

NOTICE OF ADOPTION
TOWN OF OACOMA
ORDINANCE NO. 2021-03

AN ORDINANCE ENTITLED, AN ORDINANCE TO AMEND CHAPTER 12, SECTION 1203, PRINCIPAL PERMITTED USES AND STRUCTURES; CHAPTER 15, SUPPLEMENTARY DISTRICT REGULATIONS; AND CHAPTER 1, DEFINITIONS, ADOPTED BY ORDINANCE NO. 2004-03, AS AMENDED, OF THE ZONING ORDINANCE OF THE TOWN OF OACOMA, SD.

BE IT ORDAINED by the Board of Trustees of the Town of Oacoma, South Dakota: that CHAPTER 12 HIGHWAY COMMERCIAL DISTRICT (C-2), Section 1203 Principal Permitted Uses and Structures, adopted by Ordinance No. 2004-03 on June 21, 2004, as amended, of the Zoning Ordinance of the Town of Oacoma, SD be amended by adding language in bold and underline font:

Section 1203 Principal Permitted Uses and Structures.

34. Cannabis Dispensary (subject to Chapter 15, Section 1537).

BE IT FURTHER ORDAINED by the Board of Trustees of the Town of Oacoma, South Dakota: that CHAPTER 15, SUPPLEMENTARY DISTRICT REGULATIONS adopted by Ordinance No. 2004-03 on June 21, 2004, as amended, of the Zoning Ordinance of the Town of Oacoma, SD be amended by adding the following Section in bold and underline font:

Section 1537 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 Town of Oacoma, SD shall allow up to two (2) cannabis dispensaries provided the time, place, and manner of said dispensaries comply with this ordinance. The numerical limits on Cannabis Dispensaries may be altered at any time by resolution of the Board of Trustees of the Town.**

2. Required Separation Distances

- a. **A cannabis dispensary shall be located not less than one thousand (1,000) feet from a public or private school existing before the date of the cannabis dispensary application;**
- b. **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 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.
- c. Any dispensary located on property which abuts a residential district shall install an opaque fence at least six (6) feet but not exceeding eight (8) feet in height along any lot lines that abut the residential district.
- d. Any other requirements set by Town ordinance and Department regulations in regulating licensing for Cannabis Establishments.

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: Cannabis dispensaries are allowed to be open between the hours of 8:00 A.M. and 6:00 P.M. on Monday through Saturday except no cannabis dispensary shall be open on Thanksgiving Day or Christmas Day.

6. Documentation of State Licensure: 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; and

viii. Any other information as lawfully may be required by the Zoning official to determine compliance with this ordinance.

ix. Documentation of ability to meet setback/separation requirements.

x. Documentation of State Licensure.

xi. Documentation of compliance with all Department regulations regarding Cannabis Establishments.

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 Trustees of the Town of Oacoma, South Dakota: that CHAPTER 1, DEFINITIONS adopted by Ordinance No. 2004-03 on June 21, 2004, as amended, of the Zoning Ordinance of the Town of Oacoma, SD be amended by adding the following Definitions in bold and underline font:

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.

Department: the South Dakota Department of Health.

Passed and adopted this 7th day of September, 2021.

/s/Gary Dominiack

President, Board of Trustees

Town of Oacoma, SD

ATTEST:

/s/Valerie J. Moore, Finance Officer

Town of Oacoma, SD

(SEAL)

This ordinance shall become effective twenty days after publication of this notice in the official newspaper, thereby repealing all ordinances or parts thereof in conflict herewith unless a referendum in timely involved prior thereto.

First Reading: August 16, 2021

Second Reading: September 7, 2021

Date Adopted: September 7, 2021

Date Published: September 15, 2021

Effective Date: October 5, 2021

Published once on September 15, 2021 at a total cost of \$