

## Article Number 11 September 30, 2009

**Table 5.B.1. Use Table**

The following Use Table is divided into six sections: 1) Agricultural Uses; 2) Public, Semi-Public, and Institutional Uses; 3) Residential Uses; 4) Business Uses; 5) Wholesale and Industrial Uses; and 6) Accessory Uses. Sections are organized and formatted to best suit the category of land uses contained therein. Where applicable, readers are strongly encouraged to read the introductory language to individual sections. Where an activity might be classified under more than one of the uses provided in the Land Use Table, the more specific classification shall govern, if equally specific, the more restrictive shall govern. Uses not classifiable under any category listed for the applicable district are prohibited unless provisions for said uses are provided elsewhere in the Zoning Bylaw.

### 1. AGRICULTURAL

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
a	Agricultural or farming use not including any production or husbandry of live animals or animal byproducts. Special permits and prohibitions for this use shall apply only to parcels of less than (5) contiguous acres as described in M.G.L. Chapter 40A Section 3.	A	A	A	SPZ	A	SPP	SPZ	SPZ	SPZ	X	6
b	Agricultural or farming use that includes any production or husbandry of live animals or animal byproducts. Special permits and prohibitions for this use shall apply only to parcels of less than (5) contiguous acres as described in M.G.L. Chapter 40A Section 3.	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	X	6
c	Building or structure used or maintained as accessory to a permitted agricultural or farming use other than a salesroom or stand. Special permits and prohibitions for this use shall apply only to parcels of less than (5) contiguous acres as described in M.G.L. Chapter 40A Section 3.	A	SPZ	SPZ	SPZ	A	SPP	SPZ	SPZ	SPZ	X	6
d	Salesroom or stand for the sale of agricultural goods (including articles of home manufacture from such produce), subject to the restrictions on the amount of product produced on the site and in Massachusetts for specific months of the year as described in M.G.L. Chapter 40A Section 3. Special permits and prohibitions for this use shall apply only to parcels of less than (5) contiguous acres as described in M.G.L. Chapter 40A Section 3.	SPZ	SPZ	SPZ	SPZ	SPZ	A	A	SPZ	SPZ	X	6

## 2. PUBLIC, SEMI-PUBLIC / INSTITUTIONAL

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
a	Church or other place of worship, parish house, rectory or convent and any accessory dwellings associated with the operation of these uses	A	A	A	A	A	A	A	A	A	A	6
b	Elementary, secondary or high school uses operated by a public agency, or by a religious sect or denomination or a nonprofit educational corporation including associated buildings and land uses for educational purposes	A	A	A	A	A	A	A	A	A	A	6
c	Nursery school or other agency for the day care of children	A	A	A	A	A	A	A	A	A	A	6
d	Private for profit school such as trade, driving, music, dancing, martial arts and other instructional courses	X	X	X	X	X	A	A	SPZ	SPZ	SPZ	6
e	Public library or community building	A	A	A	A	A	A	A	A	A	A	6
f	Private library, museum or art gallery	X	X	X	X	X	A	A	A	SPZ	SPZ	6
g	Public administration building	A	A	A	A	A	A	A	A	A	A	6
h	Fire Station, Police Station, and Public Works Facilities	A	A	A	A	A	A	A	A	A	A	6
i	Public water supply use	A	A	A	A	A	A	A	A	A	A	6
j	Essential Public Utility Services	A	A	A	A	A	A	A	A	A	A	6
k	Nonprofit community service center or charitable/philanthropic organization	SPZ	SPZ	SPZ	SPZ	A	A	A	A	A	A	4
l	Hospital and/or comprehensive health care system (except as may be specifically regulated in Sections 10-A and 10-B of the Zoning Bylaw)	X	X	X	X	X	SPP	SPZ	SPZ	SPZ	SPZ	3
m	Adult Day Care Facility	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	X	X	X	6
n	Recreational use operated by a public agency	A	A	A	A	A	A	A	A	A	A	6
o	Cemeteries	A	A	A	A	A	A	A	A	A	A	6
p	Private Club, Association or Lodge (but not including any use the chief activity of which is one customarily conducted as a business)	SPZ	SPZ	SPZ	SPZ	SPZ	A	A	SPZ	SPZ	SPZ	4
q	Outdoor storage of fleet vehicles, equipment, or bulk materials owned by or leased by the Town of Walpole and used for municipal service	SPZ	SPZ	SPZ	SPZ	A	A	A	A	A	A	6

