



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: November 18 2014

SUBJECT: ZC 14-10: Supplemental Report- Request for Text Amendments to the Zoning Regulations: Chapter 7, § 735, Animal Boarding in Commercial Districts; § 736, Pet Grooming Establishments in Commercial Districts; § 737, Pet Shops in Commercial Districts; § 738, Veterinary Boarding Hospital in Commercial Districts; § 739, Animal Shelter in Commercial Districts; Chapter 8, § 801.7, Animal Shelter in Industrial Districts; § 802.21, Animal Boarding in Industrial Districts; § 802.26, Pet Shop in Industrial Districts; § 802.27, Veterinary Boarding Hospital in Industrial Districts.

CORRECTED REPORT – REPLACING Report filed Nov. 17, 2014

BACKGROUND

At the public hearing of October 23, 2014, the Zoning Commission discussed and heard testimony concerning proposed text amendments to the regulations concerning animal uses. The Commission requested the Office of Planning (OP) address the issues noted below. Subsequently, OP worked with the Office of the Attorney General (OAG) on possible revisions in accordance with the Zoning Commission's recommendations.

ISSUES

The Zoning Commission asked OP to follow up on several issues raised during the public hearing and provide alternatives for the Commission's consideration. This report starts with an analysis of the issues specifically raised by the Commission or witnesses from the public hearing, including a possible matter-of-right text for basement space, followed by proposed amendments to the advertised text.

Consider separation requirements currently used for gasoline stations, bowling alleys, and fast-food restaurants.

Section	Use	Language
706.3	Gasoline Service Stations (C-1)	The station shall not be located within twenty-five feet (25 ft.) of a Residence District unless separated from the Residence District by a street or alley
709.3	Bowling Alley	The use shall not be within twenty-five feet (25 ft.) of a Residence District unless separated from the Residence District by a street or alley
733	Fast Food Establishment (C-2-A)	No part of the lot on which the use is located shall be within twenty-five feet (25 ft.) of a Residence District unless separated therefrom by a street or alley.



Existing language for bowling alleys and gasoline stations state that they shall not be within *“twenty-five feet of a Residence District unless separated from the Residence by a street or alley.”* However, Section 107.5 reads that *“zone district boundary lines shall be intended to follow existing lot lines, the center lines of streets, alleys (including any closed streets or alleys not previously zoned), and natural water courses.”* The Board of Zoning Adjustment has interpreted this to mean that the zone district line runs down the centerline of a street or an alley, and as such, a street or alley cannot be used to separate an animal use from a residence zone.

OPTION 1: Include a street or an alley to be sufficient separation for an animal use from a residential zone. OP proposes the following language as coordinated with OAG

“The use shall not be within twenty-five (25 ft.) of a lot within a Residence District unless separated from a Residence District by all or a portion of a street or alley.”

The proposed language above would achieve the original intent of permitting alleys and streets to separate animal uses from Residence Districts, as is currently used for fast food, gasoline stations and bowling alleys while retaining the essence of and conformance with Section 107.5. It would also clarify the issue of animal uses abutting residential uses as requested by the BZA.

OP recommends this language be added to the regulations, but notes this language would result in a distance of twenty five feet *OR* the width of an alley, which are predominantly fifteen feet in the District.

OPTION 2: Should the Commission decide to maintain the twenty-five foot separation regardless of the width of an alley, OP proposes the following text and requests flexibility for OAG to edit the text if necessary for legal consistency.

The use shall not be located within twenty-five (25 ft.) of a lot that is within a Residence District. The twenty five feet shall be measured to include any space on the lot or within the building not used by the animal boarding use and any portion of a street or alley that separates the use from a lot within a Residence District. Shared facilities that are not under the sole control of the animal boarding use, such as hallways and trash rooms shall not be considered as part of the animal boarding use.

Option 2 maintains the 25 foot separation of use but includes the area of the alley within that 25 foot buffer. It also includes any portion of the lot or building that is not used for animal boarding to be within the 25 feet.

