ORDINANCE NO. 25 - 88

AN ORDINANCE AMENDING CHAPTER 7 (UNIFIED DEVELOPMENT CODE) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO ANIMAL KENNELS.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. Part 2 (Allowed Use Tables) of Article 3 (Use Regulations) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.3.201: BASE AND NNA-O DISTRICT USE TABLE:

* * *

Table 7.3.2-A Base and NNA-O District Use Table

P = Permitted
C = Conditional use
A = Accessory to primary use
T = Temporary use
R = Allowed pursuant to regulating plan

	Residential										Mixed-Use							Indus.			Special P.			NNA-O			
Zone District □ Land Use ↓	A	R-E	R-1 9	R-1 6	R-2	R-4	R-5	R-Flex Low	R-Flex Med.	R-Flex High	OR	MX-N	MX-T	MX-M	MX-L	MX-I	FBZ	BP	LI	GI	APD	PF	PK	South	Central	North	Use-Specific Standards
* * *																											
COMMERCIAL AND INDUSTRIAL USES																											
Agricultural and Animal-Related Uses																											
* * *																											
~~Animal Care Facility~~	~~P~~																~~R~~										
Animal Shelters	P														C				P	P		P		C	C	C	7.3.303.A.1
* * *																											
Kennel – Indoor Only	P													C	P				P	P				P	P	P	7.3.303.A.1
Kennel – Indoor and Outdoor	P													C	C				P	P				C	C	C	7.3.303.A.1
Pet Services	P													P	P				C	C				P	P	P	7.3.303.A.1
~~Small Animal Clinic~~	~~P~~													~~P~~	~~P~~	~~P~~			~~C~~	~~C~~							
* * *																											
Veterinary Services – Large Animal	P																		P	P					C		7.3.303.A.1
Veterinary Services – Small Animal	P													P	P				P	P				P	P	P	7.3.303.A.1
* * *																											

7.3.202: ADDITIONAL OVERLAY DISTRICT USE TABLE:

* * *

Table 7.3.2-B Additional Overlay District Use Table	P = Permitted use if by-right in base zone district C = Conditional use if permitted by-right in base district A = Accessory T = Temporary Use					
Overlay District **Land Use ↓**	**SS-O**	**AP-O [1]**				
		ADNL	**RPZ**	**APZ-1**	**APZ-2**	**ANAV**
COMMERCIAL AND INDUSTRIAL USES						
Agriculture and Animal-Related Uses						
* * *						
~~Animal Care Facility~~		~~C~~		~~P~~	~~P~~	~~P~~
Animal Shelters				P	P	P
* * *						
Kennel – Indoor Only				P	P	P
Kennel - Indoor and Outdoor				P	P	P
Pet Services	P	P		P	P	P
~~Small Animal Clinic~~	~~P~~	~~C~~		~~P~~	~~P~~	~~P~~
* * *						
Veterinary Services – Large Animal		C		P	P	P
Veterinary Services – Small Animal	P	C		P	P	P
* * *						

Section 2. Section 303 (Commercial and Industrial Uses) of Part 3 (Use-Specific Standards) of Article 3 (Use Regulations) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.3.303: COMMERCIAL AND INDUSTRIAL USES:

A. Agriculture and Animal-Related Services:

1. **Animal Shelters, Kennels, Pet Services, and Veterinary Services**~~Animal Care Facility and Small Animal Clinic~~:

a. **Animal Shelters. Any animal shelter and any associated animal run, enclosure, or other outdoor animal use must have a setback of at least twenty-five feet (25'), except that when an adjacent property is residentially used or zoned as R-E, R-1 9, R-1 6, R-2, R-4, R-5, R-Flex Low, R-Flex Medium, or R-Flex High, the use must have a setback of at least fifty five feet (55').** ~~Each building and any associated animal run shall be constructed at least fifty-five (55) feet from any property line~~.

b. **Kennels. Any kennel building and any associated animal run, enclosure, or other outdoor animal use must have a setback of at least twenty-five feet (25'), except that when an adjacent property is residentially used or zoned as R-E, R-1 9, R-1 6, R-2, R-4, R-5, R-Flex Low, R-Flex Medium, or R-Flex High, the use must have a setback of at least fifty five feet (55').** ~~Except in the A zone district, all activities shall be conducted within a totally and permanently enclosed, soundproofed building~~.

c. **Pet Services. All operations must be located within a completely enclosed building**~~In the A zone district, outdoor veterinary activities require~~.\

~~conditional use permit approval pursuant to Section 7.5.601 (Conditional Use Permit)~~.

d. Veterinary Services. All veterinary activities must be conducted within a completely enclosed building. Outdoor veterinary activities may be allowed within the A zone district with a conditional use permitting the same.

