

DRAFT AMENDMENT

CHAPTER 86 - LAND DEVELOPMENT REGULATIONS (Retail Sales of Controlled Substances)

The purpose of the proposed amendment is to provide zoning and regulatory tools that balance public health and safety, economic opportunity, and community well-being while ensuring compliance with state and federal laws. It is essential to evaluate zoning and regulatory tools to responsibly manage the establishment of retail locations selling these products. Currently, local ordinances do not explicitly define or regulate these businesses, creating a need for clarity to ensure appropriate land-use planning and community compatibility. The draft amendment includes a proposed definition and zoning strategies for regulating the retail sale of controlled substances, including nicotine vapor products, hemp products intended for smoking, and other legally authorized substances. **THESE PROPOSED AMENDMENTS RELATE TO THE RETAIL SALES OF CONTROLLED SUBSTANCES APPLY THROUGHOUT ALL OF LOUISA COUNTY**; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

ARTICLE I. – GENERAL PROVISIONS

86-13 Definitions.

Retail Sales of Controlled Substances: The sale of legally authorized controlled substances directly to consumers, including but not limited to prescription medications, hemp products intended for consumption, a substance containing any percentage of controlled substances, and other regulated substances. This category includes pharmacies, dispensaries, and other authorized retail establishments but excludes alcohol, tobacco, and agricultural activity passive.

ARTICLE II. ZONING ORDINANCE AND MAPS

86-109 Matrix table.

Proposed Amendments to <u>Section 86-109 Use Matrix</u> to coordinate code sections based on the zoning district classification and whether the use is proposed as a permitted use, generally; or a permitted use with the issuance of a conditional use permit.																		
Defined Use	A-1 GAOD	A-2 GAOD	A-2 GAOD	R-1 GAOD	R-2 GAOD	R-2 GAOD	C-1 GAOD	C-2 GAOD	IND GAOD	I-1 GAOD	I-1 GAOD	I-2 GAOD	RD	PUD				
COMMERCIAL																		
<i>Retail sales of controlled substances.</i>	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	C	C	
The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109																		
B = Allowable by-right																		
B(R) = Allowable by-right (with restrictions)																		
C = Conditional use permit																		
X = Not allowable																		

86-206 Permitted uses with a conditional use permit (C-1)

COMMERCIAL

Retail sales of controlled substances

86-224 Permitted uses with a conditional use permit (C-2)

COMMERCIAL

Retail sales of controlled substances

86-296 Permitted uses with a conditional use permit (RD)

COMMERCIAL

Retail sales of controlled substances

86-312 Permitted uses with a conditional use permit (PUD)

COMMERCIAL

Retail sales of controlled substances

86-412 Permitted uses with a conditional use permit (C-1 GAOD)

COMMERCIAL

Retail sales of controlled substances

86-431 Permitted uses with a conditional use permit (C-2 GAOD)

COMMERCIAL

Retail sales of controlled substances

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed