



Northumberland County, Virginia  
*Office of Building & Zoning*

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Proposed Language for  
Commercial Kennels  
October 23, 2008 DRAFT

**Proposed Language:**

- 1) Define the following (new definitions)- Northumberland County Zoning Ordinance § 148-3 A Definitions:
  - a. COMMERCIAL KENNEL-
    - i. An establishment, structure or premise where five (5) or more dogs are bred and raised, sold, and/or boarded for other than private purposes. Grooming and training facilities shall not be considered a Commercial Kennel unless five (5) or more dogs, not belonging to the owner of the business, are boarded overnight.
    - ii. To delete Commercial Kennels as a Special Exceptions and list them as a Conditional Use in the following districts:
      1. C-1, A-1 and R-2
  - b. PRIVATE KENNEL-
    - i. A place where five (5) or more dogs, belonging to the owner(s) of the kennel, are kept for such private purposes as pets, field trials, hunting, shows, training and hobby. The occasional raising of not more than three (3) litters in any calendar year and the sale or disposal of said litters shall also be considered a private kennel.
    - ii. Private Kennels shall be listed as a conditional use in the following districts:
      1. C-1, A-1, R-1, and R-2
- 2) New Article- Kennels
  - a. Conditional Use Criteria for Commercial Kennels.
    - i. Amendment to the Northumberland County Zoning Ordinance to include the following language for Commercial Kennels:
      1. The owner of the Commercial Kennel must be in compliance with all federal, state, and county statutes and shall adhere to Title 3.1 Chapter 27.4 “Comprehensive Animal Law” of the Code of Virginia.

2. Create a fire emergency plan and install fire safety measures.
3. All exterior lighting shall be pointed downward and recessed or shielded so as not to have the light source visible and reflecting upon adjoining properties.
4. An adequate shelter, as described in Title 3.1 Chapter 27.4 “Comprehensive Animal Law” of the Code of Virginia, shall be constructed and shall also be insulated as to reduce noise.
5. All animals must be housed inside the shelter at night and shall not be allowed outside in the runs before 8:00 a.m.
6. A site plan for the kennel and building shall be required including:
  - a. Location to scale of all of the existing and proposed buildings or runs on the premises.
  - b. Location to scale of any fenced-in enclosures.
  - c. Dimensions showing the distance of existing and proposed buildings from existing property boundaries.
  - d. Location of any underground containers, including any water wells or septic tanks within the vicinity of the kennel on the premises.
  - e. Source and location of water supply.
  - f. Sanitary maintenance, including provision for collection and disposal of excrement and other waste solution or material, and surface drainage.
7. Kennel Size Restriction:
  - a. The number of dogs allowed to be kept in a Commercial Kennel shall be related to the size (area) of the premises on which the dogs are kept:

<i># of Dogs</i>	<i>Minimum Total Acreage Required</i>
5-15	0.5 acre/dog + 1.5 acres
16 or more	0.4 acre/dog + 3.0 acres

- b. In addition, any outdoor visually open dog “run” or enclosure shall be located not closer than ten (10) feet from the nearest private property boundary for each dog allowed to be kept on the premises (i.e. 5 dogs= 50 feet; 12 dogs= 120 feet).
- c. Any totally enclosed shelter shall be located not closer than ten (10) feet from the nearest private property boundary for each dog allowed to be kept on the premises. (i.e. 5 dogs= 50 feet or 12 dogs= 120 feet).

8. Veterinary Care, as required by federal, state and local statutes, must be given and documented and open for inspection by the Animal Control Officer.
9. Adequate supervision and monitoring of the site must be continuously maintained.
10. Unannounced inspections of the site will be conducted by County Staff in order to check compliance with the conditional use permit. County Staff includes the Northumberland County Zoning Administrator and the Animal Control Officer or their designees.
11. The Conditional Use Permit is non-transferable.
12. The Board of Supervisors reserves the right to include additional conditions.
13. Any expansion or enlargement of the operation will require a new conditional use permit.
14. Should the commercial kennel operation become a nuisance to the community, the permit will be rescinded by the Board of Supervisors following a public hearing to determine that such a nuisance exists.