A	B	C	RO	BN	BC	BH	I1	I2	MEOD
No	No	No	No	No	No	SP	SP	SP	-

2. Amend Section 12.12.030 Table of Use Regulations, to change the following use category as follows:

"Gasoline Filling ~~& Service~~ Station"

3. Amend Section 12.16.010 Table of Intensity Regulations, to add the following:

Motor Vehicle Services

	Area	Frontage	Front Side	Both	Rear	Min. Open	Coverage	Coverage	Density
Max.							Sides	Sides	Space
Principal	Accessory			Height					
20,000	100'	25'	25'	50'	25'	--	50%	20%	--
									30' and 1

story

4. Amend Section 12.20.010 Table of Offstreet Parking and Loading Regulations, to add the following:

Motor Vehicle Services	Minimum Number of Parking Spaces	Minimum Number of Loading Bays/spaces
	4 per 1,000 sq ft of gross floor area	1

5. Amend Section 12.20.010 Delete "Car wash"
Add, "and exclusive line up area of 9 x 180 feet"
6. Amend Section 12.32.060 Definitions, to change the existing definition of "Service Station"
to "Motor Vehicle Services" as follows:

Motor Vehicle Services Station: A building or structure or part thereof, used for providing services to motor vehicles, including but not limited to car washing, oil changes, detailing and routine maintenance services, ~~and supplying accessories to or parts of motor vehicles for profit~~, excluding including fuel, with facilities for making minor changes and adjustments to motor vehicles, without the use of heavy machinery, but not structural changes nor major mechanical repairs. **Motor Vehicle Services** is expressly defined to exclude any use classified as a Motor Vehicle Repair Shop or Gasoline Filling Station. Any use classified as Motor Vehicle Services shall not be considered Retail Services for purposes of use regulations, dimensional controls and parking and loading requirements.

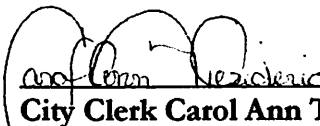
Sponsored by Ryan O'Malley, Karen Colón Hayes, Amanda Linehan, Carey McDonald, Jadene Sica, Stephen Winslow

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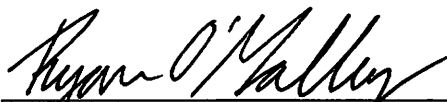
Ordained, by the City Council, by ten (10) yea and zero (0) nay votes, the City Council consisting of eleven members at their March 11, 2025 meeting.

Approved, March 12, 2025 by His Honor, Mayor Gary J. Christenson

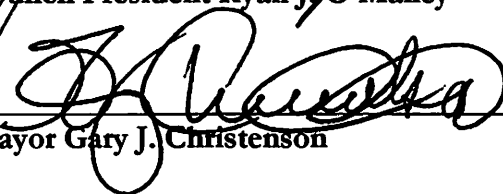
Attest:



City Clerk Carol Ann T. Desiderio



Council President Ryan J. O'Malley



Mayor Gary J. Christenson