
4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES P = Permitted Use S = Permitted as Special Exception Use [1] Mayor and Council Special Exception Procedure, Section 3.4.4 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3 [3] PDSB Special Exception Procedure, Section 3.4.2						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/ Type:						

<u>Animal Services:</u>						
Animal Service (General) <u>General</u>	P	P	P	P	P	C-1: 4.9.4.D.1, .2, .3, & .4 and 4.9.13.O C-2: 4.9.4.D.1, .2, .3, & .4 and 4.9.13.P <u>or</u> <u>4.9.4.D.7 & 4.9.13.B</u> C-3: 4.9.4.D.1, .2, .3, .4 or 4.9.4.D.7
<u>General</u>	<u>S[2]</u>	<u>S[2]</u>	<u>S[2]</u>			<u>C-1, C-2, & C-3: 4.9.4.D.8-.14 & 4.9.13.B</u>
<u>Animal Services Boarding as an Accessory Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C-1, C-2, C-3, OCR-1, OCR-2: 4.9.4.D.3 & 4.9.4.D.14</u>

4.9.4. COMMERCIAL SERVICES USE GROUP

D. Animal Service

1. Overnight confinement for clinic treatment is permitted for a maximum of five animals.
2. Boarding of animals is prohibited.
3. The activity shall be within a completely enclosed building.
4. An outpatient clinic is permitted for small animals only.
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.
6. Buildings, shelters, animal runs, and fenced areas shall be setback at least 100 feet from any property line.
7. The use shall be setback at least 200 feet from any residential zone.
8. Boarding use may only be 25% of gross floor area.
9. The minimum perimeter yard for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 30 feet.
10. Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.

11. A solid masonry wall or fence six feet in height shall be constructed along the perimeter of all outdoor animal runs.

12. Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.

13. Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.

14. The average noise level, measured at the property line, shall not exceed fifty-five dB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.