Matter of Right Options for Basement Space

Although not originally advertised, testimony at the October 23, 2014 public hearing included discussion with the Commission about whether there was a matter of right scenario that could involve the use of a basement. Should the Commission want to proceed with a matter of right option, OP has prepared the following proposal.

Matter of Right Option - Commercial Zones

The matter of right option would first be permitted in the C-2-A zone and would be applicable only to basement space. The conditions reflect the same impact mitigations as required for a special exception use in above grade space.

721.2 (z) An Animal boarding use provided:

- (i) The use shall be located within a basement space**
- (ii) The use shall not be within twenty-five feet (25 ft.) of a lot that is within a Residence District; The twenty five feet shall be measured from the Residence District to the animal boarding use and shall include any space on the lot or within the building not used by the animal boarding use and any portion of a street or alley that separates the use from a lot within a Residence District;**
- (iii) There shall be no residential use on the same level as, or in the floor immediately above the proposed animal boarding use;**
- (iv) The windows and doors of the space devoted to the animal boarding use shall be kept closed, and all doors facing a residential use shall be solid core;**
- (v) No animals shall be permitted in an external yard on the premises;**
- (vi) Animal waste shall be placed in closed waste disposal containers and shall be collected by a licensed waste disposal company at least weekly;**
- (vii) Odors shall be controlled by means of an air filtration or an equivalently effective odor control system; and**
- (viii) Floor finish material, and wall finish materials measured a minimum of 48 inches from the floor, shall be impervious and washable.**
- (ix) An animal boarding use not meeting the provisions of this section may be approved as special exception subject to § 735.**

Matter of Right Option – CM Industrial Zones

Currently an animal shelter is permitted as a matter of right use in the CM zones. OP's proposal for an animal boarding use as a matter of right, includes conditions similar to those in commercial zones and in the industrial zones for an animal shelter, including an accessory outdoor run that is no nearer than 200 feet from a Residence District or residential use.

801.12 An Animal boarding use provided:

- (a) The use shall be located within a building so that the use is not within twenty-five feet (25 ft.) of a lot that is within a Residence District; The twenty five feet shall be measured from the Residence District to the animal boarding use and shall include any space on the lot or within the building not used by the animal boarding use and any portion of a street or alley that separates the use from a lot within a Residence District;**
- (b) The windows and doors of the space devoted to the animal boarding use shall be kept closed, and all doors facing a residential use shall be solid core;**

- (c) Animal waste shall be placed in closed waste disposal containers and shall be collected by a licensed waste disposal company at least weekly;**
- (d) Odors shall be controlled by means of an air filtration or an equivalently effective odor control system; and**
- (e) Floor finish material, and wall finish materials measured a minimum of 48 inches from the floor, shall be impervious and washable.**
- (g) If an external yard is proposed as an accessory use to the animal boarding use, it shall be subject to the following requirements:**
 - (i) No animals shall be permitted in outdoor runs or external yards between the hours of 8:00 p.m. and 8:00 a.m.;**
 - (ii) External yards and outdoor runs shall be enclosed with fencing or walls for the safe confinement of the animals and the absorption of noise. Fencing and/or walls shall be a minimum of eight (8) feet in height and constructed of solid or opaque materials with maximal noise- absorbing characteristics;**
 - (iii) No more than three (3) animals shall be permitted within any exterior yard or outdoor run at a time; and**
 - (iv) No part shall be located within two hundred (200) feet of an existing residential use or Residence District;**
- (h) An animal boarding use not meeting the provisions of this section may be approved as special exception subject to §802.22**

The Commission also asked OP to make certain corrections and amendments which are summarized below and reflected within the recommended text of November 17, 2014.

Survey of Other jurisdiction regulations for Mixed Use buildings

OP researched what other cities have done through the Planning Advisory Service of the American Planning Association. Together we were unable to find any jurisdictions that regulate animal uses in mixed use residential/retail buildings. However, some do require different criteria from the District.

