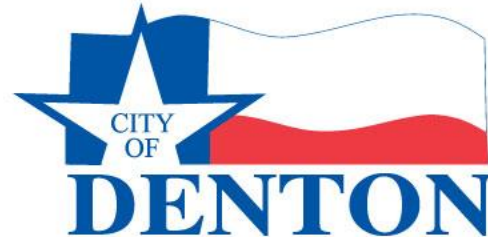


DCA24-0011d: Commercial Animal Services

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Rationale

Proposal: Update Table 5.2-A: Table of Allowed Uses, Subsection 5.3.5: Commercial Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions related to the regulations of animal-related land uses.

Reasoning:

- **Current DDC definitions** use “Kennel” and “Personal Service, General” to define most **common domestic animal-related land uses**.
- **Strengthen** the DDC’s definition of animal-related land uses.
 - **Market development** has led away from established DDC definitions for domestic animal services
 - Businesses often have **multiple animal services** under one roof
- The proposed changes will allow the City to **better define land uses** such as dog day cares, pet groomers, and businesses that rely on **domestic animals** as a source of income.

Definitions

Existing

- **Kennel:** Any establishment where domestic animals (usually dogs and cats) are boarded (**overnight**), bred or raised for sale, or **trained**, exclusive of veterinary care
- **Personal Service, General:** An establishment that provides repair, care, maintenance or customizing of wearing apparel or other personal articles or human grooming services and includes such uses as beauty/barber shops, dry cleaning, shoe repair, alterations, spas, and tanning salons, photography studios, house cleaning services, weight reduction centers, florist, or **pet grooming shops**. This use does not include commercial laundry and dry-cleaning facilities

Proposed

- **Commercial Animal Service (Indoor):** An establishment or business related to the grooming, training, boarding, adoption, or daycare service of domestic animals (usually dogs or cats), which is **primarily located indoors**, excluding veterinary clinics or the sale of animals.
- **Commercial Animal Service (Outdoor):** An establishment or business related to the grooming, training, boarding, adoption, or daycare service of domestic animals (usually dogs or cats), which is **primarily located outdoors**, excluding veterinary clinics or the sale of animals.

Table of Allowed Uses

5.2-A: Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
AGRICULTURAL AND ANIMAL USES																	
General Agriculture	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5A
<u>Commercial Animal Service (Indoor)</u>	<u>P+</u>	<u>S+</u>	<u>S+</u>					<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>		5.3.5 <u>B</u>
<u>Commercial Animal Service (Outdoor)</u>	<u>P+</u>	<u>S+</u>	<u>S+</u>							<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>		5.3.5 <u>B</u>
Commercial Stable	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5 <u>CB</u>
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Kennel	P+	S+	S+								P+	P+	S+	P+	P+		5.3.5C
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Clinic	P	S	S					P+	P+	P+	P+	P+	P	P			5.3.5D
Personal Service, General								P	P	P	P	P	P	P			

Key Takeaways

Use-Specific Standards

- **When adjacent to residential zoning**
 - Establish 150-foot setback requirement
 - Establish 9:00 p.m. cutoff for the use of outdoor elements
- **Differentiate between indoor and outdoor definitions**
 - Additional outdoor area restrictions in Mixed-Use zoning districts
 - No provision is intended to prevent the provision and use of outdoor areas for **animal relief**
- Require **climate-controlled** boarding areas

Other Amendments

- **Definitions**
 - Remove Kennel definition
 - Minor edits to Commercial Stable and Personal Service, General
- **Parking**
 - 1 space per 500 feet of gross floor area
 - In-line with established veterinary parking requirements

Notification

- **Newspaper notice posted:** April 5, 2025, and May 3, 2025
- **City website notice posted:** April 3, 2025, and April 30, 2025
- **Mailed notices**
 - 929 Notices mailed: 40 (10 businesses and 10 property owners, each received one notice for each public hearing)
- **Responses:**
 - In Opposition: 0
 - In Favor: 0
 - Neutral: 0

Businesses Receiving Notice

- Club Canine*
- Beau's Bath House and Doggie Day Care*
- Ultimutt Pet Grooming*
- The Pampered Pooch*
- Shed Pet Salon*
- The Collar Club*
- Guardian Pet Hospital and Lodge
- On the Ball K9 Training
- Quinntastic Dog Training
- Puppy Dreams*

*Businesses deemed conforming within the ordinance

Criteria for Approval – Development Code

Summary:

- ✓ Proposal is consistent with the goals and policies of the Denton 2040 Comprehensive Plan.
- ✓ Proposal is consistent with the general purpose and intent of the DDC.
- ✓ Proposal is necessary to address a demonstrated community need.

Approval Criteria for Code Text Amendments (Sec. 2.7.D)

1. Is consistent with the Comprehensive Plan, other adopted plans, and other city policies
2. Does not conflict with other provisions of this DDC or other provisions in the Municipal Code of Ordinances
3. Is necessary to address a demonstrated community need
4. Is necessary to respond to substantial changes in conditions and/or policy
5. Is consistent with the general purpose and intent of this DDC

Recommendation

Staff recommends approval of the amendments related to Commercial Animal Services regulations as the proposed amendments meet the established criteria for approval for Code Text Amendments as outlined in Section 2.7.4D of the DDC.

The Planning and Zoning Commission voted [4-0] to recommend approval of the proposed DDC amendments. The motion for approval was made by Commissioner Riggs and seconded by Commissioner Padron.

Questions?

Bryce Van Arsdale, Assistant Planner