

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

Commentary: The Use table amendments for this section draw primarily on the fact that agriculture is very specifically defined and regulated by the Commonwealth. We have therefore defined agricultural use exactly as it appears in the statute and regulated it according to the exemptions and allowances in the statute. Our assumption was that operations dealing with animals would represent a clear break in the Town's approach for regulation so we have separated these accordingly.

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 or Police Station, and Offices for Public Works and offices and administrative buildings associated with Essential Utility Services	SPZ	SPZ	SPZ	SPZ	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 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	X	X	X	SPZ	A	SPP	SPZ	SPZ	SPZ	SPZ	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	Any private outdoor commercial recreational uses which go on after sunset such as skateboard parks, tennis courts etc. Private golf courses and private indoor commercial use shall be regulated in accordance with the Business section of the Land Use Table	X	X	X	X	SPZ	SPP	SPZ	A	A	SPZ	6

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
r	Any private outdoor commercial recreational uses that do not go on after sunset such as boat or canoe, livery, riding academy or stable, ski grounds, picnic grounds, bathing beach or recreation camp	SPZ	SPZ	SPZ	X	A	SPP	SPZ	A	A	SPZ	6
s	Outdoor storage of fleet vehicles or bulk materials owned by or leased by a municipal agent and used for municipal service	SPZ	SPZ	SPZ	SPZ	A	SPZ	SPZ	SPZ	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 ⁽¹⁾	X	X	X	SPZ	X	X	X	X	X	X	1
c	Three-family detached dwelling ⁽²⁾	X	X	X	SPZ	X	X	X	X	X	X	1
d	Dwelling for occupancy by more than three families ⁽³⁾	X	X	X	SPZ	X	X	X	X	X	X	1
e	Mixed-Use housing ^{(4),(5)}	X	X	X	SPP	X	SPP	A	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	SPP	X	X	SPP	X	See Section 10-B
i	Age Qualified Village pursuant to Section 10-C	X	X	SPP	SPP	X	SPP	X	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 is 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 if connected to or to 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; 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; and a fifty (50) foot buffer zone shall be required where the adjacent lot has a single-family dwelling or is a vacant lot.
- (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.

Commentary: The above table was reformatted to include notes where extensive requirements or standards are included directly in the Use Table today. Many uses that are part of the Residential section today have been moved to the proposed Accessory Use Table below.

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.

The uses listed in the following section of the Use Table are taken from the 2007 edition of the North American Industrial Classification System (NAICS 2007) with only a few exceptions, which are noted. Definitions for these uses shall be those provided by the NAICS 2007 unless otherwise provided in the Zoning Bylaw. The 2007 North American Industry Classification System hard copy manual shall be the official source for those definitions not specifically listed in the Zoning Bylaw and final interpretation of those definitions shall be made by the applicable permit granting authority. The current NAICS website may also be used for reference at: <http://www.census.gov/eos/www/naics/>. Any definitions posted on the NAICS website or any other publication other than the 2007 manual shall not be considered a credible source where conflicts or disputes arise regarding the Zoning Bylaw.

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 to have 5,000 GFA, but is prohibited from having more than 5,000 GFA, shall mean that no more than 5,000 GFA in the aggregate for that type of use shall be allowed, regardless of how many buildings the use may be contained in on a parcel. 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 apply, regardless of how many buildings the use may be contained in on a parcel.

Many of the uses provided in this section of the Use Table represent broader categories or subcategories according to the NAICS 2007. Where that is the case, all of the more specific uses within a broader category shall be regulated in accordance with the table unless explicitly exempted. For example, where the Use Table provides a line for “Finance and Insurance” each of the more specific uses under Finance and Insurance in the NAICS 2007 will be regulated in that fashion (e.g. Monetary Authorities-Central Bank, Commercial Banking, Savings Institutions, etc.) Where a subcategory or a specific use is provided in the following table, and a subcategory or specific use from the same larger grouping is not provided, the subcategory or specific use that is not provided is prohibited. For example, the Use Table provides an allowance for “Performing Art Companies” but not “Spectator Sports”. These subcategories are parts of the larger “Performing Arts, Spectator Sports, and Related Activities” group. Since Performing Art Companies is included in the table, but Spectator Sports is not, Spectator Sports and all associated subcategories are prohibited. It is important to note that a subcategory that is not allowed within this Business section of the use table may be allowed in other sections of the Land Use Table.

