

ZONING

235 Attachment 1

City of Melrose

Table of Use and Parking Regulations

Table 5.2

[Adopted 4-6-2015 by Ord. No. 2015-90; amended 8-21-2017 by Ord. No. 2017-129; 3-18-2019 by Order No. 2019-31; 6-7-2021 by Order No. 2021-96; 4-18-2023 by Order No. 2023-90; 9-21-2023 by Order No. 2024-4; 10-21-2024 by Order No. 2025-1]

| Principal Use | Residential Districts | | | | | | Business Districts | | | | | Industrial Districts | | Parking Code (see § 235-32) |
|--|-----------------------|------|------|------|------|--------------|--------------------|------------------|--------------------------|----|----|----------------------|-----|--------------------------------|
| | SR | SR-A | SR-B | UR-A | UR-B | UR-C UR-D | BA BA-1 | BA-2 | BB BB-1 | BC | BD | I | I-A | |
| Residential | | | | | | | | | | | | | | |
| 1. One-family detached dwelling | P | P | P | P | P | S | x | x | x | S | x | x | A1 | |
| 2. (Reserved) | | | | | | | | | | | | | | |
| 3. Two-family dwelling | x | x | x | S | P | P | x | x | x | x | P | x | x | A2 |
| 4. Multifamily dwelling (see § 235-5.4) | x | x | x | x | S | P | S (§ 235-8.1) | S (§ 235-8.1) | S in BB-1 (§ 235-8.1) | S | P | x | x | B |
| 5. Multifamily dwelling as part of a mixed-use structure (see § 235-5.3 and § 235-5.4) | x | x | x | x | S | S | P | P | x | P | P | x | x | Q |
| 6. Townhouse | x | x | x | S | S | P | x | x | x | x | P | x | x | B |
| 7. Lodging house | x | x | x | x | P | P | x | x | x | x | P | x | x | C |
| 8. Fraternities and sororities | x | x | x | x | P | P | x | x | x | x | x | x | x | C |
| 9. Dormitories | x | x | x | x | P | P | x | x | x | x | P | x | x | C |
| Community Facilities | | | | | | | | | | | | | | |
| 1. Church or other religious purpose | P | P | P | P | P | P | P | P | P | P | P | P | P | D |
| 2. Educational purpose which is religious, sectarian, denominational or public | P | P | P | P | P | P | P | P | P | P | P | P | P | D, L, M |

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| | SR | SR-A | SR-B | UR-A | UR-B | UR-C UR-D | BA BA-1 | BA-2 | BB BB-1 | BC | BD | I | I-A | |
| 3. Private school, college or university | S | S | S | S | S | S | x | x | x | x | x | x | x | D, L, M |
| 4. Private day nursery or kindergarten | S | S | S | S | S | S | S | S | x | x | S | x | x | 1 space per staff member |
| 5. Membership club | S | S | S | S | S | P | P | P | P | P | P | x | x | N |
| 6. Country, fishing, tennis or golf club | P | P | P | x | x | x | x | x | P | x | x | x | x | L |
| 7. City governmental building except equipment garage | P | P | P | P | P | P | P | P | P | P | P | P | P | N, D |
| 8. City equipment garage | x | x | x | x | x | S | x | x | P | x | x | P | P | Q (not to be applied to garage spaces) |
| 9. City or nonprofit cemetery, including any crematory therein | P | P | P | P | P | P | x | x | x | x | x | x | x | R |
| 10. City outdoor recreational facility | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| 11. Historical association or society | P | P | P | P | P | P | P | P | P | P | P | P | P | N |
| 12. Hospital | x | x | x | x | x | x | x | x | x | x | P | x | x | J |
| 13. Power plant, refuse incineration and sanitary landfill | x | x | x | x | x | x | x | x | x | x | x | P | P | O |
| 14. Municipal parking lot or structure | S | S | S | P | P | P | P | P | P | P | P | P | P | None |
| 15. Street, bridge, tunnel, railroad lines | P | P | P | P | P | P | P | P | P | P | P | P | P | None |
| 16. Facilities for essential services | P | P | P | P | P | P | P | P | P | P | P | P | P | None |
| 17. Private overhead transmission line, substation or similar facility or building | S | S | S | S | S | S | S | S | S | S | S | S | S | R |

