



Town of Christiansburg
Planning Commission
Tuesday, February 20, 2018
Agenda

Planning Commission

Chairperson

Jennifer D. Sowers

Vice-Chairperson

Hil Johnson

Non-Voting Secretary/
Planning Director

Andrew Warren

Other Members

Catherine Clifton

Harry Collins

Mark Curtis

Jeananne Knies

Craig Moore

Ann Sandbrook

Interim Town Manager

Randy Wingfield

Town Attorney

Guynn &

Waddell, P.C.

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Tuesday, February 20, 2018 at 7:00 PM** for the purpose of allowing the full Commission to review the following:

PLEDGE OF ALLEGIANCE

- 1) Public comments – 5 minute limit per citizen.
- 2) Approval of Planning Commission Minutes for January 29, 2018 meeting.
- 3) Public Hearing on an ordinance to amend Chapter 42 – Zoning, Article I. – In General, Section 42-1. – Definitions, of the Christiansburg Town Code to revise and clarify the definition of *Kennel*.
- 4) Other Business.

For a description of the preceding items or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map, please contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street during office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the address below; please allow adequate mailing time. For any further assistance, please contact Andrew Warren, Planning Director at (540) 382-6120 ext.1130 or awarren@christiansburg.org.

***Planning
Commission's
Next Meeting:
Monday, March 5,
2018 at 7:00 p.m.***

DRAFT

**Christiansburg Planning Commission
Minutes of January 29, 2018**

Present: Catherine Clifton
Harry Collins
Mark Curtis
Hil Johnson, Vice-Chairperson
Jeananne Knies
Craig Moore
Ann Sandbrook
Jennifer D. Sowers, Chairperson
Andrew Warren, Secretary ^{Non-Voting}

Absent: Matt Beasley

Staff/Visitors: Will Drake, staff
Jared Crews, staff
John Elmore, 720 Peppers Ferry Road, N.W.
Gwen Leonard, The Big Event

Chairperson Sowers called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment

Chairperson Sowers opened the floor for public comment. With no comments, Chairperson Sowers closed the floor for public comment.

Approval of Planning Commission Minutes for January 16, 2018 Meeting

Chairperson Sowers introduced the discussion. Commissioner Collins made a motion to approve the January 16, 2018 Planning Commission meeting minutes. Commissioner Knies seconded the motion, which passed 8-0.

Discussion/Action for a Rezoning request by John Elmore, agent for Donald and Rachel Wood, for an approximately 1.15 acre portion of tax parcel 435-A-20, located at 840 Peppers Ferry Road, N.W. from A, Agricultural to B-3, General Business. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Sowers opened the discussion.

Mr. Warren stated the Town received a proffer statement affirming that only mini-storage and contractor storage would occur on the property. Mr. Warren noted a Conditional Use Permit would be necessary for contractor storage to occur on the property. Mr. Warren explained Mr. Elmore intended to seek an amendment to the rezoning of the adjoining property in the near future to amend the proffer to allow mini-storage and contractor storage by Conditional Use Permit.

Commissioner Moore motioned to recommend Town Council approve the rezoning request with the proffer as stated. Vice-Chairperson Johnson seconded the motion, which passed 8-0. With no further comment, Chairperson Sowers closed the discussion.

Discussion/Action for a Town Code Amendment request, submitted by the Montgomery County Economic Development Authority to amend Chapter 42 "Zoning" of the Christiansburg Town Code to allow for research, experimental, or testing laboratories including animals in the I-2, General Industrial District, with a Conditional Use Permit.

Chairperson Sowers opened the discussion.

Commissioner Moore stated additional changes to Town Code regarding allowances in the I-2 District may be sought by the Planning Commission in the future.

