

SUMMARY: Land Use Ordinance Amendment — Kennels, Dog Daycares & Overnight Boarding (PB# 25-28)

Prepared by: Stephen J. Puleo, Director of Planning

Department: Planning

Date: January 21, 2026

Requested Action: Consideration and possible adoption of amendments to the Land Use Ordinance (LUO) regulating kennels, including dog daycares and overnight boarding.

Purpose

Modernize and clarify the Town's regulations for kennels by (a) updating definitions and use permissions, and (b) establishing clear, enforceable performance standards to protect neighborhood compatibility, reduce noise/odor impacts, and ensure animal welfare.

Background / Problem Statement

The LUO's existing kennel provisions do not explicitly address newer business models (e.g., dog daycares) or provide sufficient standards for noise, odor, and animal space needs. This has created ambiguity for applicants and challenges for enforcement.

Summary of Proposed Changes

- **Definitions (§120-301):**
 - Fold **dog daycares** and **overnight boarding** into existing categories of **Kennel, Major** and **Kennel, Minor**.
 - Clarify that **veterinary clinics** may only board animals **incidental to medical treatment** and not as a standalone service.
- **Where Allowed (Article 4):**
 - **Kennel, Major** listed as a **conditional use** in **C-1, C-1N, and C-2** (§§120-410, -410.1, -411).
 - **Residential districts (F, FR, VR):** retain **setbacks** from residential structures/lot lines for kennels and accessory uses (§120-531.A/B).
- **Performance & Operating Standards (§120-531):**
 - **Outdoor areas:** Minimum **500 sq. ft.**, **solid sound-attenuating fencing**, visual buffering with **permanent plantings**, **artificial turf** or similar surface over a **gravel/pea stone** subbase.
 - **Noise & Odor:** Must meet Town noise limits (Chapter **120-812S**); **soundproofed indoor** animal areas; waste managed to prevent detectable odors off-site.
 - **Hours:** Open to public **6:30 AM–6:00 PM**; quiet hours **6:00 PM–6:30 AM** with all animals kept indoors.
 - **Capacity & Space:**

- **Overnight boarding (indoor):** Cats **≥4 sq. ft./animal**; Dogs **≥24 sq. ft.** (5–60 lbs) or **≥40 sq. ft.** (>60–150 lbs); same-household group option (**≥192 sq. ft.** for up to 5 dogs).
- **Daytime care (indoor):** **≥70 sq. ft. per dog.**
- **Administration:** Required **record-keeping** available for inspection; **state licensing** compliance (**7 M.R.S. §3932-B; 01-001 C.M.R. ch. 701**) incorporated as conditions of approval.
- **Conditional Use Review:** Must meet **§120-516(H)(18)** and all applicable Article 5 standards.

Rationale / Public Interest

- **Clarity & Predictability:** Provides clear definitions and siting rules for applicants and staff.
- **Neighborhood Compatibility:** Sound, odor, buffering, and hour limits reduce impacts on adjacent uses.
- **Animal Welfare:** Establishes minimum space and operational standards consistent with best practices.
- **Enforceability:** keeping and explicit standards enable effective compliance monitoring.

Fiscal/Administrative Impact

Minimal direct fiscal impact: clearer standards reduce staff time spent on interpretation and enforcement and improve consistency in conditional use review.

Recommendation

Adopt the LUO amendments drafted to modernize kennel regulations and align local approvals with state licensing requirements.

Attachments: Draft LUO amendments (redline), dated January 21, 2026 —
“AMENDMENTS TO THE LAND USE ORDINANCE RE: KENNELS, DOG DAYCARES, AND
OVERNIGHT BOARDING.”