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# Veterinary Hospital - BU4

Zoning and Planning Committee  
November 18, 2021  
Department of Planning & Development

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# Veterinary Hospital Zoning History

Prior to 1996:

- Veterinary hospitals limited to Manufacturing and Limited Manufacturing zoning districts

1996 Amendment:

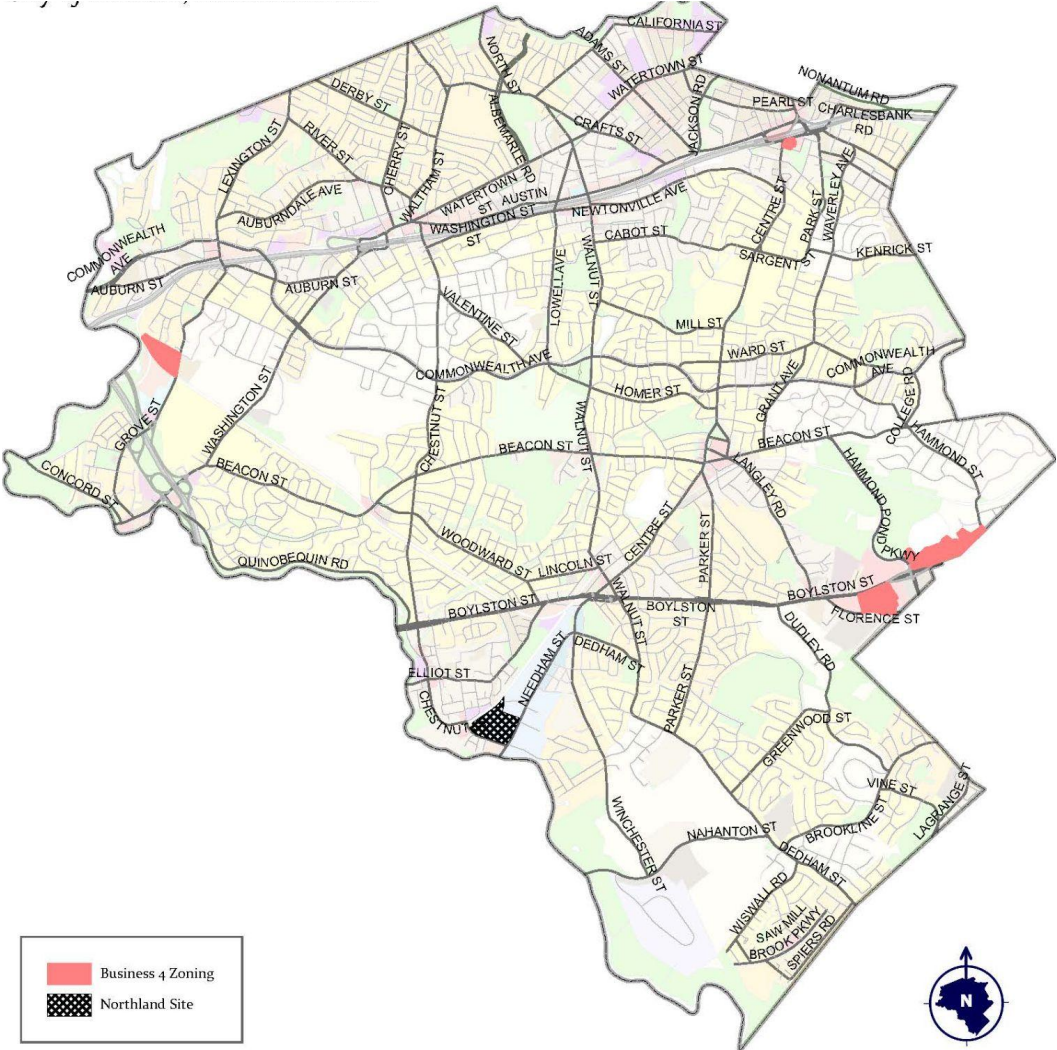
- Allowed veterinary hospitals by Special Permit in the Business 2, Mixed Use 1, Mixed Use 2, and Mixed Use 4 zoning districts. Remained by-right in M and LM zones.

# Veterinary Hospital Zoning History

In 1996 the only Business 4 (BU4) zone was an assisted living facility at 430 Centre Street

Today there are several additional sites zoned BU4:

- The Street in Chestnut Hill
- Chestnut Hill Square
- Riverside Center office park (275 Grove)
- Northland (pending exercise of Special Permit)



# Veterinary Hospital in BU4

- BU4 sites (aside from assisted living facility) are larger, campus style developments subject to Special Permits
- Veterinary hospitals would be compatible with existing uses on BU4 sites and would be buffered from nearby neighborhoods
- Allowing veterinary hospitals would provide a service and allow for flexibility in filling commercial tenants as retailers struggle

# Proposed Zoning

Amend use table in Section 4.4:

## Sec. 4.4. Allowed Uses

### 4.4.1. Business, Mixed Use & Manufacturing Districts

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
Commercial Uses												
Veterinary Hospital	--	SP	-	↓	-	SP	SP	-	SP	P	P	Sec. 6.4.36

# Proposed Zoning

Amend standards in 6.4.36 to limit overnight boarding:

B. Standards. In the Business 4 district, a veterinary hospital may not have overnight boarding not related to medical care.

# Next Steps

Set a public hearing for  
December 16th

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