

ZONING

675 Attachment 1

City of Gardner

Table of Uses

[Amended 3-18-2024 by Ord. No. 1669; 7-7-2025 by Ord. No. 1692]

KEY:

P: Permitted use

SP: Use allowed under special permit

SPPB Use allowed by special permit from Planning Board

NP: Not permitted/prohibited use

Description of Use	SFR1	RR2	GR3	COM1	COM2	IND1	IND2
Residential Uses							
1. Single-family detached dwelling	P	P	P	P	NP	NP	NP
2. Single-family detached dwelling for personnel required for safe operation of a permitted use	NP	NP	NP	NP	NP	P	P
3. Two-family dwelling	P	SP	P	NP	NP	NP	NP
4. Three- or four-family dwelling	NP	SP	SP	SP	NP	NP	NP
5. Multifamily dwelling	NP	NP	SP	SP	NP	NP	NP
6. Hotel/motel	NP	SP	NP	P	P	SP	SP
7. Rooming house	NP	SP	SP	SP	NP	NP	NP
8. Bed-and-breakfast, including Airbnb	SP	SP	SP	SP	NP	NP	NP
9. Senior residential development							
a. Detached single-family dwellings	P	P	P	SPPB	SPPB	NP	NP
b. Two-family dwelling	P	SPPB	SPPB	SPPB	NP	NP	NP
c. Townhouse dwellings	NP	NP	SPPB	SPPB	NP	NP	NP
d. Independent living units	NP	NP	SPPB	SPPB	SPPB	NP	SPPB
e. Assisted living residence with or without memory care	NP	NP	SPPB	SPPB	SPPB	NP	SPPB
f. Continuing care senior living community	NP	NP	SPPB	SPPB	SPPB	NP	SPPB

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Description of Use	SFR1	RR2	GR3	COM1	COM2	IND1	IND2
10. Open space residential development	NP	SPPB	NP	NP	NP	NP	NP
General and Institutional Uses							
11. Agricultural use, exempt	P	P	P	P	P	P	P
12. Agricultural use, nonexempt	SP	P	SP	SP	SP	SP	SP
13. Nonexempt commercial greenhouse: any greenhouse operation where there is more than 200 square feet of gross floor area	SP	SP	SP	SP	SP	SP	SP
14. Farm stand, nonexempt	NP	SP	NP	P	NP	NP	NP
15. Use of land or structures for religious purposes	P	P	P	P	P	P	P
16. Schools, public, religious, sectarian or private	P	P	P	P	P	P	P
17. Colleges and dormitories accessory thereto	P	P	P	P	P	P	P
18. Child-care facility	P	P	P	P	P	P	P
19. Adult day-care facility	SP	SP	SP	SP	SP	SP	SP
20. Hospital, sanitarium or nursing, rest or convalescent home	SP	SP	SP	SP	SP	SP	SP
21. Medical clinic or outpatient medical facility	NP	NP	NP	SP	SP	SP	SP
22. Human service program operated out of a residential structure	P	P	P	P	P	P	P
23. Library, museum or not-for-profit art gallery	SP	P	P	P	P	NP	NP
24. Civic center	NP	SP	NP	SP	SP	NP	NP
25. Municipal use	P	P	P	P	P	P	P
26. Essential services	SP	SP	SP	P	P	P	P
27. Country or tennis club, lodge building or other nonprofit social, civic, conservation or recreational use	NP	P	P	P	P	NP	
28. Cemetery	NP	SP	NP	NP	NP	NP	NP
29. Earthmoving and alteration	See § 675-1060						
Business Uses							
30. Mixed use	SP	NP	SP	P	P	P	P
31. Professional office	NP	NP	NP	P	P	NP	SP

