

**AN ORDINANCE AMENDING CHAPTER 1205 AND 1206 OF THE LAND DEVELOPMENT CODE RELEVANT TO REGULATIONS APPLICABLE TO BOARDING KENNELS AND VETERINARY FACILITIES.**

WHEREAS, the City of Hudson desires to promote harmony between residential and commercial uses by reducing noise, controlling odor, and limiting harmful stimulation to animals; and

WHEREAS, boarding kennels, pet groomers, and veterinary facilities are commercial endeavors most appropriately located in commercial and industrial zoning districts; and

WHEREAS, boarding kennels and pet groomers previously shared a zoning definition, but have dissimilar concerns and use restrictions; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hudson, Summit County, Ohio, that:

Section 1. That Section 1213.02(39) of the Codified Ordinances of the City of Hudson be amended to remove grooming from the “Boarding Kennel” definition as follows:

(39) "Boarding kennel" shall mean a facility for the keeping, breeding, raising, ~~grooming~~ or training of four or more domestic animals, that are not owned by the owners or occupant of the premises, for commercial purposes. This does not include animals in pet shops or veterinary facilities.

Section 2. That Section 1213.02 of the Codified Ordinances of the City of Hudson be amended to include a new definition for “Pet grooming”, as follows:

**"Pet grooming " shall mean a facility for the grooming of four or more domestic animals, that are not owned by the owners or occupant of the premises, for commercial purposes. This does not include animals in pet shops or veterinary facilities. Overnight boarding shall not be a permitted use.**

Section 3. That certain subsections of Section 1205 Zoning Districts – City of Hudson Zoning Map of the Codified Ordinances of the City of Hudson be amended to provide as follows, with the **additions being underlined and bolded** and the ~~deletions being stricken~~:

1205.05 District 2: Rural Residential Conservation

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(c) Conditional Uses. The following uses shall be conditionally permitted in District 2 subject to meeting all applicable requirements set forth in this section and Section 1206.02 , Conditional Uses

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- (2) Commercial/retail.
  - A. Bed and breakfast inns.
  - ~~B. Boarding kennels.~~
  - C. Commercial nurseries.
  - D. Golf courses, private.
  - E. Private-membership recreational facilities or clubs.
  - F. Recreational or sports training facilities, commercial.
  - ~~G. Veterinary facilities or small animal clinics, including overnight indoor boarding.~~

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#### 1205.08 DISTRICT 5: VILLAGE CORE DISTRICT.

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(c) Conditional Uses. The following uses shall be conditionally permitted in District 5 subject to meeting all applicable requirements set forth in division (d) of this section, including the locational restriction of division (d)(4) of this section and Section [1206.02](#), Conditional Uses:

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- (2) Commercial/retail.

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- O. Veterinary facility, small animal clinic (allow overnight, indoor boarding).
- P. Parking structure as a principal use.
- Q. Pet grooming**

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#### 1205.09 District 6: Western Hudson Gateway

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(c) Conditional Uses. The following uses shall be conditionally permitted in District 6 subject to meeting all applicable requirements set forth in this section and Section 1206.02, Conditional Uses.

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(2) Commercial.

- A. Day care centers, child or adult.
- B. Lodging.
- C. Medical clinics.
- D. Recreational or sports training facilities, commercial.
- E. Vehicle and equipment rentals.
- F. Vehicle repair and service.
- G. Wireless telecommunications facility.

H. Boarding Kennels

I. Veterinary facilities or small animal clinics, including overnight indoor boarding.

J. Pet grooming

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1205.10 DISTRICT 7: OUTER VILLAGE COMMERCIAL CORRIDOR AND OFFICE OVERLAY ZONE.

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(c) Conditional uses, except as limited by division (d) of this section. The following uses shall be conditionally permitted in District 7 subject to meeting all applicable requirements set forth in this section and Section [1206.02](#), Conditional Uses.

(1) Commercial/retail uses. No use shall exceed a gross floor area of 10,000 square feet except as allowed by division (c)(1)L. of this section.

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N. Veterinary facilities or small animal clinics including overnight indoor boarding.

O. Pet grooming

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1205.11 District 8: Industrial/Business Park

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(c) Conditional Uses. The following uses shall be conditionally permitted in District 8 subject to meeting all applicable requirements set forth in this section and Section 1206.02, Conditional Uses.

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(2) Commercial/retail uses.

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H. Boarding Kennels

I. Veterinary facilities or small animal clinics, including overnight indoor boarding.

J. Pet grooming

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1205.13 District 10: Ravenna Road Corridor

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(c) Conditional Uses. The following uses shall be conditionally permitted in District 10 subject to meeting all applicable requirements set forth in this section and Section 1206.02, Conditional Uses.

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(2) Commercial/retail.

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~~H. Veterinary facility, small animal clinic (allowing overnight, indoor boarding).~~

Section 4. That Section 1206.01 Table of Permitted and Conditional Uses by Zone District of the Codified Ordinances of the City of Hudson be amended to provide as follows, with the additions being underlined and bolded and the ~~deletions being stricken~~:

<i>P = Permitted By Right C = Conditional</i>													
<i>*Size or Other Limits Apply—See Zone District Regulations, Chapter 1205</i>													
Zoning Districts													
Use Type	1	2	3	4	5	6	7	7ol	8	8ol	9	10	Special conditions
Commercial/Retail													
Boarding Kennel		€				<u>C</u>			<u>C</u>				<u>15</u>
<u>Pet grooming</u>					<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>				
Veterinary facility, small animal clinic (allow overnight, indoor boarding)		€			C	<u>C</u>	C	C	<u>C</u>			€	1, 4, 29, 32

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 6. This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
Jeffrey L. Anzevino, Mayor

ATTEST:

\_\_\_\_\_  
Aparna Wheeler, Clerk of Council

I certify that the foregoing Ordinance was duly passed by the Council of said Municipality on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Aparna Wheeler, Clerk of Council