



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING AND ZONING BOARD STAFF REPORT

### Pet Services

Meeting	File No.	Application Type
May 18, 2026	PZ-000592-2026	Amendment to the Land Development Regulations
Applicant	Agent	Owner
Not applicable; City-initiated request.	Not applicable; City-initiated request.	Not applicable; City-initiated request.

### Request

Provide a recommendation to the City Commission on Ordinance No. 11-26, a City-initiated request to amend and update Section 4.4.9, "General Commercial (GC) District", Section 4.4.11, "Neighborhood Commercial (NC) District", Section 4.4.12, "Planned Commercial (PC) District", Section 4.4.13, "Central Business (CBD) District", Section 4.4.19, "Mixed Industrial and Commercial (MIC) District", Section 4.4.20, "Industrial (I) District", Section 4.4.26, "Light Industrial (LI) District", and Section 4.4.29, "Mixed Residential, Office, and Commercial District (MROC)" of the Land Development Regulations (LDR) to establish pet grooming as a principal use instead of a conditional use and to establish pet hotels, shelters, training, and daytime boarding as a principal use instead of a conditional use in the MIC, I, and LI zoning districts.

### Background

On October 19, 2021, the City adopted Ordinance No. 17-21, extensively updating the regulations governing domestic animal services to modernize the regulations relative to the proliferation of the use with the rise in demand for day and night boarding and the co-location of services. The ordinance established extensive standards for domestic animal service uses in **LDR Section 4.3.3(W), "Domestic Animal Services"**, which are designed to prevent such uses, including pet services (training, daytime boarding, and grooming), from becoming a nuisance to the surrounding property owners.

Prior to Ordinance No. 17-21, pet grooming was classified as a principal use, but the Ordinance included pet grooming in the definition of pet services, which were collectively classified as a conditional use. The amendment adopted the following definitions for domestic animal services and pet services:

**Domestic animal services:** *Places of business, either for profit or not for profit, that provide services for the care and well-being of domestic animals including veterinary clinics, pet service facilities, pet hotels, and animal shelters.*

**Pet services:** *A place of business that provides temporary care and services for domestic animals such as grooming, bathing, training, and daytime boarding.*

Principal and conditional uses are described as follows in **LDR Section 4.3.2(B), Categories of Use:**

(1) **Principal use.** *A principal use is allowed, by right, within a zoning district provided that all development regulations are met. A principal use must be conducted on a site in order to have accessory or ancillary uses on that site.*

Principal uses are allowed to operate subsequent to issuance of a Zoning Certificate of Use (ZCU) and Business Tax Receipt process. Per **LDR Section 2.4.6(C)(1)**, a ZCU is an administrative action by the Director required for any change of use to an allowed use, addition of use(s), or a change in business within an existing building where no exterior site improvements are required or proposed. Review and approval of a ZCU involves a review of all LDR requirements associated with a particular use, such as Section 4.6.9, "Off-

street parking,” Section 4.3.3, “Special requirements for specific uses,” and base zoning district regulations in Article 4.4. Base district development standards.

(3) **Conditional use.** *A use which may not be appropriate generally, or without restriction, within a zoning district. The purpose of identifying such conditional uses and regulating them in a special manner is that they possess certain characteristics which may make them incompatible with existing uses, contiguous zoning, permitted uses, or future uses. Through special conditions imposed through procedures set forth in Section 2.4.5(E), the adverse impacts of such a use may be mitigated. The allowing of a conditional use is discretionary.*

Conditional uses require review by the Planning and Zoning Board (with a mailer to all property owners within 500 feet and property postings), with final approval provided by the City Commission.

At its July 8, 2025 meeting, the City Commission approved Ordinance No. 11-25, which changed the review process of veterinary clinics from a conditional use to a principal use due to the low impact of the use. Subsequently, at its November 18, 2025 meeting, City Commission similarly directed Staff to update the LDR to make pet grooming a principal use as opposed to a conditional use.