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
a	Office of a Business engaged in Construction of Buildings and Heavy and Civil Engineering Construction as defined further in Section 14 of this Bylaw	236, 237 (with the stipulation of definition in Section 14)						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
b	Office and/or Shop of a Specialty Trade Contractor	238 (with the stipulation of being an office and/or shop)						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	SPZ	A	A	
c	Retail Trade with the exception of Motor Vehicle and Parts Dealers, Gasoline Stations, Miscellaneous Store Retailers, and Nonstore Retailers	44-45 (with the exception of 441, 447, 453, 454)						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, Gasoline Stations, and Nonstore Retailers	441, 447, 454						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	
e	Miscellaneous Store Retailers as defined further in Section 14 of this Bylaw with the exception of Manufactured (Mobile) Home Dealers	453 (with the exception of 453930 and with the stipulation of definition in Section 14)						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	
f	Manufactured (Mobile) Home Dealers	453930						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	A	A	A	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
g	Taxi and Limousine Service and Support Activities for Road Transportation	4853, 4884						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	Scenic and Sightseeing Transportation and Couriers and Messengers	487, 492						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	
i	Information Services with the exception of Motion Picture and Video Exhibition	51 (with the exception of 512131)						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	
j	Motion Picture Theaters (except Drive-Ins)	512131						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	
k	Finance and Insurance ⁽¹⁾	52						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	
l	Real Estate ⁽¹⁾	531						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	
m	Rental and Leasing Services with the exception of Consumer Electronics and Appliances Rental, Formal Wear and Costume Rental, Video Tape and Disc Rental, Home Health Equipment Rental, and General Rental Centers	532 (with the exception of 53221, 53222, 53223, 532291, 53231)						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
n	Consumer Electronics and Appliances Rental, Formal Wear and Costume Rental, Video Tape and Disc Rental, Home Health Equipment Rental, and General Rental Centers	53221, 53222, 53223, 53231						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	
o	Home Health Equipment Rental	532291						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	
p	Professional, Scientific and Technical Services with the exception of Testing Laboratories and Research and Development in Biotechnology ⁽¹⁾	54 (with the exception of 541380, 541711)						4
	Less than or equal to 5,000 square feet GFA		A	A	A	A	SPZ	
	Greater than 5,000 square feet		SPP	A	A	A	A	
q	Testing Laboratories and Research and Development in Biotechnology with the exception of uses that exceed Biosafety Level 2 as defined by the Centers for Disease Control and Prevention and further defined within Section 14 of this Bylaw	541380 and 541711 (with the stipulation of not exceeding Biosafety Level 2 as defined in Section 14)						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	
r	Management of Companies and Enterprises ⁽¹⁾	55						4
	Less than or equal to 5,000 square feet GFA		A	A	A	A	SPZ	
	Greater than 5,000 square feet		SPP	A	A	A	A	
s	Office Administrative Services, Business Support Services, and Travel Arrangement and Reservation Services ⁽¹⁾	5611, 5614, 5615						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
t	Employment Services, Investigation and Security Services, Services to Buildings and Dwellings, and Other Support Services as defined further in Section 14 of this Bylaw	5613, 5616, 5617, 5619 (with the stipulation of the definition in Section 14)						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	
u	Septic Tank and Related Services as defined further in Section 14 of this Bylaw	562991 (with the stipulation of the definition in Section 14)						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	
v	All Other Miscellaneous Waste Management Services as defined further in Section 14 of this Bylaw	562998 (with the stipulation of the definition in Section 14)						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	
w	Offices of Physicians, Dentists, Other Health Practitioners, and Medical Diagnostic Laboratories ⁽¹⁾	6211, 6212, 6213, 6215						4
	Less than or equal to 20,000 square feet GFA		A	A	A	A	A	
	Greater than 20,000 square feet GFA		SPP	A	A	A	A	
x	Performing Arts Companies and Independent Artists, Writers and Performers	7111, 7115						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	
y	Promoters of Performing Arts, Sports and Similar Events	7113						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	
z	Zoos and Botanical Gardens and Natural Parks and Other Similar Institutions	712130, 712190						6
	Less than or equal to 20,000 square feet GFA		X	A	A	A	X	
	Greater than 20,000 square feet GFA		X	SPZ	SPZ	SPZ	X	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
aa	Amusement Arcades	713120						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	
bb	Private Golf Courses and Country Clubs	713910	X	X	A	A	X	6
cc	Fitness and Recreation Sports Centers	713940						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	
dd	Bowling Centers	713950						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	
ee	All Other Amusement and Recreation Industries as further defined within Section 14 of this Bylaw	713990 (with the stipulation of the definition in Section 14)						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	
ff	Hotels (except Casino Hotels) and Motels	721110						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	
gg	Bed-and-Breakfast Inns	721191						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	
hh	Full-Service Restaurant	7221						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	
ii	Limited-Service Eating Places	7222						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
jj	Special Foods Service	7223						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	
kk	Drinking Places (Alcoholic Beverages) ⁽³⁾	7224						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	
ll	Automotive Repair and Maintenance	8111						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	
mm	Electric and Precision Equipment Repair and Maintenance and Commercial and Industrial Machinery and Equipment (except Automotive and Electric) Repair and Maintenance	8112, 8113						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 than 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	
nn	Personal and Household Goods Repair and Maintenance	8114						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	
oo	Personal and Laundry Services with the exception of Parking Lots and Garages ⁽²⁾	812 (with the exception of 81293)						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	
pp	Parking Lots and Garages	81293	SPP	SPZ	SPZ	SPZ	SPZ	6