Baltimore permits dog boarding as a conditional use, with the only requirement that the applicant must document to the satisfaction of the Board of Zoning Appeals that it would not adversely affect neighboring properties. This approach would make the review and approval of these uses on a case-by case basis with no set criteria for evaluation. OP does not recommend this option as it would eliminate the specific criteria on which the Board would make its determination

Many of the researched jurisdictions require setbacks from residential zones to protect them from noise of outdoor areas. The City of Charlotte, North Carolina requires setbacks for outdoor uses only, similar to what the District requires for animal shelters. To control noise the City of Lake Havasu, Arizona requires the following, *“Buildings shall be designed and constructed to mitigate noise and odors to limit negative impacts on adjacent properties. Additional noise mitigation will be required for existing buildings not originally built for boarding of animals.”*

With the exception of animal shelters, the existing Zoning Regulations do not permit outdoor areas. Since those jurisdictions are primarily suburban or rural, setbacks are required in the hundreds of feet, characteristic of their densities. OP recommends that additional criteria could be added to the regulations to minimize the transmission of noise from an animal use to residential units above by

requiring the use of acoustical tiles, caulking to seal penetrations, and spray-on noise insulation to mitigate any noise impacts.

Many of the criteria now used in the Zoning Regulations came from Zoning Report, April 17, 1992 titled, "Zoning for Animal Clinics and Hospitals" by Charles Reed, and most of the criteria recommended in that study were adopted by the Zoning Commission. Use of solid core doors, which would better contain noise within a space than would hollow doors, was not included. OP recommends the addition of this criterion for doors facing a residential use.

The City of Auburn Hills, Michigan requires the use of "*impervious, washable materials for all wall finish materials a minimum of 48 inches from the floor (e.g., sealed masonry, ceramic tile, glassboard, or marlite) for the control of odor. Floor finish shall be sealed concrete or other approved impervious surface. Liquid-tight curbing, at least six inches high, shall be installed along all walls for sanitary confinement and wash-down cleaning.*" This would prevent animal waste from penetrating the interior surfaces of the use, protecting it from absorbing the odors. OP has proposed similar language.

Strike the language referencing HEPA filters.

OP deleted the reference.

Keep the references to "species" and delete those to "breed".

OP deleted the reference.

Amend the regulations to require qualified waste haulers be licensed.

OP was in error when it stated that refuse haulers for animal waste are licensed by the District. In light of that OP recommends the reference to "qualified haulers" be deleted.

Measure noise from the ambient noise levels.

The proposed regulations do not require the measurement of noise levels. Noise levels are controlled by the Noise Regulations, which are enforced by the Department of Consumer and Regulatory Affairs.

PROPOSED LANGUAGE

OP recommends approval of the following text amendments to the Zoning Regulations. Proposed new text since the Final Report dated October 10, 2014 is in **bold and underlined**, struck text is in ~~strikethrough and underlined~~.

OP has also included some optional language regarding the proximity to Residence Districts and a matter -of-right options on page

