

# ZONING

**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]**

	<b>E-R &amp; SE-R</b>	<b>S-R &amp; SS-R</b>	<b>G-R &amp; SG-R</b>	<b>B</b>	<b>U &amp; SU</b>	<b>E-C</b>	<b>C-R &amp; SC-R</b>	<b>H</b>	<b>B1</b>	<b>B-R</b>
<b>Residence Uses</b>										
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
<b>Institutional and Recreational Uses</b>										
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
7. Philanthropic institution	No	SP	SP	SP	SP	SP	SP	SP	SP	SP
<b>Government and Public Service Uses</b>										
1. Government building	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Public utility	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Retail and Consumer Service Uses</b>										
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 shop	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

# MARBLEHEAD CODE

**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]**  
**(Cont'd.)**

	<b>E-R &amp; SE-R</b>	<b>S-R &amp; SS-R</b>	<b>G-R &amp; SG-R</b>	<b>B</b>	<b>U &amp; SU</b>	<b>E-C</b>	<b>C-R &amp; SC-R</b>	<b>H</b>	<b>B1</b>	<b>B-R</b>
<b>Automotive and Commercial Service Uses</b>										
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
<b>Industrial Uses</b>										
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†

†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:

E-R	Expanded Single Residence	U	Unrestricted District
SE-R	Shoreline Expanded Single Residence	SU	Shoreline Unrestricted District
S-R	Single Residence	E-C	Expanded Central Residence
SS-R	Shoreline Single Residence	C-R	Central Residence
G-R	General Residence	SC-R	Shoreline Central Residence
SG-R	Shoreline General Residence	H	Harborfront District
B	Business District	B1	Business District
		B-R	Business Residential 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.