

Mayor David Browning, Seat 4
 Vice Mayor Ronald D. Jarriel, Seat 1
 Councilman Tom Goltzené, Seat 5
 Councilman Jim Rockett, Seat 2
 Councilman Ryan Liang, Seat 3



Town of Loxahatchee Groves
Planning & Zoning Board/LPA Meeting
Thursday, May 23, 2013 at 7:00 p.m.
(re-scheduled from May 9, 2013)

**TENTATIVE -
 SUBJECT TO
 REVISION**

Central Palm Beach County Chamber of Commerce – West Office
 13901 Southern Boulevard, Loxahatchee Groves, FL 33470

Chair Dennis Lipp
 Vice Chair Robin Crawford
 Board Member Lawrence Corning
 Board Member Keith Harris
 Board Member Grace Joyce
 Alternate Member #1 Veronica Close
 Alternate Member #2 Byrnes Guillaume

Town Manager Mark Kutney
 Town Clerk Susan Eichhorn
 Town Planner Jim Fleishmann

The Planning & Zoning Board meets on the 2nd Thursday of each month
 subject to the filing of applications. It also acts as the Local Planning Agency (LPA).
 Items for each body are noted on the agenda.

PUBLIC NOTICE/AGENDA

1. OPENING

- a. Call to Order & Roll Call
- b. Approval of Agenda

2. MINUTES

- a. Planning and Zoning Board Minutes for Approval - April 11, 2013

3. OLD BUSINESS - None**4. NEW BUSINESS – None****5. LOCAL PLANNING AGENCY**

Old Business – None

New Business

- a. **ULDC ZONING TEXT AMENDMENT: Consideration of a proposed text amendment to Section 20-015. Permitted uses of the Agricultural Residential zoning district to allow veterinarian services and dog boarding as permitted accessory uses.**

APPLICATION NAME/NUMBER: Section 20-015: 2013(1)

APPLICATION NAME: Big Dog Ranch Rescue, Inc. Text Amendment

6. COMMENTS FROM THE BOARD**7. ADJOURNMENT**

The next Planning and Zoning Board meeting is tentatively scheduled for June 13, 2013 at 7:00 p.m.

Comments Cards: Anyone from the public wishing to address the P&Z Board must complete a Comment Card before speaking. This must be filled out completely with your full name and address and given to the Town Clerk. During the meeting, before public comments, you may only address the item on the agenda in which is being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the P&Z Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.



PLANNING AND ZONING BOARD/LPA MEETING AGENDA

Item 2.a. Minutes for Approval – April 11,2013

Mayor David Browning, Seat 4
 Vice Mayor Ronald D. Jarriel, Seat 1
 Councilman Tom Goltzené, Seat 5
 Councilman Jim Rockett, Seat 2
 Councilman Ryan Liang, Seat 3



Town of Loxahatchee Groves
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Thursday, April 11, 2013 at 7:00 p.m.

Central Palm Beach County Chamber of Commerce – West Office
 13901 Southern Boulevard, Loxahatchee Groves, FL 33470

Chair Dennis Lipp
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Town Manager Mark Kutney
 Town Clerk Susan Eichhorn
 Town Planner Jim Fleishmann

MINUTES

1. OPENING

a. Call to Order & Roll Call

Chair Dennis Lipp called the meeting to order at 7:00 p.m. Upon roll call, the following members of the Planning and Zoning Board were present: Chair Lipp, Vice Chair Crawford, Board Members Lawrence Corning, Keith Harris, and Alternate Members Veronica Close and Byrnes Guillaume. Committee Member Grace Joyce was not in attendance.

b. Approval of Agenda

The Agenda was approved through motion of Alternate Board Member Close, seconded by Vice Chair Crawford. The motion carried unanimously.

2. MINUTES

a. Planning and Zoning Board Minutes for Approval - March 14, 2013, April 12, 2012,

Alternate Board Member Close made a motion to approve the March 14, 2013, Planning and Zoning Board Minutes. The motion was seconded by Vice Chair Crawford. The motion carried unanimously.

Alternate Board Member Close made a motion to approve the April 12, 2012, Planning and Zoning Board Minutes. The motion was seconded by Vice Chair Crawford. The motion carried unanimously.

