



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Wanderlust Dogs

Meeting	File No.	Application Type
August 15, 2022	2022-155-USE-PZB	Conditional Use (Domestic Animal Services)
Property Owner	Applicant	Agent
355 Congress LLC	Jason Hershman	Richard Berrie, Berrie Architecture & Design, Inc / F. Martin Perry – Perry & Taylor, P.A.

Request

Provide a recommendation to the City Commission regarding a Conditional Use request for Wanderlust Dogs located at 355 North Congress Avenue to allow a Domestic Animal Services facility offering Pet Services including day care, pet grooming, and a Pet Hotel.

Background Information

The subject property is developed with two single story constructed in 2019; the site has been vacant since construction completed. Building 1, located on North Congress Avenue, consists of five bays and 14,895 square feet. Building 2, the smaller of the two buildings is 2,996 square feet in area.

The proposed Wanderlust Dogs facility will occupy 12,358 square feet in Bays 101 through 104 in the 5-bay Building 1. The property has a Land Use Map (LUM) designation of Commerce (CMR), and a zoning designation of Mixed Industrial & Commercial (MIC).



Project Planner:

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Attachments:

- Application Justification Statement
- Site Plan
- Floor Plan
- Traffic Study
- Parking Study
- Emergency Preparedness Plan
- Resolution No. 120-22

Description of Proposal

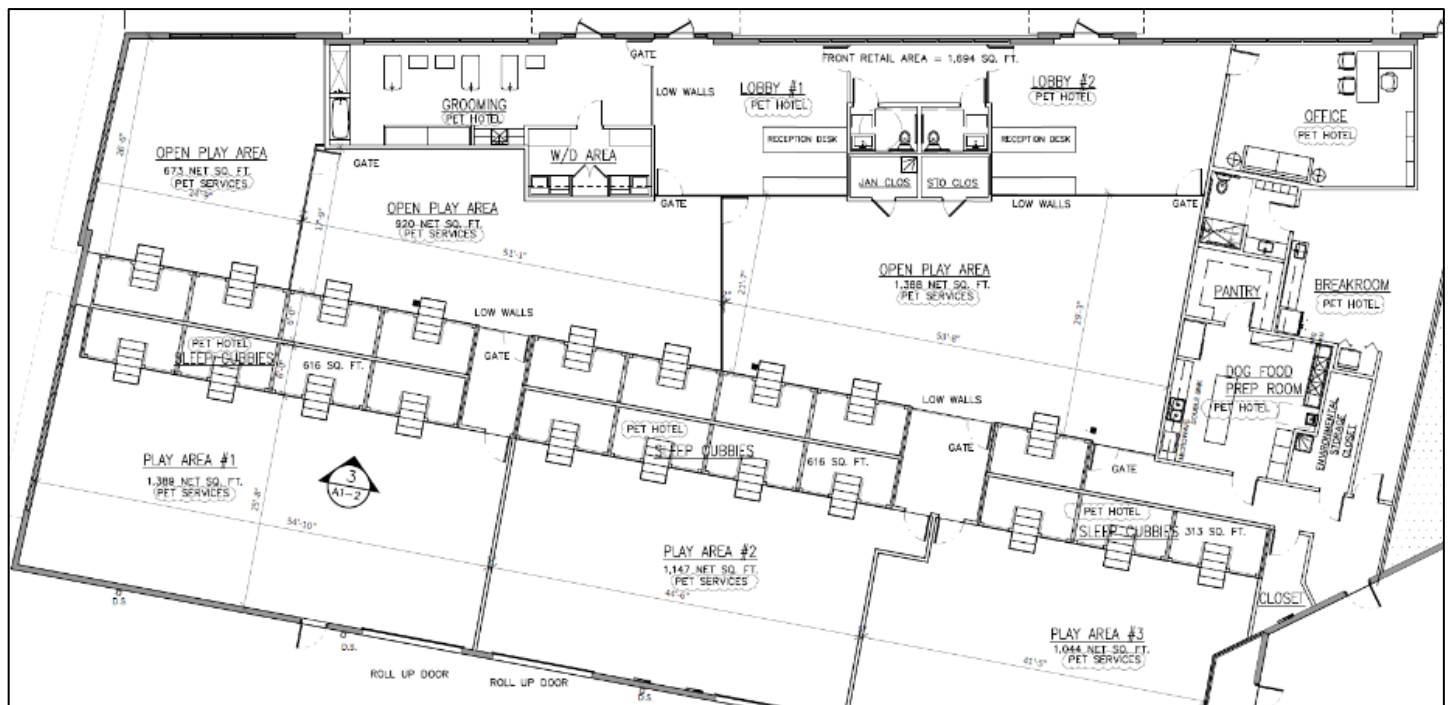
Wanderlust Dogs is requesting Conditional Use approval to establish a Domestic Animal Services Facilities use for Pet Services and a Pet Hotel use for overnight boarding. Domestic Animal Services are defined in **Appendix A – Definitions** as *places of business, either for profit or not for profit, that provide services for the care and well-being of domestic animals including veterinary clinics, pet service facilities, pet hotels, and animal shelters.* In MIC zoning, the operation of domestic animal services requires Conditional Use approval.

