

12.12.030 USE REGULATIONS

Uses of land, buildings and structures shall be regulated throughout the City of Malden as herein set forth:

Use	A	B	C	RO	BN	BC	BH	I1	I2	ME OVERLAY DISTRICT
Agriculture	Yes	Yes	Yes	No	No	No	No	No	No	-
Residential										-
Accessory Dwelling Unit	SPR	SPR	SPR	SPR	SPR	No	No	No	No	-
Accessory Dwelling Unit (more than one, second or subsequent ADU)	No	No	No	No	No	No	No	No	No	-
Dwelling, Single Family	Yes	Yes	Yes	Yes	Yes	No	No	No	No	-
Dwelling, Two Family	No	Yes	Yes	Yes	Yes	No	No	No	No	-
Dwelling, Three & Four Family	No	SP	SP	SP	SP	No	SP	No	No	-
Dwelling, Town or Row	No	SP	SP	SP	SP	SP	SP	No	No	-

Dwellin g, Multi- family, up to 3 stories inclusiv e	No	SP	SP	SP	SP	SP	SP	No	No	-
Dwellin g, Multi- family, more than three stories but not exceedi ng 6 stories	No	No	No	No	No	SP	No	No	No	-
Dwellin g, Multi- family, more than six (6) stories but not exceedi ng seven (7) stories	No	No	No	No	No	SP	No	No	No	-
Dwellin g, Group	Yes	No	Yes	Yes	Yes	Yes	No	No	No	-
Roomin g House	No	No	SP	No	No	No	No	No	No	-
Manufa ctured Home	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	-
Planne d Unit Develo pment	No	No	SP	SP	No	No	No	No	No	-
Dwellin g, Cohous ing	No	No	No	SP	No	No	No	No	No	-

Short Term Rentals	No	No	No	No	No	No	No	No	No	
Institutional Use										
Club or Lodge	No	No	No	Yes	No	Yes	Yes	Yes	Yes	-
Day Care Centers	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	-
Hospitals	SP	SP	SP	Yes	Yes	Yes	Yes	No	No	-
Non-Profit School	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	-
Religious Facilities	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	-
Business Uses										-
Business School	No	No	No	Yes	SP	Yes	SP	SP	SP	-
Funeral Home	SP	SP	SP	Yes	Yes	Yes	Yes	No	No	-
Gasoline Filling Station	No	No	No	No	SP	No	SP	SP	SP	-
Greenhouse	No	No	No	No	Yes	No	Yes	No	No	-
Motel - Hotel	No	No	No	No	No	SP	SP	SP	SP	-
Nursing or Convalescent Home	No	Yes	Yes	Yes	Yes	SP	Yes	No	No	-
Medical Center	No	No	No	SP	SP	SP	SP	SP	SP	-
Offices, General	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	-

Recreation, Gainful Business	No	No	No	No	Yes	Yes	Yes	Yes	Yes	-
Recreation, Gainful Business, Secondary to Principal Club/Lodge	No	No	No	SP	No	SP	SP	SP	SP	-
Restaurant, "Fast Food" Service, that does not take call-ahead orders and is in excess of 1000 sq. ft. gross floor area	No	No	No	No	No	SP	SP	SP	SP	-
Restaurant, All Other	No	No	No	No	SP	Yes	SP	SP	SP	-
Retail Sales										-
Less than 5,000 sq. feet gross floor area	No	No	No	No	Yes	Yes	Yes	Yes	Yes	-

5,000 Sq. Feet or more gross floor area	No	No	No	No	SP	SP	SP	SP	SP	-
Retail Sales, only in conjunction with On Site Manufacturing, Warehousing, Wholesaling & Distribution	No	No	No	No	No	No	No	Yes	Yes	-
Retail Services	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	-
Adult Bookstore	No	No	No	No	No	No	No	SP	SP	-
Adult Motion Picture Theater	No	No	No	No	No	No	No	SP	SP	-
Planned Development	No	No	No	No	No	No	SP	No	No	-
Adult Club	No	No	No	No	No	No	No	SP	SP	-
Body Art	No	No	No	No	SP	No	No	SP	SP	-
Drive Thru	No	No	No	No	No	SP	SP	SP	SP	-
Convenience Store	No	No	SP	No	SP	Yes	SP	SP	SP	-
Supermarket	No	No	No	No	SP	Yes	SP	SP	SP	-