3. OLD BUSINESS - None

4. NEW BUSINESS – None

5. LOCAL PLANNING AGENCY

Old Business – None

New Business

- a. Application Number: REZ 2013-01 (Loxahatchee Groves Commons) – Proposed Change in Zoning: Agricultural Residential (AR) to Commercial Low Planned Unit Development (CL/PUD) for a 21.73 acre property located at the northwest corner of Southern Boulevard and “B” Road.

Town Planning Consultant Jim Fleischmann addressed the Planning and Zoning Board, providing the background regarding Application REZ 2013-01. The application was to rezone the property from its current zoning designation, Agricultural Residential (AR) to Commercial Low/Planned Unit Development (CL/PUD). The proposed development project would utilize the 0.1 FAR allowed by the Comprehensive Plan to have a shopping center consisting of a grocery, pharmacy, local retail space branch bank, and a drive through restaurant.

Mr. Fleischmann advised that staff found REZ 2013-01 to be generally consistent with the intent and direction of the Comprehensive Plan, the rezoning criteria, as depicted in Section 160-020(A)(1)-(6) and the objectives and standards of a PUD, as depicted in Section 41-3 of the ULDC. To insure consistency with the Comprehensive Plan and land development regulations, and the results of the various studies and analysis completed in the review of this application, staff recommended approval of REZ 2013-01, subject to the conditions listed in Attachment B of the Staff Report.

Bob Bentz, Land Design South, along with Joe Lelonek of Atlantic Land Investments, LLC., on behalf of the applicant, provided a power point presentation and reviewed the project. They responded to questions from the Board.

Town Planning Consultant Fleischmann stated that this is a preliminary site plan – that is the term used in the PUD ordinance. That gives the opportunity to discuss limited details. The real specifics would be in the real site plan. The reason the project was being presented here is that zoning text amendments need to be adopted by ordinance, and part of the process is to bring it to the Planning and Zoning Board. The zoning application to establish consistency with the Comprehensive Plan cannot be denied, however, this preliminary site plan gives the opportunity to attach some conditions.

Discussion continued regarding lighting, relocating the lake, the space reserved for the use of the community, traffic impacts, and B Road access points.

Town Planning Consultant Fleischmann explained that the reason the applicant was requesting a waiver from the alcoholic beverage establishment 750' distance separation requirement was in the case that both this application and the College were approved at the same time, or if the College is approved first. He noted that the Planning and Zoning Board would be making a recommendation to the Town Council, who would then have the ability to add or subtract, delete conditions of approval, or require revisions to the preliminary site plan.

Public Comment:

Todd McLendon, 3481 D Rd.: Commented relative to his concern with traffic on B Road going east on Southern Blvd. He recommended two turning lanes on B Road going east. Also suggested that the directional lanes are narrowed to decrease the amount of asphalt, and that the green space was not necessary.

Bob Bentz stated that the application was requesting that the Planning and Zoning Board approve this appropriate zoning for this property, with the PUD.

Mr. Lelonek explained that the applicant was looking for a consistent zoning district to go along with the Comprehensive Plan.

Motion: Alternate Member Close made a motion to recommend to the Town Council that the project is deferred in order to work with the applicant on the site plan, and to request that staff to retain a traffic consultant to review the interior layout and surrounding issues and specifically advise regarding pick-up trucks, and traffic flow. Board Member Corning seconded the motion. The motion passed 3/2: Close, Corning and Harris voting yes; Lipp and Crawford voting no.

Town Manager Kutney stated that the Town was currently in an RFQ process to hire a Town Engineer, and that person would have the capability to review the project.

- b. Application Number: REZ 2013-02 (Groves Town Center) – Proposed Change in Zoning: Agricultural Residential (AR) to Multiple Land Use Planned Unit Development (MLU/PUD) for a 90.34 acre property located at the northeast corner of Southern Boulevard and “B” Road.

