



Malden, Massachusetts

Date: June 9, 2025

His Honor the Mayor has approved Paper # 171 Series of 2025

Below is a true attest copy of same:

Be it ordained by the Malden City Council that Title 12 of the Code of the City of Malden (MCC) is hereby amended to eliminate the development cap in the MBTA Communities Multifamily Overlay subdistrict MCMOD-MD 1 and eliminate the effective date of final approval by the state of our District Compliance Application per the determination issued by the Executive Office of Housing and Livable Communities.

Amend Section 12.08.010 (ESTABLISHMENT of DISTRICTS) and to amend Section 12.08.020 (ZONING MAP) to amend the MBTA Communities Multi-Family Overlay District (MCMOD) to include those parcels shown on the attached map, "City of Malden MBTA Communities Zoning Overlay Districts 12/12/23 revised June 3, 2025 MCMOD - MMUD Boundary Map," and specifically, to amend the boundaries of subdistrict MBTA Communities Multi-Family Overlay District-Medium Density 1 (MCMOD-MD1) as follows:

1. To remove the property known as 474-484 Broadway and by City Assessor's parcel identification number 151 627 770; and
2. To add the parcels known by City Assessor's parcel identification numbers 185 575 508, 185 575 510 and 185 575 513, and a portion of the property known as 0 State Highway and by City Assessor's parcel identification number 185 575 506.

Amend Section 12.12 (USE REGULATIONS)

Section 12.12.400, MBTA COMMUNITIES ZONING OVERLAYS, as follows:

1. MBTA Communities Multi-Family Overlay District (MCMOD)  
Section 12.12.400.1.B.6 Applicability, Effective Date.  
To delete in its entirety the following provision:  
*The effective date of this Ordinance shall be the date of final approval by the Commonwealth of Massachusetts of the City of Malden's District Compliance Application, filed pursuant to M.G.L. c. 40A, Section 3A.*
2. MBTA Communities Multi-Family Overlay District (MCMOD)  
Section 12.12.400.1.C.3. MCMOD-MD 1 Subdistrict Development Limitations.  
To delete in its entirety the following provision:  
*There shall be limitations on the overall amount of residential development within the MCMODMD 1 subdistrict as specified, and the aggregate number of dwelling units shall not exceed the sum of 1,582.*
3. Mandatory Mixed-use Overlay District (MMUD)  
Section 12.12.400.2.B.5. Applicability, Effective Date.  
To delete in its entirety the following provision:

*The effective date of this Ordinance shall be the date of final approval by the Commonwealth of Massachusetts of the City of Malden's District Compliance Application, filed pursuant to M.G.L. c. 40A, Section 3A.*


Sponsored by Steve Winslow

**Paper #171 Series of 2025, of which the above is a true copy**

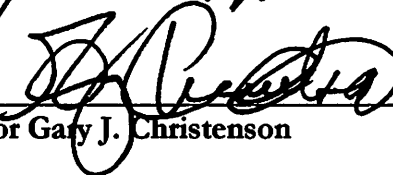
**Ordained, by the City Council, by nine (9) yea and zero (0) nay votes, the City Council consisting of eleven members at their June 3, 2025 meeting.**

**Approved, June 9, 2025 by His Honor, Mayor Gary J. Christenson**

**Attest:**

  
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City Clerk Carol Ann T. Desiderio

  
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Council President Ryan J. O'Malley

  
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Mayor Gary J. Christenson