Amend Chapter 7, Commercial Districts

1. Amend § 735 as shown below:

735 ANIMAL BOARDING

- 735.1 An animal 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 animal boarding use shall not abut a Residence Zone. **No portion of the animal boarding use shall be located within twenty five feet (25 ft.) of a property in a Residence District used for residential purposes; The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.**~~
- 735.3 ~~The animal boarding use shall take place entirely within an enclosed and soundproof building in such a way so as to produce no noise or odor objectionable to nearby properties, including residential units located in the same building as the use.~~
- 735.4 The applicant shall demonstrate that the animal boarding use will comply with the following conditions and any Board's approval shall be subject to the use's continued compliance with these standards:
- (a) The animal boarding use shall take place entirely within an enclosed and soundproof building;
 - (b) **Buildings shall be designed and constructed to mitigate noise to limit negative impacts on adjacent properties. Additional noise mitigation shall be required for existing buildings not originally built for boarding of animals, including the use of acoustical tiles, caulking to seal penetrations made in floor slabs for pipes, and spray-on noise insulation;**
 - (c) The windows and doors of the premises space devoted to the animal boarding use shall be kept closed, **and all doors facing a residential use shall be solid core;**
 - (d) ~~and~~ No animals shall be permitted in an external yard on the premises; *[(a), (b) and (c) originally in 735.3]*
 - (e) Animal waste shall be placed in closed waste disposal containers and shall ~~utilize a qualified~~ **be collected by** a waste disposal company ~~to collect and dispose of all animal waste~~ at least weekly;
 - (f) Odors shall be controlled by means of an air filtration system ~~(for example, High Efficiency Particulate Air "HEPA" filtration)~~ or an equivalently effective odor control system; and
 - (g) **Floor finish material, and wall finish materials measured a minimum of 48 inches from the floor, shall be impervious and washable.**
- 735.5 The Board may impose additional requirements pertaining to the location of buildings or other structures; entrances and exits; buffers, barriers, and fencing; soundproofing; odor control; waste storage and removal (including frequency); the species and/or number ~~and/or breeds~~ of animals; or other requirements, as the Board deems necessary to protect adjacent or nearby property.
- 735.6 External yards or other exterior facilities for the keeping of animals shall not be permitted.

~~735.7 Notwithstanding §735.6, an animal boarding use existing on July 11, 2005, under a Certificate of Occupancy for a "Dog Care Center" or "Dog Day Care Center," may continue the use of an external yard for the keeping of dogs if approved by the Board of Zoning Adjustment pursuant to § 3104 and the requirements of this section.~~

- ~~(a) The yard shall be located and designed to create no condition objectionable to adjacent properties resulting from animal noise, odor, and/or waste.~~
- ~~(b) The applicant shall demonstrate that the external yard will be fenced off for the safe confinement of the animals.~~
- ~~(c) The applicant shall demonstrate that the external yard is located entirely on private property.~~
- ~~(d) The Board shall establish the hours in which animals may be kept in the yard, provided that no animals shall be permitted in the yard between the hours of 8:00 p.m. and 7:00 a.m.~~

2. Amend § 736 as shown below:

736 PET GROOMING ESTABLISHMENT

736.1 A pet grooming establishment may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this section.

736.2 The pet grooming establishment shall **produce no noise or odor objectionable to nearby properties, including residential units located in the same building as the use.** ~~not be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste.~~

736.3 **The applicant shall demonstrate that the pet grooming establishment will comply with the following conditions and any Board's approval shall be subject to the use's continued compliance with these standards:**

- (a) All animal waste shall be placed in closed waste disposal containers and shall be collected by utilize a qualified waste disposal company to collect and dispose of all animal waste at least weekly.**
- (b) Odor shall be controlled by means of an air filtration system or an equivalently effective odor control system. [(a) and (b) originally 735.4]**
- (c) No animals shall be permitted in an external yard on the premises. [(c) originally in 736.7]**

736.4 **The pet grooming establishment shall not abut an existing residential use or Residence District. No portion of a pet grooming establishment use shall be located within twenty five (25 ft.) of a property in a Residence District used for residential**

purposes. The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.

736.5 ~~External yards or other external facilities for the keeping of animals shall not be permitted.~~

736.65 The sale of pet supplies is permitted as an accessory use.

736.76 The Board may impose additional requirements as it deems necessary to protect nearby properties.

3. *Amend § 737 as shown below:*

737 PET SHOP

737.1 A pet shop may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this section.

737.2 The pet shop shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste, **including residential units located in the same building as the use.**

737.3 ~~The pet shop shall not abut an existing residential use or a Residence District. No portion of a pet shop use shall be located within twenty-five (25 ft.) of a property in a Residence District used for residential purposes. The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.~~