Town Planning Consultant Jim Fleischmann addressed the Planning and Zoning Board providing the background regarding Application REZ 2013-02. He noted that the only option for rezoning is Multiple Land Use/PUD. He reported that staff found REZ 2013-02 to be generally consistent with the intent and direction of the Comprehensive Plan, the rezoning criteria, as depicted in Section 160-020(A)(1)-(6) of the ULDC, and the objectives and standards of a planned unit development as depicted in Section 41-3 of the ULDC. However, to insure consistency with the Comprehensive Plan and land development regulations, and the results of the various studies and analysis completed in the review of this application. Staff recommended approval of REZ 2013-02, subject to the conditions listed in Attachment B of the Staff Report. The Applicant has

requested a waiver from the minimum standard parking space dimensions of 11 feet by 22.5 feet and handicap parking spaces dimensions of 14 feet by 22.5 feet. The applicant proposes that standard parking spaces be sized at 10 feet by 20 feet and handicap parking spaces at 12 by 20 feet. Due to the current lack of detail in the preliminary site plan, including building and bay sizes and locations and expected tenant mix, staff cannot support the proposed waivers at this time. However, staff can support providing the Applicant with an additional opportunity to request the proposed waiver during the site plan review process when greater project detail is available.

Attorney Marty Perry along with Land Planner Bradley Miller, on behalf of the applicant, provided a power point presentation presenting a conceptual master plan for approval, and reviewed the project. Attorney Perry noted that the waiver request was not as significant an issue for this applicant as it was with the previous applicant. There were no changes from what was presented in the comprehensive planning stage and what was being presented tonight, and the applicant was seeking to make the zoning consistent with the Comprehensive Plan.

Bradley Miller of Miller Land Planning, presented the master plan that was presented during the land use process and the Comprehensive Plan, and then presented the master plan with the proposed changes. He explained that the purpose is to implement the PUD zoning to match up with the mixed land use category that was approved previously.

Comments were heard from the Board regarding the parking arrangement, the location of the green space, the institutional portion of the project, the conditions attached, and the overall layout.

Motion: Alternate Member Veronica Close made a motion to recommend approval of the MLU/PUD to the Town Council. The motion was seconded by Board Member Corning. The motion passed unanimously.

Town Manager Kutney reported that Mr. Lelonek has asked that he propose that the applicant be allowed to go ahead and get an expert consultant to address the concerns of the Board. He asked if the Board be satisfied with them getting and paying for that consultant. It was determined that the Board was not comfortable with that, and would rather have an independent consultant.

Town Planning Consultant Fleischmann indicated that he sat on the Planning and Zoning Board in Jupiter, and this exact issue had come up and as a result, a nationally known expert had written a paper on the parking issue, and he could see if that expert was available.

4. COMMENTS FROM THE BOARD**5. ADJOURNMENT**

There being no further business, the meeting of the Planning and Zoning Board of April 11, 2013, was adjourned at 11:10 p.m.

Susan Eichhorn, Town Clerk

Dennis Lipp, Chair

(SEAL)



PLANNING AND ZONING BOARD/LPA MEETING AGENDA

LOCAL PLANNING AGENCY

Item 5.a. ULDC Zoning Text Amendment

TO: Mark Kutney, Town Manager

FROM: Jim Fleischmann, Town Planning Consultant

RE: Proposed ULDC text amendment; Article 20-015 – Permitted Uses (Agricultural Residential zoning district).

DATE: May 15, 2013.

I. BACKGROUND INFORMATION

Per Section 05-070, the Town Council may amend the Unified Land Development Code (ULDC) for the purposes of public necessity, convenience, general welfare, or good planning and zoning practice. Any amendment to the ULDC requires a super majority of the Council.

Big Dog Ranch Rescue, Inc. has filed an application requesting the Town Council to amend Section 20-015 of the ULDC. “*Permitted uses*” to include veterinarian services and dog boarding as permitted accessory uses.

Big Dog Ranch Rescue, Inc., an active Florida Non-Profit Corporation, is an existing animal rescue shelter located within unincorporated Palm Beach County. The corporation is currently investigating the potential to relocate its operations to an, as yet, undetermined location in Loxahatchee Groves.

II. GENERAL INFORMATION

A. APPLICANT: Big Dog Ranch Rescue, Inc. (Big Dog Ranch), an animal rescue center. Under the Town’s ULDC, the operation is termed a “Rescued Animal Care” facility.

