

## **Phase 2 Zoning Bylaw Rewrite – Land Use Table**

The 21 pages attached to this introduction comprise the first complete draft of the Zoning Bylaw Rewrite Phase 2: the revision and update to the uses allowed in the various zoning districts in the Town of Walpole. The draft revised Land Use Table follows the same format as the existing Land Use Table, where the use categories listed on the left of the table are headed by the different use districts on the top of the table, and the right-hand column refers to parking requirements for each use. The text below provides excerpts from other sections of the Zoning Bylaw that will help the reader better understand some of the acronyms and codes included in the Land Use Table:

### **Description, Purpose of Districts**

- A. Residential/Public Districts. Each of the residential and public districts is intended to secure for residents a pleasant environment retaining as many natural features as possible and secure from the intrusion of incompatible and disruptive activities that belong in other zoning districts.
- (1) R - Rural Resident Districts: The primary purpose of this district is to provide an area for agriculture, open space, and lower density, single-family residential land use.
  - (2) RA - Residence A District: The primary purpose of this district is to provide an area for medium low density and single-family residential land use.
  - (3) RB - Residence B District: The primary purpose of this district is to provide an area for medium density and single-family residential land use.
  - (4) GR - General Residence District: The purpose of this district is to provide an area for high density, single and multifamily residential land use, public, semi-public, institutional and recreational uses and professional offices compatible with low density, residential land uses, and to provide a transition area between single family residential and commercial or industrial land uses.
  - (5) PSRC - Park, School, Recreation, and Conservation District. The purpose of this district is to provide for areas supporting low density municipal, educational, and recreational use.
- B. Commercial Districts. The following Commercial Districts are established to provide for a range of goods, services, and places of employment appropriate to support the needs of the inhabitants of the Town, and to provide for an economic base to share the cost of municipal services, all in a manner that protects and enhances the health, safety, and general welfare of the Town's inhabitants.
- (1) B - Business District: The purpose of this district is to accommodate a wide range of retail, office, and service uses.

- (2) CBD - Central Business District: The purpose of this district is to provide for a center of business activity accessible by pedestrian travel, to provide a center for municipal and cultural activities, and to act as a landmark and symbol of the Town.
- (3) HB - Highway Business District: The purpose of this district is to provide for retail, office, research and development, assembly, and manufacturing uses and all accessory uses related to said uses consistent with uses along a major regional highway, and all related accessory uses.
- (4) LM - Limited Manufacturing District: The purpose of this district is to provide an area for low-density wholesale and unobtrusive manufacturing uses.
- (5) IND - Industrial District: The purpose of this district is to provide an area for general manufacturing and wholesale uses.

### **Basic Requirements [Uses]**

- A. No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part for any purpose other than for one or more of the uses hereinafter set forth in Section 5-B as permitted in the district in which such building, structure or land is located, or set forth in Section 5-B as permissible by Special Permit in said district and so authorized in accordance with the following notations:
  - A - Use permitted as a matter of right;
  - SPZ - Use allowed as an exception under Special Permit as defined by Massachusetts General Laws, Chapter 40A, Section 9, issued by the Board of Appeals as provided hereafter;
  - SPP - Use allowed as an exception under Special Permit as defined by Massachusetts General Laws, Chapter 40A, Section 9, issued by the Planning Board as provided hereafter; and
  - X - Use prohibited.

## Parking Requirements

The following minimum and, where applicable, maximum parking requirements shall be used to calculate a Baseline Parking Demand as prescribed in Section 8.3. Provision and design of parking spaces for people with disabilities shall conform to Massachusetts General Laws and Town of Walpole Bylaws.

**Table 8.3.1**

Parking Code	Requirements
1	two (2) parking spaces for each unit accommodated on the premises.
2	one (1) parking space for each sleeping room for single or double occupancy; or, where not divided into such rooms (as with a dormitory or ward), one space for each two (2) beds.
3	one (1) parking space for each four (4) seats; or, where benches are used, one (1) space for each eight (8) lineal feet of bench. Where no fixed seats are used, each twenty (20) square feet of public floor area shall equal one (1) seat.
4	a maximum of one (1) parking space for each two-hundred (200) square feet of gross floor area on the ground floor plus one (1) additional space for each four hundred (400) square feet of gross floor area on all other floors.  or, a minimum of one (1) parking space for each five hundred (500) square feet of gross floor area on the ground floor plus one (1) additional space for each one thousand (1,000) square feet of gross floor area on all other floors.
5	one (1) parking space for each one thousand (1,000) square feet of gross floor area on all floors.
6	adequate parking spaces to accommodate, under all normal conditions, the cars of occupants, employees, members, customers, clients and visitors to the premises at the discretion of the Building Inspector or applicable Special Permit Granting Authority.