

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										-
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	-
Dwelling, Multi-family, up to 3 stories inclusive	No	SP	SP	SP	SP	SP	SP	No	No	-
Dwelling, Multi-family, more than three stories but not exceeding 6 stories	No	No	No	No	No	SP	No	No	No	-
Dwelling, Multi-family, more than six (6) stories but not exceeding seven (7) stories	No	No	No	No	No	SP	No	No	No	-
Dwelling, Group	Yes	No	Yes	Yes	Yes	Yes	No	No	No	-
Rooming House	No	No	SP	No	No	No	No	No	No	-
Manufactured Home	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	-
Planned Unit Development	No	No	SP	SP	No	No	No	No	No	-
Dwelling, Cohousing	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	Yes	No	Yes	Yes	SP	Yes	Yes	Yes	Yes	-
Hospitals	SP	SP	SP	Yes	Yes	Yes	Yes	No	No	-
Non-Profit School	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	-
Religious Facilities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	-
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 & Service 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	SP	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	-

Use	A	B	C	RO	NB	CB	HB	I1	I2	ME Overlay
Licensed 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	-
Warehouse	No	No	No	No	No	Yes	SP	SP	SP	-
Wholesale and Distribution	No	No	No	No	No	No	No	SP	SP	-
Self-Storage Facilities	No	No	No	No	No	No	No	SP	SP	-
Research and Development	No	No	No	No	No	SP	SP	Yes	Yes	-
Towing	No	No	No	No	No	No	SP	SP	SP	-
Light Manufacturing	No	No	No	No	SP	SP	SP	Yes	Yes	-
Asphalt, Brick, Concrete & Soil Recycling	No	No	No	No	No	No	No	SP	SP	-
Marijuana Cultivator	No	No	No	No	No	No	SP	SP	SP	SP
Independent Marijuana Testing Laboratory	No	No	No	No	No	No	SP	SP	SP	SP
Marijuana Product Manufacturer	No	No	No	No	No	No	SP	SP	SP	SP
Marijuana Research Facility	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