

Zoning Ordinance Amendment – Inpatient Substance Use Disorder Treatment Facility



Inpatient Substance Use Disorder Treatment Facility is use currently allowed by right in R-3, Medium Density Residential District per Section 10-3-48.3 (10),

- “Hospitals, convalescent or nursing homes, funeral homes, medical offices and professional offices as defined by article F.”

Inpatient Substance Use Disorder Treatment Facilities

Proposed New Term and Definition:

Inpatient substance use disorder treatment facility: A facility licensed by the Department of Behavioral Health and Developmental Services of the Commonwealth of Virginia that provides living, sleeping, and sanitation accommodation for substance use disorder treatment service delivered on a 24-hour per day basis in an alcohol or drug rehabilitation facility or an intermediate care facility.

- Proposed to be permitted only by SUP in the R-3, Medium Density Residential District and the B-2, General Business District.

Additional Proposed Zoning Ordinance Amendments

- Add definition for “hospital” and allow it by right within the B-2 district.
- Add definition and create a new use for “institutional care facility.”
- Add clarity and consistency with Virginia Code definitions by modifying the following existing ZO definitions: “Assisted Living Facility,” “Family,” “Nursing Home,” and “Professional Offices.”
- Change the term “Clinic” to “Medical clinic” and modify that definition and update in various zoning district regulations.
- Change the term “Medical offices” to “Medical clinic” in the R-3, Medium Density Residential District.

	R-1, R-2, R-4, R-8, UR	R-3, Medium	R-5	R-6 & R-7	UR with R-P overlay	MX-U & B-1A	B-1	B-2	M-1
Assisted living facility	-	by right	-	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	-	by right	-
Inpatient substance use disorder treatment facility	-	SUP	-	-	-	-	-	SUP	-
Institutional care facility	-	by right	-	-	-	-	-	-	-
Medical clinic	-	by right	SUP	by right	by right	by right	by right	by right	SUP
Professional office	-	by right	SUP	by right	by right	by right	by right	by right	SUP

Recommendation

Staff and Planning Commission (5-0) recommends approval of the Zoning Ordinance amendments.

