

Purpose of proposed amendments: To clarify and update existing Usable Open Space Requirements and regulations regarding paving of yard areas of residential properties.

This proposal is intended to be considered in conjunction with amendments proposed in CCP 153/2025 and provides additional and alternative provisions.

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

I. Section 12.16 Dimensional Controls.

To amend Section 12.16.080.C Usable Open Space Requirements for All Districts as follows:

C. In all zoning districts, open space requirements may not be met by indoor recreational facilities. All open space shall be pervious **and landscaped to prevent erosion and allow onsite water filtration, provided, however, landscaping may not include crushed stone, stone dust or any other similar or overly compacted material; ~~visible to the public;~~** and a minimum of 50% shall be located in yard setback areas, where setbacks are required.

II. Section 12.20.020 General Offstreet Parking Requirements.

To delete existing Section 12.20.020.I.12 in its entirety and insert the following in its place:

**No more than 50% of the combined yard areas (front, side and rear yards)**  
*[or alternate provision:]*

**No more than 50% of any individual yard area (front yard, combined side yards, and rear yard)**

**of any residential property** *[additional provision: excluding multifamily dwellings]*

**may be used for parking or may be surfaced with pavement, including, but not limited to, bituminous concrete, masonry or stone blocks, or other overly compacted materials, such as crushed stone or stone dust.**