Mr. Warren stated the Development Subcommittee voted 6-0 to recommend approval of the code amendment. Mr. Warren stated the committee reviewed a report on how other localities addressed animal testing laboratories and noted the localities examined did not address animal testing directly. Mr. Warren explained most localities appeared to view animal testing as an allowed laboratory activity. Mr. Warren noted the City of Roanoke had recently approved a facility that allows animal testing and officials viewed animal testing as an allowed laboratory use.

Commissioner Moore motioned to recommend Town Council approve the Code Amendment as presented. Commissioner Curtis seconded the motion, which passed 8-0. With no further comment, Chairperson Sowers closed the discussion.

Contingent on the above item, discussion/action on a Public Hearing for a Conditional Use Permit request by the Montgomery County Economic Development Authority for a research, experimental, or testing laboratory including animals at 145 Technology Drive, S.E. (tax parcel 559-1-7) in the I-2, General Industrial District. The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Sowers opened the discussion. Commissioner Clifton abstained from the discussion as she is an employee of Montgomery County.

Mr. Drake stated the Development Subcommittee discussed possible conditions addressing the outdoor storage of animals, excessive odor or noise, site cleanliness, and on-site sales.

The Commission discussed excessive noise and odor and determined the condition would apply to noise or odor discernible at the property line. Mr. Warren noted noise and odor would be considered in relation to adjacent property owners but not occupants of the subject property.

Mr. Warren explained Federal and State legislation regulates the treatment of laboratory animals.

The following conditions were drafted:

- 1) There shall be no outdoor keeping of any animals.
- 2) The property shall be kept in a clean, sanitary, and sightly manner.
- 3) There shall be no excessive noise or odor discernible at the property line.
- 4) There shall be no on-site retail sales.

Commissioner Moore made a motion to recommend Town Council approve the Conditional Use Permit with the conditions as drafted. Vice-Chairperson Johnson seconded the motion, which passed 7-0.

Review of Planning Commission 2017 Annual Report

Chairperson Sowers opened the discussion.

Mr. Warren explained the report includes a list of Planning Commission and subcommittee meetings and a list of rezoning requests, code amendments, and Conditional Use Permit applications reviewed by the Commission in 2017. Mr. Drake displayed a map showing the properties which requested Conditional Use Permits and rezonings in 2017. Mr. Warren stated upon review of the report, the Commission would be asked to provide a letter with the completed report to Town Council.

Review of Planning Commission 2017 Annual Report – (continued).

Commission Collins asked about the Commission's ability to review previously approved Conditional Use Permits. Mr. Warren stated there were two cases currently being reviewed by staff for noncompliance with the conditions of the permits. Mr. Warren stated Town Council has the ability to revoke Conditional Use Permits for noncompliance, but noted no permits have been revoked in the last two years.

Mr. Drake noted the report contained a table displaying the cases heard by the Commission in 2017. The Commission asked staff to include the recommendation by Planning Commission and the action taken by Town Council within the table.

Mr. Warren stated the application period for Planning Commissioners ended on January 26, 2018. Mr. Warren noted three applications were received and Town Council would decide how and when to move forward. Mr. Warren noted Commissioner Beasley's term would end at the beginning of February and Mr. Beasley did not intend to continue as a member of the Planning Commission at this time.

Vice-Chairperson Johnson thanked staff for the annual report. Chairperson Sowers suggested adding language to acknowledge the support of planning staff.

Chairperson Sowers made a motion to approve the Annual Report with the changes discussed. Commissioner Knies seconded the motion, which passed 8-0.

Other business.

Chairperson Sowers opened the discussion.

Mr. Warren announced the New River Valley Planning Commissioner Training would be held on April 19, 2018 from 6:00 p.m. to 8:00 p.m. at the New River Valley Business Center in Fairlawn, Virginia. Mr. Warren stated Mike Chandler would facilitate a mock Planning Commission meeting to simulate possible scenarios commissioners might encounter. Mr. Warren stated commissioners from Blacksburg, Floyd, Radford, Pulaski, Dublin, Giles, and Montgomery County would attend.

Mr. Warren announced Land Use Education training was available for newer commissioners. Mr. Warren noted the 93rd class would be held in Short Pump in February and the 94th class would be held in the Shenandoah Valley in June.

Mr. Warren announced the Town Noise Ordinance would be amended and Town Council has requested the Planning Commission to hold a public forum in February or early March to address the ordinance change. Mr. Warren explained there is currently no system in place for permitting or exempting certain noises but issues encountered by the Town could be addressed in the amended ordinance.

Other business – (continued).

Commissioner Moore noted some localities allow exemptions for noise caused by private construction during evening hours to mitigate traffic issues. Mr. Warren stated allowances for private construction at night were not currently being considered. Commissioner Collins suggested having a work session with Town Attorney Theresa Fontana. Mr. Warren stated information on the noise ordinance would be provided at the work session.

Gwen Leonard stated she is a hospitality major at Virginia Tech and Co-Director of Communications for Virginia Tech's The Big Event.

Ms. Leonard explained The Big Event serves both Blacksburg and Christiansburg and is currently seeking 10,000 volunteers to complete 1,300 projects on April 7, 2018. Ms. Leonard stated citizens can apply for projects at homes, businesses, and schools. Ms. Leonard noted The Big Event will have enough volunteers for most suggested project with the exception of those requiring power tools.

Commissioner Collins suggested The Big Event could assist in creating a project designed to link Christiansburg Town Council and Christiansburg High School students as well as a project to renovate downtown Christiansburg. Ms. Leonard stated high school students could volunteer for The Big Event and noted a representative of The Big Event would attend the February 13, 2018 Town Council meeting.

Chairperson Sowers commended the work of The Big Event at the Christmas Store in downtown Christiansburg. Commissioner Moore noted volunteers had been used in the past to label stormwater drains.

Mr. Warren stated the next Commission meeting would be held Tuesday, February 20, 2018 because Town Hall will be closed February 19 in observance of Presidents Day. With no further business, Chairperson Sowers adjourned the meeting at 7:56 p.m.

Jennifer D. Sowers, Chairperson

Andrew Warren, Secretary ^{Non-Voting}



Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

Planning Department Staff Report

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
HARRY COLLINS
STEVE HUPPERT
MERISSA SACHS
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

INTERIM TOWN MANAGER
RANDY WINGFIELD

ASSISTANT TO THE TOWN
MANAGER
ADAM CARPENETTI

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE,
CPA, CFE, CGFM

CHIEF OF POLICE
MARK SISSON

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, P.C.

Application Type: Town Code Amendment
Applicant: Town of Christiansburg
Proposal: Revise and clarify the definition of *Kennel*.

Request

The Town of Christiansburg has initiated a Town Code Amendment to amend Chapter 42 – Zoning, Article I. – In General, Section 42-1. – Definitions, of the *Christiansburg Town Code* to revise and clarify the definition of *kennel*. The Town proposes to specify the numeric age when dogs and cats begin to count towards the maximum number of dogs and cats allowed to be kept on a premises before constituting a kennel use. Currently – as referenced below – the word “adult” is used in the kennel definition and is not further defined in the Town Code. This has become an obstacle for staff to enforce the ordinance when a complaint is received.

Under the current Town Code, a kennel is defined in Sec. 42-1 as follows:

Kennel means a place prepared to house, board, breed, handle or otherwise keep or care for dogs and/or cats for sale or in return for compensation or any place where five or more adult dogs and/or cats are kept.

Within the definition, two separate, but related activities may constitute a kennel. First, any place where dogs or cats are kept or bred for sale or other compensation constitutes a kennel and there is no age restriction or minimum limit on the number of animals to which such commercial endeavor is considered a kennel. The second activity regulated by the definition of *kennel* is the general keeping of dogs and cats. Any combination of five adult dogs and / or cats kept any place, including a residential property, constitutes a kennel and a kennel use is not permitted in any of the residential zoning districts within the Town. Therefore, residential households are not permitted to keep more than four adult dogs and / or cats but there is no restriction on the number of non-adult dogs or cats that may be kept. A kennel is permitted in three zoning districts with a conditional use permit (A Agricultural, B-3 General Business, and I-2 General Industrial).

The Town proposes to revise the *adult* age limit designation specified in the definition of *kennel* to a 6-month age limit. The age limit prescribes the age when dogs and cats begin to count towards the maximum number that may be kept on a premises before constituting a kennel. The Town has historically and consistently interpreted a dog or cat to be an adult once it reaches one year of age, but there is not a definition of *adult dog* or *adult cat* in the *Christiansburg Town Code*. After considering the intent of the kennel use, the potential impacts that arise from keeping dogs and cats in residential areas, and after reviewing the age limits prescribed by other localities in Virginia, staff proposes a 6-month age limit.

Application #: CODE-2018-02

The 6-month age limit is generally consistent with the age limits surveyed in other Virginia localities and staff believes the 6-month age limit provides adequate time for a puppy or kitten to be given proper care after birth. In its current form, the draft amendment would maintain the current maximum number of dogs and cats allowed before constituting a kennel, which is a total of four (i.e., two dogs and two cats, three dogs and one cat, four dogs, etc.).

Development Subcommittee

The Development Subcommittee reviewed and discussed the draft ordinance at its meetings on January 16 and January 29, 2018. The Committee was supportive of the change and did not recommend any further revisions.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Tuesday, February 20, 2018 and the Town Council Public Hearing is scheduled for Tuesday, March 13, 2018.

List of attachments included with staff report

1. Draft ordinance amendment
2. Virginia locality code comparison of *kennel* or similar use

AN ORDINANCE TO CLARIFY AND AMEND CHAPTER 42 – ZONING, ARTICLE I. – IN GENERAL, SECTION 42-1. – DEFINITIONS, OF THE CHRISTIANSBURG TOWN CODE TO AMEND THE DEFINITION OF KENNEL

WHEREAS, notice of a public hearing before the Christiansburg Planning Commission concerning this ordinance was published two consecutive weeks (February 3, 2018 and February 10, 2018) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission was held February 20, 2018 and resulted in a recommendation by the Planning Commission that the following proposed zoning ordinance amendment be adopted; and,

WHEREAS, notice of the public hearing before the Town Council concerning this ordinance was published two consecutive weeks (February 28, 2018 and March 7, 2018) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, the Town Council’s public hearing was held March 13, 2018; and,

WHEREAS, Town Council has considered the following amendment to the Town’s Zoning Ordinance and found that the public necessity, convenience, and good zoning practices deem it proper to do so;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Christiansburg, Virginia, that Chapter 42 – “Zoning,” Article I – “In General,” Section 42-1 – “Definitions” of the *Christiansburg Town Code* be amended as follows:

Chapter 42 – ZONING

* * *

ARTICLE I. – IN GENERAL

* * *

Sec. 42-1. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

Kennel means a place prepared to house, board, breed, handle or otherwise keep or care for dogs and/or cats for sale or in return for compensation or any place where more than a total of four dogs and/or cats over six months of age are kept for any purpose ~~five or more adult dogs and/or cats are kept.~~

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid. Ordinances or parts of any ordinances of the Town whose provisions are in conflict herewith are hereby repealed.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held **Month DD**, 2018, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel M. Bishop				
Harry Collins				
Steve Huppert				
Merissa Sachs				
Henry Showalter				
Bradford J. Stipes				
Mayor D. Michael Barber*				

*Votes only in the event of a tie.

