

ORDINANCE NO. 1637

AN ORDINANCE ENTITLED, AN ORDINANCE TO AMEND SECTION. 17.113.02. PRINCIPAL PERMITTED USES. [HB – HIGHWAY BUSINESS ZONE]; ARTICLE IV, “SUPPLEMENTAL REGULATIONS; AND ARTICLE V, DEFINITIONS, ADOPTED BY ORDINANCE 1481, AS AMENDED, OF THE ZONING ORDINANCE OF THE CITY OF MADISON.

BE IT ORDAINED by the City Commission of the City of Madison, South Dakota: that ARTICLE II, “DISTRICT REGULATIONS,” adopted by Ordinance 1481 on 8-24-2009, as amended, of the Zoning Ordinance of the City of Madison be amended by adding the following Section in bold and underline font:

Section 17.10.04. 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 FURTHER ORDAINED by the City Commission of the City of Madison, South Dakota: that Section 17.113.02, “Principal Permitted Uses” [HB – Highway Business District, adopted by Ordinance 1481 on 8-24-2009, as amended, of the Zoning Ordinance of the City of Madison be amended by adding language in bold and underline font:

8. Cannabis Dispensary (subject to Section 17.37.07).

BE IT FURTHER ORDAINED by the City Commission of the City of Madison, South Dakota: that Article IV, “SUPPLEMENTAL REGULATIONS” adopted by Ordinance 1481 on 8-24-2009, as amended, of the Zoning Ordinance of the City of Madison be amended by adding the following Section in bold and underline font:

Section 17.37.07 CANNABIS ESTABLISHMENTS.

1. Maximum Number of Cannabis Establishments.

- 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 City of Madison shall allow two cannabis establishments provided the time, place, and manner of said establishment comply with this ordinance.**
- c. **No other cannabis establishments are permitted by the City of Madison unless mandated by statute, and then, in which case, the same zoning regulations set forth in this Ordinance No. 1637 shall apply to such cannabis establishment(s).**

2. Required Separation Distances

- a. **A cannabis dispensary shall be located not less than 1,000 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 500 feet from any residence or public park existing before the date of the cannabis dispensary application;**

- c. 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.
- d. 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.

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

5. Hours of operation:

- a. Cannabis dispensaries are allowed to be open between the hours of 9 a.m. and 7 p.m.

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 City Commission of the City of Madison, South Dakota: that Article V, “DEFINITIONS” adopted by Ordinance 1481 on 8-24-2009, as amended, of the Zoning Ordinance of the City of Madison 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.

Dated this 7th day of September, 2021.

CITY OF MADISON

/s/Marshall Dennert
Mayor

ATTEST: /s/Sonya Wilt
Finance Officer

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