

# AGENDA ITEM REPORT

**DATE OF MEETING:**

November 28, 2016

**ITEM:**

Ordinance Amending the Collinsville Municipal Code, Title 17, Zoning (Kennels & Outdoor Storage)

**STRATEGIC PLAN GOAL:**

Goal #1 – Preferred Place to Live

Goal #4 – Strong and Diverse Economy

**BACKGROUND:**

**Kennels:** The Zoning Ordinance currently authorizes *pet care-except veterinary services* as a “permitted by right” use within the B2, B3, B4 and M1 districts, while restricting *kennels* to M1 districts (except by Special Use Permit in the B2, B3 and B4 districts). The City has received several inquiries regarding “Doggie Day Care” or “Pet Sitting” in areas zoned only for *grooming* services. It is Staff’s opinion that such pet sitting/day care uses are more akin to “boarding” than “grooming” services, and is therefore proposing to add “sitting” to the definition of Kennel, as shown in the attached amendment.

**Outdoor Storage:** The current Zoning Ordinance authorizes outdoor storage within the BP4 district as a “planned” use, and within the M1 district as a “permitted by right” use. Such use is explicitly prohibited with the HP1, BP1, BP2, BP3, BP4, CP1 and CP2 zoning districts. Yet, as a matter of practice, outdoor storage has been granted within Planned Districts at various times. The purpose of this amendment is to clarify the allowance of outdoor storage as an accessory use by way of the Planned District procedure, which requires both Planning Commission and City Council approval, as shown in the attached amendment.

The Planning Commission held a public hearing at their meeting on November 10<sup>th</sup>, and voted unanimously to recommend approval of the proposed amendments.

**RECOMMENDATION:** The Community Development Director and Planning Commission Recommend Approval of the Ordinance Amending the Collinsville Municipal Code, Title 17, Zoning (Kennels & Outdoor Storage).

**ITEM SUBMITTED BY:**

David Bookless, Community Development Director

**ATTACHMENTS:**

Ordinance

Staff Report

Minutes (unofficial/unapproved)