



Morrisville

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Tobacco and/or Hemp

Use Restrictions Guide

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Background

- On July 9, 2024, the Morrisville Town Council approved text amendments to the Morrisville Unified Development Ordinance (UDO) related to the Tobacco and/or Hemp principal use.
- The regulations in this guide apply to retail establishments the main purpose of which is the sale of tobacco and/or THC products.

Use Definition

- The following definition for the Tobacco and/or Hemp use can be found in UDO Section 11.5, Terms and Uses Defined:
 - *A building, property, or activity, the principal use or purpose of which is the sale of any product that contains tobacco, nicotine, and/or a certain amount of THC. The use includes, but is not limited to, cigarettes, cigars, electronic cigarettes, electronic juice, all other vaping products, Delta 8, Delta 9, other THC products.*

Zoning District

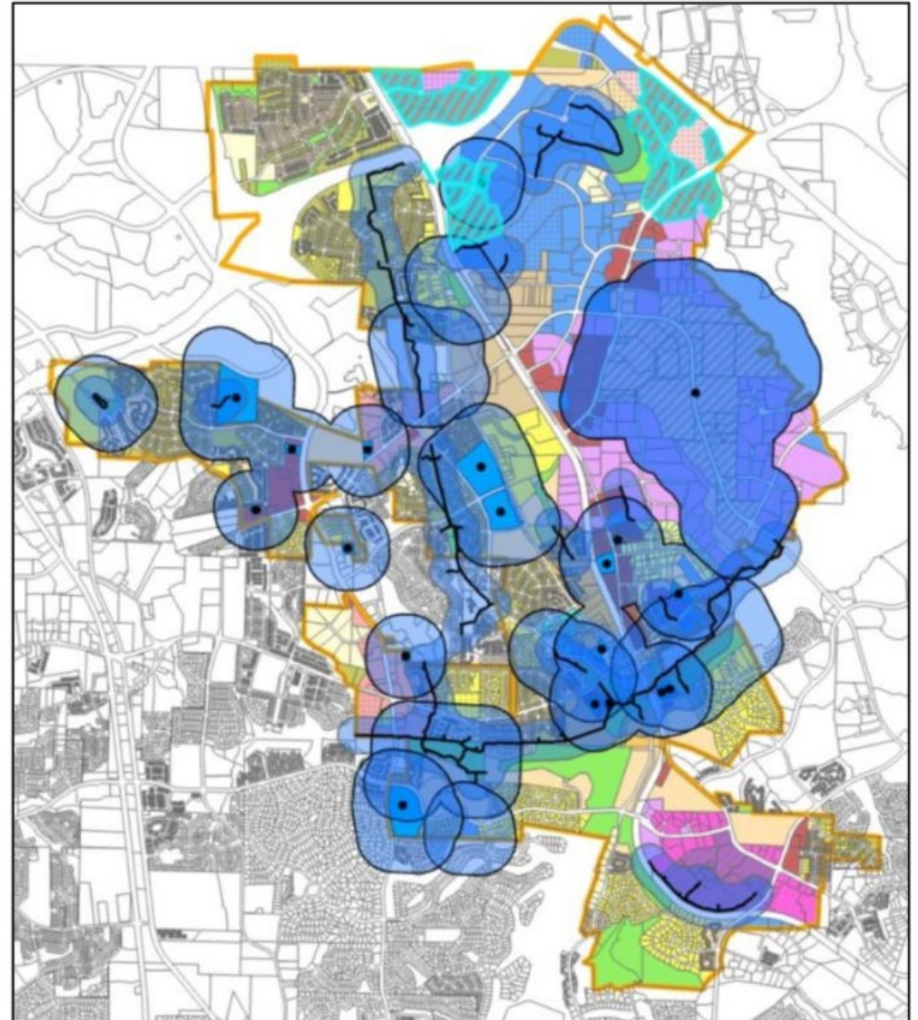
- In accordance with the UDO Principal Use Table 4.2.4, the Tobacco and/or Hemp use shall be permitted in the Regional Activity Center (RAC) zoning district only.
 - Additional information about the RAC zoning district can be found on the Zoning Map on the town website and in UDO Section 3.4.5.
- For existing Tobacco and/or Hemp establishments located outside of the RAC zoning district and were established (or permitted) prior to adoption of these amendments, see page 7 of this guide.

Use-Specific Standards

- The following Tobacco and/or Hemp use-specific standards can be found in UDO Section 4.2.5.E.6.b:
 - 1) The site of the establishment must be located at least 1000 feet—as measured in a straight line from property line to property line—from any public or private elementary school, middle school, high school, daycare facility, public park or recreation facility, place of worship, and/or any properties located within the Gateway Overlay (GO) zoning district.
 - 2) The site of the establishment must be located at least 1000 feet—as measured in a straight line from property line to property line—from the site of any other Tobacco and/or Hemp retail establishment that exists or has been permitted.

Buffer Map

- Tobacco and/or Hemp establishments shall be permitted in the RAC zoning district as long as it meets the distance requirements on the previous slide.
- The map to the right shows RAC in hatched light blue. The dark blue bubbles indicate a distance buffer from one of the uses mentioned in the use-specific standards on the previous slide.



Existing Establishments

- Existing Tobacco and/or Hemp retail establishments that are now considered nonconforming due to the adoption of this text amendment may continue to operate in the same location as long as they adhere to the regulations found in UDO Section 9.3, Nonconforming Uses.

Questions & Information

- If you have any questions or would like additional information, please contact the Morrisville Planning Department at (919) 463-6210 or visit morrisvillenc.gov/planning.