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| 18. Nursing home | x | x | x | x | x | S | x | x | x | x | P | x | x | K |
| Agriculture | | | | | | | | | | | | | | |
| 1. Agriculture, horticulture and floriculture except a greenhouse or stand for retail use | P | P | P | x | x | x | x | x | x | x | x | x | x | None |
| 2. Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products | S | S | x | x | S | S | P | P | P | P | x | x | x | G |
| 3. Temporary (not to exceed erection or use for a period of 3 months in any 1 year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises | S | S | x | x | x | x | x | x | x | x | x | x | x | R |
| 4. Commercial stable, kennel, or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or structures | S | S | x | x | x | x | x | x | x | x | x | x | x | G |
| 5. Noncommercial forestry and growing all vegetation | P | P | P | P | P | P | P | P | P | P | P | P | P | None |

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| Retail Service Commercial | | | | | | | | | | | | | | |
| 1. Retail establishment selling principally convenience goods, including by not limited to food, drugs and proprietary goods: | | | | | | | | | | | | | | |
| a. With a maximum floor area of 10,000 square feet for any single establishment | x | x | x | x | x | x | P | P | P | P | P | x | x | G |
| b. With no limitation with respect to floor area | x | x | x | x | x | x | P | P | P | x | x | x | x | G |
| 2. Retail food establishment with a floor area of less than 3,000 square feet in conjunction with an off-premises liquor license | x | x | x | x | x | x | P | P | P | P | P | x | P | G |
| 3. Retail establishment selling general merchandise, including but not limited to dry goods, apparel and accessories, furniture and home furnishings, home equipment, small wares and hardware, and including discount and limited price variety stores: | | | | | | | | | | | | | | |
| a. With a maximum floor area of 10,000 square feet for any single establishment | x | x | x | x | x | x | P | P | P | S | x | x | x | G |
| b. With no limitation with respect to floor area | x | x | x | x | x | x | P | P | S | x | x | x | x | G |

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| 4. Eating and drinking places where consumption is primarily intended to be within the building | x | x | x | x | x | x | P | P | P | S | S | x | x | D |
| 5. Brewery without distribution (see § 235-5.3) | x | x | x | x | x | x | P | P | P | S | S | P | P | D |
| 6. Drive-in eating and drinking establishment | x | x | x | x | x | x | x | x | S | x | x | x | x | G |
| 7. Sales by vending machines as a principal use | x | x | x | x | x | x | x | x | S | x | S | x | x | G |
| 8. Establishment selling new automobiles and/or used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles and household and camping trailers | x | x | x | x | x | x | S | x | P | x | x | x | x | E |
| 9. Hotels and motels | x | x | x | x | x | x | S | S | P | x | S | x | x | F |
| 10. Personal and consumer service establishment | x | x | x | x | x | x | P | P | P | P | P | x | x | G |
| 11. Funeral establishment | x | x | x | x | x | S | S | x | x | S | P | x | x | G |
| 12. Medical offices (such as doctor offices, dentist offices, physical therapist, and clinics), including accessory medical research and associated facilities | x | x | x | x | x | S | S | S (not allowed on ground floor) | x | S | P | x | x | G-1 |
| 13. Membership club operated for profit | x | x | x | x | x | S | P | P | x | S | x | x | x | N |

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| 14. Miscellaneous professional and business offices and services, including but not limited to legal and other professional services and finance, banking, insurance and real estate offices | x | x | x | x | x | x | P | P | S | S | P | x | x | G |
| 15. Business and trade school or college | x | x | x | x | x | x | P | P | x | x | P | x | x | L |
| 16. Automotive repair or automobile service station (not including a junkyard or open storage of abandoned automobiles or other vehicles) | x | x | x | x | x | x | S | x | P | S | x | S | S | E |
| 17. Miscellaneous business repair services | x | x | x | x | x | x | P | S | S | S | x | x | x | G |
| 18. Motion-picture establishment, indoor | x | x | x | x | x | x | P | P | P | x | x | x | x | G |
| 19. Other amusement and recreation service, indoor amusement | x | x | x | x | x | x | S | S | P | x | x | x | x | G |
| 20. Other amusement and recreation service, outdoor amusement | x | x | x | x | x | x | x | x | P | x | x | x | x | R |
| 21. Communications and television tower | x | S | S | x | x | x | x | x | x | x | x | x | x | R |
| 22. Commercial parking lot or structure | x | x | x | x | x | S | P | x | P | P | S | P | P | None |
| 23. Data processing, computer, telephone, printing, mailing and other similar operations, when approved as part of a planned business development | x | x | x | x | x | P | P | P | P | P | P | x | x | G |
| 24. Adult use (see § 235-5.3) | x | x | x | x | x | x | x | x | S | x | x | S | S | G |

