

Item #4 C8-18-06
Animal Boarding / Dog Daycare
UDC Text Amendment

Proposal to amend the Unified Development Code (UDC) to address animal boarding and “doggie daycare” within the Animal Services use group with appropriate mitigation measures

Planning Commission
Public Hearing
November 15, 2018

11/15/2018

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Background

June 2018 – Brought to PDSD by Ward 2

August 7, 2018 – Mayor and Council initiated a UDC text amendment to better address Animal Boarding and Doggie Daycare businesses and 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

October 10, 2018 – Planning Commission set item for Public Hearing

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What is Doggie Daycare?

- Doggie Daycare refers to a short-term daytime care for dogs
- However, many times these facilities also do short-term overnight boarding as an accessory to the daytime care

Currently, doggie daycare is addressed as an animal services use, but only allowed in zones where overnight boarding is allowed

Current Regulations

- **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**

Analysis Conducted

- Conducted mapping analysis of existing animal service businesses:

- **CONCLUSION:**

Consider a regulation that is flexible – no set standard being used



- Zone: SR
- Permitted Use Status:
Permitted with Use Specific Standards (UDC 4.9.4.D.5)
- Distance of building from R-zone:
76.7 ft. - W side (R-2)
119.45 ft. - N side (RX-2)



- Zone: C-2
- Permitted Use Status:
Boarding Not Permitted in Use Specific Standards (UDC 4.9.4.D.2)
- Distance of building from R-zone:
126.1 ft. - N side (R-1)
94.0 ft. - S side (R-2)

Regulations in Other Regional Municipalities

- **Sahuarita**
- **Oro Valley**
- **Phoenix**
- **Denver**



Regulations in Other Regional Municipalities

- **Generally permitted in Commercial Zones**
- **Indoor uses allowed by-right**
- **Conditional Use Permits and separation distance used to mitigate outdoor uses**
- **Mitigation standards such as, masonry walls, soundproofing, required masonry wall, noise mitigation, accompaniment of animals outside, hours of operation**

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Proposed changes to UDC

Exploring three options for doggie daycare in commercial zones

1. Boarding as an accessory use is allowed by-right in commercial zones if entirely enclosed
2. W/ outdoor facilities >200 feet from a residential zone
- additional use-specific standards are required
3. W/ outdoor facilities <200 feet from a residential zone
– special exception and use-specific standards are required.

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Changes Since Study Session

Previous proposed language for Use-Specific Standard 4.9.4.D.8

8. Boarding use may only be 25% of gross floor area.

New proposed language for Use-Specific Standard 4.9.4.D.8

8. Accessory use defined as either use of 25% of gross floor area dedicated to long-term boarding or 25% of the normal animal service use capacity. Long-term boarding is defined as a stay of five or more consecutive calendar days.

Recommendation

- **Staff recommends that the Planning Commission recommend approval of the proposed amendments to the Unified Development Code (UDC), regarding animal boarding as an accessory use to the Animal Services Use.**

