

APPENDIX A

Uses Permitted in Agriculture, Business, Industrial and Municipal Zoning Districts

Permitted uses in each zoning district are signified by the letter P. Other uses may be allowed as special uses pursuant to Chapter 11 of Title 5A of the Hebron Municipal Code.

USE	Ag	B-1	B-2	M-1	I-1	I-2	I-3
AGRICULTURE-BUSINESS							
Adult-Use Cannabis Craft Grower ¹			P				
Agricultural Implement Sales/Service					P	P	
Equestrian Facility					P	P	
Food Processing			P		P	P	
Nursery, Greenhouse					P	P	
Retail Sale of Farm Products		P	P		P	P	
Veterinary Clinic		P	P		P	P	
Kennel	S				S	S	
AUTOMOTIVE							
Automotive Sales/Service		P	P		P	P	
Boat Sales/Service		P			P	P	
Car Wash		P	P		P	P	
Garage: Auto, Truck or Bus		P			P	P	
Gas Station		P	P		P	P	
Taxicab Garage		P	P		P	P	
Truck and Trailer Rental		P			P	P	
Towing Operation and Auto Repair Shop (with indoor and outdoor storage of vehicles associated with such business operation)					S	S	
Trucking and Excavation business (with indoor and outdoor storage of vehicles and equipment used in conjunction with such business)					S	S	
COMMERCIAL RECREATION							
Billiard Hall		P	P				
Bowling Alley		P	P				
Club, Private		P	P				
Health Club		P	P		P	P	
Miniature Golf		P					
Skating Rink		P	P				
COMMERCIAL SERVICES							
Auction House		P	P		P	P	
Copy Shop		P	P				
Business Machine Repair		P	P		P	P	
Exterminating Service		P	P		P	P	
Furniture Repair and Refinishing		P	P		P	P	
Real Estate Office		P	P				
Self-Storage Facilities (excluding the storage of explosive materials)					S		
Outside Storage of Third Party Vehicles					S		
CONSTRUCTION							
Building Materials Sales		P	P		P	P	
Plumbing and Electrical Supplies		P	P		P	P	

USE	Ag	B-1	B-2	M-1	I-1	I-2	I-3
EDUCATION							
School, Public				P			
School, Private		P	P				
Day Care Center		P	P				
FINANCIAL							
Bank		P	P		P		
Credit Union		P	P		P		
Currency Exchange		P	P		P		
Pawn Shop		P	P		P		
FOOD SERVICE							
Restaurant		P	P		P	P	
Tavern		P	P				
Catering Service		P	P		P	P	
HEALTH CARE							
Doctor, Dentist, Chiropractic Office		P	P				
INDUSTRIAL SERVICE							
Laundry					P	P	
Warehouse					P	P	
Wholesale Distribution Outlet					P	P	
MANUFACTURING							
Assembly, Distribution of Products Produced Elsewhere					P	P	
Fabrication/Assembly of Wood, Plastic, Light Metal Products					P	P	
Fabrication/Assembly of Electrical or Electronic Products					P	P	
Fabrication/Assembly of Building Components, Furniture					P	P	
Fabrication/Assembly of Leather, Fabric Items					P	P	
OFFICES							
Business, Professional			P		P	P	
Bookkeeping, Employment, Engineering, Income Tax		P	P		P	P	
Insurance, Manufacturer's Representative, Real Estate, Stock-broker		P	P		P	P	
Ticket Broker, Title, Travel, Utility		P	P		P	P	
Executive, Administration or Union		P	P		P	P	
PERSONAL SERVICES							
Barber Shop, Beauty Shop		P	P				
Catalog Sales		P	P				
Laundry, Dry Cleaning		P	P		P	P	
Hotel, Motel		P	P				
Funeral Home		P	P				
Locksmith		P	P				
Photography Studio		P	P				
PUBLIC FACILITIES							
Armory, Armed Forces Training Center				P			
Ambulance Service, Garage				P			
Cemetery				P			
Band Shell				P			
Community Center				P			
Emergency Services				P			
Government Offices, Services, Garage, Storage				P			
Library				P			
Park, Playground				P			
Public School				P			
Post Office				P			

USE	Ag	B-1	B-2	M-1	I-1	I-2	I-3
Public Parking				P			
Public Utility Area				P			
Water Treatment Facility				P			
Water Storage Tank				P			
RELIGIOUS							
Church				P			
RETAIL SALES							
Adult-Use Cannabis Dispensing Organization			P				
Antique, Appliance, Art Gallery, Auto Parts		P	P				
Bait, Bakery, Bedding, Bicycle, Books & Periodicals		P	P				
Clock/Watch Sales & Service, Craft & Hobby		P	P				
Department, Discount, Drug, Dry Goods		P	P				
Floor Covering		P	P				
Grocery		P	P				
Hardware, Health Food, Hobby Household Furnishings		P	P				
Jewelry		P	P				
Leather Goods, Liquor		P	P				
Meat Market		P	P				
Paint and Wall Covering, Pet		P	P				
Sporting Goods		P	P				
Tobacco, Toy		P	P				

¹ No more than one Adult-Use Cannabis Craft Grower is permitted in the Village.

² No more than one Adult-Use Cannabis Dispensing Organization is permitted in the Village and such Adult-Use Cannabis Dispensing Organization must comply with the following:

1. Adult-Use Cannabis Dispensing Organization shall not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Adult-Use Cannabis Dispensing Organization shall not conduct any sales or distribution of cannabis other than as authorized by the Cannabis Regulation and Tax Act.
3. Adult-Use Cannabis Dispensing Organization shall file an affidavit with the Village affirming compliance with all requirements of the Cannabis Regulation and Tax Act on each anniversary of the date of adoption of any ordinance approving such conditional use.

Additional Requirements: An Adult-Use Cannabis Dispensing Organization shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the conditional use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the site design for an Adult-Use Cannabis Dispensing Organization and the site on which it is located, consistent with the requirements of the Cannabis Regulation and Tax Act.

Co-Location of Adult-Use Cannabis Dispensing Organization and Adult-Use Cannabis Craft Grower Center. The Village may approve the co-location of an Adult-Use Cannabis Dispensing Organization with an Adult-Use Cannabis Craft Grower Center, or both, subject to the provisions of the Cannabis Regulation and Tax Act and the applicable restrictions within the Village of Hebron Municipal Code. The co-located Adult-Use Cannabis Dispensing Organization and Adult-Use Cannabis Craft Grower Center shall be the sole use of the space.

The following methods of sale of cannabis by Adult-Use Cannabis Dispensing Organization are prohibited:

1. Drive-through windows;
2. Vending machines;

3. Transport of cannabis to residences or other locations where purchasers may be for delivery.

An Adult-Use Cannabis Dispensing Organization is only allowed to operate in accordance with the following requirements:

1. Operation is only allowed between 6:00 a.m. and 10:00 p.m. local time.
2. Operation is prohibited when video surveillance equipment is inoperative.
3. Operation is prohibited when point-of-sale equipment is inoperative.
4. Operation is prohibited when the state's cannabis electronic verification system is inoperative.
5. Operation is prohibited when there are fewer than two people working at any time within a dispensing organization.
6. With respect to the premises of an Adult-Use Cannabis Craft Grower or an Adult-Use Cannabis Dispensing Organization, no onsite or on premises consumption or use of cannabis is permitted.