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
qq	Any Adult Establishment defined in Section 14 of the Bylaw, provided that such use is not less than five hundred (500) feet from a residential district, school, religious institution, or day care facility or from any 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	NA	X	X	X	X	SPZ	6
rr	General Warehousing and Storage	493110						5
	Less than or equal to 20,000 square feet GFA		X	SPZ	A	A	A	
	Greater than 20,000 square feet		X	X	A	A	A	

- (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) Death Care Services may be allowed by Special Permit application to the Zoning Board of Appeals in the General Residence District. Such services shall be those customarily associated with funeral parlors or undertaking establishments.
- (3) Subject to licensing approval from the Board of Selectmen.

Commentary: The above notes were placed in the Use Table to reflect the fact that certain business uses are allowed in GR today. The allowances for these uses today do not have any restrictions relative to size or other criteria outside of the standard Special Permit criteria used by the ZBA. The size limit of 2,000 square feet was added to this version to limit the size of individual operations that could potentially be developed in the GR.

Commentary: These use allowances in subsections “m” and “n” deal with rental services and have been separated generally by large bulk items and machinery versus smaller items such as clothing, costumes or movies. These uses would likely be regulated as Retail Sales and Services under the existing Use Table in Section 3, letters “a” through “c”. Unlike other more general retail uses, rental operations are very much a “niche” operation and often look to locate in areas of lower rent and lower foot traffic, especially those operations dealing with larger equipment. These operations also can require large storage areas, making them more suitable to less restrictive business or industrial zones.

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.