B. PURPOSE: “Rescued Animal Care” is currently a permitted principal use, subject to Special Exception approval by the Town Council, in the Agricultural Residential (AR) zoning district. A Rescued Animal Care designation is appropriate for Big Dog Ranch; however, the ULDC is unclear as to the various accessory facilities and services that can be provided.

In order to clarify this issue, Big Dog Ranch has requested the Town Council to amend the ULDC to include veterinary services and dog boarding as accessory uses in the AR zoning district.

III. REQUESTED ULDC TEXT AMENDMENT

The applicant proposes to incorporate revisions to Section 20-015. *Permitted* uses of the Town's ULDC. A copy of the proposed ULDC amendment is included in Attachment A. As proposed, the amendment will revise Section 20-015 to include veterinary services and dog boarding as permitted accessory uses in the Town's Agricultural Residential (AR) zoning district.

IV. STAFF ANALYSIS

The proposed text amendment will allow veterinary services and dog boarding as permitted accessory uses in the Agricultural Residential (AR) zoning district. The amendment will allow any permitted principal use in the AR district to claim that veterinary services and/or dog boarding facilities are appropriate accessory uses. The Town does not currently have specific criteria within the ULDC to determine the appropriateness of such claims.

Staff supports the reasoning behind the application and the appropriate nature of the relationship between a principal Rescued Animal Care use (permitted subject to Special Exception approval by the Town) and accessory veterinary and dog boarding uses. However, by linking accessory veterinary and dog boarding uses directly to principal Rescued Animal Care uses, the potential for permitting such accessory uses in inappropriate locations is eliminated.

As a result of the above analysis, staff is offering an alternative amendment which, in its opinion, will clarify where accessory veterinary and dog boarding uses are permitted, as well as operating conditions oriented to insuring compatibility with applicable codes and neighboring land uses. The alternative Staff proposal is included in Attachment B.

The following paragraphs are oriented to evaluating the staff alternative proposal, as presented in Attachment B.

A. REASON AND/OR NEED FOR THE PROPOSED TEXT CHANGE:

The basic purpose of the proposed text amendment is to allow veterinary services and dog boarding as accessory uses in the Agricultural Residential (AR) zoning district. The alternative staff proposal requires that such accessory uses be linked to the principal use of Rescued Animal care; an appropriate association.

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B. REASON THE PRESENT TEXT IS INVALID OR INAPPROPRIATE:

ULDC Section 20-015. *Permitted* uses.
 Proposed Big Dog Ranch Text Amendment (1)
 May 15, 2013

The current text of the ULDC is not necessarily invalid or inappropriate; however, the current language does not specifically allow the proposed accessory uses, nor does it include language to insure that the proposed uses are operated in a manner consistent with existing law and compatible with neighboring land uses. The alternative staff proposal will insure that these considerations are appropriately addressed.

C. HOW DOES THE PROPOSED TEXT AMENDMENT FURTHER THE PURPOSES OF THE COMPREHENSIVE PLAN OR OTHER TOWN CODES, REGULATIONS OR PLANS DESIGNED TO IMPLEMENT THE COMPREHENSIVE PLAN:

The text amendment proposed by the applicant is a simple addition of two permitted accessory uses (Veterinarian and Dog Boarding) to the AR zoning district with no related conditions or specifications. The Comprehensive Plan does not specifically address these uses. The following general Future Land Use Element Comprehensive Plan directives are supportive of the alternative staff proposal, including:

1. Policies 1.1.4(b) and (j) direct the Town to adopt land development regulations to assure that development is compatible with adjacent land uses, provide for open spaces, and buffer residential from non-residential uses.
2. Policy 1.1.5 requires the Town, when reviewing development permit applications, to consider compatibility with adjacent uses and zoning districts.
3. Policy 1.1.9 directs the Town to define accessory uses and to minimize the potential adverse impacts upon neighboring properties.
4. Policy 1.3.1 directs the Town to adopt regulations for non-residential development that reflect the Rural Vista Guidelines.
5. Objective 1.15 allows the Town to impose conditions of approval on potential developments.