### 3. RESIDENTIAL USES

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
a	Detached one-family dwelling	A	A	A	A	X	X	X	X	X	X	1
b	Two-family detached dwelling <sup>(1)</sup>	X	X	X	SPZ	X	X	X	X	X	X	1
c	Three-family detached dwelling <sup>(2)</sup>	X	X	X	SPZ	X	X	X	X	X	X	1
d	Dwelling for occupancy by more than three families <sup>(3)</sup>	X	X	X	SPZ	X	X	X	X	X	X	1
e	Mixed-Use housing <sup>(4), (5)</sup>	X	X	X	SPZ	X	A	SPZ	X	X	X	1
f	Rooming House, the renting of rooms or the furnishing of table board in a dwelling to not more than four (4) persons (whether regular or transient)	X	X	X	SPZ	X	SPP	SPZ	X	X	X	2
g	Residential Care Continuum pursuant to Section 10-A	X	X	SPP	SPP	X	X	X	X	X	X	See Section 10-A
h	Independent and Assisted Living pursuant to Section 10-B	X	X	X	SPP	X	X	SPP	X	SPP	X	See Section 10-B
i	Age Qualified Village pursuant to Section 10-C	X	X	SPP	SPP	X	X	SPP	SPP	SPP	X	See Section 10-C
j	Open Space Residential Development pursuant to Section 10-D	SPP	SPP	SPP	X	X	X	X	X	X	X	6

- (1) Such dwelling shall be located on a lot having an area of at least twenty thousand (20,000) square feet and connected to or shall be connected at time of construction with the public sewer system.
- (2) Such dwelling shall be located on a lot having an area of at least thirty thousand (30,000) square feet and connected to or be connected at the time of construction with the public sewer system.
- (3) Such dwelling is connected or shall be connected to the public sewer system at the time of construction; and such dwelling is located on a lot having an area of at least thirty thousand (30,000) square feet with an additional ten thousand (10,000) square feet for each dwelling unit in excess of three (3) to be accommodated.
- (4) In a GR zone the requirements of Use Table Subsection 3.d (Dwelling for occupancy by more than three (3) families) must be met.
- (5) Within CBD zones, the area used for dwelling units above the ground floor shall not exceed a gross floor area 3.5 times the total gross floor area dedicated to commercial use. Within B zones, the area used for dwelling units above the ground floor shall not exceed a gross floor area 2.0 times the gross floor area of the ground floor.

#### 4. BUSINESS USES

The following section of the Use Table deals with Business Uses as they may be permitted in the Town of Walpole. Where a Zoning District is not included in this Section, Business Uses as principal uses are categorically prohibited in those districts unless otherwise provided for in the notes at the end of this section. Several Business Uses are potentially allowable in other Districts as part of the Accessory Uses section of the Land Use Table. Final interpretation of any use definition shall be made by the applicable permit granting authority.

Business Uses are regulated in this section of the Use Table by the Gross Floor Area (GFA) associated with the use. The GFA requirement shall be applied to individual operations and to the aggregate GFA for collections of smaller operations in a coordinated development. A coordinated development shall be any development that includes multiple buildings on the same lot, any building that contains multiple uses or tenants, or any collection of parcels that are otherwise connected through the use of shared driveways, travel lanes, or parking areas. For example, any particular use that is allowed only to have up to 5,000 GFA shall be limited to that threshold in a cumulative fashion. Regardless of how many units may contain the use within a single building, or how many buildings may contain the use on a parcel, a coordinated development shall not exceed the GFA thresholds specified herein. Similarly, if a use requires a special permit if a particular threshold of GFA is exceeded, then, once that threshold GFA is reached in the aggregate, the special permit requirement shall be required, regardless of how many units may contain the use within a building, or how many buildings may contain the use on a parcel.