Wanderlust Dogs has one other location; Wanderlust Dog Ranch, founded in 2014 in Eagle Park, Colorado. The Wanderlust vision is “to create the safest, cleanest, most loving environment a dog could possibly wish for.” The proposed facility will offer pet grooming services, only for the dogs that are attending the daycare or overnight boarding. The facility capacity is 90 dogs, with an overnight capacity of 10 – 12 dogs.

The facility is open seven days a week with at least one staff member on site 24 hours a day. The proposed hours of operation are as follows:

- **Daytime Hours.** 7:30 am – 6:00 PM, with dogs being dropped off by 10 am; overnight dogs must be dropped off by 12 noon.
- **Staff Hours.** 7:00 am – 8:00 pm or 8:00pm – 7:00 am

The area dedicated exclusively for pet hotel services (sleep cubbies) is 1,545 square feet. 6,561 square feet are dedicated as a play area for the pet services use. Common areas associated with the pet hotel use, for the purposes of calculating parking, includes two reception areas for drop off and pick up, a pet grooming area, dog food prep room, and employee break room, which total 4,252 square feet (shown on the floor plan below).



The overnight crates are “custom lodging cabins” with security cameras, climate control and HD speakers to ensure that the overnight pet guests are calm and feel at home. The suites range in size from 28 square feet up to 56 square feet and come complete with beds, cots, and blankets. The minor exterior modifications to the site plan will include a permanently installed generator on the rooftop, that will require screening, and a new bicycle rack. There are twenty-seven parking spaces provided on site which are accessed from North Congress Avenue. Any exterior modifications provided to the site plan will be under a separate review through the Site Plan Review and Appearance Board (SPRAB).

Outside activities are limited to drop off and pick up; no outside use area is included with the proposal. Should the applicant decide to add an outside use area in the future, they will need to request an additional conditional use for the approval of the outside use area. The property is within 300 feet of residentially zoned property (Water's Edge Apartments) and therefore would also require a waiver. All activities related to the request are to be conducted inside with 6,561 square feet (approximately 50 percent of the interior space) to be utilized as six separate climate-controlled dog play areas. The solid waste will be picked up immediately by staff and the liquids are easily passed through a raised air drainage system below the K-9 turf and sprayed with Wysiwash disinfectant, attached to a garden hose that helps break down bacteria and eliminate smell.

The facility is equipped with an air exchange system which cycles new outside air into the building and removes stale indoor air. In addition, a system called Synexis, that uses dry hydrogen technology, is used to clean and treat the air to diminish odors and transmission of illness between guests within the facility. The facility is also equipped with 24/7 music intended to relax the dogs and keep the noise levels to a minimum.

