



## County of Prince George, Virginia

*“A welcoming community • Embracing its rural character • Focusing on its prosperous future”*

### Group Homes & Assisted Living Facilities

#### **Zoning Requirements based on the Code of Virginia (§ 15.2-2291):**

According to § 15.2-2291, a “Group Home” or an “Assisted Living Facility” must be treated the same as a single-family dwelling, and is therefore **permitted in any zoning district in which a single-family dwelling is permitted**. The code states that:

- A “Group Home” means a residential facility in which no more than eight individuals with mental illness, intellectual disability, or developmental disabilities reside, with one or more resident or nonresident staff persons.” The Department of Behavioral Health and Developmental Services is the licensing authority.
- An “Assisted living facility” means “a residential facility in which no more than eight aged, infirm or disabled persons reside, with one or more resident counselors or other staff persons.” The Department of Social Services is the licensing authority.
- “No conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage, or adoption shall be imposed on such facility.”

#### **Other regulatory requirements:**

- Register with the State Corporation Commission (SCC) as a legal entity, typically an LLC
- Meet Building Code requirements as confirmed by an updated Certificate of Occupancy
- Meet Health code requirements as enforced by the Virginia Department of Health (VDH) if the facility uses a private well or wastewater (septic) system
- Hold a license with either the Virginia Department of Behavioral Health and Developmental Services (DBHDS) for a group home or the Department of Social Services (DSS) for an assisted living facility
- Hold a Business License with Prince George County

#### **Process for Approval:**

- 1. Apply for a license with the relevant Commonwealth of Virginia regulatory authority.**  
Proceed as far as possible in the licensing process until zoning approval and/or a Certificate of Occupancy is required for approval.
- 2. Obtain an updated C.O. for the structure to be used as the desired type of facility.**  
Apply through the Prince George County Building Inspections office.
- 3. Submit a Professional Business Zoning Approval Form with attachments**  
This form is available on the County website (search for this term) or in person in the Prince George County Community Development office. Attachments:
  - Documentation of SCC registration
  - Documentation of progress toward DBHDS or DSS approval (such as a letter)
  - Documentation of VDH approval (if using well or septic, otherwise N/A)
  - Updated Certificate of Occupancy obtained from Building Inspections office
  - A copy of this sheet with checkboxes filled in
- 4. Obtain a Prince George County Business License**  
Apply through the Prince George County Commissioner of Revenue office. Zoning Approval is required in order to obtain the business license.