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Date: October 2, 2025  
To: Planning Commission  
From: Bruce Lonnee, Planning Director  
Subject: Text Amendment for Veterinary Clinics

### **Introduction**

When the current zoning ordinance (Code) was adopted county-wide in 2000, veterinary clinics were defined as a distinct use with a list of zoning districts where they could and could not be permitted. The concern was that some vet clinics also kennelled animals, which could potentially create excessive noise. Kennels were also defined as a use separate from vet clinics and given their own list of zones where they were and were not permitted for the same noise concerns. Notably, the list of zones where vet clinics and kennels were or were not allowed did not match each other, even though the main regulatory interest was the same (controlling where a potentially noisy use could locate).

However, Staff has observed over the ensuing years that many vet clinics do not offer kenneling, except for individual animals undergoing medical treatment. In these cases, vet clinics are more akin to medical centers and professional offices in terms of scale, function, and impact; an impact that would not be expected to create excessive noise.

Without the noise concern of kenneling, Staff assesses that the limitations on which zones vet clinics can locate in are unnecessarily restrictive for these necessary, and often small-scale, businesses.

### **Background**

1. The following uses are currently defined in Title 9 of the ACC Code as follows:
  - a. Section 9-2-1: Veterinary clinic – Facility for the temporary boarding and treatment of domestic animals, operated under the supervision of a licensed veterinarian.
  - b. Section 9-2-1: Kennels – Facility for the boarding (overnight) of domestic animals, usually limited to dogs and cats. Breeding and training of dogs and cats and the sale to the public of puppies and kittens is classified as a kennel activity.
2. Veterinary clinics are presently regulated in the Zoning Code as their own distinct use and are included as a type of Industrial use. Kennels are also regulated as a distinct use in the Industrial category.
3. The “Veterinary Clinic” use is currently regulated in each zoning category as follows:

Permitted By-Right	C-G (Commercial-General) C-R (Commercial-Rural) IN (Institutional) I (Industrial) E-O (Employment-Office) E-I (Employment-Industrial)
Permitted with Special Use approval	AR (Agricultural-Residential)

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	C-O (Commercial-Office) C-N (Commercial-Neighborhood)
Not permitted	RS (Single-Family Residential) RM (Mixed Density Residential) C-D (Commercial-Downtown)

4. The "Kennel" use is currently regulated in each zoning category as follows:

Permitted By-Right	C-G (Commercial-General) C-R (Commercial-Rural) I (Industrial)
Permitted with Special Use approval	AR (Agricultural-Residential) IN (Institutional) E-O (Employment-Office) E-I (Employment-Industrial)
Not permitted	RS (Single-Family Residential) RM (Mixed Density Residential) C-O (Commercial-Office) C-N (Commercial-Neighborhood) C-D (Commercial-Downtown)

### **CURRENT RECOMMENDATIONS**

1. Staff recommends modification of the use charts in the AR, C-D, C-O, and C-N zones to allow "Veterinary Clinic" by-right since these zones are intended for office-type uses. AR (Agricultural-Residential) is also a reasonable fit for a vet clinic since it is likely that they would be located near their clientele. Staff considered striking vet clinics from the use chart and reclassifying them as medical centers or professional services and office, but realized this would prohibit vet clinics in the AR zone because those medical and office uses are not allowed in that zone.
2. Veterinary clinics that include a kennel, as defined in the Code, will need to abide by the existing zoning regulations covering Kennels.
3. The "Veterinary Clinic" use would be regulated in each zoning category as follows:

Permitted By-Right	AR (Agricultural-Residential) C-G (Commercial-General) C-D (Commercial-Downtown) C-O (Commercial-Office) C-N (Commercial-Neighborhood) C-R (Commercial-Rural) IN (Institutional) I (Industrial) E-O (Employment-Office) E-I (Employment-Industrial)
Permitted with Special Use approval	
Not permitted	RS (Single-Family Residential) RM (Mixed Density Residential)

4. Staff also reviewed where the “Kennel” use is allowed, and recommends moving the Kennel from a special use approval to a by-right approval in AR, E-I, and IN, as follows:

Permitted By-Right	AR (Agricultural-Residential) C-G (Commercial-General) C-R (Commercial-Rural) E-I (Employment-Industrial) I (Industrial) IN (Institutional)
Permitted with Special Use approval	E-O (Employment-Office)
Not permitted	RS (Single-Family Residential) RM (Mixed Density Residential) C-O (Commercial-Office) C-N (Commercial-Neighborhood) C-D (Commercial-Downtown)

Attached are the proposed text amendments prepared by Planning Staff.

Attach.



Planning Director

CC: John Hawkins, ACCGov Attorney's Office  
Marc Beechuk, ACCGov Planning Department  
File