



City of Malden Massachusetts

INSPECTIONAL SERVICES
215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

December 12, 2024

Malden City Council
Malden City Hall
215 Pleasant Street
Malden, MA 02148

**Re: Amendments of Title 12, Code of City of Malden (MCC)
Sections 12.12.030, 12.16.010, 12.20.010, 12.20.010 and 12.32.060, MCC
Use Regulations, Table of Intensity Regulations, Offstreet Parking & Loading Regulations
Definitions- Motor Vehicle Services, Gasoline Filling & Service Station, Car Wash
City Council Paper #389/2024**

Dear Councilors:

On December 11, 2024, the Planning Board and City Council Ordinance Committee jointly held a public hearing regarding the above-referenced proposed amendments.

After the public hearing, on December 11, 2024, a majority of the Planning Board, namely, all nine members present, decided to recommend to the City Council:

1. Approval of the proposed amendments as submitted and with the following revisions:
 - a) §12.12.030: Delete "SP" and insert, "Yes."
 - b) §12.20.010: Add, "and exclusive line up area of 9 x 180 feet"

For your reference, enclosed please find the Planning Report & Recommendation dated December 11, 2024, which was presented at the public hearing.

Finally, please be advised, that, if the City Council fails to act on the amendments within 90 days after the public hearing, a new duly advertised public hearing must be held; and the final date for action is **March 11, 2025**.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero
City Planner

Enclosure

CC: Mayor Gary Christenson
Alicia McNeil, City Solicitor

PLANNING REPORT & RECOMMENDATION

To: Malden Planning Board
From: Malden City Planner
Date: December 11, 2024
Subject: Zoning Amendments - Motor Vehicle Services (CCP 389/2024)
Retail Car Wash (CCP 399/2024)
Various Sections, Title 12, Code of the City of Malden (MCC- all § references herein)

PETITIONS: The petitions are made under §12.32.050; the City Council is the petitioner; and specifically:

1. CCP 389/2024 is sponsored by Ward 4 Councilor Ryan O'Malley, Ward 3 Councilor Amanda Linehan, Ward 6 Councilor Stephen Winslow, Ward 8 Councilor Jadeane Sica, and Councilors- at-Large Karen Colon Hayes and Carey MacDonald.
2. CCP 399-2024 is sponsored by Ward 4 Councilor Ryan O'Malley and Ward 6 Councilor Stephen Winslow.

For full text of proposed amendments, see attached petitions (CCP 389/2024 and 399/2024)

SUMMARIES of PROPOSED AMENDMENTS.

1. **CCP 389/2024: Motor Vehicle Services - Use Regulations, Table of Intensity Regulations, Offstreet Parking & Loading Regulations, Definitions (§§12.12.030, 12.16.010, 12.20.010, 12.20.010 & 12.32.060).**

The proposed amendments establish a new use category, to be known as, Motor Vehicle Services, and amend the following:

- a) Use regulations. As proposed, the use may be allowed by special permit in the Highway Business and Industrial 1 and 2 zoning districts; the Planning Board would be the special permit granting authority (§12.12.030).
- b) Dimensional controls. As proposed, the dimensional controls are the same as those for Gasoline Filling & Service Station (§12.16.010).
- c) Parking & loading requirements. The proposed parking requirements are the same as those for Retail Services (4 spaces per 1,000 SF gfa) and proposed loading requirements are the same as those for Gasoline Filling & Service Station (1 loading space) (§12.20.010).
- d) Definition. The proposed amendment will update the existing definition for Service Station (§12.32.060) 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.*
- e) Revise name/title of existing use category, Gasoline Filling & Service Station (§12.12.030): update to delete, "Service station" (§12.12.030).
- f) Parking & loading requirement for Car Wash (§12.20.010): delete existing requirement, 2 per 1,000 SF gfa.

2. **CCP 399/2024: Definitions (§12.32.060).** The proposed amendment establishes a definition for Retail Car Wash. There is no proposal to establish a separate use category or use regulations for

Retail Car Wash, and without such regulations, this business would continue to be classified as retail services.

APPLICATION and EXEMPTIONS: The amendments will apply to new construction and new use/occupancy of existing buildings, unless exempt by City ordinance (§12.28.010); the express language of the amendment; state law (M.G.L. c. 40A, §6), which exempts the subject of a building permit or special permit issued before the first publication of notice of the public hearing (November 22, 2024); or the state Permit Extension Act (Section 280 of Chapter 238 of the Acts of 2024).

The proposed amendments will not apply to building permit issued on September 17, 2024 for a car wash at 1100 Main Street (Permit Application #CMID-067648-2024).

***Note 1:** Applications for permits (building or special) that are in the processing stage when publication occurs are not protected; there are none.*

EFFECTIVE DATE: The effective date of an amendment is the date of the City Council’s vote to ordain the amendment (§12.32.050.F). The Council must act on the amendment within ninety (90) days after the public hearing closes, otherwise, a new duly advertised public hearing must be held (§12.32.050.D); accordingly, if the public hearing closes on December 11, 2024, **the final date for action is March 11, 2025.**

STANDARD of REVIEW: The Planning Board’s review and recommendation of the proposed zoning changes should be directed by *substantive planning objectives, community need and general welfare.*

PLANNING RECOMMENDATION: (*Prepared prior to public hearing*) That the Planning Board recommends to the City Council the following:

1. For CCP 389/2024. Approval of the amendments as submitted and with the following revisions:
 - a) §12.12.030: Delete SP and insert, “Yes.”
 - b) §12.20.010: Add, “and exclusive line up area of 9 x 180 feet”
2. For CCP 399/2024. Disapproval of the proposed amendment as submitted.



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Master

File Number: 389-24

File ID: 389-24

Type: Ordinance

Status: In Committee

Version: 1

Reference:

In Control: Rules & Ordinance
Committee

File Created: 10/17/2024

File Name:

Final Action:

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

Internal Notes:

Agenda Date: 10/22/2024

Agenda Number:

Sponsors: Ryan O'Malley, Karen Colon Hayes, Amanda Linehan, Carey McDonald, Jadeane Sica and Stephen Winslow

Enactment Date:

Attachments:

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	10/22/2024	referred	Rules & Ordinance Committee			Pass
Action Text: A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Ordinance be referred to a joint public hearing of the Planning Board and Rules & Ordinance Committee. The motion carried by a unanimous vote.							
Notes: This paper includes six amendments to Title 12 regarding the addition of a new business use category for motor vehicle services.							

Text of Legislative File 389-24

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

- 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		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:

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

5. Amend Section 12.20.010 Delete “Car wash”
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.**