The uses listed in the following section of the Use Table are taken from the 2007 edition of the North American Industrial Classification System (NAICS 2007) with only a few exceptions, which are noted. Definitions for these uses shall be those provided by the NAICS 2007 unless otherwise provided in the Zoning Bylaw. The 2007 North American Industry Classification System hard copy manual shall be the official source for those definitions not specifically listed in the Zoning Bylaw and final interpretation of those definitions shall be made by the applicable permit granting authority. The current NAICS website may also be used for reference at: <http://www.census.gov/eos/www/naics/>. Any definitions posted on the NAICS website or any other publication other than the 2007 manual shall not be considered a credible source where conflicts or disputes arise regarding the Zoning Bylaw.

Wholesale and Industrial 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 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 to have 5,000 GFA, but is prohibited from having more than 5,000 GFA, shall mean that no more than 5,000 GFA in the aggregate for that type of use shall be allowed, regardless of how many buildings the use may be contained in on a parcel. 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 apply, regardless of how many buildings the use may be contained in on a parcel.

Many of the uses provided in this section of the Use Table represent broader categories or subcategories according to the NAICS 2007. Where that is the case, all of the more specific uses within a broader category shall be regulated in accordance with the table unless explicitly exempted. For example, where the Use Table provides a line for “Textile Mills” each of the more specific uses under Textile Mills in the NAICS 2007 will be regulated in that fashion (e.g., Fiber, Yarn and Thread Mills; Fabric Mills, etc.). Where a subcategory or a specific use is provided in the following table, and a subcategory or specific use from the same larger grouping is not provided, the subcategory or specific use that is not provided is prohibited. For example, the Use Table provides a line for “Beverage Manufacturing” but not “Tobacco Manufacturing”. These subcategories are parts of the larger “Beverage and Tobacco Manufacturing” group. Since Beverage Manufacturing is included in the table, but Tobacco Manufacturing is not, Tobacco Manufacturing and all associated subcategories are prohibited.

