

***Summary of Stakeholder Meetings regarding Animal Boarding / Doggie Daycare
held on September 25, 2018 and October 2, 2018***

September 25, 2018 Meeting:

Staff presented on the Animal Boarding / Doggie Daycare Unified Development Code (UDC) text amendment and provided background information, research done to-date, and some options for changes to the current zoning regulations. The following were the comments received:

- On attendee stated their preference would be either to allow for boarding as an accessory use to general animal services in certain commercial zones or to allow for boarding in commercial zones as a special exception. They stated that their least amenable option was to allow for boarding in commercial zones with mitigation criteria because of how site specific much of this is.
- They also stated that this needs to address changing operations - has to be able to go into any commercial zone within the City
- One attendee stated that allowing for boarding as an accessory use with rules related to sound and odor would be preferred.
- One attendee stated that boarding and doggie daycare has nothing to do with commercial zoning - may be an appropriate place for a dog center – it should be also allowed in OCR zones and Office zones. They stated that they believe a Special exception would be the best way to deal with this. Appropriate zones would be: OCR-1, OCR-2, C-3, C-2, C-1, O-3.
- They also stated that we should model our changes off of other Cities that have done a good job to address this trend such as Phoenix, Denver (which has 105 dog daycares in their City limits), Austin, Seattle, or Portland.
- It was stated that people looking to build these near homes – people want to be close to where they drop off their dogs.
- One attendee stated that boarding is main source of income - been here for over 40 years – and that limiting it to only an accessory use would not help them. They also stated that we need to have a consistent set of guidelines regarding noise and need to find a way to mitigate the issues properly.
- One attended suggested that to mitigate the issues properly we need to help people and provide them with a list of best practices.
- There was a stated concern that the process isn't fast enough through a Special Exception - what are the criteria under certain circumstances?
- It was also stated that there have been parking issues in the past - commercial services uses in industrial zones require too much parking than what is feasible or needed- generic parking 1/300sf - reduced requirement for parking - more dropoff spaces

October 2, 2018 Meeting:

Staff presented on the Animal Boarding / Doggie Daycare Unified Development Code (UDC) text amendment and provided background information, research done to-date, and some options for changes to the current zoning regulations. Additionally, staff presented research they had done since the previous meeting on regulations in Phoenix and Denver. The following were the comments received:

- In general the group thought something that provide a combination of Phoenix and Denver was a good direction. This would allow for entirely enclosed boarding to be allowed by right in commercial zones and to allow for outdoor animal uses in commercial zones as a special exception with mitigation criteria.
- It was suggested to take a look at the noise ordinance.
- It was stated that 50 foot setback with a wall and special exception seems reasonable -
- Parking in industrial needs to be addressed - Parking - 2.5 spaces per 1000sf is what is required in Denver an seems reasonable.
- We need to look at the process to provide a solid masonry wall and fence
- It was suggested that a 30 foot use setback would be better considering it still requires a special exception – which can provide additional mitigation, if needed.
- It was asked what is a reasonable standard by right for C-2 and C-1?
- It was stated that Indoor by right seems reasonable. But how about outdoor - what is reasonable possibly by right- special exception.
- Outdoor use should mirror the hours for daycare.

ANIMAL BOARDING / DOGGIE DAYCARE TEXT AMENDMENT STAKEHOLDER MEETING

September 25, 2018

BACKGROUND OF ISSUE

- June 2018 – Ward 2 brought issue to attention of Planning and Development Services and scheduled a Mayor and Council Study Session to initiate Unified Development Code (UDC) text amendment
- August 7, 2018 – Mayor and Council passed a consent item initiating a UDC text amendment process to better address Animal Boarding and Doggie Daycare businesses
 - look at allowing for boarding in commercial zones to address increasing needs of animal owners
- August through September 2018 – conducted initial research and worked to expand reach of stakeholders involved

CURRENT REGULATIONS IN THE CITY OF TUCSON

- Boarding allowed in the following zones:
 - SR & SH zones with 100 foot setback from residential
 - C-3 zone with a 200 foot setback from residential
 - I-1 and I-2 zones
- Overnight confinement for clinic treatment (max 5 animals)
 - C-1, C-2, C-3, & P-I zones

REGULATIONS IN OTHER MUNICIPALITIES

- Sahurita
 - Conditional Use in RH Rural Homestead Zone, GR-1 Rural Residential Zone, and SR Suburban Ranch Zone – varying setbacks and size limits
 - Permitted use in B-1 Local Business Zone and B-2 General Business Zone
- Oro Valley
 - Permitted use in C-N Neighborhood Commercial District, C-1 Commercial District and C-2 Commercial District
 - Short-term boarding and lodging shall be conducted within enclosed soundproof buildings.

