

Table A: Table of Uses		Districts			
Uses		RR	GR	GB	HB
Residential Uses					
1	Single family dwelling	Y	Y	N	N
2	Two family dwelling	Y	Y	N	N
3	Open Space Communities as defined and in accordance with Mendon Zoning By-Laws, Section 3.04	Y	Y	N	N
4	Convalescent or nursing home as defined and in accordance with M.G.L. c. 111, sec. 71*	PB	PB	Y	Y
Accessory Uses – Residential					
5	Customary accessory uses such as private garages for not more than 3 vehicles, storage sheds, private tennis courts, and swimming pools *	Y	Y	PB	PB
6	The keeping of domestic livestock, principally for personal enjoyment or household use *	Y	Y	Y	N
7	Home occupations *	Y /PB	Y /PB	PB	PB
8	Bed and Breakfast *	PB	PB	PB	N
9	Non-exempt radio towers, and similar structures *	N	N	N	N
10	Portable storage containers*	Y	Y	Y	Y
Agricultural Uses					
11	Exempt commercial agriculture, aquaculture, silviculture, horticulture, floriculture, or viticulture on parcels of 5 acres or more that are either revenue producing or non-revenue producing, all as defined in and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3	Y	Y	Y	Y
12	Exempt commercial agricultural, aquaculture, silviculture, horticulture, floriculture, or viticulture uses on parcels that are 2 acres or more that generate at least \$1,000 per acre annually in revenue, all as defined in and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3	Y	Y	Y	Y
13	Exempt commercial facilities for the sale of produce, wine and dairy products, including greenhouses and/or farm stands on parcels 5 acres or more with retail sales June thru September, all as defined in and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3	Y	Y	Y	Y

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14	Exempt commercial facilities for the sale of produce, wine and dairy products, including greenhouses and/or farm stands on parcels 2 acres or more that generates at least \$1,000 per acre annually in revenue and with retail sales June thru September, all as defined in and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3	Y	Y	Y	Y
15	Non-exempt greenhouse or nursery, year round, with retail sales	N	PB	Y	Y
16	Farmer's Market *	Y	Y	Y	Y
17	Farm Stand, non-exempt	PB	PB	Y	Y
18	Exempt commercial riding stable on parcels more than 5 acres pursuant to, and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3; also subject and pursuant to M.G.L. c.111	Y	Y	Y	Y
19	Exempt commercial riding stable for commercial purposes on parcels 2 acres or more that generates at least \$1,000 per acre annually in revenue, pursuant to and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3; also subject and pursuant to M.G.L. c.111	Y	Y	Y	Y
20	Kennel *	N	PB	PB	N
21	Exempt commercial kennel on parcels five acres or more or two acres or more if the parcel generates at least \$1,000 per acre annually in revenue, pursuant to and subject to the qualifications for exemption set forth in M.G.L. c.40A, sec. 3 *	Y	Y	Y	Y
Institutional, Educational, and Municipal					
22	Municipal administration	PB	Y	Y	Y
23	Exempt religious or educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation as defined and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3	Y	Y	Y	Y
24	Exempt child care facility, as defined, and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3	Y	Y	Y	Y
25	Family child care home as defined and in accordance with M.G.L. c. 15D, sec. 1A *	PB	PB	PB	PB
26	Large family child care home as defined and in accordance with M.G.L. c. 15D, sec. 1A*	N	PB	PB	PB
27	Cemetery	PB	PB	N	N
28	Non-profit civic organizations, clubs, library, or museums	PB	PB	PB	N

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Business and Retail					
29	Retail stores, indoor sales only	N	N	Y	Y
30	Retail stores that may include fabrication and assembly	N	N	Y	Y
31	Wholesale business and storage provided there is no manufacturing or processing of materials	N	N	Y	Y
32	Building Materials Sales Room	N	N	Y	Y
33	Shopping center *	N	N	PB	PB
34	Craft Shop of artist, potter, sculptor, wood carver, or similar craftsman	N	PB	Y	N
35	Business and professional offices	N	PB	Y	Y
36	Bank or financial institution	N	N	Y	Y
37	Trade, professional or other school conducted as a private business	N	PB	Y	Y
38	Personal care services such as barber shops, beauty parlors and nail salons	N	N	Y	Y
39	Dry cleaning establishments limited to pick-up service	N	N	Y	Y
40	Restaurant or other establishment providing food and/or beverages within the building	N	N	Y	Y
41	Catering establishment	N	N	Y	Y
42	Motor vehicle service stations as defined and in accordance with Mendon Zoning By-Laws, Section 6.01	N	N	PB	PB
43	Motor vehicle repair, provided that all work is conducted within a completely enclosed building	N	N	PB	PB
44	Auto body shop, provided that all work is conducted within a completely enclosed building	N	N	PB	PB
45	Automobile dealership for sale, leasing and servicing of new and used automobiles	N	N	PB	PB
46	Automobile dealership, Class II License, as defined and in accordance with the Town of Mendon By-Laws, Chapter XI Section 10	N	N	PB	PB
47	Sale and rental of recreational vehicles	N	N	PB	PB

