

**SUMMARY of PROPOSED AMENDMENT:**

To amend use regulations for offsite parking facilities to require a special permit in all zoning districts; to require landscaped areas and bicycle parking in offsite parking facilities; and to increase landscaping requirements for parking areas in general.

**PROPOSED TEXT of AMENDMENT:**

**To further amend Chapter 12, Revised Ordinances of 1991 as Amended, as follows:**

To Amend Section 300.3.6.2 Table of Use Regulations, as follows:

Parking Facilities, Offsite	A	B	C	RO	BN	CB	BH	I1	I2
	SP	SP	SP	<del>Yes</del> <i>SP</i>	SP	<del>Yes</del> <i>SP</i>	<del>Yes</del> <i>SP</i>	<del>Yes</del> <i>SP</i>	<del>Yes</del> <i>SP</i>

**To amend Section 300.9 as follows** (revisions underlined/italicized):

Section 300.9 Offsite offstreet parking lots hereafter constructed, altered, converted, or otherwise changed may be allowed in ~~Residence A, Residence B, and Residence C~~ all Districts only by special permit granted by the Planning Board in conformance with the following controls:

**To amend Section 300.9 by adding the following new sections:**

Section 300.9.2.5: In all districts, landscaped areas shall be provided onsite in accordance with the following:

- .1 For every parking space, ten (10) square feet of landscaped space shall be provided onsite.
- .2 A minimum of 75% of the front yard setback, each side yard setback and the rear yard setback of the parking facility shall be landscaped with plantings or other permeable landscaping materials.

Section 300.9.2.6: In all districts, bicycle parking shall be provided onsite in accordance with the following:

- .1 For every parking space, 0.1 bicycle racks is required; provided, however, in all cases, a minimum of one bicycle rack is required. For computation, any fractional number shall be rounded up to the next whole number.
- .2 Bicycle parking may be located in landscaped areas.

**To amend Section 500.2.13 as follows** (revisions underlined/italicized):

Section 500.2.13 Landscaping: All required yard areas shall be landscaped except where paved for parking or access. All other yard areas not paved or covered by building shall be landscaped, mulched, covered with crushed stone, or otherwise treated so as to prevent erosion. Offstreet parking areas of ~~fifty (50)~~ twenty (20) or more parking spaces, with the

exception of parking structures, shall be planted with shade trees of a species and location approved by the Malden ~~Planning Board~~ **Tree Warden**. There shall be a minimum of one (1) tree for every ~~fifteen (15)~~ **ten (10)** parking spaces. Each tree shall be a minimum of one and one-half (1-1/2) inches in caliper and eight (8) feet in height at time of planting. Any tree surrounded on three (3) or more sides by pavement shall be planted within a raised island, bound by a curb or berm a minimum of six (6) inches in height, covered with a porous material for water drainage to the tree roots, and have a minimum surface drainage area immediately surrounding the tree of thirty (30) square feet.