

DRAFT AMENDMENT

CHAPTER 86 - LAND DEVELOPMENT REGULATIONS (Humanitarian Shelter)

The purpose of the proposed amendment is to provide zoning and regulatory provisions 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 operation of shelters within the County. The draft amendment includes a proposed definition and zoning strategies for regulating “Humanitarian Shelters.” **THESE PROPOSED AMENDMENTS 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.

***Emergency shelter.** A facility providing temporary housing for one or more individuals who are temporarily or permanently homeless.*

Humanitarian Shelter: a facility that provides temporary shelter and basic services to individuals or families, without requiring leases or occupancy agreements.

86-44. Reserved Conditional Use Permits for Humanitarian Shelters

In order to protect the health, safety, and general welfare of both shelter occupants and the surrounding community, the following minimum standards shall be required as part of any Conditional Use Permit (CUP) application for a Humanitarian Shelter. These items must be submitted with the application prior to consideration by the Planning Commission or Board of Supervisors to demonstrate responsible operations, minimize impacts on adjacent properties, and avoid undue burdens on County services.

- (a) Ancillary Use Consideration** - Humanitarian shelters are generally expected to operate as an ancillary or accessory use to an otherwise approved principal use. Stand-alone shelters may raise additional considerations and should be discussed with staff during the application process.
- (b) Continuous Supervision** – Applicants are encouraged to identify an authorized representative responsible for onsite supervision during all hours of shelter operation to help ensure safety and accountability.
- (c) Intake and Screening Requirements** - Shelter operators are asked to outline their intake process, including :
 - 1. Defined intake hours and protocols;
 - 2. Identification verification methods for all clients;
 - 3. Screening practices used to assess client suitability and ensure safe housing assignments;

4. A statement regarding the use of background checks, if applicable, including any criteria that may limit entry.

This policy must be submitted with the CUP application and updated upon any change in procedure.

- (d) On-Site Services and Partnerships – Provide information on any partnerships with qualified provider of supportive services (e.g., mental health, substance abuse, housing navigation). A brief written plan for service delivery and client referral assisting to demonstrate a supportive framework for clients.
- (e) Community Impact and Service Burden Statement - The CUP application shall include a narrative explaining how the shelter will:
 1. Avoid adverse impacts to surrounding properties and uses;
 2. Minimize or offset reliance on County or public services;
 3. Provide a responsible framework for managing shelter operations and resident behavior.
- (f) Good Neighbor Policy - The operator shall maintain a publicly available Good Neighbor Policy, including:
 1. A primary contact for community inquiries or complaints;
 2. Procedures for responding to concerns;
 3. Community outreach and education efforts.
- (g) Review and Enforcement - The Board of Supervisors may impose additional reasonable conditions to address site-specific impacts. Periodic reviews, compliance inspections, and reporting requirements may be included as CUP conditions.
- (h) Regulatory Compliance - All Humanitarian Shelters should demonstrate awareness of and intent to comply with applicable federal, state, and local laws, including but not limited to the Virginia Uniform Statewide Building Code (USBC), the Virginia State Fire Marshal, the Virginia Department of Health, the Americans with Disabilities Act (ADA), and any other relevant accessibility, life safety, or public health regulations.

ARTICLE II. ZONING ORDINANCE AND MAPS

86-109 Matrix table.

Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	RD	PUD
COMMERCIAL																				
<i>Emergency Shelter</i>	X	X	C	C	X	X	X	X	C	C	C	C	C	C	B	B	C	C	X	X
<i>Humanitarian Shelter</i>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	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																				

Sec. 86-136. - Permitted uses with a conditional use permit. (A-1)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-154. - Permitted uses with a conditional use permit. (A-2)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-171. - Permitted uses—With a conditional use permit. (R-1)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-189. - Permitted uses with a conditional use permit. (R-2)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

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

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

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

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-242. - Permitted uses with a conditional use permit. (IND)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-261. - Permitted uses with a conditional use permit. (I-1)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-279. - Permitted uses with a conditional use permit. (I-2)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

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

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

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

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-339. - Permitted uses with a conditional use permit. (A-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-359. - Permitted uses with a conditional use permit. (A-2 GAOD)

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-378. - Permitted uses with a conditional use permit. (R-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-394. - Permitted uses with a conditional use permit. (R-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

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

CIVIC

Emergency shelter

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-429. - Permitted uses—Generally. (C-2 GAOD)

CIVIC

Emergency shelter

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

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-447. - Permitted uses—Generally. (IND GAOD)

CIVIC

Emergency shelter

Sec. 86-449. - Permitted uses with a conditional use permit. (IND GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-465. - Permitted uses—Generally. (I-1 GAOD)

CIVIC

Emergency shelter

Sec. 86-467. - Permitted uses with a conditional use permit. (I-1 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

Sec. 86-484. - Permitted uses with a conditional use permit. (I-2 GAOD)

COMMERCIAL

Humanitarian shelter (Subject to the requirements of Section 86-44.)

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed