



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

File #: BL2022-1328, Version: 2

An Ordinance amending Section 17.16.060 of the Metropolitan Code, Zoning Regulations to delete the limitations on veterinarian facility size and the number of veterinarian establishments per lot in zoning districts where the veterinarian use is permitted conditionally (Proposal No. 2022Z-010TX-001).

BE IT ENACTED BY THE METROPOLITAN COUNCIL OF NASHVILLE & DAVIDSON COUNTY:

### Section 1.

ZONING DISTRICT LAND USE TABLE																															
	AG	Residential				SP	Mixed Use				Office				Commercial				Downtown (DTC)				Shopping Center		Industrial						
Key: P-Permitted PC-Permitted w/conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to <a href="#">Chapter 17.16</a> for standards	AG and AR2a	RS80 through RS3.75-A				MHP SP**	MUN, MUN-NS, MUN-A, and MUN-A-NS				ON				ORI, ORI-NS, ORI-A, and ORI-A-NS				CF and CF-NS				North				SCN and SCN-NS		IWD		
		R80 through R6-A					MUL, MUL-NS, MUL-A, and MUL-A-NS				OL				CN, CN-NS, CN-A, and CN-A-NS				P				South				SCC and SCC-NS		IR		
		RM2 through RM20-A-NS					MUG, MUG-NS, MUG-A, and MUG-A-NS				OG and OG-NS				CL, CL-NS, CL-A, and CL-A-NS				P				West				SCR and SCR-NS		IG		
		RM40 through RM100-A-NS					MUL, MUL-NS, MUL-A, and MUL-A-NS				OR20 through OR40-A-NS				CS, CS-NS, CS-A, and CS-A-NS				P				Central								
Veterinarian							PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	P	P	PC	PC	PC							

That Section 17.08.030 of the Metropolitan Code, Zoning Regulations, is hereby amended by modifying subsection D as follows:

Section 42. That Section 17.16.060 of the Metropolitan Code, Zoning Regulations, is hereby amended by deleting subsection B in its entirety and substituting with the following new subsection B:

B. Veterinarian. The building footprint of veterinary offices and facilities shall be limited to four thousand square feet. The following shall apply:

1. Animal boarding shall occur within completely enclosed structures.
2. Landscape Buffer Yard. Outdoor exercise yards shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities abut a residential zone district or district permitting residential use, landscape buffer yard Standard B shall apply along common property lines. A six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.
3. Boarding Kennel. Kennels for the boarding of companion animals not undergoing medical treatment are permitted as an ancillary use subject to the following conditions.
  - a. No more than thirty percent of the gross floor area of the veterinary clinic may be used as a boarding kennel.
  - b. No outdoor kennels or runs are permitted.
  - c. No part of any building or structure in which animals are housed shall be closer than fifty feet from any existing residence located on an adjacent parcel.
  - d. Cages. For a kennel, each animal shall have sufficient space to stand up, lie down and turn around

without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.

- e. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.
- f. On-Site Waste Collection. All on-site waste shall be housed either within the kennel building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the kennel shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams, or rivers.
- g. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs, and walls shall be of an impervious material to permit proper cleaning and disinfecting.
- h. Security Residence. The building footprint of an accessory security residence, if provided, shall be in addition to the maximum permitted building footprint of the veterinary clinic. All standards of Section 17.16.030(C) shall be met.

Section 23. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 34. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

#### Analysis

This ordinance, as substituted, amends Subsection 17.16.060.B of the Metropolitan Code of Laws to amend the limitations on veterinarian facility size and the number of veterinarian establishments per lot in zoning districts where the veterinarian use is permitted conditionally. Currently, in zoning districts where the veterinarian use is permitted conditionally, the building footprint of veterinary offices and facilities is limited to 2,500 square feet. This ordinance limits the building footprint to 4,000 square feet. There is also a limitation of no more than two veterinary establishments per lot. The substitute also changes veterinarian uses to a permitted use in all zoning districts except MUN and CN where it would be permitted with conditions.

This ordinance has been approved, as substituted, by the Planning Commission.