Review and Analysis

Pursuant to **Land Development Regulations (LDR) Section 2.4.5(E)(1), Establishment of a Conditional Use: Rule**, the City Commission, by motion, after review and recommendation for approval by the Planning and Zoning Board may approve or reject a request for a conditional use.

A recommendation of approval by the Planning and Zoning Board is required for the item to be considered by the City Commission. Conditional use requests that do not receive a recommendation of approval by the Planning and Zoning Board do not move forward to the City Commission for consideration. The City Commission meeting date will be determined following a recommendation of approval.

Pursuant to **LDR Section 2.4.5(E)(4), Conditions**, conditions may be imposed pursuant to Section 2.4.4(C). In addition, limitations on the hours of operation and/or the longevity of the use may be imposed. Similarly, pursuant to **LDR Section 2.4.4(C), Imposition of conditions**, In granting approval to any development application, the granting body may impose whatever conditions it deems necessary in order to insure:

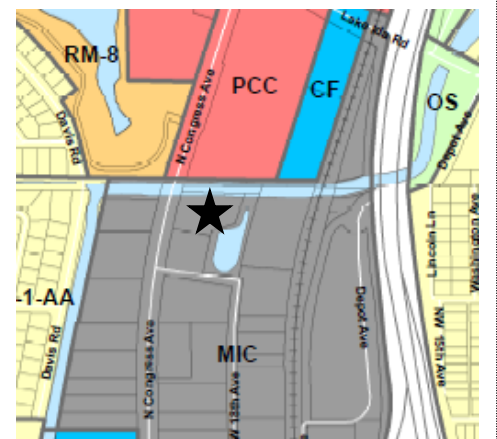
- The compatibility of the use with nearby existing and proposed uses.
- Concurrency.
- Consistency with objectives and policies of the Comprehensive Plan.
- The fulfillment of requirements of these Regulations which should have or could have been fulfilled prior to the approval action but which were not, due to conditions beyond the control of the applicant.
- The fulfillment of requirements of these Regulations which could have been fulfilled prior but remain outstanding; thus, providing that they will be accommodated in a later stage of processing.

Pursuant to **LDR Section 2.4.5 (E)(5), Establishment of a Conditional Use: Findings**, in addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:

- a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;
- b) Hinder development or redevelopment of nearby properties.

Wanderlust Dogs is requesting to establish a daytime boarding facility and pet hotel in the MIC zoning district. The purpose and intent of the MIC zoning district is to create a mix of industrial, commercial, and office with limited retail. Residential is also allowed as a conditional use on a very limited basis within the I-95/CSX Railroad Corridor Overlay District, which is located approximately 500 feet from the subject property. While the MIC zoning district requires a Conditional Use for pet services, pet hotels and animal shelters (as do all districts that allow domestic animal uses), the proposed location in the MIC zoning district provides an inherent measure of neighborhood protection, by virtue of the district's characteristics.

The surrounding zoning and uses are generally industrial and commercial (see map at right and the table below). A cabinet designer is located to the south the property. An auto tag agency is located to the west across six lanes of Congress Avenue. A City of



Delray Beach retention pond is located to the east of the property. Delray Commerce Center is located to the northeast and is separated from Wanderlust Dogs by the Lake Worth Drainage District E-4 canal. Water's Edge Apartments are located north of the canal, 151 feet to the northwest.

The proposed use is not anticipated to have a negative impact on the residential neighborhood, as it is located to the northwest of the LWDD canal. The proposed uses are limited to the indoor areas, which will limit impacts to nearby businesses and residents. In addition, the building was developed for an industrial use with concrete tilt up walls and solid rear metal doors as well as storefront entry doors, which complies with the requirements of **LDR Section 4.3.3(W), Domestic animal services** (discussed below).