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Description of Use	SFR1	RR2	GR3	COM1	COM2	IND1	IND2
32. Professional office or studio use that exceeds 15% of gross floor area within the principal building of a residence	NP	NP	SP	P	P	NP	NP
33. Medical office building	NP	NP	NP	P	P	P	P
34. Home occupation	P	P	P	P	NP	NP	NP
34a. Preservation project	SP	SP	SP	SP	SP	SP	SP
35. Convenience retail less than 2,500 square feet	SP	NP	SP	P	P	SP	SP
36. Retail store up to 15,000 square feet	NP	NP	NP	P	P	NP	NP
37. Retail store over 15,000 square feet	NP	NP	NP	SP	SP	SP	NP
38. Bank or other financial institution	NP	NP	NP	P	P	P	NP
39. Coin-operated laundry	NP	NP	SP	P	P	NP	NP
40. Laundry dry-cleaning establishment where washing and dry cleaning is performed on premises	NP	NP	NP	SP	SP	SP	NP
41. Laundry dry cleaning establishment where washing and dry cleaning is performed off premises	NP	NP	SP	P	P	SP	SP
42. Craft, consumer or personal service establishment dealing directly with the general public	NP	NP	NP	P	P	P	NP
43. Undertaking establishment, mortuary, or funeral home	NP	SP	SP	P	P	NP	NP
44. Motor vehicle light service, including fuel sales, oil and fluid changes.	NP	NP	NP	SP	SP	SP	NP
45. Salesroom for motor vehicles, trailers, boats, farm implements or machinery, with repair services and storage permitted	NP	NP	NP	NP	P	P	NP
46. Motor vehicle general repairs, excluding body repair and painting	NP	NP	NP	NP	SP	P	NP
47. Motor vehicle body repair, soldering or welding shop	NP	NP	NP	NP	SP	P	SP

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Description of Use	SFR1	RR2	GR3	COM1	COM2	IND1	IND2
48. Car washing or detailing establishment	NP	NP	NP	NP	SP	SP	NP
49. Restaurant	NP	SP	NP	P	P	P	NP
50. Restaurant, fast-food, including appurtenant structures to provide drive-through or drive-in services	NP	NP	NP	SP	SP	NP	NP
51. Restaurant serving food or beverages with live or mechanical entertainment	NP	SP	NP	SP	P	NP	NP
52. Wholesale office or showroom, with storage limited to floor samples only	NP	NP	NP	P	P	P	P
53. Wholesale office or showroom with storage permitted on property	NP	NP	NP	SP	P	P	P
54. Indoor amusement, fitness, or recreational place or place of assembly, provided that the building is so insulated and maintained as to confine noise to the premises and is located not less than 100 feet from a residential district	NP	NP	NP	P	P	NP	NP
55. Outdoor commercial clubs and/or recreational establishments or use such as swimming pools, tennis courts, ski clubs, camping areas, skating rinks or other commercial facilities offering outdoor recreation	NP	SP	NP	P	P	NP	NP
56. Public or commercial outdoor amusement or recreation use but not including outdoor drive-in movie theater	NP	NP	NP	NP	P	P	NP
57. Bus station or terminal or railroad station for passengers	NP	NP	NP	P	P	P	NP
58. Transport terminal, warehouse distribution facility	NP	NP	NP	NP	NP	P	P
59. Contracting business and contractor's yard, including storage in the open ¹	NP	NP	NP	NP	SP	P	NP

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Description of Use	SFR1	RR2	GR3	COM1	COM2	IND1	IND2
60. Drive-through or drive-in business and appurtenant structures for any permitted use, excluding fast-food restaurants and convenience retail	NP	NP	NP	SP	SP	SP	NP
61. Animal clinic or veterinary hospital	NP	SP	NP	NP	P	P	P
62. Pet day-care facility where no animals are kept overnight	NP	NP	NP	NP	SP	SP	SP
63. Commercial kennel	NP	SP	NP	NP	NP	NP	NP
64. Printing or publishing establishment	NP	NP	NP	P	P	P	P
65. Adult uses	NP	NP	NP	NP	NP	NP	SP
66. Licensed massage therapy establishment pursuant to MGL c. 112, §§ 227 to 235	NP	NP	NP	P	P	NP	NP
66.1.Sports betting facility	NP	NP	NP	SPPB	SPPB	NP	NP
Marijuana Establishments							
67. Marijuana retailer	NP	NP	NP	NP	SPPB	SPPB	SPPB
68. Marijuana cultivation	NP	NP	NP	NP	NP	SPPB	SPPB
69. Marijuana distribution facility	NP	NP	NP	NP	NP	SPPB	SPPB
70. Marijuana product manufacturer	NP	NP	NP	NP	NP	SPPB	SPPB
71. Marijuana testing facility	NP	NP	NP	NP	SPPB	SPPB	SPPB
72. Any other type of licensed marijuana business	NP	NP	NP	NP	NP	SPPB	SPPB
73. On-site consumption of marijuana or marijuana products at a licensed marijuana establishment	NP	NP	NP	NP	NP	NP	NP
Industrial Uses							
74. Light manufacturing causing no external disturbances to abutters	NP	NP	NP	SP	SP	P	P
75. Telegraph, telephone and express offices; radio, television and film broadcasting studios	NP	NP	NP	P	P	P	P
76. Warehouse and storage facilities, including storage in the open ¹	NP	NP	NP	NP	NP	P	P

