

## **Summary: Amendments to Windham Land Use Ordinance – Kennels, Daycare & Boarding**

### **Purpose:**

Modernize kennel regulations to include dog and cat daycare and overnight boarding, clarify definitions, and establish standards for commercial and residential districts.

---

### **Key Definitions (§120-301)**

- **Major Kennel:** Facility with **5 or more dogs/cats**, including daycare and/or overnight boarding for compensation. Veterinary clinics excluded unless boarding is incidental to treatment.
- **Minor Kennel:** Facility with **4 or fewer dogs/cats**, same conditions as above.

### **Zoning Changes**

- **Commercial Districts (C-1, C-1N, C-2):**
  - **Major Kennels** allowed as **Conditional Use** under §120-516.
  - Must comply with Article 5 performance standards and district-specific requirements.

### **Performance Standards (§120-531)**

#### **For Commercial Districts:**

1. **Outdoor Areas:** Fully enclosed, soundproof fencing, buffered with plantings; artificial turf over gravel base.
2. **Noise Control:**
  - Indoor areas soundproofed if adjacent to residential zones.
  - Overnight boarding requires sound-damping construction.
3. **Odor Management:** Waste managed to prevent detectable odors.
4. **Hours:** Public access 6:30 AM–6:00 PM; quiet hours overnight.
5. **Capacity:**
  - Cats: **4 sq. ft. per cat.**
  - Dogs:
    - Small/medium (5–60 lbs): **24 sq. ft. per dog.**
    - Large (60–150 lbs): **40 sq. ft. per dog.**
    - **Family of five dogs or fewer: minimum 192 sq. ft. total.**
    - Daycare: **72 sq. ft. per dog;** max 70% of building area.
  - Records required for compliance.
6. **Licensing:** Must meet **Maine Animal Welfare rules (Chapter 701)** and state statutes.

#### **Residential Districts (F, FR, VR):**

- Setbacks:
  - **200 ft** from residential structures;
  - **100 ft** from lot lines without structures.

### **Objective**

- Provide clear, predictable standards for kennels and pet care services.
- Support economic development while ensuring compatibility with neighborhoods.
- Align with state animal welfare regulations.