

ORDINANCE NO. 2023-03

AN ORDINANCE ENTITLED, AN ORDINANCE ZONING CANNABIS ESTABLISHMENTS IN THE TOWN OF BUFFALO GAP, SOUTH DAKOTA.

BE IT ORDAINED by the TOWN BOARD of the TOWN of BUFFALO GAP, South Dakota:

2023-03.01. PROHIBITED USES:

1. All uses and structures not specifically listed as a permitted use, special permitted use, or as a conditional use shall be prohibited in the TOWN OF BUFFALO GAP.
2. The Town of Buffalo Gap will not license and prohibits the establishment of Cannabis Cultivation Facilities, Cannabis Product Manufacturing Facilities, and/or Cannabis Testing Facilities within the Town of Buffalo Gap.

2023-03.02. PERMITTED USES: 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 shall allow up to TWO (2) cannabis dispensaries provided the time, place, and manner of said dispensaries comply with this ordinance.

2. Required Separation Distances

- a. A cannabis dispensary shall be located not less than 1000 feet from a public or private school existing before the date of the cannabis dispensary application;
- b. A cannabis dispensary shall be located not less than 1000 feet from a CHURCH, PUBLIC PARK, LIBRARY, DAYCARE FACILITY existing before the date of the cannabis dispensary application;
- c. A cannabis dispensary shall be located not less than 100 feet from a RESIDENCE existing before the date of the cannabis dispensary application;
- d. 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.

e. 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 from 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.

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 10 a.m. and 6 p.m. Monday through Saturday.

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 Town Board 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. Sanitary sewer/septic plan meeting all federal, state and local laws, ordinances and regulations;

viii. Hours of Operation;

ix. Any other information as lawfully may be required by the Town Board 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.

2023-03.03. DEFINITIONS of the Zoning Ordinance are as follows:

1. 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.
2. 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.
3. 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.
4. Cannabis Establishment: a cannabis cultivation facility, a cannabis testing facility, a cannabis product manufacturing facility, or a cannabis dispensary.
5. 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.
6. 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.
7. 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.

Town Board President
Town of Buffalo Gap, South Dakota

Finance Officer
Town of Buffalo Gap, South Dakota

1st Reading: _____

2nd Reading: _____

Date Adopted: _____

Date Published: _____

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