



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community Development

MEETING: Planning & Zoning – July 9, 2026

SUBJECT: Text Amendment to Article 3 and Article 7 of the UDO to add dog grooming to the home occupation ordinance.
Applicant: Zoey Brass

BACKGROUND:

The applicant Zoey Brass has applied for a text amendment to allow for dog grooming as an allowable home occupation. The applicant is the owner of the Island Dog Grooming which is currently located at 915 N Lake Park Blvd Ste F. The applicant has proposed moving her business into her home. The current ordinance does not allow dog grooming as a home occupation.

Historical Context:

Home occupations have been an allowable use in the Town since the 1970's. The 1984 Ordinance included standards that exist in the current ordinance. Home occupations were allowed in all districts except for Industrial. The standards included that the home occupation must be secondary to the use of the dwelling, only 1 other employee that was not a resident of the premises, limited to 1/4th of the floor area, no display of products, and off-street parking shall be provided.

In 1990, the ordinance was amended to include that no traffic shall be generated, no equipment that produces noise, vibration, glare, fumes, or electrical interference is allowed. Additionally, instruction in music, dancing, or tutoring of up to 4 students was allowed in single-family dwellings only.

The last time the ordinance was updated was in 2003. In May, limits for commercial vehicles were adopted and in July home occupations could be in any residential dwelling, not just single-family homes. Neighboring communities have almost identical language to the Town and do not include specifics for dog/pet grooming as a home occupation.

Proposed Ordinance:

The proposed ordinance would allow for pet grooming in a completely enclosed indoor area and shall be limited to 4 animals at a time. Pet grooming will be defined as an establishment at which domesticated animals are bathed, clipped, trimmed, or shorn, or other such non-medical treatment is administered indoors, and no animals are kept on the premises overnight.

TRC COMMENTS:

The proposed ordinance was reviewed at the June 2nd TRC meeting. TRC supports the adoption of the ordinance. Staff informed the applicant that no signage would be allowed and a maximum of 25% of the footprint of the house can be dedicated to the business use. A building permit will be required for any renovations. Fire would require emergency lights, fire extinguishers, ADA bathroom and entrance, and areas not open to the public to be explicitly marked and sectioned off and labeled as private. An ADA parking space and entrance is required because there will be customers coming to the home.

LAND USE PLAN:

The proposed text amendment is in general conformity with the Land Use Plan. Local Concerns noted in the plan included considering ways to increase the ability of residents to work from home, through a review of allowances for home occupation business operations. Allow more people to work from home and reduce the need to commute off the island.

ACTION REQUESTED:

Consider recommending approval or denial of the text amendment.

Planning and Zoning recommended unanimous approval with the change that up to 4 animals are allowed at one time instead of 2 as originally proposed by staff.

MOTION:

Approval – to amend Unified Development Article 3 and 7 to allow for dog grooming as a home occupation.

Denial – to amend Unified Development Article 3 and 7 to allow for dog grooming as a home occupation.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment Language