Substance Abuse Treatment Center	No	No	No	No	No	No	SP	SP	SP	-
License d Massage Therapy Salon	No	No	No	SP	SP	SP	SP	SP	SP	-
Medical Marijuana Treatment Center	No	No	No	No	No	No	No	SP	SP	-
Adult Day Health Center	No	No	No	No	No	No	SP	SP	SP	-
Kennel	No	No	No	No	SP	SP	SP	SP	SP	-
Marijuana Retailer	No	No	No	No	No	No	SP	SP	SP	SP
Industrial Uses										
Building Construction & Contracting	No	No	No	No	No	No	Yes	Yes	Yes	-
Manufacturing and Repair	No	No	No	No	No	No	No	Yes	Yes	-
Marina	No	No	No	No	No	No	No	Yes	Yes	-
Motor Vehicle Repair Shop	No	No	No	No	No	No	SP	SP	SP	-
Motor Vehicle Services	No	No	No	No	No	No	SP	SP	SP	-

Wareh ouse	No	No	No	No	No	No	Yes	SP	SP	SP	-
Wholes ale and Distribu tion	No	No	No	No	No	No	No	No	SP	SP	-
Self- Storag e Facilitie s	No	No	No	No	No	No	No	No	No	No	-
Resear ch and Develo pment	No	No	No	No	No	No	SP	SP	Yes	Yes	-
Towing	No	No	No	No	No	No	No	SP	SP	SP	-
Light Manufa cturing	No	No	No	No	No	SP	SP	SP	Yes	Yes	-
Asphalt , Brick, Concre te & Soil Recycli ng	No	No	No	No	No	No	No	No	SP	SP	-
Marijua na Cultivat or	No	No	No	No	No	No	No	SP	SP	SP	SP
Indepe ndent Marijua na Testing Laborat ory	No	No	No	No	No	No	No	SP	SP	SP	SP
Marijua na Product Manufa cturer	No	No	No	No	No	No	No	SP	SP	SP	SP
Marijua na Resear ch Facility	No	No	No	No	No	No	No	SP	SP	SP	SP

Marijuana Transporter	No	No	No	No	No	No	SP	SP	SP	SP
Other Uses										
Fill	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
Parking Facilities, Offsite	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
Flood Plain - All Uses	SP	SP	SP	SP	SP	SP	SP	SP	SP	-
Artist Live/Work Space	No	No	No	No	No	Yes	No	No	No	-
Public Service Corporation	No	No	No	No	Yes	Yes	Yes	Yes	Yes	-
Marijuana Social Consumption Establishment	No	No	No	No	No	No	No	No	No	-

* In the event of a situation as described in MCC 12.12.040 Paragraph A, the Building Inspector, at his discretion, may issue a temporary unrenewable occupancy permit not to exceed sixty (60) days, providing a Special Permit is applied for prior to issuance of said temporary occupancy permit.

** For accessory uses, see MCC 12.16.070 Paragraph G

HISTORY

- Amended by Ord. [261-20B](#) Attachment on 4/27/2021
- Amended by Ord. [Paper 383-21](#) Title 12, Chapter 12 on 12/7/2021
- Amended by Ord. [227-23](#) on 10/18/2023
- Amended by Ord. [198-23](#) on 11/7/2023
- Amended by Ord. [13-25](#) on 1/29/2025
- Amended by Ord. [376-24](#) on 2/13/2025
- Amended by Ord. [389-24](#) on 3/12/2025
- Amended by Ord. [185-25](#) on 6/17/2025