



## Legislation Details (With Text)

**File #:** 386-16      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Tabled to a Future Date

**File created:** 9/22/2016      **In control:** Rules & Ordinance Committee

**On agenda:** 9/27/2016      **Final action:**

**Title:** Be it ordained that Chapter 12 of R.O. 1991 be amended to alter dimensional controls for multi-family housing of 5 units or more.

**Sponsors:** Neil C. Kinnon, Craig Spadafora

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
11/22/2016	1	Rules & Ordinance Committee		
9/27/2016	1	City Council	referred	Pass

Be it ordained that Chapter 12 of R.O. 1991 be amended to alter dimensional controls for multi-family housing of 5 units or more.

Be it hereby ordained by the Malden City Council that Chapter 12 of the Revised Ordinances of 1991, as amended, be and the same is hereby further amended as follows:

- By amending Section 300.1.1 as follows:

**Section 300.1.1** ~~Except for residential use "dwelling, multifamily, more than 6 stories but not to exceed 12 stories," where a special permit shall be required by the City Council in accordance with Section 300.10 (all structures more than Six Stories), f~~For all residential uses where a Special Permit is required, as indicated by the letters "SP", may be allowed only by Special Permit granted by the Planning Board in conformance with the following controls:

- By amending Section 300.3.2.6 as follows:

**Section 300. 3. 2. 6**      **Dwelling, Multifamily**, more than three stories but not exceeding 6 stories

Under columns C, RO, BC and BH, delete "SP" and insert "No."

- By amending Section 300.3.2.7 as follows:

**Section 300. 3. 2. 7** Dwelling, Multifamily, more than 6 stories but not exceeding 12 stories  
Under column BC, delete "SP" and insert "No."

- By deleting Section 300.10 All Structures More Than Six Stories in its entirety.
- By amending Section 400.1.2.5 as follows:

**Section 400.1.2.5** Dwelling, Multifamily up to three (3) stories inclusive

Under Column, Front, delete 30' and insert 60'

Under Column, Side, delete 20' and insert 40'

Under Column, Both Sides, 40' and insert 80'

Under Column, Rear, delete 20' and insert 40'

Under Column Minimum Usable Open Space (Sf/Du), delete 250^ and insert 500^

- By amending Section 400.1.2.6 as follows:

**Section 400.1.2.6** Dwelling, Multifamily, more than three (3) stories but not exceeding six stories

Under Column, Front, delete 30' and insert 60'

Under Column, Side, delete 20' and insert 40'

Under Column, Both Sides, 40' and insert 80'

Under Column, Rear, delete 20' and insert 40'

Under Column Minimum Usable Open Space (Sf/Du), delete 250^ and insert 500^

- By amending Section 400.1.2.7 as follows:

**Section 400.1.2.7** Dwelling, Multifamily, more than six (6) stories but not more than twelve (12) stories

Under Column, Front, delete 70' and insert 140'

Under column, "Minimum Usable Open Space (Sf/Du)," delete 250^ and insert 500^

In Footnote ^ delete 200 and insert 400.

-By amending Section 400.3 as follows:

**Section 400.3** In Central Business Districts

In Central Business (BC) Districts all allowed **non-residential** uses do not have to conform with lot area, frontage, front yard, side yard, rear yard, coverage, and court requirements as they appear in the Table of Intensity Regulations, but all lots must have a minimum lot area of five thousand (5000) square feet, a frontage of fifty (50) feet, and not exceed a height of twelve (12) stories; **and all residential uses must comply with all requirements as they appear in the Table of Intensity Regulations.** ~~Usable open space requirements may be reduced by fifty (50) percent. Density requirements may be reduced to not less than five hundred (500) square feet of lot area per dwelling unit for structures not exceeding six (6) stories in height. All allowed uses do not have to conform to the height requirements as specified in the Table of Intensity Regulations, provided that no structure shall exceed twelve (12) stories, and further provided that all structures greater than six (6) stories shall comply with the provisions of Section 300.11.~~