	Land Use	Zoning	Use
North	CMR, TRN	PCC, RM-8	Office, apartments
South	CMU	MIC	Shopping plaza
East	CMU	MIC	Retention area, light manufacturing
West	CMU	MIC	Office building

Approval of the conditional use is not anticipated to hinder the development of the surrounding areas and will not be hindered in any way. It will bring a new service to the area, which will meet the service needs of residents. There are many neighborhoods in the western city limits that could benefit from a daytime boarding facility and pet hotel, as there is no nearby facility. The traffic generated by the business should not have an impact as the entrance and exit is through a single access point on North Congress Avenue and only a right-hand turn can be made.

LDR Section 4.3.3(W), Domestic animal services

Requirements for Domestic Animal Services facilities are specified within **LDR Section 4.3.3, Special Requirements for Specific Uses**, which provides use-specific regulations for a wide range of uses allowed throughout the city to mitigate impacts from business operations onto adjacent properties or uses, with special attention generally given to protecting residential neighborhoods. **LDR Section 4.3.3(W), Domestic animal services** applies to this request. Compliance with these regulations will mitigate impacts and ensure that the surrounding area will have little to no impact of the services provided by Wanderlust Dogs. Certain applicable regulations are summarized as follows and is analyzed in full as Appendix A.

(2) Noise Dampening

The building was built in an Industrial zoning district. The existing concrete tilt up wall and solid rear metal doors and entry front door system will help minimize noise. In addition, the interior walls will be finished with an insulation system to minimize any additional noise and odor detection from outside the facility. The applicant will also play soothing music at all times to help calm the dogs.

(6) Parking Requirements

The applicant provided a parking study that analyzed the parking demand for the proposed Wanderlust use, as well as the demand for all buildings. The use on the entire site requires 56 parking spaces, whereas a total of 27 are provided (see table at right).

Parking	Calculation	Required	Provided
Building #1 Bays 101-104 (Wanderlust)	<i>Pet Hotel and common areas</i> 1/300 (5,797 SF)	19	27
	<i>Pet Services</i> 4.5/1,000 (6561 SF)	30	
Building #1 Bay 105	<i>Retail</i> 4.5/1,000 (204 SF)	1	
	<i>Warehouse office</i> 3/1,000 (314 SF)	1	
	<i>Warehouse</i> 1/1,000 (2,014 SF)	2	
Building #2	<i>Warehouse</i> 1/1,000 (2,966 SF)	3	
TOTAL		56	27

At the time of site plan approval, 27 spaces were sufficient for the intended use; domestic animal services, however, have a higher parking requirement. The parking requirements for the pet hotel portion of the use is 1 per 300 square feet, while pet services are calculated at a higher rate of 4.5 per 1,000 square feet. While pet grooming is considered a service, the grooming services at Wanderlust will only be offered to the dogs that are registered at the facility for either daycare or overnight stay. Therefore staff applied the parking requirement for pet hotel to all areas, except for the space designated as play areas. Staff recognizes that the parking rate for pet services is excessive, when applied to daytime boarding. Although research was conducted on parking requirements in nearby municipalities for similar services, during the drafting of Ordinance No. 17-21, which adopted domestic animal services regulations on October 19, 2021, a much lower rate has been determined to be sufficient at other daytime and overnight boarding facilities within the city. The higher pet services rate may be more appropriate for a facility that offers

only grooming services, and thus results in higher parking demand throughout the day. Staff intends to update the parking requirement for daytime boarding at some point in the near future. For this request, the analysis provided meets the professional standards for a parking reduction. The request for parking reduction will be approved as part of the site plan approval, which will be reviewed subsequently by SPRAB. It should again be noted that the current site was constructed in 2019 and records indicate that Building 1 and 2 have been vacant since construction.

(7) Overnight boarding.

The applicant has confirmed that an on-site attendant will be present at the facility 24 hours per day, seven days a week, and the proposed pet hotel meets the locational criteria. Finally, the applicant has confirmed that the facility will install a permanent generator on the rooftop, and has provided the requisite Emergency Preparedness Plan, which is included in the attachments.

LDR Section 3.1.1, Required Findings

Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

(A) Land Use Map. *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The subject property has a LUM designation of CMR, and a zoning designation of MIC, both of which are consistent with Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts. The MIC zoning district is identified as a preferred implementing zoning district for properties with a CMR land use designation.

