
Veterinary Hospital - BU4

Zoning and Planning Committee
Public Hearing
December 16, 2021
Department of Planning & Development

Veterinary Hospital Zoning History

Prior to 1996:

- Veterinary hospitals only allowed in Manufacturing (M) and Limited Manufacturing (LM) zoning districts

1996 Amendment:

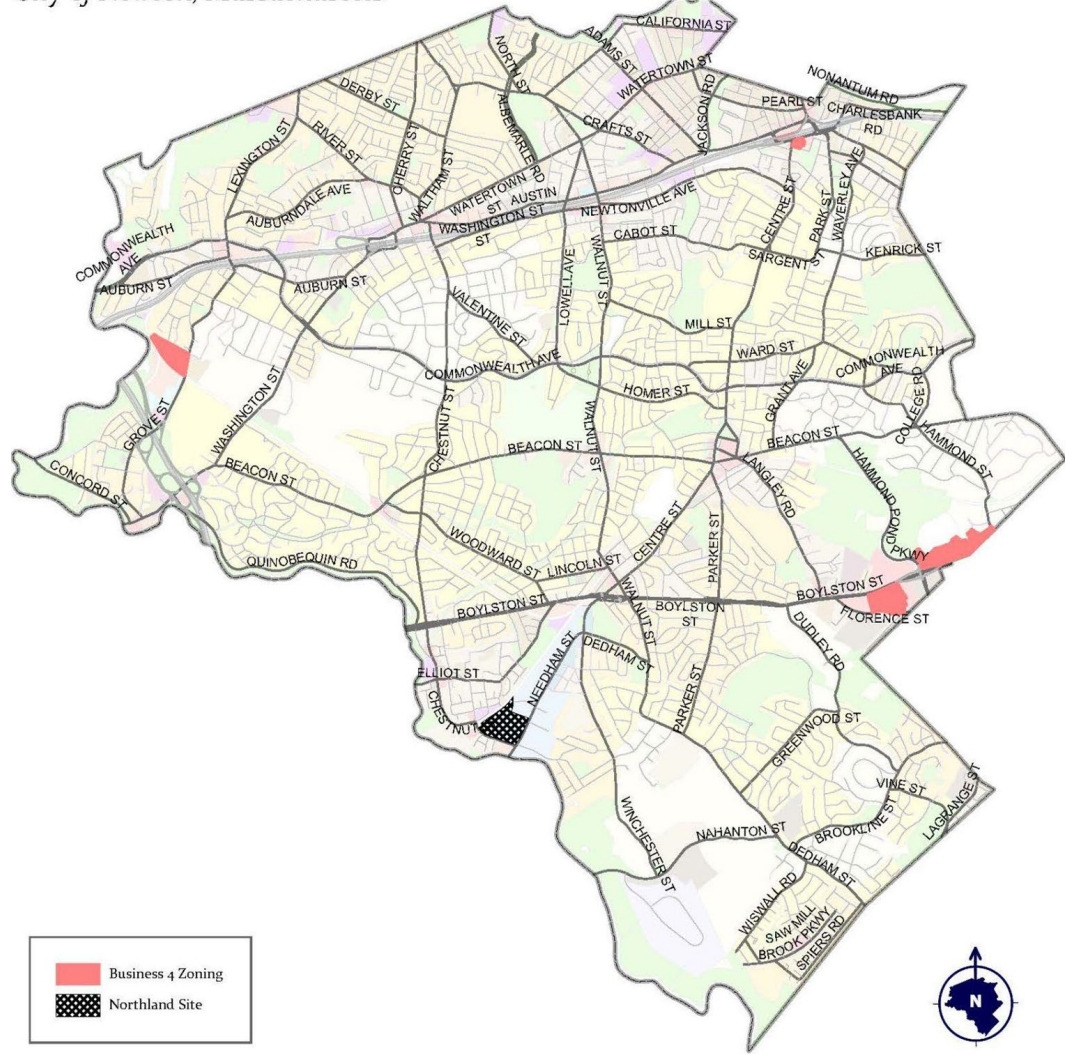
- Allowed veterinary hospitals by Special Permit in the Business 2, Mixed Use 1, and Mixed Use 2. Remained by-right in M and LM zones.

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
- Existing veterinary hospitals are located adjacent to residential and commercial uses

Proposed Zoning

Amend use table in Section 4.4:

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	--	<div style="display: flex; align-items: center; justify-content: center;"> ┌ or └ </div> SP*	--	SP	SP	--	SP	P	P	Sec. 6.4.36

*The City Council will consider allowing veterinary hospitals in the BU4 zoning district either by special permit or allowed subject to listed standards.

Proposed Zoning

Amend standards in 6.4.36 to limit overnight boarding:

B. **Standards.** In the Mixed Use 4 district, a veterinary hospital is allowed by special permit, but may not have overnight boarding not related to medical care. **In the Business 4 district, a veterinary hospital may not have overnight boarding not related to medical care.**