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
a	Food Manufacturing with the exception of Animal Food Manufacturing, Animal Slaughtering and Processing, Seafood Product Preparation and Processing, Bread and Bakery Product Manufacturing and Cookie, Cracker, and Pasta Manufacturing	311 (with the exception of 31111, 31161, 31171 31181, 31182)						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
b	Bread and Bakery Product Manufacturing or Cookie, Cracker, and Pasta Manufacturing	31181, 31182						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 GFA		X	X	A	A	A	
c	Beverage Manufacturing as a principal use	3121 (with the stipulation of being a principal use)						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	SPZ	SPZ	
d	Broadwoven Fabric Mills, Narrow Fabric Mills, Nonwoven Fabric Mills, Broadwoven Fabric and Finishing Mills, Textile and Fabric Finishing (except Broadwoven Fabric) Mills, and Fabric Coating Mills	313210, 313221, 313230, 313311, 313312, 313320						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 Products Mills	314						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 GFA		X	X	SPZ	SPZ	SPZ	
f	Apparel Manufacturing	315						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 GFA		X	SPZ	A	A	A	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
g	Leather and Allied Product Manufacturing with the exception of Leather and Hide Tanning Finishing	316 (with the exception of 3161)						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 GFA		X	SPZ	SPZ	SPZ	SPZ	
h	Veneer Plywood and Engineered Wood Manufacturing, Millwork, and Wood Container and Pallet Manufacturing	32121, 32191, 32192						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	SPZ	A	A	
	Greater than 20,000 square feet GFA		X	SPZ	SPZ	SPZ	SPZ	
i	Manufactured Home (Mobile Home) and Prefabricated Wood Building Manufacturing	321991, 321992						4
	Less than or equal to 5,000 square feet GFA		X	SPZ	SPZ	SPZ	SPZ	
	Greater than 5,000 square feet GFA		X	X	SPZ	SPZ	SPZ	
j	All Other Miscellaneous Wood Product Manufacturing as further defined in Section 14 of this Bylaw	321999 (with the stipulation of definition in Section 14)						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	SPZ	A	A	
	Greater than 20,000 square feet GFA		X	SPZ	SPZ	SPZ	SPZ	
k	Paper (except Newsprint) Mills	322121						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	SPZ	SPZ	SPZ	
	Greater than 20,000 square feet GFA		X	SPZ	SPZ	SPZ	SPZ	
l	Paperboard Container Manufacturing and Stationery Product Manufacturing	32221, 32223						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	SPZ	SPZ	SPZ	
	Greater than 20,000 square feet GFA		X	SPZ	SPZ	SPZ	SPZ	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
m	Coated and Laminated Paper Manufacturing and All Other Converted Paper Product Manufacturing	322222, 322299						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	SPZ	SPZ	SPZ	
	Greater than 20,000 square feet GFA		X	SPZ	SPZ	SPZ	SPZ	
n	Printing and Related Support Activities with the exception of Quick Printing and Digital Printing	323 (with the exception of 323114, 323115)						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, 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	
o	Quick Printing and Digital Printing	323114, 323115						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 GFA		X	A	A	A	A	
p	Noncellulosic Organic Fiber Manufacturing	325222						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	
q	Pharmaceutical and Medicine Manufacturing with the exception of uses that exceed Biosafety Level 2 as defined by the Centers for Disease Control and Prevention and further defined within Section 14 of this Bylaw	3254 (with the stipulation of not exceeding Biosafety Level 2 as defined in Section 14)						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
r	Soap and Other Detergent Manufacturing as further defined in Section 14 of the Zoning Bylaw	325611 (with the stipulation of definition in Section 14)						4
	Less than or equal to 5,000 square feet GFA		A	A	A	A	A	
	Greater than 5,000 square feet GFA		X	X	X	X	X	
s	Plastics and Rubber Products Manufacturing with the exception of Tire Manufacturing	326 (with the exception of 32621)						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	
t	Nonmetallic Mineral Product Manufacturing with the exception of Nonclay Refractory Manufacturing, Ground or Treated Mineral and Earth Manufacturing, and Mineral Wool Manufacturing	327 (with the exception of 327125, 327992)						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, 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	
u	Fabricated Metal Product Manufacturing with the exception of Powder Metallurgy Part Manufacturing, Coating, Engraving, Heat Treating and Allied Activities, Small Arms Ammunition Manufacturing, Ammunition (except Small Arms) Manufacturing, Small Arms Manufacturing), and Other Ordnance and Accessories Manufacturing	332 (with the exception of 332117, 3328, 332992, 332992, 332993, 332994, 332995)						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	SPZ	SPZ	SPZ	
v	Machinery Manufacturing	333						4
	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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
w	Computer and Electronic Product Manufacturing	334						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	SPZ	A	A	
x	Electrical Equipment, Appliance and Component Manufacturing with the exception of Other Electrical Equipment and Component Manufacturing	335 (with the exception of 3359)						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	
y	Other Electrical Equipment and Component Manufacturing as further defined in Section 14 of this Bylaw with the exception of Battery Manufacturing	3359 (with the exception of 33591)						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	
z	Motor Vehicle Body and Trailer Manufacturing	3362						4
	Less than or equal to 20,000 square feet GFA		X	X	A	A	A	
	Greater than 20,000 but less than or equal to 50,000 square feet GFA		X	X	SPZ	A	A	
	Greater than 50,000 square feet		X	X	SPZ	SPZ	SPZ	
aa	Motor Vehicle Parts Manufacturing	3363						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	X	SPZ	SPZ	SPZ	
	Greater than 50,000 square feet		X	X	SPZ	SPZ	SPZ	
bb	Aerospace Product and Parts Manufacturing	3364						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
cc	Furniture and Related Product Manufacturing	337						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	SPZ	SPZ	SPZ	
dd	Medical Equipment and Supplies Manufacturing	33911						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	
ee	Sporting and Athletic Goods Manufacturing	33992						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	
ff	Doll, Toy and Game Manufacturing	33993						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	
gg	Office Supplies (except Paper) Manufacturing	33994						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	
hh	Sign Manufacturing	33995						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	
ii	All Other Miscellaneous Manufacturing	33999						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
ii	All Other Miscellaneous Manufacturing	33999						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	
jj	Merchant Wholesalers, Durable Goods with the exception of Coal and Other Mineral and Ore Merchant Wholesalers, and Miscellaneous Durable Goods Merchant Wholesalers	423 (with the exception of 42352, 4239)						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	
kk	Miscellaneous Durable Goods Merchant Wholesalers with as further defined in Section 14 of this Bylaw the exception of Recyclable Material Merchant Wholesalers	4239 (with the exception of 42393 and with the stipulation of definition in Section 14)						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	