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Description of Use	SFR1	RR2	GR3	COM1	COM2	IND1	IND2
77. Converting, fabricating, manufacturing, altering, finishing and/or assembling	NP	NP	NP	NP	NP	P	P
78. Scientific or research laboratory	NP	NP	NP	NP	SP	P	P
79. Distributorships dealing with commercial and industrial supplies	NP	NP	NP	NP	SP	P	P
80. Wind energy conversion system	P	P	P	P	P	P	P
81. Wireless communication facilities not co-located on an existing structure (See § 675-1030)	SP	SP	SP	SP	SP	SP	SP
82. All other industrial uses not expressly referred to above or not expressly prohibited that are used for renewable energy conversion, the storage, manufacturing, or processing of noncombustible materials and low hazard wares that do not ordinarily burn rapidly, cause excessive noise, vibration, noxious odor or emissions	NP	NP	NP	NP	NP	SP	SP
Accessory Uses							
83. In-law apartment within a single-family dwelling	P	P	P	P	NP	NP	NP
84. In-law apartment in a detached structure	SP	SP	SP	SP	NP	NP	NP
85. Family licensed day-care home, small	SP	P	SP	P	SP	SP	SP
86. Family licensed day-care home, large	SP	SP	SP	SP	SP	SP	SP
87. Customary home occupation	P	P	P	P	NP	NP	NP
88. Freestanding aerial antenna towers and wind energy conversion systems	NP	NP	NP	NP	NP	SP	SP
89. Land uses accessory to scientific development or production	NP	SP	NP	SP	SP	SP	SP

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Description of Use	SFR1	RR2	GR3	COM1	COM2	IND1	IND2
90. An assisted living residence or a continuing care retirement community may include the following uses, provided the aggregate floor area for the nonresidential uses may not exceed 10% of the total gross floor area of the total development:							
a. Retail for community residents	NP	SPPB	SPPB	SPPB	SPPB	NP	SPPB
b. Personal services	NP	SPPB	SPPB	SPPB	SPPB	NP	SPPB
c. Clinic	NP	SPPB	SPPB	SPPB	SPPB	NP	SPPB
d. Community center	NP	SPPB	SPPB	SPPB	SPPB	NP	SPPB
e. Adult day care	NP	SPPB	SPPB	SPPB	SPPB	NP	SPPB
f. Common dining and laundry facilities	NP	SPPB	SPPB	SPPB	SPPB	NP	SPPB
91. Temporary storage unit in place for more than 90 calendar days	SP	SP	SP	SP	SP	SP	SP
Prohibited Industrial Uses							
92. Acetylene gas, cyanide compound or oxygen manufacture							
93. Asphalt manufacture or refining							
94. Chlorine or bleaching powder manufacture							
95. Creosote manufacture							
96. Distillation of coal or wood							
97. Drop forge shop							
98. Explosives, fireworks or ammunition manufacture							
99. Gypsum, cement, plaster or plaster of paris manufacture							
100. Incineration, reduction or dumping of offal, garbage or refuse on a commercial basis (except where controlled by the City)							

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101. Junkyard, junk storage, scrapping of autos and parts and the salvage thereof							
102. Linoleum manufacture							
103. Match manufacture; inorganic fertilizer manufacture							
104. Fumigation plants							
105. Glue or size manufacture from fish or animal offal							
106. Storage, collection, treatment, burial, incineration or disposal of radioactive wastes, including but not limited to low-level waste							
107. Occupancy of a recreation vehicle or trailer on a lot for a period of 14 days or more in a one-year period, unless the occupier is the owner or tenant of a residence which has been destroyed by fire or natural disaster							
108. Trailer or mobile home court							

NOTES:

¹ Storage in the open shall be screened from public view. The preferred method of such screening shall be a landscaped arrangement of plantings; if this is not feasible, opaque fencing shall be used.