

Current UDC Regulations Regarding Animal Services and Animal Boarding

ANIMAL SERVICES DEFINITION (UDC 11.3.4.C)

The boarding, training, or grooming of animals, including short-term medical treatment. Typical uses include boarding kennels, dog training services, pet grooming shops, and veterinary clinics.

Animal Services comes under **Commercial Services Land Use Group with Land Use Class/Type**

1. RURAL AND SUBURBAN RESIDENTIAL ZONES (UDC 4.8.3 – Table 4.8-1)

SR (Suburban Ranch), SH (Suburban Homestead), RH (Rural Homestead), RX-1 (Residence), RX-2 (Residence)

A. General:

P. Permitted in – **SR, SH**

Use Specific Standards:

UDC 4.9.4.D.5 - The minimum perimeter yard for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 100 feet.

NOT Permitted in – **RH (Rural Homestead), RX-1, RX-2**

B. Commercial Kennel Only:

S [1]. Permitted as Special Exception Use – Mayor & Council SE Procedure – **RH**

Use Specific Standards:

UDC 4.9.4.D.6 - Buildings, shelters, animal runs, and fenced areas shall be setback at least 100 feet from any property line

UDC 4.9.13.1 - Rural Homestead Zone (RH) – Exception

Parcels of less than 180,000 square feet, recorded prior to December 1, 1985, conforming to the minimum parcel size requirements at the date of recording, are deemed non-conforming.

NOT permitted in – **SR, SH, RX-1, RX-2**

C. Veterinary Hospital Only:

P. Permitted in – **RH**

Use Specific Standards:

UDC 4.9.4.D.3 - The activity shall be within a completely enclosed building.

UDC 4.9.4.D.6 - Buildings, shelters, animal runs, and fenced areas shall be setback at least 100 feet from any property line.

UDC 4.9.13.1 - Rural Homestead Zone (RH) – Exception

Parcels of less than 180,000 square feet, recorded prior to December 1, 1985, conforming to the minimum parcel size requirements at the date of recording, are deemed non-conforming.

NOT permitted in – **SR, SH, RX-1, RX-2**

2. COMMERCIAL AND MIXED USE ZONES (UDC 4.8.6 – Table 4.8-4)

C-1 (Commercial), C-2 (Commercial), C-3 (Commercial), OCR-1 (Office/Commercial/Residential), OCR-2 (Office/Commercial Residential)

P. Permitted in – **C-1, C-2, C-3**

Use Specific Standards:

C-1:

UDC 4.9.4.D.1 - Overnight confinement for clinic treatment is permitted for a maximum of five animals.

UDC 4.9.4.D.2 - Boarding of animals is prohibited.

UDC 4.9.4.D.3 - The activity shall be within a completely enclosed building.

UDC 4.9.4.D.4 - An outpatient clinic is permitted for small animals only.

UDC 4.9.13.0 - C-1 Commercial Zone - General Restrictions

The following restrictions apply to all uses and development in this zone:

1. Drive-through services are prohibited except as follows.
 - a. Commercial Services and Retail Trade Uses may provide one drive-through lane.
 - b. Financial Services Use may provide two drive-through lanes and one Automated Teller Machine (ATM) service lane.
2. All land use activities shall be conducted entirely within an enclosed building unless specifically provided otherwise, except as follows:
 - a. Agricultural Use Group: Community Garden, Urban Farm, or any urban agriculture-related use;
 - b. Civic Use Group: Cemetery, Education Elementary & Secondary Schools;
 - c. Commercial Use Group: Commercial Recreation (except shooting ranges which must be located in an enclosed building), Medical Services, Extended Health Care;
 - d. Recreation Use Group: Golf Course, Parks and Recreation;
 - e. Retail Trade Use Group: Food and Beverage Sales (Farmers' Market only); and,
 - f. Vehicular use areas.

C-2:

UDC 4.9.4.D.1 - Overnight confinement for clinic treatment is permitted for a maximum of five animals.

UDC 4.9.4.D.2 - Boarding of animals is prohibited.

UDC 4.9.4.D.3 - The activity shall be within a completely enclosed building.

UDC 4.9.4.D.4 - An outpatient clinic is permitted for small animals only.

UDC 4.9.13.P - C-2 Commercial Zone - General Restrictions

1. Outdoor display of finished products for rent or sale at retail or wholesale is permitted, unless prohibited by a use-specific standard.
2. The land uses in the Commercial Services (except Automotive Service and Repair, Day Care Use; Medical Service, Extended Health Care; Transportation Services, Land Carrier; and Travelers' Accommodation, Lodging) Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building unless modified by Use Specific Standards.

C-3:

UDC 4.9.4.D.1 - Overnight confinement for clinic treatment is permitted for a maximum of five animals.

UDC 4.9.4.D.2 - Boarding of animals is prohibited.