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| 25. Wireless communication service facility (see § 235-5.3) | S | S | S | S | S | S | S | S | S | S | S | S | S | None |
| 26. Towers | S | S | S | S | S | S | S | S | S | S | S | S | S | None |
| Wholesale, Transportation and Industrial | | | | | | | | | | | | | | |
| 1. Removal of sand, gravel, quarry or other raw material | x | S | x | x | x | x | x | x | x | x | x | S | S | H |
| 2. Processing and treating of raw materials, including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding and milling operations | x | S | x | x | x | x | x | x | x | x | x | S | x | H |
| 3. Construction industry, including suppliers | x | x | x | x | x | x | x | x | P | x | x | P | P | H |
| 4. Manufacturing | x | x | x | x | x | x | x | x | x | x | x | P | P | I |
| 5. Bakery, laundry or dry-cleaning plant | x | x | x | x | x | x | S | S | P | S | x | P | P | I |
| 6. Railroad yards and railway express service | x | x | x | x | x | x | x | x | P | x | x | P | P | H |
| 7. Motor freight terminal and warehousing | x | x | x | x | x | x | x | x | P | x | x | P | x | H |
| 8. Bus or railroad passenger terminal | x | x | x | x | S | P | P | P | P | P | x | x | x | P |
| 9. Heliport, subject to the design criteria and standards of the Federal Aviation Administration as published in Heliport Design Guide, November 1969, or any later revision thereto | x | x | x | x | x | x | S | x | S | x | x | S | x | P |
| 10. Other transportation service | x | x | x | x | x | x | x | x | P | x | x | P | P | P |
| 11. Wholesale trade and distribution | x | x | x | x | x | x | x | x | P | x | x | P | P | H |

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| 12. Open storage of raw materials, finished goods or construction equipment and structures for storing such equipment, provided it shall be screened from outside view by an enclosed solid fence and gate at least 10 feet in height, or a solid wall of evergreens, when planted not more than 18 inches apart and at least 3 feet in height, said evergreens to be of vertical habit and to be maintained, and a solid gate at least 10 feet in height and not more than 20 feet in width | x | x | x | x | x | x | x | x | S | x | x | S | S | R |
| 13. Storage of a fluid other than water as a principal use | x | S | S | S | S | S | S | S | S | S | S | S | S | R |
| 14. Research offices or establishments devoted to research and development activities | x | x | x | x | x | x | S | S | S | S | S | P | P | H |
| 15. Brewery with distribution (see § 235-5.3) | x | x | x | x | x | x | x | x | S | x | x | P | P | D |

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| 1. Home occupation (see § 235-5.3) | P | P | P | P | P | P | P | P | P | P | P | x | x | T |
| 2. Private day nursery or kindergarten, provided it shall not occupy more than 30% of the gross floor area of the structure | S | S | S | S | S | S | S | x | x | x | x | S | S | N |
| 3. Accessory professional office of a licensed medical or dental practitioner in an existing dwelling | S | S | S | S | S | S | S | S | S | S | P | S | S | G-1 |
| 4. Accessory uses, such as a playhouse, greenhouse, tool shed, private swimming pool, carport, garage or similar in accessory structures, subject to provisions of Article IX | P | P | P | P | P | P | P | P | S | S | S | x | x | None |
| 5. Accessory private garage for noncommercial motor vehicles, subject to provisions of Article IX and (see § 235-5.3) | P | P | P | P | P | P | P | P | P | P | P | x | x | None |
| 6. Accessory community garages for noncommercial motor vehicles, subject to provisions of Article IX | x | x | x | S | P | P | P | P | P | P | P | P | P | None |

