

<b>REQUEST</b>	Text amendment to Chapter 2, Part 2; Chapter 9, Parts 1, 8, 8.5, 9, 11, 12; Chapter 11, Part 4; and Chapter 12, Part 5 of the Zoning Ordinance.
<b>SUMMARY OF PETITION</b>	This petition proposes to: <ol style="list-style-type: none"> <li>1) consolidate and expand pet-related uses into two new use categories;</li> <li>2) add new definitions for "pet services indoor" and "pet services indoor/outdoor";</li> <li>3) expand the number of zoning districts allowing "pet services"; and</li> <li>4) add prescribed conditions for "pet services indoor/outdoor" uses.</li> </ol>
<b>Petitioner Agent/Representative</b>	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
<b>Community Meeting</b>	Meeting is not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Walker/Fallon
	Yeas: Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker
	Nays: None
	Absent: None
	Recused: None

**ZONING COMMITTEE DISCUSSION** Staff reviewed the text amendment. The primary purpose of this amendment is to update provisions for pet-related uses and activities, as new hybrid uses continue to evolve. Two new definitions for pet services indoor, and indoor/outdoor are proposed. Pet services indoor would be allowed by right in a number of zoning districts, while pet services indoor/outdoor would be allowed as a use with prescribed conditions in the same zoning districts. Veterinary clinics will continue to be allowed in the Institutional and Office districts.

There were no questions from Commissioners.

**STATEMENT OF CONSISTENCY** This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Dodson).

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The text amendment contains the following provisions:
  - Consolidates pet-related activities, including "commercial kennels" and "veterinary clinics" into a broader definition.
  - Adds new definitions for "pet services indoor" and "pet services indoor/outdoor" that include the following activities: grooming, breeding, training, boarding, medical services, sales and other services provided to small animals, considered household pets.
  - "Pet services indoor" includes the following regulations:
  - Requires the use to be totally enclosed in a building. No outdoor activities are permitted.

- May include retail sales, pet day care, veterinary clinic, indoor dog park, indoor training or storage, commercial indoor kennel, and similar services.
- Permitted by-right in UR-2, UR-3, UR-C, B-1, B-2, I-1, I-2, MUDD, UMUD, TOD, CC, MX-2, MX-3 and NS zoning districts.
- “Pet services indoor/outdoor” includes the following regulations:
- Areas for outdoor pet activities are permitted.
- May include retail sales, pet day care, veterinary clinic, dog park, training or storage, commercial kennel, and similar services.
- Permitted in UR-2, UR-3, UR-C, B-1, B-2, I-1, I-2, MUDD, UMUD, TOD, CC, MX-2, MX-3 and NS zoning districts with the following prescribed conditions:
- All outdoor uses located at least 300 feet from any lot in a residential zoning district or in residential use.
- All outdoor uses are completely fenced.
- “Commercial kennels” are incorporated into the two new definitions for “pet services”, and now permitted in a broader range of districts. Because of this, “commercial kennel” is removed as a separate listed use in the B-2, I-1, and I-2 zoning districts.
- Veterinary clinics, while incorporated into the two pet services definitions, will also remain a separate by-right use permitted in the MUDD, O-1, O-2, O-3, B-1, B-2 and NS zoning districts. Care at veterinary clinics is for all animals and outdoor activities are permitted.
- **Public Plans and Policies**
  - This petition is consistent with adopted policies.
- **STAFF RECOMMENDATION (Updated)**
  - Staff agrees with the recommendation of the Zoning Committee.

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#### **PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood & Business Services:** No issues.
- **Schools:** No issues
- **Park and Recreation:** No issues.
- **Engineering and Property Management:** No issues.

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#### **ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No issues.
- **Site Design:** There is no site plan associated with this petition.

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#### **OUTSTANDING ISSUES**

- No issues.

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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CDOT Review
- Charlotte Fire Department Review
- Neighborhood & Business Services Review
- Pre-Hearing Staff Analysis
- Storm Water Review

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