* * *

Section 3. Section 1003 (Parking Space Requirements by Use) of Part 10 (Parking and Loading) of Article 4 (Development Standards and Incentives) of Chapter 7(Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.4.1003: PARKING SPACE REQUIREMENTS BY USE:

* * *

Table 7.4.10-A
Minimum and Maximum Off-Street Parking Requirements

DU= Dwelling Unit

GFA = Gross Floor Area

N/A = Not Applicable

Use Types	Minimum Spaces
* * *	
Agriculture and Animal-Related Uses	
* * *	
~~Animal Care Facility~~	~~1 per 400 sf of GFA~~
Animal Shelters	**1 per 400 sf of GFA**
* * *	
Kennel – Indoor Only	**1 per 400 sf of GFA**
Kennel - Indoor and Outdoor	**1 per 400 sf of GFA**
Pet Services	**1 per 400 sf of GFA**
~~Small Animal Clinic~~	~~1 per 400 sf of GFA~~
* * *	
Veterinary Services – Large Animal	**1 per 400 sf of GFA**
Veterinary Services – Small Animal	**1 per 400 sf of GFA**
* * *	

Section 4. Section 301 (Definitions) of Part 3 (Definitions) of Article 6 (Definitions and Rules of Construction) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.6.301: DEFINITIONS:

* * *

~~ANIMAL CARE FACILITY: A facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, and prevention of animal diseases, including veterinary services, or in which boarding, breeding, grooming, training, and daytime or overnight care of more than four (4) domesticated animals is permitted. This use also includes public facilities for the temporary impoundment of animals found abandoned or removed from other locations due to improper care and may include an animal crematorium as an accessory use.~~

* * *

ANIMAL SHELTERS: Buildings or structures where animals may be boarded, impounded, cared for, or sold, which may include onsite outdoor exercise spaces or facilities for disposing of lost, stray, unwanted, dead, or injured animals.

* * *

KENNELS: Buildings or structures where at least a total of five (5) dogs, cats, or other small animals are kept and maintained with or without charge on behalf of other persons. The primary uses associated with this category are animal daycare facilities and boarding. Other uses include ancillary veterinary services, retail sales, grooming, training, breeding, and care services for dogs, cats, and other small animals on the premises.

> **INDOOR ONLY: Services are completely contained within a building.**
>
> **INDOOR AND OUTDOOR: Provided services include both indoor facilities and outdoor facilities, such as runs or enclosures, including areas completely enclosed by fences.**

* * *

PET SERVICES: This category includes pet specific services and sales that do not include veterinary services. The primary uses associated with this category are sales and grooming of animals, incidental pet health services, and training of small animals used as household pets. This use excludes animal shelters, veterinary services, and kennels.

* * *

~~SMALL ANIMAL CLINIC: A facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, and prevention of animal diseases in which the animals are limited to dogs, cats, and other comparable household pets and in which the overnight care of such animals is permitted when necessary for medical treatment. The facility may include a crematorium for small animals as an accessory use.~~

* * *

VETERINARY SERVICES: An establishment for the medical treatment and care of animals by a licensed professional where overnight boarding of animals is allowed if directly related to a veterinary procedure. The two (2) types of veterinary services are:

SMALL ANIMAL: For dogs, cats, and other small animals, where the veterinary services must be in completely enclosed buildings; and

LARGE ANIMAL: For livestock and other large animals, where veterinary services may be conducted outside in the A zone district with an approved conditional use.

* * *

Section 5. This Ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.

Section 6. Council deems it appropriate that this Ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 10th day of November 2025.

Finally passed: November 25, 2025

Lynette Crow-Iverson, Council President

Mayor's Action:

☐ Approved on _____.

☐ Disapproved on _____, based on the following objections:

_____

_____

_____

_____

_____

Blessing A. Mobolade, Mayor

Council Action After Disapproval:

☐ Council did not act to override the Mayor's veto.

☐ Finally adopted on a vote of _____, on _____.

☐ Council action on _____ failed to override the Mayor's veto.

_____

Lynette Crow-Iverson, Council President

ATTEST:

Sarah B. Johnson, City Clerk

COLORADO SPRINGS INCORPORATED SEAL SEPTEMBER 3, 1872

CAO: MS

COS: _____

I HEREBY CERTIFY that the foregoing ordinance entitled **"AN ORDINANCE AMENDING CHAPTER 7 (UNIFIED DEVELOPMENT CODE) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO ANIMAL KENNELS."** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **November 10, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **25th day of November 2025**, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, **25th day of November 2025**

Sarah B. Johnson, City Clerk

1st Publication Date: **November 14, 2025**
2nd Publication Date: **December 3, 2025**

Effective Date: **December 8, 2025**

Initial: SBJ
City Clerk

COLORADO SPRINGS INCORPORATED SEAL SEPTEMBER 3, 1872 COLORADO