

# Zoning Text Amendment

Healthcare Uses | ZTA2023-00002

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City Council  
April 15, 2023



*This presentation is subject to changes prior to hearing*



# Proposal

- City Council Resolution #3087 asked Planning and Zoning staff to ensure that abortion service providers would be permitted by-right in commercial and mixed-use zones
- Staff recommends amendments to the Zoning Ordinance's definitions of "health profession office" and "medical care facility"



# Health Profession Office

**A building or portion thereof with a gross floor area of 20,000 square feet or less used for medical, psychiatric, surgical,** ~~The use of space by individuals licensed in the Commonwealth of Virginia to practice medicine, dentistry, psychiatry, psychology, nursing, massage therapy,~~ **or physical therapy, abortion services** or other health-related **services** professions **primarily** on an outpatient basis.



# Medical Care Facility

**A buildings or portion thereof with a gross floor area greater than 20,000 square feet used for medical, psychiatric, surgical, massage or physical therapy, abortion services or other health-related services, under common ownership or control, primarily on an outpatient basis. This term shall not include a nursing or convalescent home or hospice or a continuum of care facility.** Any installation, place, building, or agency, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered for the prevention, diagnosis or treatment of human disease, pain, injury, deformity or physical condition, whether medical or surgical, of mentally or physically sick or injured persons, or for persons requiring or receiving medical, surgical or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled; including but not limited to emergency medical treatment, health professional office, medical laboratory, intermediate care facility, extended care facility, mental hospital, mental retardation facility, medical school, outpatient surgery centers, birthing, diagnostic imaging, radiation therapy, dialysis, medical/physical rehabilitation, trauma units, substance abuse outpatient or day programs and other related institutions and facilities, whether operated for profit or nonprofit, and whether privately owned or operated by a local government unit. This term shall not include housing for the elderly, nursing home or a facility which has as its primary purpose residential accommodation. Nothing in this definition is intended to interfere with or restrict the use of a dwelling unit by a family as that term is defined in this article, wherever such use is allowed in the zones.

# Conclusion

Planning Commission recommended approval

