

**HUTCHINSON COUNTY ZONING ORDINANCE NO. 2021-004**

**AN ORDINANCE TO AMEND**

**ARTICLE 5 “AGRICULTURAL DISTRICTS”, SECTION 507 “CONDITIONAL USES”;  
ARTICLE 6 “HIGH DENSITY RESIDENTIAL DISTRICTS, SECTION 607, “CONDITIONAL USES”;  
ARTICLE 7 “MEDIUM DENSITY RURAL RESIDENTIAL, SECTION 707 “CONDITIONAL USES”;  
ARTICLE 8 “RURAL COMMERCIAL DISTRICTS, SECTION 807, “CONDITIONAL USES”;  
ARTICLE 9 “HIGHWAY COMMERCIAL DISTRICTS, SECTION 907, “CONDITIONAL USES”;  
ARTICLE 10 “INDUSTRIAL DISTRICTS, SECTION 1007 “CONDITIONAL USES”;  
ARTICLE 14 “SUPPLEMENTARY DISTRICT REGULATIONS”; AND “DEFINITIONS”  
ADOPTED BY THE HUTCHINSON COUNTY ZONING BOARD, AS AMENDED.**

**BE IT ORDAINED** by the Board of County Commissioners of Hutchinson County, South Dakota that ARTICLE 5 “AGRICULTURAL DISTRICTS”, SECTION 507 adopted by the Hutchinson County Zoning Ordinance on April 4, 2000, as amended, be amended by adding the following in bold and underline font:

**Section 507      CONDITIONAL USES**

**34.      Cannabis Dispensary (subject to Article 14).**

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Hutchinson County, South Dakota that ARTICLE 6 “HIGH DENSITY RESIDENTIAL DISTRICTS, SECTION 607, “CONDITIONAL USES” adopted by the Hutchinson County Zoning Ordinance on April 4, 2000, as amended, be amended by adding the following in bold and underline font:

**Section 607      CONDITIONAL USES**

**17.      Cannabis Dispensary (subject to Article 14);**

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Hutchinson County, South Dakota that ARTICLE 7 “MEDIUM DENSITY RURAL RESIDENTIAL, SECTION 707 “CONDITIONAL USES”; adopted by the Hutchinson County Zoning Ordinance on April 4, 2000, as amended, be amended by adding the following in bold and underline font:

**Section 707      CONDITIONAL USES**

**11.      Cannabis Dispensary (subject to Article 14);**

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Hutchinson County, South Dakota that ARTICLE 8 “RURAL COMMERCIAL DISTRICTS, SECTION 807, “CONDITIONAL USES”; adopted by the Hutchinson County Zoning Ordinance on April 4, 2000, as amended, be amended by adding the following in bold and underline font:

**Section 807      CONDITIONAL USES**

**3.      Cannabis Dispensary (subject to Article 14);**

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Hutchinson County, South Dakota that ARTICLE 9 “HIGHWAY COMMERCIAL DISTRICTS, SECTION 907, “CONDITIONAL USES; adopted by the Hutchinson County Zoning Ordinance on April 4, 2000, as amended, be amended by adding the following in bold and underline font:

**Section 907    CONDITIONAL USES**

**5.    Cannabis Dispensary (subject to Article 14);**

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Hutchinson County, South Dakota that ARTICLE 10 “INDUSTRIAL DISTRICTS, SECTION 1007 “CONDITIONAL USES”; adopted by the Hutchinson County Zoning Ordinance on April 4, 2000, as amended, be amended by adding the following in bold and underline font:

**Section 1007    CONDITIONAL USES**

**3.    Cannabis Dispensary (subject to Article 14);**

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Hutchinson County, South Dakota: that ARTICLE 14, “SUPPLEMENTARY DISTRICT REGULATIONS” adopted by the Hutchinson County Zoning Ordinance on April 4, 2000, as amended, be amended by adding the following in bold and underline font:

**Section 1431    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 up to four (4) 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 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 churches, residences, public parks, libraries, daycare facilities, and other cannabis dispensaries 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 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 9:00 A.M. and 6:00 P.M. on Monday, Tuesday, Wednesday, Thursday, Friday, and 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 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 Hutchinson County, South Dakota: that “DEFINITIONS” adopted by the Hutchinson County Zoning Ordinance on April 4, 2000, as amended, be amended by adding the following in bold and underline font:

**Cannabis (or Marijuana): all parts of any plant of the genus cannabis, whether growing or not; the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of such plant or its seeds. The term does not include fiber produced from the mature stalks of the plant, or oil, or cake made from the seeds of the plant, or the resin when extracted from any part of the plant or cannabidiol in a drug product approved by the United States Food and Drug Administration. The term does not include the plant Cannabis sativa L. 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 \_\_\_\_\_, 2021.

HUTCHINSON COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
CURT ULMER – Chairman

ATTEST:

\_\_\_\_\_  
DIANE MURTHA  
Hutchinson County Auditor (SEAL)