**Description of Proposal**

The proposal is initiated by the City to simplify the process for pet grooming businesses to begin operations. The table below shows the zoning districts where different types of domestic animal services are allowed, the current category of use and the proposed changes. Categories where no changes are proposed are in grey fill.

Domestic Animal Services			
Zoning District	Pet Hotel or Animal Shelter	Domestic Animal Training or Daytime Boarding	Pet Grooming
General Commercial (GC)	CU	CU	CU to P
Neighborhood Commercial (NC)	CU	CU	CU to P
Planned Commercial (PC)	CU	CU	CU to P
Central Business (CBD) District	CU	CU	CU to P
Mixed Residential, Office, and Commercial District (MROC)	CU	CU	CU to P
Mixed Industrial and Commercial (MIC)	CU to P	CU to P	CU to A
Industrial (I)	CU to P	CU to P	CU to A
Light Industrial (LI)	CU to P	CU to P	CU to A
P = Principal Use A = Accessory Use CU = Conditional Use			

The proposed amendment changes the pet grooming use from conditional to principal in all zoning districts where the use is currently allowed, except in MIC, I, and LI. The industrial nature of the districts render it more appropriate to allow pet grooming as an accessory use to a more intense domestic animal service (e.g. pet hotel, shelter, training, or daytime boarding), rather than a stand-alone principal use.

Pet hotels, shelters, training, and daytime boarding remain a conditional use in the districts where listed, except in MIC, I, and LI, where it is proposed to establish these as a principal use instead of a conditional use. The MIC, I, and LI zoning districts are more industrial in nature and allow more intense uses, such as manufacturing and processing, where more intense domestic animal services are less likely to negatively impact an adjacent property.

Language in both the principal and conditional uses was refined for clarity. General “Pet Services” language is substituted by the pet service specifically named within the definition, whether it be grooming / bathing, training, and / or daytime boarding.

Outside activities related to domestic animal services will remain limited to drop-off and necessary outdoor walks of animals in direct control of a person by means of a leash or cord. Pursuant to **Section 4.6.6, Commercial and industrial uses to operate within a**

**building**, any other outside use requires approval through the conditional use process, specifically determining if the outside aspects of the use are appropriate.

Ordinance No. 11-26 is attached with the complete text of the proposed amendment.

## Review and Analysis

### **LDR Section 1.1.6, Amendments**

*The text of these Land Development Regulations may from time to time be amended, changed, supplemented, or repealed. No such action however, shall be taken until a recommendation is obtained from the Planning and Zoning Board and until a public hearing has been held by the City Commission.*

### **LDR Section 2.4.7(A), Amendments to the Land Development Regulations**

*Amendments to the LDR may be initiated by the City Commission, Planning and Zoning Board, or City Administration, or by a member of the public.*

The proposed amendment is initiated by City staff.

### **LDR Section 2.4.7(A)(5), Findings**

*For any approval, the City Commission must make a finding that the text amendment is consistent with the Comprehensive Plan, and that the amendment furthers the implementation of an adopted neighborhood plan, if applicable.*

The following Objectives and Policies of the adopted Comprehensive Plan are applicable to the proposed amendment.

### **Neighborhoods, Districts, and Corridors Element**

Objective NDC 3.5 Update Land Development Regulations *Regularly review and update the Land Development Regulations to provide timely, equitable and streamlined processes including, but not limited to, building permit processes for residential developments and to accommodate mixed-use developments, address market changes and development trends, and other innovative development practices.*

### **Economic Prosperity Element**

GOAL ECP 4 BUSINESS CLIMATE & COMPETITIVENESS *CULTIVATE A MORE BUSINESS-FRIENDLY ENVIRONMENT AND DYNAMIC ENTREPRENEURIAL ECOSYSTEM WHICH ALLOW LOCAL ESTABLISHMENTS TO GROW IN PLACE, ATTRACT NEW INDUSTRY CLUSTERS AND FIRMS AND PRODUCE NEW HOMEGROWN ENTERPRISES.*

Policy ECP 5.5.2 *Increase essential retail and consumer services and neighborhood based employment opportunities for residents.*

