

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.