	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
a	Office of a Business engaged in Construction of Buildings and Heavy and Civil Engineering Construction						4
	Less than or equal to 20,000 square feet GFA	A	A	A	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	A	A	A	
b	Office and/or Shop of a Specialty Trade Contractor						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
c	General Retail Trade						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 50,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
d	Motor Vehicle and Parts Dealers, Automotive Repair and Maintenance, and Gasoline Stations	X	SPZ	SPZ	SPZ	SPZ	4
e	Nonstore Retailers						4
	Less than or equal to 5,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 5,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
f	Manufactured (Mobile) Home and Prefabricated Wood						6

	Building Dealers						
	Less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 square feet GFA	X	X	A	A	A	
g	Transportation Support Services						6
	Less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
h	Information Services						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	
	Greater than 5,000 square feet GFA	SPP	A	A	A	A	
i	Motion Picture Theater						3
	Less than or equal to 5,000 square feet GFA	A	A	A	A	X	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	A	A	A	X	
	Greater than 20,000 square feet GFA	X	SPZ	A	A	X	
j	General Office <sup>(1)</sup>						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	
	Greater than 5,000 square feet	SPP	A	A	A	A	
k	Automotive Rental Services and Commercial Machinery and Equipment Rental Services						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	X	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	A	
l	General Rental Services						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	X	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	A	A	A	SPZ	
	Greater than 20,000 square feet GFA	X	SPZ	A	A	SPZ	
m	Research and Development in Biotechnology						4
	Less than or equal to 20,000 square feet GFA	SPP	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
n	Support Services						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	A	

	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	A	
o	Septic Tank Services						4
	Less than or equal to 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
	Greater than 20,000 square feet GFA	X	X	X	X	X	
p	Performing Arts Companies and Independent Artists, Writers and Performers						3
	Less than or equal to 20,000 square feet GFA	SPP	A	A	A	X	
	Greater than 20,000 square feet GFA	SPP	SPZ	SPZ	SPZ	X	
q	Zoos, Botanical Gardens, and Natural Parks						6
	Less than or equal to 20,000 square feet GFA	X	SPZ	A	A	X	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	X	
r	Amusement Arcades						4
	Less than or equal to 20,000 square feet GFA	SPP	A	A	A	X	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	X	
s	Private Golf Courses and Country Clubs	X	X	A	A	X	6
t	Fitness and Recreation Sports Centers						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	A	
	Greater than 20,000 square feet GFA	SPP	SPZ	SPZ	SPZ	SPZ	
u	Bowling Centers						6
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	X	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	SPZ	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
v	Miscellaneous Amusement and Recreation <sup>(2)</sup>						6
	Less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	X	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	X	
w	Hotels and Motels						2
	Less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	SPZ	
	Greater than 20,000 square feet, Less than or equal to 50,000 square feet GFA	X	SPZ	A	SPZ	SPZ	
	Greater than 50,000 square feet GFA	X	X	A	SPZ	SPZ	
	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
x	Bed-and-Breakfast Inns						2
	Less than or equal to 5,000 square feet GFA	A	A	A	A	X	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	X	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	X	
y	Full-Service Restaurant						3
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	

	Greater than 5,000 square feet GFA	SPP	A	A	A	SPZ	
z	Limited-Service Eating Places						3
	Less than or equal to 5,000 square feet GFA)	A	A	A	A	A	
	Less than or equal to 20,000 square feet GFA	A	A	A	A	X	
	Greater than 20,000 square feet GFA	X	X	SPZ	SPZ	X	
aa	Special Foods Service						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	SPZ	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	SPZ	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	A	
bb	Drinking Places <sup>(3)</sup>						3
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	
	Greater than 5,000 square feet GFA	SPP	SPZ	SPZ	SPZ	SPZ	
cc	Commercial Machinery and Equipment Repair and Maintenance						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	A	
	Greater than 20,000 square feet, less then or equal to 50,000 square feet GFA	X	SPZ	SPZ	SPZ	A	
	Greater than 50,000 square feet GFA	X	X	X	SPZ	SPZ	
dd	Household Goods Repair and Maintenance						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	A	
	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
ee	Personal Services						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	SPZ	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	SPZ	SPZ	SPZ	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
ff	Parking Lots and Garages, Commercial	SPP	SPZ	SPZ	SPZ	SPZ	6
gg	Any Adult Establishment defined in Section 14 of the Bylaw, provided that such use is not less then five hundred (500) feet from a residential district, school, religious institution, or day care facility or from any	X	X	X	X	SPZ	6

	other adult bookstore or adult motion picture theatre or from any establishment licensed to sell alcoholic wine and malt beverages under the provisions of M.G.L. Chapter 138, Section 12						
hh	General Warehousing and Storage						5
	Less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 square feet	X	X	SPZ	SPZ	SPZ	

- (1) Such uses may be allowed by a Special Permit application to the Zoning Board of Appeals in the General Residence District, but shall be limited to 2,000 square feet of gross floor area per establishment.
- (2) In the R, RA, and RB Districts, outdoor recreation uses shall be allowed through a Special Permit application to the ZBA provided such use shall not occur after sunset. In the PSRC District, outdoor recreation uses shall be allowed by right provided that such use shall not occur after sunset. In the PSRC District, outdoor recreation uses operating after sunset shall be allowed through a Special Permit application to the ZBA. These recreation uses are otherwise not allowed in residential districts.
- (3) This use may require licensing approval from the Board of Selectmen.