	USE DESCRIPTION	NAICS CODE	CBD	B	HB	LM	IND	PARKING CODE
II	Merchant Wholesalers, Nondurable Goods with the exception of Drugs and Druggists' Sundries Merchant Wholesalers, Poultry and Poultry Product Merchant Wholesalers, Fish and Seafood Merchant Wholesalers, Meat and Meat Product Merchant Wholesalers, Livestock Merchant Wholesalers, Other Farm Product Raw Material Merchant Wholesalers, Other Chemical and Allied Products Merchant Wholesalers, Petroleum and Petroleum Products Merchant Wholesalers, Farm Supplies Merchant Wholesalers, Tobacco and Tobacco Product Merchant Wholesalers, and Paint Varnish and Supplies Merchant Wholesalers	424 (with the exception of 4242, 42444, 42446, 42447, 42452, 42459, 42469, 4247, 42491, 42494, 42495)						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	
mm	Drugs and Druggists' Sundries Merchant Wholesalers, and Tobacco and Tobacco Product Merchant Wholesalers	42421, 42494						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	
nn	Wholesale Electronic Markets and Agents and Brokers	425						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.

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
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. ⁽¹⁾	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. ⁽²⁾	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.	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.	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. ⁽³⁾	SPZ	SPZ	SPZ	SPZ	A	SPP	SPZ	SPZ	A	A	6

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
j	Outdoor storage of products, materials, parts or other components customarily associated with a business or wholesale/industrial use. ⁽³⁾	X	X	X	X	X	SPP	SPZ	A	A	A	6
k	Outdoor display of products, wares or goods that may be purchased or rented as part of a business operation.	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. ⁽³⁾	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. ⁽⁴⁾	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. ⁽⁵⁾	X	X	X	X	X	A	A	A	A	A	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) Such outdoor storage or display shall not occur in the front yard setback.
- (4) 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.
- (5) 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 is also subject to a license application review by the Board of Selectmen.

Commentary: The following amendment is being proposed for Section 5-C of the Walpole Zoning Bylaw to reflect the proposed changes to the Use Table.

5-C. ENCLOSURE OF USES

In a non-residential district, all uses permitted as of right or permissible by Special Permit, and all uses accessory thereto, shall be conducted within a completely enclosed building except the following.

- A. The dispensing of food, beverages or goods at a drive-in or stand where authorized.
- B. Accessory outdoor dining areas, where authorized.
- C. The dispensing of fuels, lubricants or fluids at a garage or service station where authorized.
- D. Plants growing in the soil.
- E. Automobile parking lots.
- F. Exterior signs as hereinafter permitted.
- G. Exterior lights, if so arranged as to reflect away from streets and from any adjacent premises located in residential districts.
- H. The uses described in lines “a” and “b” of 1. AGRICULTURAL: of Table 5-B.1 Use Table.
- I. The uses described in lines “i”, “j”, “k”, “l”, “n”, “o”, “p”, “q”, “r”, and “s” of 2. PUBLIC, SEMI-PUBLIC/INSTITUTIONAL of Table 5-B.1 Use Table.
- J. The open display of goods, products, materials or equipment accessory to a permitted main use as heretofore permitted (refer to lines “c”, “d”, “e”, “g”, “h”, “i”, “j”, “k”, “l”, “m”, and “q” of 6. ACCESSORY USES: of Table 5-B.1 Use Table.
- K. The uses described in Section 5.D. EXCAVATION OR FILLING OF EARTH and Section 5.E. EARTH REMOVAL.