(B) Concurrence. *Concurrence as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Compliance with traffic, utilities, and solid waste is described below:

Traffic: The submitted traffic statement, which considers the uses on the entire property, is based on a study of parking and trip generation for the Wanderlust facility in Eagle, Colorado (traffic study attached). The onsite data collected was analyzed using the ITE parking Trip Generation data. The study concluded indicates that a total of 45 AM Peak and 44 PM Peak trips were calculated.

Water and Sewer: Water and sewer service currently exists on-site via an 8-inch Cast Iron water main and 8-inch ductile sewer line.

Solid Waste: For solid waste calculations, the facility is classified as a kennel at 12,358 square feet. Based on the approximately 12,358 square feet, 88.97 tons of solid waste is anticipated on an annual basis. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals through 2054.

Drainage: There are no on-site improvements necessitated by the proposal, and therefore, the current drainage system for the site will not be impacted or modified.

(C) Consistency. *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

Pursuant to **LDR Section 3.2.1, Basis for determining consistency**, the performance standards set forth in this Article either reflect a policy from the adopted Comprehensive Plan or a principle of good planning practice. The performance standards set forth in the following sections as well as compliance with items specifically listed as required findings in appropriate portions of Section 2.4.5 shall be the basis upon which a finding of overall consistency [Section 3.1.1(C)] is to be made. However, exclusion from this Article shall not




be a basis for not allowing consideration of other objectives and policies found in the adopted Comprehensive Plan in the making of a finding of overall consistency.

The following Comprehensive Plan policies apply to the conditional use request:

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide:*

-  *Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods.*
-  *Uses that meet the daily needs of residents.*
-  *Public open spaces that are safe and attractive.*

Objective NDC 1.3, Mixed-Use Land Use Designations *Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.*

Policy NDC 1.4.9 *Analyze the existing land use and zoning designations of Commerce and Congress Avenue Mixed Use assigned to property along the Congress Avenue Corridor for the purpose of accommodating a balanced mix of commercial, industrial, office, and residential uses with a cohesive aesthetic for the corridor.*

Policy NDC 1.4.7 *Use the Commerce land use designation for property located along or adjacent to the North Congress Avenue corridor, north of West Atlantic Avenue, where it is appropriate to accommodate a mix of industrial, service, and commercial uses, and limited residential development opportunities.*

Policy NDC 1.4.8 *Recognize the importance of maintaining the Commerce land use designation for long term economic prosperity by discouraging amendments to the Land Use Map that diminish the quantity of property with Commerce land use designation.*

Policy NDC 2.3.7 *Implement the vision in the “Congress Avenue: Delray Beach’s Next Great Street” report by protecting commercial and industrial land uses to maintain and enhance the jobs base; ensuring diverse housing options for varying income levels; attracting higher education institutes; encouraging sustainable redevelopment; and establishing a balance of uses along the corridor.*

Policy NDC 2.7.21 *Evaluate the Congress Avenue corridor study and consider implementing the strategies and recommendations of the Delray Beach’s Next Great Street report. [Complete by 2025]*

The Congress Avenue Corridor is intended to provide a mix of commercial, light industrial, and residential uses. The Congress Avenue Corridor study / Delray Beach’s Next Great Street report was conducted in hopes of potential job creation, business incubation, workforce and affordable housing. The goal is to make Congress Avenue a “destination” not just a passageway, and to create “A vibrant 24/7 mixed-use urban and industrious district for the 21st century life”. Currently, the subject property is not contributing to the goal of an active, mixed-use corridor, inasmuch as buildings on the subject property have stood vacant since their construction in 2019. The proposed daytime boarding use and pet hotel will bring activity to an underutilized space and improve the area’s quality of life by offering a high-demand service for residents of both the corridor and other western Delray neighborhoods. If approved, Wanderlust Dogs will be able to offer the dog owners in the western part of the city an important service. Wanderlust Dogs is appropriate for the Congress Avenue Corridor. The proposed use is compatible with, and appropriate for, the character of the Congress Avenue Corridor , and it is not anticipated that surrounding areas will be negatively impacted.