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| 7. Accessory storage of a trailer, unregistered boat, utility trailer or boat trailer provided it shall either be stored within a principal or accessory building or behind the building within the side or rear yards and it shall not be used for dwelling or sleeping purposes; unregistered automobiles or unregistered trailers shall not be stored outside in residential districts | P | P | P | P | P | P | x | x | P | x | x | P | P | None |
| 8. Accessory repair and storage facilities in any retail sales or consumer establishment, provided it shall be not occupy more than 25% of the gross floor area and shall not be located within 15 feet of any entrance used by the public | x | x | x | x | x | x | P | P | P | P | S | x | x | I |

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| 9. Accessory outside storage clearly necessary to the operation and conduct of a permitted principal wholesale, transportation, industrial and/or commercial use, provided it shall be screened from outside view by an enclosed solid fence or wall and gate at least 10 feet in height, or a solid wall of evergreens, when planted not more than 18 inches apart and at least 3 feet in height, said evergreens to be of vertical habit and to be maintained, and a solid gate at least 10 feet in height and not more than 20 feet in width | x | x | x | x | x | x | x | x | x | x | x | P | P | None |
| 10. Accessory manufacturing use, provided it shall not occupy more than 25% of the gross floor area of the building and it shall not be located within 100 feet of an "R" district or within 50 feet of any street lot line | x | x | x | x | x | x | x | x | x | x | x | P | P | Same as principal use |

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| 11. Accessory retail or consumer service use in a multifamily dwelling over 20,000 square feet in gross floor area, provided all activities are located on the first floor or basement floor levels; such uses shall not aggregate more than 2,000 square feet; all materials, goods and activities in connection with said uses shall be confined completely within the building | x | x | x | x | S | S | S | P | x | x | S | x | x | Same as principal use |
| 12. Newsstand, barbershop, dining room or cafeteria and similar accessory services primarily for occupants or users thereof within a hotel, office or industrial building, hospital containing more than 50 sleeping rooms or transportation terminal facility | x | x | x | x | x | S | P | P | P | x | P | P | P | G |
| 13. Up to 3 lodging units in an existing dwelling | x | x | x | x | P | P | S | S | S | S | S | x | x | B |
| 14. One lodging unit housing up to 3 persons in an existing dwelling | x | S | S | S | P | P | S | S | S | S | S | x | x | B |

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| 15. Accessory storage of a fluid other than water or gas | S | S | S | S | S | S | S | S | S | S | S | S | S | None |
| 16. Public/private utility cabinets. The Board of Appeals may grant a special permit in the side or rear yard setback provided sufficient screening and buffers are provided to protect the integrity and character of the area. Screening and buffers may be of structure or natural material or any combination thereof. Cabinets shall not exceed a total height of 7 feet | S | S | S | S | S | S | S | S | S | S | S | S | S | None |
| 17. Wireless communications service facility | S | S | S | S | S | S | S | S | S | S | S | S | S | None |
| 18. Accessory dwelling unit (ADU) (see § 235-5.3) | P | P | P | P | P | P | x | x | x | x | P | x | x | U |
| Marijuana-Related Uses (see § 235-5.3) | | | | | | | | | | | | | | |
| 1. Registered marijuana dispensary | x | x | x | x | x | x | x | x | S in BB | x | x | S | x | G |
| 2. Marijuana cultivator | x | x | x | x | x | x | x | x | S in BB | x | x | S | x | H |
| 3. Marijuana product manufacturer | x | x | x | x | x | x | x | x | S in BB | x | x | S | x | H |
| 4. Marijuana research facility | x | x | x | x | x | x | x | x | S in BB | x | x | S | x | H |
| 5. Marijuana retailer | x | x | x | x | x | x | x | x | S in BB | x | x | S | x | G |

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| 6. Marijuana testing laboratory | x | x | x | x | x | x | x | x | S in BB | x | x | S | x | H |
| 7. Marijuana transportation or distribution facility | x | x | x | x | x | x | x | x | S in BB | x | x | S | x | H |

NOTES:

1. In the BA-1, BA-2, and BB-1 Districts, the Planning Board may authorize a special permit for multifamily housing. Refer to § 235-65.
2. Mixed residential/business uses shall allow use categories as permitted in the Table of Use and Parking Regulations.
3. Not to be applied to garage space.
4. Medical offices may be allowed in the BA-2 District by special permit but are not permitted as a ground floor use.
5. The special permit for marijuana-related uses is applicable in the BB District and expressly excluded from the BB-1 District. Marijuana-related uses are forbidden in the BB-1 District.