REQUIRED DEFINITIONS

Adult Day Care Facility: A facility that provides an organized program during the day in a community group setting to support an adult's personal independence and promote their social, physical, and emotional well-being. The program is intended to maintain and care for functionally impaired adults in the community and to prevent or delay institutionalization. The period of care in these institutions is for a portion of a 24-hour day and not designed for permanent or overnight care.

Agricultural Use: Farming in all of its branches and the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural, aquacultural, floricultural or horticultural commodities, the growing and harvesting of forest products upon forest land, the raising of livestock including horses, the keeping of horses as a commercial enterprise, the keeping and raising of poultry, swine, cattle and other domesticated animals used for food purposes, bees, fur-bearing animals, and any forestry or lumbering operations, performed by a farmer, who is hereby defined as one engaged in agriculture or farming as herein defined, or on a farm as an incident to or in conjunction with such farming operations, including preparations for market, delivery to storage or to market or to carriers for transportation to market.

All Other Miscellaneous Waste Management Services: Includes all uses defined within NAICS 2007 code 562998 with the exception of the following uses: Portable toilet pumping (i.e., cleaning) services, Portable toilet renting and/or servicing, Pumping (i.e., cleaning) portable toilets, and Toilet renting and/or servicing, portable.

All Other Miscellaneous Wood Product Manufacturing: Includes all uses defined within NAICS 2007 code 321999 with the exception of the following uses: Burnt wood articles manufacturing.

Arcade Machine: Any electric or electronic game, generally free-standing, (e.g., pinball, video game, "claw" machine, etc.) that provides amusement, enjoyment, or entertainment and which may be operated by insertion of a coin or token or through some other form of payment.

Biosafety Level 1: Practices, safety equipment, and facility design and construction that are appropriate for undergraduate and secondary educational training and teaching laboratories, and for other laboratories in which work is done with defined and characterized strains of viable microorganisms not known to consistently cause disease in healthy adult humans. *Bacillus subtilis*, *Naegleria grube ri*, infectious canine hepatitis virus, and exempt organisms under the NIH Recombinant DNA Guidelines are representative of microorganisms meeting these criteria. Many agents not ordinarily associated with disease processes in humans are, however, opportunistic pathogens and may cause infection in the young, the aged, and immunodeficient or immunosuppressed individuals. Vaccine strains that have undergone multiple in vivo passages should not be considered avirulent simply because they are vaccine strains. Biosafety Level 1 represents a basic level of containment that relies on standard microbiological practices with no special primary or secondary barriers recommended, other than a sink for handwashing.

Biosafety Level 2: Practices, equipment, and facility design and construction are applicable to clinical, diagnostic, teaching, and other laboratories in which work is done with the broad spectrum of indigenous moderate-risk agents that are present in the community and associated with human disease of varying severity. With good microbiological techniques, these agents can be used safely in activities conducted on the open bench, provided the potential for producing splashes or aerosols is low. Hepatitis B virus, HIV, the salmonellae, and Toxoplasma spp. are representative of microorganisms assigned to this containment level. Biosafety Level 2 is appropriate when work is done with any human-derived blood, body fluids, tissues, or primary human cell lines where the presence of an infectious agent may be unknown. (Laboratory personnel working with human-derived materials should refer to the OSHA Bloodborne Pathogen Standard², for specific required precautions.) Primary hazards to personnel working with these agents relate to accidental percutaneous or mucous membrane exposures, or ingestion of infectious materials. Extreme caution should be taken with contaminated needles or sharp instruments. Even though organisms routinely manipulated at Biosafety Level 2 are not known to be transmissible by the aerosol route, procedures with aerosol or high splash potential that may increase the risk of such personnel exposure must be conducted in primary containment equipment, or in devices such as a BSC or safety centrifuge cups. Other primary barriers should be used as appropriate, such as splash shields, face protection, gowns, and gloves. Secondary barriers such as handwashing sinks and waste decontamination facilities must be available to reduce potential environmental contamination.

