

COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENTS TO ALLOW THE USE OF DOG GROOMING WITHIN VILLAGE ZONING

BACKGROUND:

The City Council referred a request to allow for Dog Grooming within the Somerset commercial area. Somerset is subject to the Village Zoning District standards and allowed uses. Somerset is intended to provide for office, retail, and service uses, but in a more selective manner than larger scale commercial areas. Animal Grooming Salons is a listed use in Article V of the Zoning Ordinance as a Retail Personal, Business, and Repair Services and is not included by reference as a permitted use within Village zoning.

The proposed Amendment will add Animal Grooming Salon to the allowable uses within the Village Zoning district for a Commercial Shop Front building. Similar uses for pets and services are already permitted within the zoning district for small animal veterinarian services and indoor kennels. Adding the proposed use to Commercial Shop Front building types is consistent with these uses.

The Planning and Zoning Commission reviewed the amendment at its October 18th meeting and voted 6-0 in support of the change.

ALTERNATIVES:

1. The City Council can adopt on first reading proposed amendments to permit Animal Groom Salon as a permitted use in Village Zoning District.
2. The Planning & Zoning Commission can recommend the City Council decline to adopt the proposed amendments.
3. The Planning & Zoning Commission can recommend alternative language for the proposed amendments.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed change is minor in scope and will allow for a use that is consistent with the intent of Village Zoning to provide for neighborhood scale and convenience commercial uses.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1.

List of Existing Uses for Village Zoning

(5) **Permitted Uses.** The uses permitted in the F-VR Zone are set forth in Table 29.1201(5) below:

**Table 29.1201(5)
Village Residential (F-VR) Floating Zone Uses**

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
RESIDENTIAL			
Country House	N	N	Y
Village House	N	Y	Y
Village Cottage	Y	Y	N
Single Family Attached (Side-yard House)	Y	Y	N
Single Family Attached (Row-house)	Y	Y	N
Village Apartment	Y	N	N
Garden Apartments, if previously approved	N	Y	N
Assisted Living	N	Y	Y
COMMERCIAL			
Apothecary Shop	Y	N	N
Artist Studio and accessory gallery	Y	N	N
Banks	Y	N	N
Barber Shops	Y	N	N
Beauty Shops	Y	N	N
Car Wash	Y	N	N
Convenience store with gas	Y	N	N
Dance Studio	Y	N	N
Dry Cleaner	Y	N	N
Dwellings above the first floor	Y	N	N
Hardware store	Y	N	N
Kennels (indoor only)	Y	N	N
Grocery, bakery, delicatessen or similar retail stores	Y	N	N
Office Uses	Y	N	N
Pottery Shops	Y	N	N
Retail sales as defined in Section 29.502 of this ordinance	Y	N	N
Restaurants, excluding drive through service	Y	N	N
Veterinary Offices-small animal exclusive	Y	N	N
OTHER USES			
Child Day Care Facilities	Y	Y	N
Community Facilities, except vocational training for handicapped	Y	N	N
Essential Public Services	Y	N	N
Religious Institutions	Y	Y	N
Schools, limited to public and private day schools	N	Y	Y

Y = permitted
 N = prohibited
 (Ord. No. 3595, 10-24-00; Ord. No. 4066, 5-24-11)