The following additional policies in the Transportation (TRANS), Recreation and Open Space (ROS) and Conservation (CONS) elements of the Comprehensive Plan are supportive of the proposed PUD ordinance:

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1. Policy 5A.4.1 (ROS) directs the Town to require the provision of

ULDC Section 20-015. Permitted uses.
 Proposed Big Dog Ranch Text Amendment (1)
 May 15, 2013

natural areas, land buffers, or trails in non-residential developments.

2. Policy 4.6.4 (CONS) states that the Town shall encourage buffering mechanisms to promote and enhance the rural, natural environment.

D. IS THERE AN ERROR OR AMBIGUITY TO BE CORECTED: The ULDC is generally not clear as it relates to accessory uses; where, when and under what circumstances such uses are permitted. The staff alternative proposed text amendment will insure that these concerns are addressed in a clear concise manner.

V. STAFF FINDINGS: Planning staff finds the proposed alternative text amendment proposed by staff to be generally consistent with the intent and direction of the Loxahatchee Groves Comprehensive Plan and the review criteria for a text amendment listed in Section 160-020 of the ULDC. Staff further finds that the text amendment proposed by the applicant is not inconsistent with the Comprehensive Plan and ULDC text amendment review criteria.

VI. STAFF RECOMMENDATION: Staff recommends approval of the proposed alternative text amendment as presented in Attachment B. However, staff can also support the applicant's proposed text amendment, as presented in Attachment A subject to the following revision:

Accessory Uses	Agricultural Residential (AR)
Veterinarian Services	Permitted as accessory to Rescued Animal Care
Dog Boarding	Permitted as accessory to Rescued Animal Care

VII. PLANNING AND ZONING BOARD ACTION: The Planning and Zoning Board (PZB), at its May 23, 2013 meeting, recommended approval/denial of the text amendment as proposed by the applicant/alternative text amendment, as proposed by staff by an x toy vote.

VIII. TOWN COUNCIL ACTION: to be included at a later date.

ATTACHMENT A
Big Dog Ranch Rescue, Inc. Applicant's Proposal

Section 20.015. *Permitted Uses*
(Underlined text is to be added)

(Ref: Following Page)

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Section 20-015. *Permitted uses.*

ULDC Section 20-015. *Permitted uses.*
Proposed Big Dog Ranch Text Amendment (1)
May 15, 2013

Plots located in the Agricultural Residential (AR) zoning districts may be used for the following specified uses.

Principal Uses	Agricultural Residential (AR)
Single Family Dwelling	Permitted
Mobile Home	Permitted w/Special Exception
Public Schools	Permitted
Congregate Living Facility, Type I	Permitted
Non-Profit Community Recreational Facilities	Permitted w/Special Exception
Essential Services	Permitted
Commercial Equestrian Operations	Permitted w/Special Exception
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception
Aviculture	Permitted subject to Article 80
Commercial Kennels	Not Permitted
Chipping and Mulching	Permitted subject to Article 80
Feed Lots	Not Permitted
Commercial Animal Manure Management	Not Permitted
Commercial Chipping and Mulching	Permitted subject to Article 80
Rescued Animal Care	Permitted w/Special Exception
Outdoor Events	Permitted w/Special Exception
Agriculture	Permitted
Bona Fide Agriculture	Permitted
Wireless Communication Facilities	Permitted w/Special Exception

Accessory Uses*	Agricultural Residential (AR)
Accessory Dwelling	Permitted
Groom's Quarter	Permitted
Caretaker's Quarter	Permitted
Home Offices	Permitted subject to Article 80
Residential Enterprise	Permitted subject to Article 80
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception
U-Pick Farms	Permitted w/Special Exception
Private Kennels	Permitted
Private Stables	Permitted
Yard Sales	Permitted subject to Article 80
Veterinarian Services	Permitted
Dog Boarding	Permitted

**NOTE: Definition of Accessory Use. Uses naturally and customarily incidental, subordinate, and subservient to the principal use of the premises, and located on the same plot as the principal use. The area of an accessory use shall be subordinate to that of the principal use.*

ATTACHMENT B – Staff Alternate Proposal

**Accessory Veterinary and Dog Boarding Uses
(Underlined text is to be added)**

(Ref: Following Page)

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Section 20-015. *Permitted uses.*

ULDC Section 20-015. Permitted uses.
Proposed Big Dog Ranch Text Amendment (1)
May 15, 2013

Plots located in the Agricultural Residential (AR) zoning districts may be used for the following specified uses.

