

ORDINANCE NO. 21-04

AN ORDINANCE ENTITLED, AN ORDINANCE TO AMEND Chapter 5, “GENERAL DISTRICT PROVISIONS”; CHAPTER 6 “DISTRICT REGULATIONS”, SECTION II-6.009 “ALLOWED USES” [C/LI – COMMERCIAL/LIGHT INDUSTRIAL DISTRICT]; CHAPTER 10 “ADDITIONAL USE REGULATIONS”; AND CHAPTER 3, “DEFINITIONS”, ADOPTED BY ORDINANCE 21-04 AS AMENDED, OF THE ZONING ORDINANCE OF LAWRENCE COUNTY.

BE IT ORDAINED by the Board of County Commissioners of Lawrence County, South Dakota: that CHAPTER 6 “DISTRICT REGULATIONS,” adopted by Ordinance 21-04 on _____ day of _____, 2021 as amended, of the Zoning Ordinance of the Lawrence County be amended by adding the following Section in bold and underline font:

II-5.006 PROHIBITED USES

All uses and structures not specifically listed as a permitted use, special permitted use, or as a conditional use in a particular zoning district shall be prohibited in said district

BE IT ORDAINED by the Board of County Commissioners of Lawrence County, South Dakota: that CHAPTER 6 “DISTRICT REGULATIONS”, SECTION II-6.009 “ALLOWED USES” [C/LI – COMMERCIAL/LIGHT INDUSTRIAL DISTRICT], adopted by Ordinance 21-04 on _____ day of _____, 2021 as amended, of the Zoning Ordinance of Lawrence County be amended by adding language in bold and underline font:

31. Cannabis Dispensary (subject to Chapter 10 - II-10.013 “Additional Use Regulations”).

BE IT FURTHER ORDAINED by the Board of County Commissioners of Lawrence County, South Dakota: that that Chapter 10, II-10.013 “ADDITIONAL USE REGULATIONS” adopted by Ordinance 21-04 on _____ day of _____, 2021 as amended, of the Zoning Ordinance of Lawrence County be amended by adding the following Chapter in bold and underline font:

CHAPTER 10 - II 10.0013 CANNABIS DISPENSARIES.

1. Maximum Number of Cannabis Dispensaries.

- a. In the development and execution of these regulations, it is recognized that there are some uses which because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a potential deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area.
- b. The County shall allow (3) three cannabis dispensaries provided the time, place, and manner of said dispensary comply with this ordinance.

2. Required Separation Distances

- a. Must be located at least 1,000 feet from a single-family dwelling. This distance shall be measured in a straight line from the exterior walls of the building (or portion thereof in which medical cannabis establishment is conducted or proposed to be conducted), to the property line of the single-family dwelling.

- b. Must be located at least 1,000 feet from a public or private school. This distance shall be measured in a straight line from the exterior walls of the building (or portion thereof in which the medical cannabis establishment is conducted or proposed to be conducted), to the property line of the public or private school.
- c. Must be located at least 1,000 feet from a church. This distance shall be measured in a straight line from the exterior walls of the building (or portion thereof in which the medical cannabis establishment is conducted or proposed to be conducted), to the property line of the church.
- d. Must be located at least 1,000 feet from a public service facility. This distance shall be measured in a straight line from the exterior walls of the building (or portion thereof in which the medical cannabis establishment is conducted or proposed to be conducted), to the property line of the public service facility.
- e. Must be located at least 1,000 feet from a park. This distance shall be measured in a straight line from the exterior walls of the building (or portion thereof in which the medical cannabis establishment is conducted or proposed to be conducted), to the property line of the park.
- f. Must be located at least 1,000 feet from another medical cannabis establishment. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which each of the medical cannabis establishments are conducted or proposed to be conducted.
- g. Exemption from separation requirements. Any separation distance requirement, other than the State requirement from schools (1,000 feet), may be waived, provided:
 - i. The applicant provides documentation waiving the setback requirement from the title holder of the land benefiting from the separation.
- h. Prescribed separation/setback distances from certain existing uses are to be measured from the lot line of the property where the dispensary is proposed.