## 5. WHOLESALE AND INDUSTRIAL

The following section of the Use Table deals with Wholesale and Industrial Uses as they may be permitted in the Town of Walpole. Where a Zoning District is not included in this Section, Wholesale and Industrial Uses as principal uses are categorically prohibited in those districts. Final interpretation of any use definition shall be made by the applicable permit granting authority.

Business Uses are regulated in this section of the Use Table by the Gross Floor Area (GFA) associated with the use. The GFA requirement shall be applied to individual operations and to the aggregate GFA for collections of smaller operations in a coordinated development. A coordinated development shall be any development that includes multiple buildings on the same lot, any building that contains multiple uses or tenants, or any collection of parcels that are otherwise connected through the use of shared driveways, travel lanes, or parking areas. For example, any particular use that is allowed only to have up to 5,000 GFA shall be limited to that threshold in a cumulative fashion. Regardless of how many units may contain the use within a single building, or how many buildings may contain the use on a parcel, a coordinated development shall not exceed the GFA thresholds specified herein. Similarly, if a use requires a special permit if a particular threshold of GFA is exceeded, then, once that threshold GFA is reached in the aggregate, the special permit requirement shall be required, regardless of how many units may contain the use within a building, or how many buildings may contain the use on a parcel.

	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
a	General Food Manufacturing						4
	Less than or equal to 5,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
	Greater than 50,000 square feet GFA	X	X	X	SPZ	SPZ	
b	Cookie, Cracker, Pasta, Bread, and Bakery Product Manufacturing						4
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	X	A	A	A	
	Greater than 50,000 square feet GFA	X	X	X	X	X	
c	Beverage Manufacturing						4
	Less than or equal to 5,000 square feet GFA	X	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	X	SPZ	SPZ	A	
	Greater than 50,000 square feet GFA	X	X	X	X	X	
	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
d	Fabric Manufacturing						4

	Less than or equal to 5,000 square feet GFA	SPP	SPZ	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
e	Textile Product Manufacturing						
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	4
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
f	Apparel Manufacturing						
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	4
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	A	A	A	
g	Leather Product Manufacturing						
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	4
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
h	Wood Product Manufacturing						
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	4
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	SPZ	SPZ	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
i	Printing and Related Support Activities						
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	4
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	SPZ	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 50,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
j	Quick Printing and Digital Printing						
	Less than or equal to 5,000 square feet GFA	A	A	A	A	A	4
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	SPP	A	A	A	A	
	Greater than 20,000 square feet GFA	X	A	A	A	A	
	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
k	Pharmaceutical and Medicine Manufacturing						4
	Less than or equal to 20,000 square feet GFA	SPP	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	A	A	A	

	Greater than 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
l	Soap Manufacturing						4
	Less than or equal to 5,000 square feet GFA	A	X	X	X	X	
	Greater than 5,000 square feet GFA	X	X	X	X	X	
m	Fabricated Metal Product Manufacturing						4
	Less than or equal to 5,000 square feet GFA	X	X	X	X	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	X	X	X	A	
	Greater than 20,000 square feet GFA	X	X	X	X	SPZ	
n	Machinery Manufacturing						4
	Less than or equal to 20,000 square feet GFA	X	X	X	A	A	
	Greater than 20,000 square feet GFA	X	X	X	SPZ	SPZ	
o	Computer and Electronic Product Manufacturing						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 square feet GFA	X	X	X	SPZ	SPZ	
p	Electrical Equipment, Appliance, and Component Manufacturing						4
	Less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 but less than or equal to 50,000 square feet GFA	X	SPZ	SPZ	A	A	
	Greater than 50,000 square feet	X	X	SPZ	SPZ	A	
q	Motor Vehicle Parts Manufacturing						4
	Less than or equal to 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
	Greater than 20,000 but less than or equal to 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
	Greater than 50,000 square feet	X	X	SPZ	SPZ	SPZ	
r	Aerospace, Naval, & Marine Product and Parts Manufacturing						4
	Less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 square feet	X	X	SPZ	SPZ	SPZ	
	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
s	Furniture and Related Product Manufacturing						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	X	A	A	A	
	Greater than 50,000 square feet GFA	X	X	X	X	X	

