



Text Amendment to Articles 3 and 7 of the UDO to allow for dog grooming in the home occupation ordinance.

Applicant: Zoey Brass

Town Council

August 11, 2026

Background

- Applicant owns Island Dog Grooming currently located at 915 N Lake Park Blvd Ste F
- Applicant proposed moving the business to her home
- Current ordinance does not allow dog grooming as a home occupation



Historical context

- 1970's – allowable use
- 1984 –language mirrors existing today
- 1990 – added language that no traffic shall be generated, no equipment that produces noise, vibration, glare, fumes, or electrical interference, and instruction in music, tutoring, or dance of up to 4 students is allowed.
- 2003 – limits for commercial vehicles and allowed in all dwelling units, not just single-family homes
- Neighboring communities have similar home occupation language but are silent on pet grooming



Existing Ordinance

Home occupation means an occupation for gain or support customarily conducted on the premises by a person or family residing thereon.

Allowable uses include:

- Baking
- Sewing
- Handicrafts
- Instruction in music, dance, or academic tutoring (4 students max)
- Home office uses
- Off-site services
- Limited on-site sales/manufacturing

Standards:

- No more than 25% of the floor area
- Shall not be conducted in an accessory building
- No change in outside appearance
- No traffic generation
- Off-street parking required
- 1 employee other than a family member
- No equipment that produces noise, vibration, glare, electrical interference
- No display of products visible off-site

Applicant's Proposed Ordinance

Standard:

Pet grooming shall be permitted only in a completely enclosed indoor area and shall be limited to **four (4)** animals at a time.

Definition:

Pet grooming means 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

- Supports adoption of the ordinance
- No signage allowed
- Maximum 25% footprint dedicated to business use
- Building permit required for renovations/change of use for Fire and ADA improvements



Land Use Plan other Long-Range Plans:

The text amendment is in general conformity with the CAMA Land Use Plan:

LC-5.1.b Consider ways to increase the ability of residents to work from home, through a review of the allowances for home occupation business operations. Allow more people to work from home and reduce the need to commute off the island.

Planning and Zoning recommended unanimous approval.

Motion

Approval

The Council, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following text amendment to Article 3 and Article 7 to allow for dog grooming in the home occupation ordinance is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.

Denial

The Council, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following text amendment to Article 3 and Article 7 to allow for dog grooming in the home occupation ordinance is inconsistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.