

Meeting Date:

July 14, 2025

Request

Text Amendment to the Land Development Code relating to Boarding Kennels and Veterinary Facilities

Applicant

City of Hudson

Case Manager

Nick Sugar, City Planner

Contents

- ORD 25-92
- Map: Existing Veterinary Clinics and Boarding Kennels.
- Public Comments



Project Introduction:

City staff has prepared the following in response to the City Council request to consider LDC amendments to revise the districts which permit Boarding Kennels and Veterinary Facilities and to incorporate a 500-foot setback to adjacent residential uses for boarding kennels and veterinary facilities.

Council discussion has commenced over the following timeline:

- May 27, 2025 City Council Workshop: Proposed amendment was discussed with forwarding for the first meeting.
- June 3, 2025: City Council Meeting: First reading and referral to the Planning Commission.

Background

Boarding Kennels and Veterinary Clinics are defined in the Land Development Code 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.

(342) "Veterinary facility/small animal clinic" shall mean any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, and prevention of animal diseases wherein the animals are limited to dogs, cats and other comparable household and domestic pets and wherein short-term, overnight, indoor boarding of said animals is allowed as an accessory use.

Currently, Boarding Kennels are only permitted as a Conditional Use in District 2. Veterinary Clinics are permitted as a Conditional Use in Districts 2, 5, 7, 701 and 10. There are currently three such facilities located in Hudson (see attached map).

Hudson Planning Commission	ZONING TEXT AMENDMENT
Case No. 2025-755	July 14, 2025

Staff and Council understand these uses could have potential negative impacts on surrounding properties. Therefore, it is the intent of this text amendment to primarily encourage these uses in commercial and industrial zoning districts. The amendment would remove the allowed uses from the mixed commercial/residential districts of 5 and 10. The amendment would establish additional protections for residential uses by requiring a minimum 500 ft setback from the lot line of any residential use.

The following table depicts the proposed changes 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		C				<u>C</u>			C				16
Veterinary facility, small animal clinic (allow overnight, indoor boarding)		C			€	<u>C</u>	C	C	C			€	1, 4, 16 , 29, 32

Staff notes Special Condition #16 already exists in the code and states *the use or building housing such use shall be located a minimum of 500 feet away from the lot line of any residential use, except for a transfer station or any building housing a transfer station, shall be located a minimum of 1,000 feet away from the lot line of any residential use.*

Current facilities would become non-conforming as they do not have a 500 ft setback to a residential use. Existing operations could continue for these facilities; however, any expansion would not be permitted without the consideration of BZBA.

Additionally, staff notes applicable regulations in Chapter 1205 – Zoning District would also be amended to align with these changes. The full text amendment request is attached for reference.

Considerations

District Standards (Section 1204.01) Zoning Map and Text Amendments

All applications for text or zoning map amendments shall be reviewed by the PC and City Council for compliance with the nine standards set forth within Section 1204.01 of the Land Development Code (LDC).

- a) Whether or not the proposed amendment is in accordance with basic purpose and intent of the Land Development Code, specifically;

Staff Comment: The proposed amendment would align with the following purposes and intent of Section 1201.03:

- *Promote the public health, safety, convenience, comfort, prosperity, and general welfare;*
- *Conserve and stabilize property values through the most appropriate uses of land in relation to one another;*
- *Encourage nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic and other impacts of such development, especially when adjacent to residential uses or to the historic village core;*

Hudson Planning Commission	ZONING TEXT AMENDMENT
Case No. 2025-755	July 14, 2025

- b) Whether or not the proposed amendment furthers the long-range planning goals of the City (as outlined in the City's Comprehensive Plan's goals and objectives)

Staff Comment: The proposed amendment would align with the following objectives for the Comprehensive Plan:

- *Strengthen existing residential neighborhoods.*
- *Continue to strengthen the local economy along major commercial corridors while protecting open space.*
- *Continue to promote new economic development along the Seasons Road corridor.*

- c) Whether or not conditions within the City have changed since the Land Development Code was last adopted/amended, or there was a mistake in the Land Development Code, that justifies the amendment;

Staff Comment: Staff notes recent inquiries for larger facilities suggest an amendment to the Land Development Code is warranted.