D. Michael Barber, Mayor

Michele M. Stipes, Town Clerk

Virginia Locality Ordinance Comparison - *Kenel* or similar use

Locality	Text	Code Chapter	Permitted Number of Dogs	Age Limit
Abingdon (Town)	<p><i>Kenel</i> means any premises, including, without limitation, animal boarding and grooming facilities, in which or upon which more than five dogs or more than five cats over six months of age are kept for any purpose.</p> <p><i>Kenel, commercial</i> means any parcel of land on which sales, rental, caring, breeding, grooming, keeping and boarding of dogs, cats or other domestic animals of any age are kept for commercial gain.</p>	Zoning	5	6 months
Blacksburg (Town)	<p><i>KENNEL, COMMERCIAL</i>—The boarding, breeding, raising, grooming or training of two or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain.</p> <p><i>KENNEL, PRIVATE</i>—The keeping, breeding, raising, showing or training of 4 or more dogs over six months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.</p>	Zoning	3	6 months
Charlottesville (City)	<p><i>Boarding and grooming, animal</i> means any premises, including, without limitation, kennels, in which or upon which more than five (5) dogs or more than five (5) cats over six (6) months of age are kept for any purpose.</p>	Zoning	5	6 months
Christiansburg (Town)	<p><i>Kenel</i> means a place prepared to house, board, breed, handle or otherwise keep or care for dogs and/or cats for sale or in return for compensation or any place where five or more adult dogs and/or cats are kept.</p>	Zoning	4	Adult
Culpeper (Town)	<p>(a) In all zones, no more than three (3) adult (six (6) months old or older) dogs shall be allowed.</p> <p>(b) The regulations of item one above shall not apply to other small animals kept within a residence, including fish, cats, small birds (parakeets, parrots), and rodents (mice, rats). Poisonous reptiles shall not be allowed.</p>	Zoning	3	6 months
Danville (City)	<p><i>Kenel.</i> Any place or establishment in which dogs and other small domestic animals normally kept as pets are kept, bred, trained, boarded or handled for a fee.</p>	Zoning	any	none

Virginia Locality Ordinance Comparison - *Kenel* or similar use

Locality	Text	Code Chapter	Permitted Number of Dogs	Age Limit
Danville (City)	<i>Kenel</i> means any establishment in which five (5) or more canines, felines, or hybrids of either are kept for the purpose of breeding, hunting, training, renting, buying, boarding, selling, or showing.	Animals	4	none
Herndon (Town)	<i>Kenel</i> . A place or establishment in which more than three animals, more than one year of age, are kept, bred, raised, fed, boarded or handled for a fee.	Zoning	3	1 year
Lynchburg (City)	<i>Kenel</i> : Any building, enclosure, structure, establishment and/or land where dogs, cats, household pets or any other domestic animals are sheltered, fed or watered, groomed, shown, trained, bred, boarded and exercised, cared for or sold for either commercial gain or in exchange for a fee.	Zoning	any	none
Montgomery County	<i>Kenel, commercial</i> : An establishment for keeping, training, breeding, handling, selling, treating or boarding dogs, cats, or other household pets as a business. Does not include establishments in which the sole function is grooming.	Zoning	any	none
Montgomery County	<i>Kenel</i> means any establishment in which five (5) or more canines, felines, or hybrids of either are kept for the purpose of breeding, hunting, training, renting, buying, boarding, selling, or showing.	Animals	4	none
Radford (City)	<i>Kenel</i> means any lot, structure or enclosure used for the keeping, boarding, raising or breeding of dogs, cats or similar domestic household animals for commercial or noncommercial purposes, and involving four or more such animals of the same species over the age of six months. A noncommercial facility housing a few number of such animals as household pets on the same lot as a dwelling use shall not be construed to be a kennel, but shall be considered an accessory use or structure.	Zoning	3	6 months
Radford (City)	Sec. 19-51. - Regulations limiting the number of dogs kept. (a) No person shall keep, or harbor, have in his care, act as the custodian of, permit to remain on or about premises occupied by the person, or otherwise be the owner of more than five dogs on any parcel of real property zoned for residential use (R-1, R-2, R-3, R-4, R-5, R-MH, B1, and UD pursuant to Chapter 120.1 of this Code) or used for residential purposes. (b) This section shall have no application to: (1) Dogs under the age of four months (2) Dogs kept on any parcel of real property in excess of ten acres and zoned CD (3) Dogs kept on any farms; or (4) Dogs kept by a foster owner from a recognized and incorporated dog rescue organization for less than six months, provided that the foster owner is certified by the incorporated dog rescue organization.	Animals	5	4 months

