

ZONING

200 Attachment 1

Table 1
Land Use Regulations
 [Amended 5-6-1996 ATM by Art. 30; 5-5-1997 ATM by Art. 24; 5-3-1999 ATM by Art. 36; 5-3-2004 ATM by Art. 48; 5-3-2004 ATM by Art. 49; 5-3-2004 ATM by Art. 50; 5-6-2019 ATM by Art. 26]

		ESR & SESR	SR & SSR	GR & SGR	B	U & SU	ECR	CR & S	H	B1	BR
Residence Uses											
1.	One-family dwelling	Yes	Yes	Yes	Yes	Yes	Yes	Yes	SP	Yes	Yes
2.	Semidetached dwelling	No**	No**	SP	SP	SP	SP	SP	No	No**	Yes
3.	Two-family dwelling	No**	No**	SP	SP	SP	SP	SP	No	No**	Yes
4.	Converted dwelling	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
5.	Row house	No	No	No	No	SP	SP	SP	No	No	SP
6.	Multifamily dwelling	No	No	No(3)	No	SP	No	No	No	No	No
7.	Hotel, motel or rooming house	No	No	No	No	SP	No	No	No	SP	SP
8.	Combined residential and nonresidential building	No	No	No	SP	SP	No	No	Yes*	SP	SP
9.	Bed & breakfast	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Institutional and Recreational Uses											
1.	Place of worship	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.	Public school	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3.	Private school	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4.	Lodge or club	SP	SP	SP	Yes	Yes	SP	SP	SP	Yes	Yes
5.	Nursing home/assisted living, private	SP***	SP***	SP***	Yes	Yes	SP***	SP***	SP***	SP***	Yes
6.	Open space	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Government and Public Service Uses											
1.	Government services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.	Utility	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Retail and Consumer Service Uses											

MARBLEHEAD CODE

		ESR & SESR	SR & SSR	GR & SGR	B	U & SU	ECR	CR & S	H	B1	BR
1.	Neighborhood grocery store	No	No	No	Yes	Yes	SP	SP	SP	Yes	Yes
2.	Other retail store	No	No	No	Yes	Yes	No	No	SP	Yes	Yes
3.	Restaurant	No	No	No	SP	SP	No	SP	SP	Yes	SP
4.	Bank	No	No	No	Yes	Yes	No	SP	SP	Yes	Yes
5.	Offices and studios	No	No	No	Yes	Yes	No	No	SP	Yes	Yes
6.	Medical center	No	No(2)	No	Yes	Yes	No	No	No	Yes	Yes
7.	Hospital	No	Yes	No	No	No	No	No	No	No	No
8.	Personal service establishment	No(1)	No(1)	No(1)	Yes	Yes	No	SP	SP(1)	Yes	Yes
9.	Indoor amusement	No	No	No	Yes	SP	No	No	No	Yes	SP
10.	Funeral home	No	No	No	Yes	Yes	SP	No	No	Yes	SP
11.	Trade or repair shop	No(1)	No(1)	No(1)	Yes	Yes	No	No(1)	No(1)	Yes	Yes
12.	Fast-food establishment	No	No	No	SP	SP	No	No	SP	SP	SP
13.	For-profit school	No	No	SP	SP	Yes	SP	SP	SP	Yes	Yes
14.	Other educational/recreational uses										
15.	Drive up/drive through										
Automotive and Commercial Service Uses											
1.	Auto service station	No	No	No	Yes	Yes	No	No	No	Yes	No
2.	Auto dealers	No	No	No	Yes	Yes	No	No	No	Yes	SP
3.	Repair garage	No	No	No	Yes	Yes	No	No	No	Yes	SP
4.	Parking facility	No	No	No	Yes	Yes	No	SP	SP	Yes	Yes
5.	Boat services	No	No	SP	Yes	Yes	SP	SP	Yes(6)	Yes	Yes
Industrial Uses											
1.	Research laboratory	No	No	No	Yes	Yes	No	No	SP(5)	Yes	Yes
2.	Laundry	No	No	No	Yes	Yes	No	No	No	Yes	Yes
3.	Warehouse	No	No	No	Yes	Yes	No	No	No	Yes	Yes
4.	Light manufacturing	No	No	No	Yes	Yes	No	No	No	Yes	Yes
5.	Storage yard	No	No	No	Yes	Yes	No	No	No	SP	SP
6.	Wireless communication facilities	SP†	SP†	SP†	SP†	SP†	SP†	SP†	No	SP†	SP†
Accessory Uses											

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		ESR & SESR	SR & SSR	GR & SGR	B	U & SU	ECR	CR & S	H	B1	BR
See § 200-13 for accessory uses											
Auxiliary Uses											
1.	Wireless communication antenna	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

†WCF No in all Shoreline Districts and any land area located within the Old & Historic District.

*Limited to one dwelling unit and having commercial uses otherwise permitted in the district.

**May be allowed by incentive zoning permit only.

***May be allowed by nursing home and assisted living facility special permit only.

Key for Zone District Abbreviations:

ESR	Expanded Single Residence	ECR	Expanded Central Residence
SES	Shoreline Expanded Single Residence	CR	Central Residence
R			
SR	Single Residence	SC	ShorelineCentral Residence
SSR	Shoreline Single Residence	H	Harborfront District
GR	General Residence	B	Business District
SGR	Shoreline General Residence	B1	Business District
U	Unrestricted District	BR	Business Residential District
SU	Shoreline Unrestricted District	SG	Smart Growth Overlay District

- (1) Subject to provisions of accessory uses § 200-13B and C.
- (2) On land of the Town leased for medical and supporting medical specialty office use authorized by Chapter 590 of the Acts of 1970.
- (3) Elderly housing permitted under Chapter 121 of the General Laws.
- (4) Applies to new construction only.
- (5) If for marine research or testing a special permit for use and dimension from the Board of Appeals is required; otherwise prohibited.
- (6) Sale, provision or storage at dockside of marine fuels requires a special permit.