- d) Whether or not the amendment corrects an inequitable situation created by the Land Development Code, rather than merely grants special privileges;

Staff Comment: The proposed amendment would not grant special privileges.

- e) Whether or not the amendment avoids unlawful exclusionary zoning;

Staff Comment: The amendment avoids unlawful exclusionary zoning.

- f) With respect to zoning map amendments, whether the proposed zoning map amendment is consistent with the zoning classifications of the surrounding land;

Staff Comment: Not applicable

- g) With respect to zoning map amendments, whether all of the new requirements attendant to the proposed zoning classification can be complied with on the subject parcel(s);

Staff Comment: Not applicable

- h) Does the amendment affect the City's ability to provide adequate services, facilities, or programs that might be required if the application were approved; and

Staff Comment: The amendment would not affect the City's ability to provide adequate services, facilities, or programs.

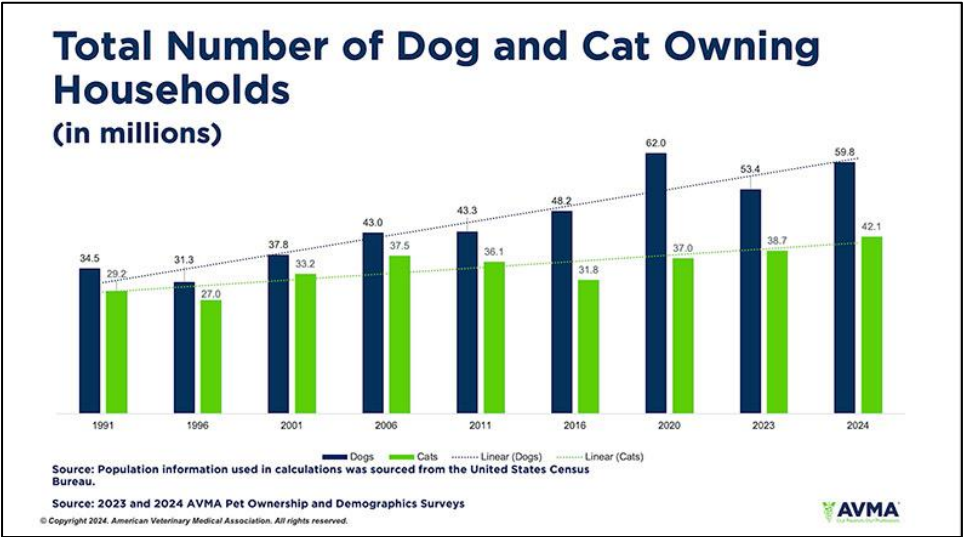
- i) Whether or not the amendment is necessary to address changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected.

Staff Comment: Staff notes the continuing increases in pet ownership and spending could lead to additional requests for new boarding and veterinary facilities. The following tables capture these increases.

Total U.S. Pet Industry Expenditures, 2014-2024 (\$ billions)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Expenditure	58.04	60.28	66.75	69.51	90.5	97.1	108.9	123.6	136.8	147	150.6

Source: American Pet Products Association



Source: American Veterinary Medical Association

Therefore, it is necessary to revise the existing code to further protect residential uses and encourage new facilities to be primarily located along commercial and industrial corridors.

Required PC Action

The PC shall conduct a public hearing, make specific recommendations to the City Council, and transmit the application to the City Council, together with the text and map amendments pertaining thereto, within 120 days from the date of initiation of the application for text or official zoning map amendments. The initiation of the application was commenced with City Councils referral on September 3, 2024.

The City Council shall hold a public hearing and take final action within twenty days of said public hearing. An amendment before the City Council for consideration shall take effect only if passed or approved by not less than five members of the City Council.

Recommendation

Staff recommends the Commission review the proposed text amendments. The Commission should receive testimony at the public hearing then proceed with consideration of a formal recommendation to City Council.