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48	Boat sales and rental including storage, maintenance and repair of boats	N	N	PB	PB
49	Heating oil sales and service	N	N	PB	PB
50	Funeral or undertaking establishment	N	N	PB	PB
51	Large Animal Hospital*	PB	PB	PB	PB
52	Veterinary hospital	N	PB	PB	PB
53	Hotel	N	N	PB	PB
54	Medical center for medical, dental, or clinical	N	N	PB	PB
55	Marina, only on land having direct access to open water	PB	PB	PB	PB
56	Any business and/or retail use permitted above by right in excess of 10,000 square feet of building area	N	N	PB	PB
56-1	Marijuana establishments, and medical marijuana treatment centers as defined and in accordance with Section 6.03 <i>inserted 11/21/18</i>	N	N	PB	PB
Industrial					
57	Light manufacturing or light assembly facility which may include the indoor display and sales of products manufactured or assembled on the premises	N	N	Y	Y
58	Hazardous Waste Facility*	N	N	N	N
59	Any industrial use permitted above by right in excess of 10,000 square feet building area	N	N	PB	PB
Recreational					
60	Indoor commercial entertainment such as theater, motion picture house, bowling alley, or other indoor amusement	N	N	PB	Y
61	Drive-in theater	N	N	Y	N
62	Golf course and /or country club	PB	PB	N	N
63	Golf driving range not accessory to golf course or country club	N	N	N	N
64	Playing fields, playground, swimming pool, tennis and basketball courts on municipal land	PB	PB	PB	PB
65	Adult Entertainment, as defined and in accordance with Mendon Zoning By-Laws Section 5.01; in the Adult Entertainment District Only	N	See Section 5.01 for permissible locations for this use, and permits required.		

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66	Any recreational use permitted above by right in excess of 10,000 square feet building area	N	PB	PB	PB
Utility					
67	<i>Use 67 Deleted and replaced with uses 67a-c below on 6/24/2016.</i>				
67a	Roof-mounted Accessory Residential and Accessory Non-Residential Solar Photovoltaic Facilities as defined and in accordance with the Mendon Zoning By-Laws, Section 6.02	Y	Y	Y	Y
67b	Ground-mounted Accessory Non-Residential and Accessory Residential Solar Photovoltaic Facilities as defined and in accordance with the Mendon Zoning By-Laws, Section 6.02	SPR	SPR	SPR	SPR
67c	Non-Accessory Solar Photovoltaic Facilities as defined and in accordance with the Mendon Zoning By-Laws, Section 6.02	SPR / PB	SPR / PB	SPR / PB	SPR / PB
Communication, Transportation					
68	Wireless Communications Facilities as defined and in accordance with Mendon Zoning By-Laws, Section 2.07	PB	PB	PB	PB
69	Exempt amateur radio towers as defined and in accordance with M.G.L. c.40A, sec.3 and Mendon Zoning By-Laws, Section 2.07 (d) (i) 4)	SPR	SPR	SPR	SPR
Accessory Uses – Non-Residential					
70	Retail uses such as cafeterias, snack bars, gift shops, and vending machines, for employee use only provided that any such use shall be wholly within the building and shall not be advertised or marketed by outside display, sign or otherwise.	PB	PB	Y	Y
71	Activities necessary in connection with scientific research or scientific development or related production accessory to activities permitted as a matter of right as specified in M.G.L. c. 40A, sec. 9 *	N	N	PB	PB
72	Drive thru windows for restaurants and food service establishments	N	N	PB	PB
73	Drive thru windows for other businesses	N	N	PB	PB
Miscellaneous Uses					
74	Earth removal as defined and in accordance with the Town of Mendon By-Laws, Chapter XIV	BOS	BOS	BOS	BOS