Zoning Regulation of 'Animal Service' Uses

Public Hearing before the Zoning & Planning Committee

December 12, 2022

CITY OF NEWTON

Planning & Development

Background

- In 2012, a zoning amendment created a definition of "animal service" as a commercial use but omitted the village centers of Newton where animal grooming firms have operated for decades.

- Updating the ordinance will expand the types of retail allowed in village centers and make existing businesses conforming
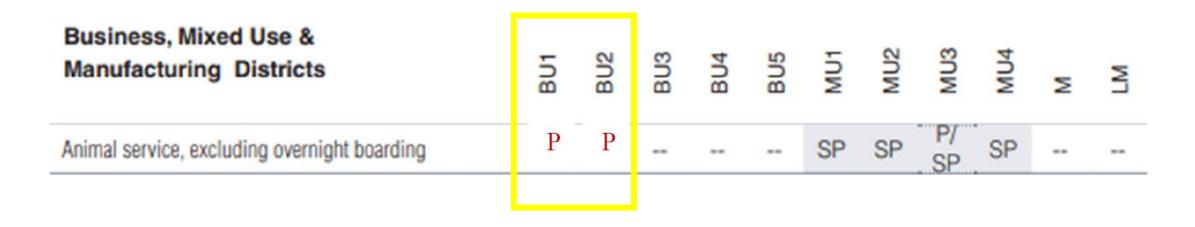
Current zoning

- The ordinance defines three similar uses: animal service, personal service, and service establishment.

- Personal service and service establishment uses are allowed by-right in BU1-BU4 zones. Animal service is not, likely due to an error of omission in a 2012 amendment.

- <u>Note</u>: Kennels and Veterinary Hospital are separate uses

Proposed 2-part solution

1. Enable "animal service" as-of-right in BU1 and BU2. This would bring regulation of this use in line with similar operations and make six existing animal grooming businesses compliant with zoning, and

2. Clarify the definition of "animal service" to provide better guidance to city staff making use determinations.

First, update the use table.

Enable "animal service" as-of-right in BU1 and BU2, which could be accomplished by updating two cells in the use table, as shown below.

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM
Animal service, excluding overnight boarding	P	P	--	--	--	SP	SP	P/ SP	SP	--	--

Second, clarify the definition.

Chapter 30: Zoning Ordinance | City of Newton, Massachusetts.
Article 6. Use Regulations
Sec. 6.4. Commercial Uses

6.4.1. Animal Service

A. Defined. Animal Services, including but not limited to sales and grooming of household pets, ancillary retail sales and services, and incidental veterinary care ~~services~~; excluding day care and overnight boarding.

[Redlined]

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[Clean]