Housing Element

Policy HOU 1.1.12 *Require that proposals for new development illustrate compatibility with adjacent neighborhoods with respect to noise, odors, dust, traffic volumes and circulation patterns in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If the development will result in a degradation of any neighborhood, the project shall be modified*

accordingly or denied.

The facility is located on North Congress Avenue just South of Lake Ida Road, providing easy access for residents throughout the City. Congress Avenue is a major roadway corridor that spans the north-south City limits of Delray Beach. The services are easily accessible to residents of the western neighborhoods in the city seeking daytime and overnight boarding (where there currently is no facility), as well as residents east of I-95.

(D) Compliance with the LDRs. *Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

Pursuant to **LDR Section 4.4.19(D)(1)(a), MIC District, Conditional Uses and Structures Allowed**, a conditional use is required for Pet services, pet hotels, and veterinary clinics, subject to Section 4.3.3(W,) domestic animal services. The LDR provides specific regulations for domestic animal services to ensure that proper or sufficient measures are taken to mitigate impacts on the adjacent properties and surrounding neighborhood, as well as protecting the animals. A complete review of LDR Section 4.3.3(W), Domestic Animal Services, is provided as Appendix A. The requirements associated with the requested use and site have been generally met. However, the applicant has requested a Special Parking Reduction, pursuant to LDR Section 4.6.9(F)(1) (discussed above), which will be heard by SPRAB.

Options for Board Action

- A. Move to recommend **approval** to the City Commission regarding a Conditional Use request to allow a Domestic Animal Services facility offering Pet Services and a Pet Hotel for Wanderlust Dogs located at 355 North Congress Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move to recommend **approval** to the City Commission regarding a Conditional Use request to allow a Domestic Animal Services facility offering Pet Services and a Pet Hotel for Wanderlust Dogs located at 355 North Congress Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions**.
- C. Move to **Deny** a Conditional Use to allow a Domestic Animal Services facility offering Pet Services and a Pet Hotel for Wanderlust Dogs located at 355 North Congress Avenue, finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.
- D. **Continue with direction.**

Public and Courtesy Notices

X Courtesy Notices were sent to:

- Chamber of Commerce
- Water's Edge
- Delray Shores

X Public Notice was posted at the property 7 calendar days prior to the meeting.

X Public Notice was mailed to property owners within a 500' radius 10 days prior to the meeting.

X Public Notice was posted to the City's website 10 calendar days prior to the meeting.

X Public Notice was posted in the main lobby at City Hall 10 working days prior to the meeting.

X Agenda was posted at least 5 working days prior to meeting.

APPENDIX A

LDR Section 4.3.3(W), Domestic animal services. Facilities providing domestic animal services shall obtain a permit issued by Palm Beach County Animal Care and Control Division prior to the establishment of the use and must comply with the following:

Requirement	Provided
(1) Hours of operation are limited to 7:00 a.m. to 8:00 p.m., except for veterinary clinics providing emergency services.	<ul style="list-style-type: none"> ✓ Daytime hours 7:30 am – 6:00 PM with dogs being dropped off by 10 am ✓ Overnight dogs must be dropped off by 12 noon ✓ Staff Hours 7:00 am – 8:00 pm or 8:pm – 7:00 am ✓ Pet Grooming is only offered to the dogs at the facility
(2) Domestic animal service facilities shall be fully enclosed with solid core doors and walls sufficiently insulated to minimize noise and odor detection from outside the facility. If frequent, habitual, or long continued animal sounds are plainly audible from adjacent properties, the building is not considered sufficiently insulated.	See detailed description above.
(3) Outside activities and services are 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, any other outside use requires approval through the conditional use process specifically determining the outside aspects of the use are appropriate.	All outside services are limited to drop-off and pick-up. An outside use area is not part of the request.
(4) Pet services that are limited as an accessory use by the zoning district must be accessory to an approved domestic animal service.	N/A
(5) On-site disposal of carcasses is prohibited.	The applicant has acknowledged this prohibition and indicated that no on-site disposal of carcasses will take place on the facility. A note for this is required to be placed on the site plan that will be certified.

