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DRAFT AMENDMENT

PLANNING COMMISSION WORK SESSION 061225

FINAL GROUP COMMENTS AFTER LEGAL REVIEW 07212025

PC PH EDITED 8142025

ADDITIONAL LEGAL REVIEW AND DRAFT UPDATE 06112026

CLEAN COPY FOR BOS PUBLIC HEARING

**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. **Religious assembly and Nonprofits may operate a humanitarian shelter for the duration of a State or Locally declared State of Emergency, without benefit of a conditional use permit.**

86-44.1 ~~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 Requirement - Humanitarian shelters are generally expected to operate and only be permitted 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.**

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- (b) Continuous Supervision - An identified authorized representative must be physically present and responsible for onsite supervision during all hours of shelter operation.**
- (c) Intake and Screening Requirements - Provide written documents for policy and procedures to include, but are not limited to:**
 - 1. Defined intake hours and protocol**
 - 2. Identification Verification Methods for all client's**
 - 3. Screening Practices used to assess client suitability and ensure safe housing assignments, including any criteria that may limit entry;**

These documents must be submitted with the CUP application and updated upon any change in procedure. Updated policies and/or procedures must be provided to the County for review prior to implementation. The Zoning Administrator will respond with a written determination within ninety (90) days of receipt of the request.
- (d) On-Site Services and Partnership - Provide information on any partnerships with a qualified provider of supportive services (e.g., mental health, substance abuse, housing navigation). A brief written plan for service delivery and client referral 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) 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.**

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ARTICLE II. ZONING ORDINANCE AND MAPS

86-109 Matrix table.

Proposed Amendments to Section 86-109 Use Matrix 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	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	B	C	B	C	B	X	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	
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)

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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

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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.)

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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.)

Draft CC (06122025); Updated LB From PC WS (06172025); PC PH (07102025); Legal Review (07122025); PC PH REC (08142025); Legal Review and Draft Update (06112026); BOS PH (07062026)

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TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed