

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *ELSF*
Ellen McCarthy, Director
DATE: October 24, 2005
SUBJECT: Z.C. Case No. 05-21 – Dog and/or Cat Boarding – Final Report to permit Dog and/or Cat Boarding within the C-2, C-3, C-4, C-M and M Zone Districts, initiated by the Office of Planning

At the Zoning Commission hearing of July 11, 2005, the Commission set down Case No. 05-21 to add the use “dog boarding” to the Zoning Regulations. At that hearing the Office of Planning agreed to investigate the similarities between pet grooming and boarding. As a result of that investigation the Office of Planning proposes a definition for “pet grooming.” Use of the word “pet” was selected over “dog” because such businesses are assumed to cater to more than just dog owners. In addition, it was determined that the term “dog boarding” should be expanded to include cats, as cat boarding businesses do exist, although the Office of Planning is not aware of any within the District.

Pet grooming services are often offered as an accessory use to pet shops and dog and cat boarding establishments. The Office of Planning recommends prohibiting the keeping of dogs and cats overnight at pet grooming establishments, unless the business also has a permit to operate a cat and/or dog boarding establishment. This will prevent the illicit establishment of pet boarding businesses without proper review. Pet grooming as a use could be permitted as a matter-of-right within the C-2, C-3, C-4, C-M and M Zone Districts, zone districts that permit pet shops as a matter-of-right and are proposed to permit boarding as a special exception use. This will allow for the integration of these uses as desired by the operators.

RECOMMENDATION

Title 11 (DCMR) is recommended to be amended as follows:

- A. Chapter 1, THE ZONING REGULATIONS, § 199.1, is amended by adding the following new definitions:

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EXHIBIT NO. 6

Dog and/or Cat Boarding- Any premises, other than a veterinary hospital, pet shop, or pet grooming establishment use, designated as the overnight boarding and/or recurring daily care of dogs and/or cats for a fee as a commercial establishment. An establishment used exclusively for pet grooming or the retail sale of pet items shall not be considered a dog and/or cat boarding establishment.

Pet Grooming- An establishment, which for a fee, trims, cleans or curries domestic pets such as dogs or cats, and which may sell pet supplies. This term does not include dog and/or cat boarding or the overnight stay of pets.

B. Chapter 7, COMMERCIAL DISTRICTS, is amended as follows:

1. By amending § 721.2 as follows:

(y) Pet Grooming

2. By adding a new § 735 to read as follows:

735 DOG AND/OR CAT BOARDING

735.1 A Dog and/or Cat Boarding Use may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this section.

735.2 The Dog and/or Cat Boarding Use shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor or waste.

735.3 The Dog and/or Cat Boarding Use may not abut a residence zone.

735.4 External yards or other such facilities for the keeping of dogs and/or cats shall not be permitted.

C. Chapter 8, INDUSTRIAL DISTRICTS, is amended by adding new §§ 802.21 through 802.24 to read as follows:

802.21 A Dog and/or Cat Boarding Use may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this section.

802.22 The Dog and/or Cat Boarding Use shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor or waste.

802.23 The Dog and/or Cat Boarding Use may not abut a residence zone.

802.24 External yards or other such facilities for the keeping of dogs shall not be permitted.

CONCLUSION

The Office of Planning recommends the adoption of the proposed text amendment as described above. The addition of a definition for “pet grooming” will facilitate the separation of the grooming and boarding uses. This will help to ensure that pet grooming uses do not become boarding uses without proper BZA review and approval.

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