

ORDINANCE NO. 25-\_\_\_\_\_

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 And Tables) of Article 3 (Use And 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			Use-Specific Standards			
Zone District →	Land Use ↓	A	R-E	R-19	R-16	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	
		* * *																											
COMMERCIAL AND INDUSTRIAL USES																													
Agricultural and Animal-Related Uses																													
		* * *																											
Animal Care Facility	P																	P											
Animal Shelters	P															C							P			C	C	C	7.3.303.A.1
		* * *																											
Indoor Only Kennel	P														C	P				P	P					P	P	P	
Indoor and Outdoor Kennels	P														C	C				P	P					C	C	C	7.3.303.A.1
Pet Services	P														P	P				C	C					P	P	P	
Small Animal Clinic	P														P	P	P			C	C								
		* * *																											
Veterinary Services – Large Animal Hospitals	P																			P	P						C		7.3.303.A.1
Veterinary Services – Small Animal Clinic	P														P	P				P	P					P	P	P	7.3.303.A.1
		* * *																											

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### 7.3.202: ADDITIONAL OVERLAY DISTRICT USE TABLE:

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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 →				SS-O	AP-O [1]								
Land Use ↓					ADNL	RPZ	APZ-1	APZ-2	ANAV				
COMMERCIAL AND INDUSTRIAL USES													
* * *													
Agriculture and Animal-Related Uses													
* * *													
Animal Care Facility				C		P	P	P	P				
Animal Shelters						P	P	P	P				
* * *													
Indoor Only Kennel						P	P	P	P				
Indoor and Outdoor						P	P	P	P				
Pet Services				P	P	P	P	P	P				
Small Animal Clinic				P	C	P	P	P	P				
* * *													
Veterinary Services – Large Animal Hospitals					C	P	P	P	P				
Veterinary Services – Small Animal Clinic				P	C	P	P	P	P				
* * *													

\* \* \*

Section 2. Section 303 (Commercial and Industrial Uses) of Part 3 (Use-Specific Standards) of Article 3 (Use And 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 Care Facility and Small Animal Clinic~~ **Kennels**

~~a. Each building and any associated animal run shall be constructed at least fifty five (55) feet from any property line.~~

~~b. Except in the A zone district, all activities shall be conducted within a totally and permanently enclosed, soundproofed building.~~

~~c. In the A zone district, outdoor veterinary activities require conditional use permit approval pursuant to Section 7.5.601 (Conditional Use Permit).~~

**a. Any kennel building and any associated animal run must be constructed at least twenty five feet (25') from any property line for the outdoor animal use areas, including runs, enclosures (this would only apply to those uses that permit outdoor).**

**2. Veterinary Clinics And Animal Hospitals:**

**a. All veterinary activities must be conducted within a totally and permanently enclosed, soundproofed building and are restricted to small animal care with boarding of animals overnight only due to the animal's medical condition. Outdoor veterinary activities may be allowed within the A zone district as part of the review of a conditional use development plan.**

**23. Stable:**

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**34. Urban Agriculture:**

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Section 3. Section 1003 (Parking Space Requirement 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:**

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**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
* * *	
<b>Agriculture and Animal-Related Uses</b>	
* * *	
Animal Care Facility	1 per 400 sf of GFA
Animal Shelters	1 per 400 sf of GFA
* * *	
Indoor Only Kennel	1 per 400 sf of GFA
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 Hospitals	1 per 400 sf of GFA
Veterinary Services – Small Animal Clinic	1 per 400 sf of GFA
* * *	

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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.~~

\* \* \*

**KENNELS:** The primary uses of this category are dog daycare facilities and kennels. Other uses include veterinary service, retail sales, grooming, training, boarding, breeding and care services for dogs, cats and similar small animals on the premises on which more

than four (4) dogs and cats over four (4) months of age are kept and maintained with or without charge. Typical uses may include boarding kennels, pet motels and dog daycares:

**INDOOR ONLY:** Services are completely contained within a building.

**INDOOR AND OUTDOOR KENNELS:** Services provided including runs or enclosures.

**ANIMAL SHELTERS:** Buildings or structures in which animals may be boarded, impounded, cared for or sold as pets and may include on site outdoor exercise space and facilities for disposing of lost, stray, unwanted, dead or injured animals.

\* \* \*

**PET SERVICES:** Primary use of this category is sales and grooming of animals which includes veterinary service, retail sales, incidental pet health services, training and grooming of dogs, cats, birds, fish and similar small animals customarily used as household pets. All operations must be located totally within a building. Typical uses include pet stores, veterinary services, dog bathing and clipping salons, pet grooming shops, but exclude uses for dog daycares, kennels, livestock and large animals.

\* \* \*

~~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. There are two (2) types of veterinary service; both allow overnight boarding of animals if directly related to a veterinarian procedure:

**SMALL ANIMAL CLINIC:** For dogs, cats, and small animals which are required to be in completely enclosed buildings.

**LARGE ANIMAL HOSPITALS:** For livestock and large animals.

\* \* \*

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 \_\_\_\_ day of \_\_\_\_\_, 2025.

**Finally passed:** \_\_\_\_\_

\_\_\_\_\_  
Lynette Crow-Iverson, Council President

**Mayor's Action:**

- ☐ Approved on \_\_\_\_\_.
- ☐ Disapproved on \_\_\_\_\_, based on the following objections:

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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