3. Other Locational Requirements

- a. Permanent or temporary dispensaries are prohibited in all other zoning districts and are not eligible for a home occupation use.
- b. It shall be unlawful to operate a dispensary in a building which contains a residence or a mixed-use building with commercial and residential uses.

4. Controlled Access - No cannabis establishment shall share premises with or permit access directly from another medical cannabis establishment, business that sells alcohol or tobacco, or, if allowed by law, other cannabis establishment.

5. Hours of operation:

- a. Cannabis dispensaries are allowed to be open between the hours of 8:00 am and 10:00 pm 7 days of the week.

6. Documentation of State Licensure.

- a. No cannabis dispensary shall acquire, possess, store, deliver, transfer, transport, supply or dispense cannabis, cannabis products, paraphernalia without providing documentation of licensure from the State of South Dakota.

7. The zoning official is authorized to issue permits (building/use) for cannabis dispensaries subject to following:

- a. Submission of a site plan containing the following:
 - i. Any information required for applicable building permit,

- ii. Ingress and egress plan
 - iii. Parking plan
 - iv. Lighting plan (including security lighting)
 - v. Screening/security fencing plan,
 - vi. Refuse plan;
 - vii. Hours of Operation;
 - viii. Any other information as lawfully may be required by the Zoning official to determine compliance with this ordinance
- b. Documentation of ability to meet setback/separation requirements.
 - c. Documentation of State Licensure.

8. All Cannabis Establishments are required to be constructed in conformance with the 2021 Edition of the International Building Code and International Fire Code.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Lawrence County, South Dakota: that CHAPTER 3, “DEFINITIONS” adopted by Ordinance 21-04 _____ day of _____, 2021, as amended, of the Zoning Ordinance of Lawrence County be amended by adding the following Definitions:

CANNABIS (or Marijuana): all parts of any plant of the genus cannabis, whether growing or not, in its natural and unaltered state, except for drying or curing and crushing or crumbling. The term includes an altered state of marijuana absorbed into the human body. The term does not include fiber produced from the mature stalks of such plant, or oil or cake made from the seeds of such plant. The term does not include the plant Cannabis sativa L. (hemp) and any part of that plant, including the seeds thereof and all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9 tetrahydrocannabinol concentration of not more than three-tenths of one percent on a dry weight basis.

CANNABIS CULTIVATION FACILITY: in addition to the definition in SDCL 34-20G-1, this term is further defined as a legally licensed entity that acquires, possesses, cultivates, delivers, transfers, transports, supplies, or sells cannabis and related supplies to a cannabis establishment.

CANNABIS DISPENSARY: in addition to the definition in SDCL 34-20G-1, this term is further defined as a legally licensed entity that acquires, possesses, stores, delivers, transfers, transports, sells, supplies, or dispenses cannabis, cannabis products, paraphernalia, or related supplies and educational materials.

CANNABIS ESTABLISHMENT: a cannabis cultivation facility, a cannabis testing facility, a cannabis product manufacturing facility, or a cannabis dispensary.

CANNABIS PRODUCT MANUFACTURING FACILITY: in addition to the definition in SDCL 34-20G-1, this term is further defined as a legally licensed entity that acquires, possesses, manufactures, delivers, transfers, transports, supplies, or sells cannabis products to a cannabis dispensary.

CANNABIS PRODUCTS: any concentrated cannabis, cannabis extracts, and products that are infused with cannabis or an extract thereof, and are intended for use or consumption by humans. The term includes edible cannabis products, beverages, topical products, ointments, oils, and tinctures.

CANNABIS TESTING FACILITY: in addition to the definition in SDCL 34-20G-1, this term is further defined as a legally licensed entity legally authorized to analyze the safety and potency of cannabis.

Passed and adopted this ___ day of September, 2021.

Richard D. Sleep
Chairperson
Lawrence County, SD

Brenda McGruder
Auditor
Lawrence County, SD