UDC 4.9.4.D.3 - The activity shall be within a completely enclosed building.

UDC 4.9.4.D.4 - An outpatient clinic is permitted for small animals only.

OR

UDC 4.9.4.D.7 - The use shall be setback at least 200 feet from any residential zone.

NOT Permitted in – **OCR-1, OCR-2**

3. INDUSTRIAL USES (UDC 4.8.7 – Table 4.8.-5)

P-1 (Park Industrial), I-1 (Light Industrial), I-2 (Heavy Industrial)

P. Permitted in – **P-1, I-1, I-2**

Use Specific Standards:

P-1:

UDC 4.9.4.D.1 - Overnight confinement for clinic treatment is permitted for a maximum of five animals.

UDC 4.9.4.D.2 - Boarding of animals is prohibited.

UDC 4.9.4.D.3 - The activity shall be within a completely enclosed building.

UDC 4.9.4.D.4 - An outpatient clinic is permitted for small animals only.

UDC 4.9.13.P - C-2 Commercial Zone - General Restrictions

1. Outdoor display of finished products for rent or sale at retail or wholesale is permitted, unless prohibited by a use-specific standard.

2. The land uses in the Commercial Services (except Automotive Service and Repair, Day Care Use; Medical Service, Extended Health Care; Transportation Services, Land Carrier; and Travelers' Accommodation, Lodging) Industrial, Restricted Adult Activities, and Wholesaling Use Groups.

I-1, I-2:

UDC 4.9.13.Q - Park Industrial (P-I), Light Industrial (I-1), a Heavy Industrial (I-2) Zones - General Restrictions

1. The use, storage, or disposal of radioactive materials must be done in accordance with Section 4.9.5.F, Radioactive Material Restrictions.
2. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists.
3. The following special exception uses in the I-2 zone must be at least 300 feet from any non-industrial zone. Exception: the 300-foot setback is not required when the use of the non-industrial property is a railroad or freeway right-of-way:
 - a. Extraction;
 - b. Hazardous Material Manufacturing;
 - c. Perishable Goods Manufacturing;
 - d. Primary Manufacturing;
 - e. Refining; or,
 - f. Salvaging and Recycling.
4. Use must comply with the applicable standards of Section 4.9.5, Industrial Use Group.

3. SPECIAL USE ZONES (1) – OS, IR, P & RV (UDC 4.8.8 – Table 4.8-6)

OS (Open Space), IR (Institutional Reserve), P (Parking), RV (Recreational Vehicle)

Limited to Veterinary Hospital or Commercial Kennel

P. Permitted in – IR

Use Specific Standards:

UDC 4.9.4.D.5 - The minimum perimeter yard for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 100 feet.

UDC 4.9.13.H - Institutional Reserve Zone (IR)- Exception

Parcels of less than 36 acres, recorded prior to December 1, 1985, conforming to the minimum lot size requirements in effect on the date of recording, are deemed non-conforming.

NOT permitted in - OS, P, RV

4. SPECIAL USE ZONES (2) – NC, RVC & MU

NC (Neighborhood Commercial), RVC (Rural Village Center), MU (Mixed Use)

S [2]. Permitted as Special Exception Use – Zoning Examiner SE procedure – **MU**

Use Specific Standards:

UDC 4.9.5.C.6 - Manufacturing and Industrial (Includes General, Heavy Equipment, Precision, and Primary Manufacturing Land Uses)

The manufacturing and allied uses and activities shall be conducted in conformance with the following use specific standards:

a. Noise

The sound level of any individual operation shall not exceed the levels permitted in Section 16-31, Excessive Noise, of the Tucson Code.

b. Smoke

Smoke emission from any source shall not exceed a density greater than that described as No. 1 on the Ringleman Chart. However, smoke may be emitted that is equal to, but not darker than, No. 2 on the Ringleman Chart for not more than four minutes in any 30-minute period. For the purpose of grading the density of smoke, the Ringleman Chart, as published by the U.S. Bureau of Mines, shall be the standard.

c. Glare or Heat

Any activity producing intense glare or heat shall not be performed in such a manner as to create a nuisance or hazard beyond the property lines.

d. Odors

Emission of odorous gases or other odorous matter shall not be permitted in such quantities as to be offensive to owners or occupants of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines.

e. Vibration

No vibration shall be permitted that is discernible beyond the property lines to the human sense of feeling for a duration of three minutes or more in any one hour of the day between the hours of 7:00 a.m. and 7:00 p.m. or of a duration of 30 seconds or more in any one hour between the hours of 7:00 p.m. and 7:00 a.m.

f. Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution

No emission shall be permitted that can cause damage to health, animals, vegetation, or other forms of property or that can cause any excessive soiling of the air.

g. Liquids and Solid Waste

No waste shall be discharged into the streets, drainage-ways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system that might endanger the normal operation of the public sewage system.

NOT Permitted in – **NC, RVC**