Principal Uses	Agricultural Residential (AR)
Single Family Dwelling	Permitted
Mobile Home	Permitted w/Special Exception
Public Schools	Permitted
Congregate Living Facility, Type I	Permitted
Non-Profit Community Recreational Facilities	Permitted w/Special Exception
Essential Services	Permitted
Commercial Equestrian Operations	Permitted w/Special Exception
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception
Aviculture	Permitted subject to Article 80
Commercial Kennels	Not Permitted
Chipping and Mulching	Permitted subject to Article 80
Feed Lots	Not Permitted
Commercial Animal Manure Management	Not Permitted
Commercial Chipping and Mulching	Permitted subject to Article 80
Rescued Animal Care	Permitted <u>subject to Article 80 and to a w/Special Exception</u>
Outdoor Events	Permitted w/Special Exception
Agriculture	Permitted
Bona Fide Agriculture	Permitted
Wireless Communication Facilities	Permitted w/Special Exception

Accessory Uses*	Agricultural Residential (AR)
Accessory Dwelling	Permitted
Groom's Quarter	Permitted
Caretaker's Quarter	Permitted
Home Offices	Permitted subject to Article 80
Residential Enterprise	Permitted subject to Article 80
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception
U-Pick Farms	Permitted w/Special Exception
Private Kennels	Permitted
Private Stables	Permitted
Yard Sales	Permitted subject to Article 80

*NOTE: Definition of Accessory Use. Uses naturally and customarily incidental, subordinate, and subservient to the principal use of the premises, and located on the same plot as the principal use. The area of an accessory use shall be subordinate to that of the principal use.

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Section 80-060. Rescued Animal Care.

ULDC Section 20-015. Permitted uses.
 Proposed Big Dog Ranch Text Amendment (1)
 May 15, 2013

A rescued animal care facility is defined as a not for profit institutional establishment or private animal non-profit organization that is used for the protection of unwanted or abandoned domesticated animals, the use of which may include sheltering, adoption, fostering, providing rescue or old age homes, medical or behavioral rehabilitation.

Permits for rescued animal care operations shall be subject to the granting of a Special Exception and the following limitations:

- (A) Minimum plot size requirements. No rescued animal care operation shall be permitted on properties of less than five acres.
- (B) Accessory uses. Veterinary services and dog boarding may be permitted as accessory uses. Veterinary services provided by a licensed veterinarian for the care of animals kept in the rescued animal care facility may also be offered to the public.
- (C) Accessory residential use. A rescued animal care facility may include an accessory single-family dwelling to be used as a Caretaker's Quarter.
- (D) Waste disposal. A rescued animal care operation shall comply with each of the following standards:
 - (1) Palm Beach County Environmental Control Rule (ECR) 1: On-site Sewage Treatment and Disposal and ECR 2: Drinking Water Supply systems;
 - (2) All applicable rules and regulations of the Florida Department of Environmental Protection (FDEP);
 - (3) All applicable rules and regulations of the Palm Beach County Health Department;
 - (4) All applicable rules and regulations of the Palm Beach County Solid Waste Authority.
- (E) Number of animals: The number of animals permitted, including the number of animals boarded, shall be based upon the square footage of the facility pursuant to Palm Beach County Animal Control Center (PBCACC) limitations and requirements and so indicated as a condition of the Special Exception approval.

- (F) Outdoor runs: Outdoor runs or animal exercise areas may be used. If used, such facilities shall be located a minimum of 200 feet from a directly abutting residential zoning district, be hard surfaced or grassed with drains provided every ten feet and be connected to a central or individual sanitary facility approved by the Palm Beach County Health Department. A minimum six-foot high chain-link fence shall be required around outdoor runs. In addition, a continuous solid opaque hedge a minimum of four feet at installation shall be provided around the outdoor run area. Outdoor runs shall not be used earlier than 7:00 a.m. and later than 8:00 p.m. seven days per week.
- (G) Architecture: A rescued animal care facility shall be designed to reflect the Town's Rural Vista Guidelines in effect at the time of Special Exception approval.