<p>(6) Parking Requirements. The minimum number of parking spaces required shall be determined by the gross floor area. Facilities offering a mix of domestic animal services shall provide parking spaces based on the cumulative use designation of each area.</p> <ul style="list-style-type: none"> (a) Pet services and veterinary clinics shall provide 4.5 spaces per 1,000 square feet. (b) Pet hotels and animal shelters shall provide one space per 300 square feet. (c) Common areas within a facility offering a mix of domestic animal services shall calculate parking spaces based on the use requiring the least amount of parking spaces. 	<p>There are 27 existing parking spaces on site. The current uses are for building one (14,895 SF) retail, office, and warehouse (23 spaces), building 2 (2,966 SF) warehouse (3 spaces).</p> <p>Parking Calculation: Pet hotel 1/300 (5,797 SF) (19 parking spaces) Pet Services 4.5/1000 (6,561 SF) (30 parking spaces)</p> <p>A parking study has been provided to justify the request and is discussed in detail above.</p>
<p>(7) Overnight boarding. Only veterinary clinics, pet hotels, and animal shelters may offer overnight boarding services subject to the following:</p> <ul style="list-style-type: none"> (a) An on-site attendant shall be present at all times during boarding services. (b) Pet hotels and animal shelters shall not be located within a mixed-use building with residential uses. (c) <i>Emergency Preparedness Plan.</i> Facilities approved for and offering overnight boarding services shall provide an Emergency Preparedness Plan to ensure continued humane care conditions are provided for the animals and their attendants, in case of an emergency, power outage, natural disaster, or other similar event. The plan shall include the following: <ul style="list-style-type: none"> 1. Description of how the animals in the facility will be accommodated if the main power source is out for more than 12 hours. 2. An auxiliary power generator, either portable or permanent, is required, and shall be designed and equipped to power, at a minimum, the surgery, and boarding rooms, for a period of not less than 24 hours. <ul style="list-style-type: none"> a. Generators shall not be dependent on a municipal water supply for cooling purposes. b. Both portable and permanent generators shall be tested on a quarterly basis and a test log shall be maintained for inspection by the City of Delray Beach, upon request. 3. A minimum of one attendant on-site must be able to operate the generators. 4. Veterinary clinics, pet hotels and animal shelters that provide overnight boarding services and were legally established prior to the adoption of Ordinance No. 17-21 shall provide the facility's emergency preparedness plan within two years of the effective date. 5. Businesses that do not provide an on-site or portable auxiliary generator may request relief through the waiver process pursuant to Section 2.4.7(B). 	<p>See detailed description above.</p>
<p>(8) Outside use areas. Domestic animal service facilities may be approved for outside use areas pursuant to Section 4.6.6, subject to the following:</p> <ul style="list-style-type: none"> (a) Outdoor cages, crates, kennels, or other enclosures intended for animal habitation, and not for exercise or training purposes, are prohibited. 	<p>No outside use areas are included with the proposal.</p>

- (b) A solid finished masonry wall or privacy fence six feet in height shall be provided on all sides of outside use areas designated for domestic animal services.
- (c) Pervious outside use areas intended for domestic animal services may be counted towards open space requirements.
- (d) Outside activities are limited to 7:00 a.m. to 8:00 p.m., except for necessary outdoor walks of one animal at a time in direct control of a person by means of a leash or similar device.
- (e) Separation requirements:
 - 1. Properties with outside use areas intended for domestic animal services shall not be located within 300 feet of residentially zoned properties or other properties with outside use areas intended for domestic animal services as measured from lot line to lot line in a straight line.
 - 2. Outside use areas are subject to required minimum building setbacks, which may be increased as part of the conditional use approval.