

D	WHAT ARE THE RULES FOR COMMERCIAL BREEDING AND BOARDING KENNELS?
This section provides general information for operators of commercial breeding and boarding kennels for companion animals.	
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Commercial boarding and breeding kennels are allowable in Clarke County subject to specific regulations. These two kennel types are described separately below:

Commercial Boarding Kennels

Commercial boarding kennels are businesses which house, board, handle, or otherwise keep for care companion animals for compensation. They are different from animal shelters – these are facilities owned and/or operated by the Clarke County government to house companion animals for the purpose of finding permanent adoptive homes for such animals.

Commercial boarding kennels are allowed only in the Highway Commercial (CH) Zoning District with approval of a site development plan and, where applicable, a certificate of appropriateness by the Planning Commission. Commercial boarding kennels previously were allowed with approval of a special use permit in the Agricultural-Open Space-Conservation (AOC), Forestal-Open Space-Conservation (FOC), and Neighborhood Commercial (CN) Districts but the Zoning Ordinance was amended in 2014 to prohibit new commercial boarding kennels in these districts. Any commercial boarding kennels currently operating in these districts with zoning approvals prior to 2014 are likely to be nonconforming, or “grandfathered.”

Commercial boarding kennels may be operated on a very limited basis as a home occupation with approval of a home occupation zoning permit issued by the Zoning Administrator. Home occupation boarding kennels are limited to a maximum of four canine and/or feline animals older than six months on the property at any one time. Any structures housing canine animals shall be located not more than 200 feet from the permit holder’s residence. In order to qualify for a home occupation zoning permit, the permit holder must reside on the property where the boarding kennel is located and must be present during business operations. The permit holder may be the property owner or a tenant or other resident of the property with the owner’s approval.

Regulations for commercial boarding kennels may be found in [Article I, Zoning Ordinance Section 5.2C \(Business Uses – Commercial Boarding Kennel\)](#).

Commercial Breeding Kennels

Commercial breeding kennels are businesses which house or handle canine animals older than six months for the purpose of breeding for sale in return for compensation. Boarding for

compensation at these businesses is not permitted. Commercial breeding kennels are allowed with approval of a special use permit and site development plan in the Agricultural-Open Space-Conservation (AOC), Forestal-Open Space-Conservation (FOC), and Neighborhood Commercial (CN) Districts. They are allowed in the Highway Commercial (CH) District with approval of a site development plan and, where applicable, a certificate of appropriateness by the Planning Commission.

The special use permit process requires review by the Clarke County Planning Commission and the Clarke County Board of Supervisors. Public hearings are also required in conjunction with the Commission and Board reviews. Planning Department Staff can provide additional information on the special use permit review process including application requirements and fees.

In the AOC, FOC, and CN District, commercial boarding kennels must comply with the following regulations:

- Canines shall be confined in an enclosed building, which shall be climate controlled and be constructed of sound absorbing materials so as to mitigate animal noise at adjacent property lines. Such an enclosed facility may also include a fenced exercise area. Such enclosed facilities and exercise areas shall be at least 200 feet from any property line. Areas of confinement not fully enclosed (such as dog runs) shall be at least 500 feet from any property line.
- The hours of operation shall not be earlier than 7:00 a.m. or later than 9:00 p.m. In all cases, canines shall be confined in an enclosed building from 9:00 p.m. to 6:00 a.m. In exceptional cases, a canine may be briefly escorted outside by kennel staff during the hours of enclosed confinement.

Additionally, commercial breeding kennels in the AOC and FOC Districts are allowed only if located on the same lot as a single-family dwelling and shall be located not more than 200 feet from the single-family dwelling.

Commercial breeding kennels may also be operated on a limited basis as a home occupation with approval of a home occupation zoning permit issued by the Zoning Administrator. Home occupation breeding kennels are limited to a maximum of ten canines older than six months on the property at any one time. Any structures housing canine animals shall be located not more than 200 feet from the permit holder's residence and shall be set back a minimum of 175 feet from the property line. In order to qualify for a home occupation zoning permit, the permit holder must reside on the property where the breeding kennel is located and must be present during business operations. The permit holder may be the property owner or a tenant or other resident of the property with the owner's approval.

Regulations for commercial breeding kennels may be found in [Article I, Zoning Ordinance Section 5.2C \(Business Uses – Commercial Breeding Kennel\)](#).