

MEMORANDUM

DATE: August 13, 2002  
 TO: The Board of Supervisors  
 FROM: Jill E. Schmidle, Senior Planner  
 SUBJECT: Case No. ZO-1-02. Adult Day Care Center

Staff is processing an amendment to add the use “adult day care center” to several additional zoning districts where it currently is not a permitted or specially permitted use. The Zoning Ordinance defines adult day care center as “a facility that provides care to adults during part of the day only and which includes personal supervision of the adults and promotes social, physical, and emotional well-being through companionship, self-education, and leisure time activities.”

The request was brought to staff’s attention by officials from Wellspring United Methodist Church, located on Longhill Road, who want to open an adult day care center. However, the property is zoned R-2, General Residential, which does not permit the use. Adult day care centers currently are permitted in business districts (LB, Limited Business; B-1, General Business; and PUD, Planned Unit Development) only. Staff does not support rezoning to a business district for Wellspring United Methodist Church since the church is surrounded by residentially zoned property and there is no other business zoning nearby.

In addition, while researching the zoning districts that permit adult day care centers, staff discovered inconsistencies where *child day care centers* are permitted (either by-right or with a special use permit) but adult day care centers are not permitted.

Below is a chart showing the districts where adult day care centers and child day care centers currently are permitted.

Existing Zoning Ordinance

	Child day care center	Adult day care center
A-1, General Agricultural	SUP	
R-1, Limited Residential	SUP	
R-2, General Residential	SUP	
R-5, Multi-Family Residential	By-right	
R-6, Low-Density Residential	SUP	
R-8, Rural Residential	SUP	
LB, Limited Business	By-right	By-right
B-1, General Business	By-right	By-right
M-1, Limited Business/Industrial	By-right	
PUD, Planned Unit Development	By-right	By-right

Staff finds that impacts generated by adult day care centers will be similar, if not fewer, than the impacts generated by child day care centers (such as traffic and noise). Staff also finds that with the growing retired and elderly population in the area, the demand for adult day care centers will increase. For these reasons, staff proposes the following ordinance amendments which would make the use “adult day care centers” consistent with the zoning of child day care centers. In chart form, staff proposes the use “adult day care centers” be permitted, either by-right or with a special use permit, in the following districts.

Proposed Ordinance Amendments

	<b>Child day care center</b>	<b>Adult day care center</b>
A-1, General Agricultural	SUP	<u><i>SUP</i></u>
R-1, Limited Residential	SUP	<u><i>SUP</i></u>
R-2, General Residential	SUP	<u><i>SUP</i></u>
R-5, Multi-Family Residential	By-right	<u><i>By-right</i></u>
R-6, Low-Density Residential	SUP	<u><i>SUP</i></u>
R-8, Rural Residential	SUP	<u><i>SUP</i></u>
LB, Limited Business	By-right	By-right
B-1, General Business	By-right	By-right
M-1, Limited Business/Industrial	By-right	<u><i>By-right</i></u>
PUD, Planned Unit Development	By-right	By-right

**RECOMMENDATION:**

On August 5, 2002, the Planning Commission voted 5-0 to approve the ordinance amendment. Staff finds the addition of the use adult day care center to the A-1, R-1, R-2, R-5, R-6, R-8, and M-1 zoning districts will serve a growing community need and allow the Zoning Ordinance to be more consistent with allowed uses.

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Jill E. Schmidle

CONCUR:

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O. Marvin Sowers, Jr.

JES/gb  
daycare.mem

Attachments:

1. Planning Commission minutes
2. Revised Ordinance