

City of Malden Massachusetts



A Brief Overview of Planning Activities

During the late 1970s, the City of Malden adopted the zoning ordinance, completed its last full-blown master plan and prepared its first survey and inventory of historical properties. The master plan was updated periodically during the 1980s. Over the last decade, a Downtown plan, Citywide open space plan and a second inventory of historic properties were completed.

Last year, the City considered the impacts of on-going multifamily residential growth and studied the vacancy rates of apartment buildings; major traffic intersections across the City; and the status of our utility infrastructure systems. Currently, the City is in the process of updating the open space plan and working on a third survey and inventory of historic properties.

Our zoning ordinance is the primary means of regulating how land is used in the City. Over the past several years, we have made a variety of substantial revisions: from increasing the minimum lot sizes for new single-family homes and improving outdated parking requirements for multifamily homes and religious facilities, to creating regulations for drive-thrus and ledge removal and establishing uniform requirements for all residential and commercial development.

More amendments to the zoning ordinance are pending today: creating artist live/work space in the downtown; increasing open space and lot sizes for multifamily homes; establishing bicycle parking requirements; protecting existing single and two-family homes; and expanding the notice requirements for public hearings so that more citizens and property owners are notified about proposals in their neighborhoods.

Everyday, new residents move to Malden. Residential development planned and permitted over recent years has ranged from the new construction of single-family homes, high-rise apartment buildings and transitional housing, to the conversion of institutional and industrial sites for townhouse complexes, condominium buildings and a senior/ assisted living facility. We share on-going mixed-use residential developments with our neighboring cities, Revere, Melrose, Everett and Medford. Residential growth continues to happen in all parts of the City.

Everyday, new businesses come to Malden. Commercial development planned and permitted over recent years has consisted of a variety of new businesses, including a supermarket, health clinic and bank branch; offices, restaurants, auto body shops, convenience stores, hair salons and upgraded gas stations. Commercial growth continues to happen in all parts of the City.

The Malden Visioning Project is part of the on-going, proactive master planning activities of the Planning Board and Planning Department. Using a community-based planning process, we will create the Malden Vision, a concise statement of our community's goals and guide for future planning and development. The Malden Vision will provide us with direction for additional updates to the zoning ordinance and areas for further study.