



Text Amendment #2018-0005

Massage Establishments

Planning Commission
June 5, 2018

Staff Proposal for Massage Establishment Use

Allowing massage therapy in more zones as a permitted use and revising the definition of medical office to health profession office.

Massage Establishment Use Background

- 1997- The VA Board of Nursing began regulating massage therapy. Massage establishments required a full hearing SUP
- 2008- Massage therapy became an approved accessory use
- 2010- Massage establishments required an administrative SUP
- 2013- Alexandria Health Department stopped requiring local license
- 2013-today- 30 approved applications

Current Regulations

- Medical offices and massage establishments are currently allowed in nearly all commercial zones
 - Medical office by-right/ massage establishment by admin SUP
 - CL, CC, CSL, CG, CD, CD-X, OC, OCM50, OCM100, OCH, CRMU-L, CRMU-M, CRMU-H
 - Medical office allowed with restrictions or SUP
 - KR, Mt Vernon Overlay, NR, CRMU-X
 - Medical Office not allowed
 - CR, I

Proposed Changes

- Amend current medical office use definition as health profession office
- Technical clean up of language related to health professions
- Add state licensed health profession uses to health profession office definition
 - Massage therapy, physical therapy and nursing

Proposed Changes

- Permit massage establishment as by-right use in most commercial zones
- Amend industrial zone to allow health profession offices
- Amend CRMU-X to allow health profession offices
 - By-right on upper floors
 - With SUP on ground floor

Outreach

- Notification via city e-news service
- Del Ray Citizens Association – Land Use Committee – April 10
- Federation of Civic Associations – April 25 and May 30

Recommendation

Staff recommends INITIATION and APPROVAL of the text amendment.