t	Medical Equipment and Supplies Manufacturing						4
	Less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	SPZ	A	A	
	Greater than 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
u	Sporting and Athletic Goods Manufacturing						4
	Less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	SPZ	A	A	
	Greater than 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
v	Doll, Toy, and Game Manufacturing						4
	Less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	SPZ	A	A	
	Greater than 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
w	Office Supplies Manufacturing						4
	Less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
x	Sign Manufacturing						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
y	Miscellaneous Product Manufacturing						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	
	Greater than 5,000 but less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	
	Greater than 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
	<b>USE DESCRIPTION</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
z	General Merchant Wholesalers						4
	Less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
aa	Drugs and Druggists' Sundries Merchant Wholesalers, and Tobacco and Tobacco Product Merchant Wholesalers						4
	Less than or equal to 20,000 square feet GFA	X	SPZ	SPZ	SPZ	SPZ	

	Greater than 20,000 square feet GFA	X	X	SPZ	SPZ	SPZ	
bb	Wholesale Electronic Markets and Agents and Brokers						4
	Less than or equal to 5,000 square feet GFA	SPP	A	A	A	A	
	Greater than 5,000 square feet, less than or equal to 20,000 square feet GFA	X	A	A	A	A	
	Greater than 20,000 square feet, less than or equal to 50,000 square feet GFA	X	SPZ	A	A	A	
	Greater than 50,000 square feet GFA	X	X	SPZ	SPZ	SPZ	

## 6. ACCESSORY USES

The following uses shall be regulated as accessory to a principal use that is allowable either by-right or through a Special Permit in a given district. The approval of these accessory uses is contingent upon compliance of the principal use with all other applicable local regulations. Where multiple uses are proposed for a single building or site, and said uses are not identified in this table, these uses shall be regulated as principal uses in accordance with the other applicable sections of the Land Use Table.

	<b>USE DESCRIPTION</b>	<b>R</b>	<b>RA</b>	<b>RB</b>	<b>GR</b>	<b>PSRC</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
a	The use of a portion of a dwelling or of building accessory thereto as the workroom of a resident engaged in a customary home occupation, or as a place for incidental work and storage in connection with off-premises trade by a resident. <sup>(1)</sup>	SPZ	SPZ	SPZ	SPZ	X	A	A	X	A	X	6
b	The use of a portion of a dwelling or of a building accessory thereto as an office or studio for someone in residence. <sup>(2)</sup>	A	A	A	A	X	A	A	X	A	X	4
c	The garaging or maintaining on any premises of a total of not more than three (3) motor vehicles (including not more than one commercial vehicle not in excess of two ton capacity), except in the case of a public or agricultural use.	A	A	A	A	A	A	A	A	A	A	6
d	The garaging or maintaining of more than three (3) automobiles and of more than one commercially registered vehicle, but only where in connection with a permitted main use on the same premises except in the case of an agricultural use.	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	A	A	A	6
e	The garaging or maintaining of not more than one trailer or semitrailer (as defined in Chapter 90 Section 1 of the General Laws) more than fifteen (15) feet in length for not more than one (1) month in any consecutive twelve (12) month period; except for house trailers, mobile trailer storage units associated with a Business or Wholesale and Industrial Use, motor homes, or recreational trailers. <sup>(3)</sup>	A	A	A	A	A	A	A	A	A	A	6
f	Accessory structure where incidental to a permitted use, including the following: caretaker's quarters, greenhouse, stable, tool shed, playhouse, tennis court, boathouse or other similar building or structure for domestic storage use.	A	A	A	A	A	X	X	X	X	X	6
g	Private heliport associated with commercial or residential use.	SPZ	X	X	X	X	X	X	SPZ	SPZ	SPZ	NA
h	Restroom and storage facilities, and/or concession stand to be operated by a governmental or nonprofit agency, accessory to a permitted recreational use. <sup>(4)</sup>	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	SPZ	NA
i	Outdoor bulk storage of materials or outdoor fleet storage in excess of three (3) vehicles associated with municipal use. <sup>(5)</sup>	SPZ	SPZ	SPZ	SPZ	A	SPP	SPZ	SPZ	A	A	6
	<b>USE DESCRIPTION</b>	<b>R</b>	<b>RA</b>	<b>RB</b>	<b>GR</b>	<b>PSRC</b>	<b>CBD</b>	<b>B</b>	<b>HB</b>	<b>LM</b>	<b>IND</b>	<b>PARKING CODE</b>
j	Outdoor storage of products, materials, parts or other components	X	X	X	X	X	SPP	SPZ	A	A	A	6

	customarily associated with a business or wholesale/industrial use. <sup>(5)</sup>											
k	Outdoor display of products, wares or goods that may be purchased or rented as part of a business operation. <sup>(5)</sup>	X	X	X	X	X	SPP	SPZ	A	A	A	6
l	Outdoor storage of more than three (3) fleet vehicles that are used as part of a business or wholesale/industrial operation. <sup>(5)</sup>	X	X	X	X	X	SPP	SPZ	A	A	A	6
m	Outdoor display of more than three (3) vehicles as part of a vehicle sales or rental operation.	X	X	X	X	X	X	A	A	A	A	6
n	Drive through facility. <sup>(6)</sup>	X	X	X	X	X	SPP	SPZ	SPZ	SPZ	SPZ	6
o	Dwelling that is accessory to a permitted business or manufacturing establishment on the same premises, and subject to the condition that such dwelling conforms to the regulations of this Bylaw.	X	X	X	X	X	X	SPZ	SPZ	SPZ	SPZ	1
p	The use of not more than four (4) arcade machines (not including machines used for gambling).	X	X	X	X	X	A	A	A	A	A	NA
q	Outdoor dining as part of an existing Full Service Restaurant or Limited Service Eating Place. <sup>(7)</sup>	X	X	X	X	X	A	A	A	A	A	6
r	Regular staging of live entertainment as part of a Full Service Eating Restaurant or Drinking Place. <sup>(8)</sup>	X	X	X	X	X	SPP	SPZ	X	SPZ	X	6

- (1) Such use shall be clearly secondary to the use of the premises for dwelling purposes and shall not have a material adverse effect on the value of the land and buildings in the neighborhood. No trading in merchandise shall be regularly conducted except for the sale of products made by the resident or of parts or other items customarily maintained in connection with and incidental to its performance. The external appearance and general aspect of the building so used is in conformity with the residential character of the neighborhood. There is no outside display of goods or products, storage of materials or equipment, or any other outward evidence that the premises is being utilized for any purpose other than residential (except for an accessory sign as hereinafter provided).
- (2) Not more than one person other than residents of the premises is regularly employed thereon in connection with such use. There shall be no outward evidence that the premises are being utilized for any purpose other than residential (except for an accessory sign as hereinafter permitted). Not more than four (4) persons are gathered at one time for the purpose of being instructed.
- (3) Provided that within residential districts the maximum loaded weight (including the vehicle itself, passengers, and cargo for which a vehicle is designed) does not exceed 11,000 pounds and provided that any stored vehicle shall be registered with the Department of Motor Vehicles.
- (4) No special permit is needed if the Massachusetts State Sanitary Code requires a restroom as part of a permitted use.
- (5) Any outdoor storage or display of products or materials shall not be placed in the front yard setback and shall comply with all other applicable setback requirements provided in Section 6.C and the buffer requirements provided in Section 5.G of the Zoning Bylaw.
- (6) Drive through queues for pharmacy or similar uses shall have the capacity to hold a minimum of two automobiles; for banks or similar uses the queue shall be able to hold four automobiles; for restaurants, coffee shops or other similar uses, the queue shall be able to hold seven automobiles. All drive through facilities shall have a lane adjacent to the queue or adequate space to allow for automobiles to circumvent the queue without conflict with pedestrians or other vehicles using the site. An automobile shall be presumed to have a minimum length of 20 feet for purposes of this section.
- (7) Outdoor dining proposed as part of new Full Service Restaurants or Limited Service Eating Places shall be reviewed as part of that application for the principal use. All outdoor dining may be subject to a license application review by the Board of Selectmen.
- (8) For the purposes of this Bylaw, live entertainment is defined as an activity in which a person or persons is performing a musical, dance, theatrical or other performance art show. Regular staging is assumed to occur where an establishment is designed to have a stage and/or a designated area to view performances or dance to music. Establishments seeking to provide live entertainment for non-regular performances or single events may require a license from the Walpole Board of Selectmen but are not subject to the requirements of 5.B.1.6.r.