Virginia Locality Ordinance Comparison - *Kennel* or similar use

Locality	Text	Code Chapter	Permitted Number of Dogs	Age Limit
Richmond (City)	<i>Kennel</i> means any lot or structure used for the sale, keeping, boarding or commercial breeding of dogs, cats, or other household pets and involving five or more such animals over the age of four months.	Zoning	4	4 months
Roanoke (City)	<i>Kennel</i> : The keeping, raising, breeding, training, showing, renting, selling, or boarding of dogs or cats. Such activity shall not be considered a kennel where accessory to a principal residential use, provided that not more than four (4) dogs or four (4) cats, or six (6) cats if such six (6) cats have been spayed or neutered, exceeding six (6) months of age are kept.	Zoning	4	6 months
Roanoke County	<i>Kennel, commercial</i> : The boarding, breeding, raising, grooming or training of two (2) or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain.	Zoning	1	any
Roanoke County	(a) The harboring or keeping of more than three (3) dogs over four (4) months of age per dwelling shall be unlawful, unless a multiple dog permit has been issued pursuant to this article. The harboring or keeping of more than six (6) cats over four (4) months of age, of which no more than two (2) may be fertile, per dwelling shall be unlawful. The requirements of this section shall not apply to any dwelling which is part of an active agricultural operation or usage as defined by the zoning ordinance for the county. (b) As of July 26, 2005, allow a sixty-day period to register four (4) dogs if the dogs are owned currently and upon the death of one (1) of the four (4) dogs, the homeowner would be allowed to maintain three (3) dogs from that point forward. (c) Any person participating in a dog foster adoption program sanctioned by the Regional Center for Animal Care and Protection may be permitted to keep no more than four (4) dogs over four (4) months of age per dwelling for a period of ninety (90) days, unless an extension is granted by the foster adoption program, so long as the person is in compliance with all of the regulations in the foster adoption program.	Animal	3	4 months
Salem (City)	<i>Kennel, commercial</i> . The boarding, breeding, raising, grooming or training of dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain.	Zoning	any	none

Virginia Locality Ordinance Comparison - *Kennel* or similar use

Locality	Text	Code Chapter	Permitted Number of Dogs	Age Limit
Salem	<p>Limit on number of dogs and cats kept; location and condition of pens, etc. (a) No person shall keep or permit another to keep, in any one separate location at any one time, a total of more than three dogs and more than a total of three cats. The pen or premises in which such animals are kept shall be not less than 50 feet from the dwelling or other structure used for human habitation of any other person, and such pens and premises shall at all times be kept so clean and free from offensive odors as not to disturb any citizen of the city in the reasonable use and enjoyment of his property or to cause any person of ordinary sensibilities any actual physical discomfort. (b) The provisions of this section shall not be applicable to any puppies or kittens under the age of four months, if the pens and premises holding such puppies or kittens are kept or likewise maintained in the manner set forth in this section.</p>	Animals	3	4 months
Virginia Beach	<p><i>Kennel, commercial.</i> Any premises in which caring, breeding, housing, and keeping of dogs, cats, or other domestic animals is done for monetary purposes. <i>Kennels, residential.</i> Any premises in which, or parcel of land upon which, more than four (4) dogs over six (6) months of age are kept for pets or for hunting, exhibiting, dog shows, field and obedience trials.</p>	Zoning	4	6 months