737.4 External yards or other external facilities for the keeping of animals shall not be permitted.

737.5 The Board may impose additional requirements as it deems necessary to protect adjacent or nearby properties.

4. *Amend § 738 as shown below:*

738 VETERINARY BOARDING HOSPITAL

738.1 A veterinary boarding hospital may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this section.

738.2 A veterinary boarding hospital may board any animal permitted to be lawfully sold in the District of Columbia, pursuant to D.C. Official Code § 8-1808 (h) (1), ~~except domesticated dogs.~~

- 738.3 No more than fifty percent (50%) of the gross floor area of the veterinary boarding hospital may be devoted to the boarding of animals.
- 738.4 The veterinary boarding hospital shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste, **including residential units located in the same building as the use.**
- 738.5 ~~The veterinary boarding hospital shall not abut an existing residential use or a Residence District. No portion of a veterinary boarding hospital use shall be located within twenty-five feet (25 ft.) of a property in a Residence District used for residential purposes. The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.~~
- 738.6 External yards or other external facilities for the keeping of animals shall not be permitted.
- 738.7 Pet grooming, the sale of pet supplies, and incidental boarding of animals as necessary for convalescence, are permitted as accessory uses.
- 738.8 The Board may impose additional requirements as it deems necessary to protect adjacent or nearby properties.

5. *Amend § 739 as shown below:*

739 ANIMAL SHELTER

- 739.1 An animal shelter may be permitted as a special exception if approved by the Board of Zoning Adjustment under §3104, subject to the requirements of this section.
- 739.2 The animal shelter shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste, **including residential units located in the same building as the use.**
- 739.3 **The applicant shall demonstrate that the animal shelter use will comply with the following conditions and any Board's approval shall be subject to the use's continued compliance with these standards:**
- (a) The animal shelter shall utilize industry standard sound-absorbing materials, such as acoustical floor and ceiling panels, acoustical concrete and masonry, and acoustical landscaping. *[(a) originally 739.3]*
 - (b) Animal waste **shall be placed** in closed waste disposal containers and shall ~~utilize a qualified~~ **be collected by a** waste disposal company ~~to collect and dispose of all animal waste~~ at least weekly.
 - (c) Odor shall be controlled by means of an air filtration system or an equivalently effective odor control system. *[(b) and (c) originally 739.4]*

- (d) External yards or other external facilities for the keeping of animals shall not be permitted unless the entire yard is located a minimum of two hundred (200) feet from an existing residential use or Residence District. *[(d) originally 739.6]*

~~739.4 All animal waste shall be placed in closed waste disposal containers and shall utilize a qualified waste disposal company to collect and dispose of all animal waste at least weekly. Odor shall be controlled by means of an air filtration system or an equivalently effective odor control system.~~

~~739.54 The animal shelter shall not abut an existing residential use or a Residence District. No portion of the animal shelter use shall be located within twenty five feet (25 ft.) of a property in a Residence District used for residential purposes. The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.~~

~~739.6 External yards or other external facilities for the keeping of animals shall not be permitted unless the entire yard is located a minimum of two hundred (200) feet from an existing residential use or Residence District.~~

~~739.75 The Board may impose additional requirements as it deems necessary to protect adjacent or nearby properties.~~

Amend Chapter 8, Industrial Districts

1. Amend § 801 as shown below:

801 USES AS A MATTER OF RIGHT (C-M)

801.7 The following additional uses shall be permitted as a matter of right in a C-M District, subject to the standards of external effects in § 804:

- (a) An animal shelter shall be permitted as a matter of right subject to the following standards:
 - (i) The animal shelter shall utilize industry standard sound-absorbing materials, such as acoustical floor and ceiling panels, acoustical concrete and masonry, and acoustical landscaping;
 - (ii) Animal shelters shall place all animal waste in closed waste disposal containers and shall ~~utilize a qualified~~ **be collected by a** waste disposal company to collect and dispose of all animal waste at least weekly. Odor shall be controlled by means of an air filtration system or an equivalently effective odor control system;