Policy ECP 3.3.2 *Identify opportunities for potential zones, cultural districts or innovation district to grow the clusters and encourage economic development in mixed-use centers and neighborhoods.*

Policy ECP 3.3.3 *Encourage concentrations of commercial services, amenities and employment centers and creation connections between the Delray Beach's vibrant hubs of activity.*

According to the American Planning Association 2025 Trend Report for Planners, *globally, the market is expected to reach nearly \$500 billion by 2030. The U.S. now has more households with pets than with children.* The proposed amendment allows a more rapid response to the high market demand for pet services, specifically pet grooming, which has been a growing business in the city with 11 stand-alone pet grooming businesses and three domestic animal services uses (e.g. veterinary clinics) that offer pet grooming.

Pet grooming is generally characterized as a lower-impact, daytime-oriented use, with reduced noise and animal occupancy levels relative to more intensive pet service uses such as daytime or overnight boarding. Conditional uses are reserved for use for which there is something inherent to the use that makes conditional use review a necessary part of the process.

Establishing a business classified as a principal use is inherently less complicated, as an administrative approval, than a conditional use, which requires review before two boards and a mailer to all properties within 500 feet of a requesting business. Given the characteristics of pet grooming, the conditional use process is excessive, particularly when the extensive requirements in Section 4.3.3(W) are applicable to all domestic animal services, regardless of their classification as a principal or conditional use.

#### Review By Others

The **City Commission** is anticipated to review the proposed LDR Amendment in June 2026.

#### Options for Board Action

- A. Recommend **approval** to the City Commission of Ordinance No. 11-26, a City-initiated request to amend and update Section 4.4.9, “General Commercial (GC) District”, Section 4.4.11, “Neighborhood Commercial (NC) District”, Section 4.4.12, “Planned Commercial (PC) District”, Section 4.4.13, “Central Business (CBD) District”, Section 4.4.19, “Mixed Industrial and Commercial (MIC) District”, Section 4.4.20, “Industrial (I) District”, Section 4.4.26, “Light Industrial (LI) District”, and Section 4.4.29, “Mixed Residential, Office, and Commercial District (MROC)” of the LDR to establish pet grooming as a principal use instead of a conditional use and to establish pet hotels, shelters, training, and daytime boarding as a principal use instead of a conditional use in the MIC, I, and LI zoning districts.
- B. Recommend **approval as amended** to the City Commission of Ordinance No. 11-26, a City-initiated request to amend and update Section 4.4.9, “General Commercial (GC) District”, Section 4.4.11, “Neighborhood Commercial (NC) District”, Section 4.4.12, “Planned Commercial (PC) District”, Section 4.4.13, “Central Business (CBD) District”, Section 4.4.19, “Mixed Industrial and Commercial (MIC) District”, Section 4.4.20, “Industrial (I) District”, Section 4.4.26, “Light Industrial (LI) District”, and Section 4.4.29, “Mixed Residential, Office, and Commercial District (MROC)” of the LDR to establish pet grooming as a principal use instead of a conditional use and to establish pet hotels, shelters, training, and daytime boarding as a principal use instead of a conditional use in the MIC, I, and LI zoning districts.
- C. Recommend **denial** to the City Commission of Ordinance No. 11-26, a City-initiated request to amend and update Section 4.4.9, “General Commercial (GC) District”, Section 4.4.11, “Neighborhood Commercial (NC) District”, Section 4.4.12, “Planned Commercial (PC) District”, Section 4.4.13, “Central Business (CBD) District”, Section 4.4.19, “Mixed Industrial and Commercial (MIC) District”, Section 4.4.20, “Industrial (I) District”, Section 4.4.26, “Light Industrial (LI) District”, and Section 4.4.29, “Mixed Residential, Office, and Commercial District (MROC)” of the LDR to establish pet grooming as a principal use instead of a conditional use and to establish pet hotels, shelters, training, and daytime boarding as a principal use instead of a conditional use in the MIC, I, and LI zoning districts.

#### Public and Courtesy Notices

N/A Courtesy Notices are not applicable to this request

N/A Public Notices are not required for this request at this time.