



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: October 2, 2006

Subject: Ordinance No._____: An Ordinance Amending the Zoning Code of Ordinances to allow veterinary clinics in the B-1 District as a Planned Use (**1st Reading**)

List of committees that have reviewed: The Community Development Committee reviewed the Text Amendments at their September 25, 2006 meeting and recommended approval.

Background:

Veterinary clinics are currently only allowed in the B-2 district. Our instincts were that not allowing vet clinics in the B-1 district is not consistent with common practice in comparable communities. Several comparable communities were surveyed to determine whether a veterinary clinic is an appropriate use in the B-1 district. The results of the survey show that allowing vet clinics in the B-1 district is consistent with the zoning regulations of comparable communities.

The Planning Commission reviewed the proposed text amendment at their meeting on September 12, 2006. They are comfortable with the amendment, and recommended adding a provision requiring sound attenuation verification by a design professional on all veterinary clinic projects.

At its September 25, 2006 meeting, the Community Development Committee reviewed the proposed text amendment. The committee would like a clear definition of "veterinary clinic" to accompany the proposed text amendment, clarifying that no general boarding will be permitted outside of that associated with veterinary care procedures. The committee unanimously recommended approval of the proposed text amendment.

Legal Considerations, if any: None

Budget Impact: None.

Staff recommendation: After researching comparable communities and incorporating the recommendations of the Planning Commission and Community Development Committee, staff recommends allowing veterinary clinics, defined as ***"a facility for the medical treatment of small domestic animals, which is staffed by a least one doctor of veterinary medicine,"*** in the B-1 zoning district as a Planned Use. Proper waste disposal, no detectible odors beyond the property line, no dog runs or play areas, no indoor or outdoor kennels, and verification of sound attenuation would be required on all veterinary clinic projects. No boarding of animals

would be permitted outside of that associated with veterinary care procedures. Attached are the results from the research on comparable communities.

Veterinary Clinics in Comparable Communities

Staff contacted the planning and zoning officials at ten comparable communities in Illinois and Missouri to find out how they handle veterinary clinics – what zones they are permitted in, additional regulations associated with veterinary clinics, and any lessons learned from specific projects. Below are the results of the survey.

St. Peters, MO allows veterinary clinics with a special use permit in their Neighborhood Commercial district. They are permitted use by right in their Community Commercial and General Commercial districts. All kennels require a special use permit.

O'Fallon, MO allows veterinary clinics as a permitted use in their Agricultural, General Commercial, and Highway Commercial Districts. A conditional use permit is required in their Office, Restricted Commercial, and Shopping Districts. They have some restrictions on boarding and outdoor dog runs on a case-by-case basis (hours of use, etc.) Parking requirements are 1 space per 200 sf of GFA.

Wildwood, MO allows veterinary clinics as a permitted use in their commercial district with no restrictions. A conditional use permit is required in the non-urban zone, but the use must be on a minimum lot size of 5 acres.

Edwardsville, IL considers a veterinary clinic as a permitted use in the Downtown and General Business Districts.

Urbana, IL allows veterinary clinics for small animals (with kennels) as a conditional use in the Agricultural, Industrial, and B-3 Districts.

Champaign, IL allows veterinary clinics in the Central Business and Neighborhood Commercial Districts. No outdoor runs are allowed outside of the Industrial District. Veterinary clinics must be at least 100 feet from any residential area. Because Champaign has short blocks, 100 feet could be as little as 2 lots away or across the street. The City has considered requiring a 500 foot separation from residential areas to avoid noise and odor problems. However, there has been little public outcry to change the requirement

Carbondale, IL allows veterinary clinics in all commercial districts, except in professional administrative office complexes. The facility must be in a completely enclosed, soundproof building, and no objectionable odors may be detected outside the building.

Bloomington, IL permits veterinary clinics in most commercial, business, and manufacturing districts. Outdoor dog runs must be at least 500 feet from residential districts.

Normal, IL does not permit veterinary clinics in commercial districts. They are a permitted use in the General Business and Restricted Manufacturing Districts. Kennels require a special use permit.

Naperville, IL permits veterinary clinics by right in the Community Business and General Commercial Districts. Veterinary clinics require a conditional use permit in the district just outside of the downtown.

County and State Regulations

Staff contacted the St. Clair County Health Department, the Illinois Department of Public Health, and the Illinois Department of Agriculture to find out if they have regulations associated with veterinary clinics, such as proper animal waste disposal. All three departments stated that they have no regulations or recommendations concerning veterinary clinics. The Department of Agriculture does have regulations for large-scale operations such as hog farms, but none of those would apply to veterinary clinics.