- (iii) ~~Animal shelters shall not abut an existing residential use or a Residence District; No portion of an animal shelter use shall be located within twenty-five feet (25 ft.) of a property in a Residence District used for residential purposes; The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley, and~~
- (iv) Outdoor runs and external yards for the exercise of animals shall be permitted, subject to the following requirements:
 - (A) No animals shall be permitted in outdoor runs or external yards between the hours of 8:00 p.m. and 8:00 a.m.;
 - (B) External yards and outdoor runs shall be enclosed with fencing or walls for the safe confinement of the animals and the absorption of noise. Fencing and/or walls shall be a minimum of eight (8) feet in height and constructed of solid or opaque materials with maximal noise- absorbing characteristics;
 - (C) No more than three (3) animals shall be permitted within any exterior yard or outdoor run at a time; and
 - (D) No part shall be located within two hundred (200) feet of an existing residential use or Residence District.

2. Amend § 802 as shown below:

- 802.21 An animal 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 animal boarding use shall be located and designed to create no condition objectionable to adjacent properties resulting from animal noise, odor, or waste, **including residential units located in the same building as the use.**
- 802.23 ~~The animal boarding use shall not abut a Residence District. No portion of the animal shelter use shall be located within twenty-five feet (25 ft.) of a Residence District used for residential purposes. The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.~~
- 802.24 External yards or other exterior facilities for the keeping of animals shall not be permitted.
- 802.25 A pet grooming establishment may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this subsection.

- (a) The pet grooming establishment shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste;
- (b) Animal waste **shall be placed** in closed waste disposal containers and shall ~~utilize a qualified~~ **be collected by a licensed** a waste disposal company ~~to collect and dispose of all animal waste~~ at least weekly.
- (c) Odor shall be controlled by means of an air filtration system or an equivalently effective odor control system;
- (c) ~~The pet grooming establishment shall not abut an existing residential use or a Residence District. No portion of the pet grooming establishment use shall be located within twenty-five feet (25 ft.) of a property in a Residence District used for residential purposes. The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.~~
- (d) External yards or other external facilities for the keeping of animals shall not be permitted;
- (e) The sale of pet supplies is permitted as an accessory use; and
- (f) The Board may impose additional requirements as it deems necessary to protect adjacent or nearby properties.

802.26 A pet shop may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this subsection.

- (a) The pet shop shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste;
- (b) ~~The pet shop shall not abut an existing residential use or a Residence District. No portion of the pet shop use shall be located within twenty-five feet (25 ft.) of a property in a Residence District used for residential purposes; The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.~~
- (c) External yards or other external facilities for the keeping of animals shall not be permitted; and
- (d) The Board may impose additional requirements as it deems necessary to protect adjacent or nearby properties.

802.27 A veterinary boarding hospital may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this subsection.

- (a) A veterinary boarding hospital may board any animal permitted to be lawfully sold in the District of Columbia, pursuant to D.C. Official Code §8-1808 (h)(1), ~~except domesticated dogs~~;
- (b) No more than fifty percent (50%) of the gross floor area of the veterinary boarding hospital may be devoted to the boarding of animals;
- (c) The veterinary boarding hospital shall be located and designed to create no objectionable conditions to adjacent properties resulting from animal noise, odor, or waste;
- (d) ~~The veterinary boarding hospital shall not abut an existing residential use or a Residence District~~ **No portion of the veterinary boarding hospital use shall be located within twenty-five feet (25 ft.) of a property in a Residence District used for residential purposes; The use shall not be within twenty-five (25 ft.) of a Residence District unless separated from a Residence District by all or a portion of a street or alley.**
- (e) External yards or other external facilities for the keeping of animals shall not be permitted;
- (f) Pet grooming, the sale of pet supplies, and incidental boarding of animals as necessary for convalescence, are permitted as accessory uses; and
- (h) The Board may impose additional requirements as it deems necessary to protect adjacent or nearby properties.

JS/sjm
Case Manager: Stephen J. Mordfin, AICP