Cemetery: Land used or intended to be used only for the burial of humans and dedicated for cemetery purposes including columbariums, crematoriums, mausoleums, and funeral establishments, when operated in conjunction with and within the boundary of such cemetery.

Customary Home Occupation: Use of a room or rooms in a dwelling by permanent residents for the practice of a customary home occupation, provided that such practice does not involve (a) sale of articles not produced on the premises; (b) outdoor storage or display; (c) alteration of the residential character of the premises; (d) noise, heat, vibration or other objectionable effects discernible at the property line; or (e) the employment of more than one person not a member of the resident family.

Drive Through Facility: Any outdoor service associated with a business establishment that is specifically designed to allow a customer to interface with a machine or employee while in an automobile for the purposes of doing business at that establishment.

Essential Utility Services: Services provided by public utility or governmental agencies through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply or disposal systems whether underground or overhead. Facilities necessary for the provision of essential services include poles, wires, drains sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith. Power generating facilities are not included within this definition. Specifically excluded from this definition are office and administrative buildings necessary for the furnishing of adequate service by such public utility or governmental agencies for the public health, safety, or general welfare.

Fleet Vehicle: A vehicle specifically designated as part of a business, industrial, wholesale or public use, whether or not said vehicle is for sale or an integral part of operations.

Mixed-Use: A mixed-use building is a building that contains nonresidential or hotel uses that are permitted in the zoning district and located on the first floor. The upper floor(s) of the building may contain those same uses as the first floor as well as one (1) or more residential units. Where applicable, the dimensional requirements in a mixed-use building shall be governed by the first-floor use of the building.

Miscellaneous Durable Merchant Wholesalers: Includes all uses defined within NAICS 2007 code 4239 with the exception of the following uses: Ammunition (except sporting) merchant wholesalers, Ordnance and accessories merchant wholesalers.

Miscellaneous Store Retailers: Includes all uses defined within NAICS 2007 code 453 with the exception of the following uses: Fireworks shops (i.e., permanent location).

Office of a Business engaged in Construction of Buildings and Heavy and Civil Engineering Construction: For the purposes of the Use Table, this use shall be strictly limited to any administrative office use associated with NAICS 2007 codes 236 and 237. This use shall not be interpreted to allow construction activities for any use that is otherwise not permitted within the Use Table of this Bylaw.

Other Amusement and Recreation Industries: Includes the following indoor recreation uses: Archery ranges; Ballrooms; Billiard or Pool rooms/parlors; Bridge clubs, recreational; Concession operators, amusement device (except gambling) and ride; Curling facilities; Dance halls; Ping pong parlors; Recreational camps without accommodations; Recreational day camps; Recreational and Amateur sports teams and leagues; Sports clubs, teams and leagues, recreational or youth.

Other Support Services: Includes all uses defined within NAICS 2007 code 5619 with the exception of the following uses: Bottle Exchanges.

Rooming House: A building with not more than four guest rooms where lodging and table board may provided for compensation pursuant to previous arrangements, but not open to public or overnight guests.

Septic Tank and Related Services: Includes all uses defined within NAICS 2007 code 562991 with the exception of the following uses: Sewer cleaning and rodding services, and Sewer cleanout services.

Soap and Other Detergent Manufacturing: The manufacturing of soap products as listed within the NAICS 2007 code 325611 but strictly limited to Bar Soap and Hand Soap manufacturing.