OPTIONS FOR AMENDMENT

- ▶ Allow for boarding as an accessory use to general animal service in certain commercial zones
- ▶ Allow for boarding in commercial zones with mitigation criteria (setbacks from residential, noise mitigation, etc.)
- ▶ Allow for boarding in commercial zones as a special exception

NEXT STEPS

- ▶ Additional Stakeholder Meetings if Needed
- ▶ Planning Commission Study Session in October
- ▶ Planning Commission Public Hearing in November
- ▶ Mayor and Council Public Hearing in December

ANIMAL BOARDING / DOGGIE DAYCARE TEXT AMENDMENT STAKEHOLDER MEETING

October 2, 2018

BACKGROUND OF ISSUE

- June 2018 – Ward 2 brought issue to attention of Planning and Development Services and scheduled a Mayor and Council Study Session to initiate Unified Development Code (UDC) text amendment
- August 7, 2018 – Mayor and Council passed a consent item initiating a UDC text amendment process to better address Animal Boarding and Doggie Daycare businesses
 - look at allowing for boarding in commercial zones to address increasing needs of animal owners
- August through September 2018 – conducted initial research and worked to expand reach of stakeholders involved

CURRENT REGULATIONS IN THE CITY OF TUCSON

- Boarding allowed in the following zones:
 - SR & SH zones with 100 foot setback from residential
 - C-3 zone with a 200 foot setback from residential
 - I-1 and I-2 zones
- Overnight confinement for clinic treatment (max 5 animals)
 - C-1, C-2, C-3, & P-I zones

REGULATIONS IN OTHER MUNICIPALITIES

- Sahurita
 - Conditional Use in RH Rural Homestead Zone, GR-1 Rural Residential Zone, and SR Suburban Ranch Zone – varying setbacks and size limits
 - Permitted use in B-1 Local Business Zone and B-2 General Business Zone
- Oro Valley
 - Permitted use in C-N Neighborhood Commercial District, C-1 Commercial District and C-2 Commercial District
 - Short-term boarding and lodging shall be conducted within enclosed soundproof buildings.

OPTIONS FOR AMENDMENT

- ▶ Allow for boarding as an accessory use to general animal service in certain commercial zones
- ▶ Allow for boarding in commercial zones with mitigation criteria (setbacks from residential, noise mitigation, etc.)
- ▶ Allow for boarding in commercial zones as a special exception

FEEDBACK FROM AUGUST 25TH MEETING

- ▶ Doggie daycare and other animal services should be allowed in more zones than just Commercial zones – this includes O-3 and OCR-1
- ▶ Suggestion to look at other large Cities, such as Phoenix and Denver
- ▶ A special exception was suggested as a reasonable way to deal with site specific mitigation of noise and odor
- ▶ It was also suggested that perhaps entirely indoor facilities would be permitted in commercial zones and then outdoor facilities may be permitted with a special exception for mitigation

FEEDBACK FROM AUGUST 25TH MEETING (CONTINUED)

- ▶ Only permitting through an accessory use does not properly address the problem
- ▶ City regulations should have standards regarding perimeter and cleanliness guidelines and block wall requirements. They should also follow local noise ordinances.
- ▶ Parking is a significant limiting factor for commercial service uses, especially with existing buildings in industrial zones

REGULATIONS IN PHOENIX

- ▶ C-1 & C-2 Commercial Zones
 - ▶ Pet Day Care Facility – indoor only – permitted use with required conditions such as hours of operation and noise mitigation
 - ▶ Pet Day Care Facility – with outdoor accessory uses –
 - ▶ use permit required
 - ▶ Required to meet conditions such as: required masonry wall, noise mitigation, 100 foot setback from residential, accompaniment of animals outside, and hours of operation

REGULATIONS IN DENVER

- ▶ Allowed with use permits in most commercial and mixed-use zones and their most intense residential zone
- ▶ Overnight boarding is permitted within a completely enclosed building – animal services or sales uses over 20,000 sf shall have no more than 15% of floor area for overnight boarding
- ▶ Noise and Sound mitigation required
- ▶ Use must be completely enclosed except for outdoor animal runs or other off-leash areas are allowed with conditions
 - ▶ Notice to nearby property owners, not permitted within 20 feet of residential structure, hours of operation, limit of 25 non-neutered or non-spayed dogs over 6 months on premise.

NEXT STEPS

- ▶ Planning Commission Study Session in October
- ▶ Planning Commission Public Hearing in November
- ▶ Mayor and Council Public Hearing in December

