

ORDINANCE 14-04

HEALTH SPAS IN OS, OFFICE SERVICE DISTRICT

Ordinance Amendment Report
PC Meeting Date: May 15, 2014



Executive Summary

AN ORDINANCE to amend the Hanover County Code, Zoning Ordinance, Section 26-140 to remove “Health Spa” from the list of conditional uses in the OS, Office Service District as that use is already allowed as a permitted use within the District.

Planning Analysis

This is a proposed amendment to the OS, Office Service Zoning District to correct a conflict within the district regulations. Specifically, Section 26-138 – Permitted Uses lists any use in the B-1, Neighborhood Business District as permitted. One of the uses within the B-1 District is Personal Service Establishment, the definition of which, among other uses, specifically references health spas.

The OS District also lists health spa among the uses requiring a Conditional Use Permit (Section 26-140). As such, the district regulations are in conflict. This amendment will eliminate health spa as a use requiring a conditional use permit. In the OS district such an amendment, if adopted, would clearly allow a health spa as a permitted use which is consistent with the provisions of Section 126 - 138 as it relates to permitted B-1 uses. The draft amendment was reviewed by the Community Development Committee on February 17, 2014, and the Board authorized the Planning Commission to hold a public hearing on Ordinance Amendment 14-04, Health Spas in OS, Office Service District during its April 23, 2014, meeting.

The attached draft Ordinance amendment incorporates the comments made by the Community Development Committee

Staff's Recommendation

A draft Ordinance is attached for the Planning Commission's consideration of the requested amendment. Staff recommends **APPROVAL** of draft Ordinance Amendment 14-04, Health Spas in OS, Office Service District.

DPM/sm/pn:ordinances

Attachments

- Blackline of Existing Ordinance