



City of El Paso – City Plan Commission Staff Report

Amendment to Title 20

To allow for animal facilities, animal training facility, veterinary treatment center, clinic or Hospital in M-1 (Light Manufacturing Zone District)

Currently there are no provisions in Title 20 Zoning Code to allow for animal facilities, animal training facility, veterinary treatment center, clinic or Hospital in M-1 (Light Manufacturing Zone District). This amendment encourages additional uses in industrial areas in promoting the newly adopted Plan El Paso Land to provide flexibility of uses, adaptive reuse of existing structures and smart growth principles.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS) SECTION 20.10.080 (ANIMAL FACILITIES, ANIMAL TRAINING FACILITY, VETERINARY TREATMENT CENTER, CLINIC OR HOSPITAL), APPENDIX A (TABLE OF PERMISSIBLE USES) OF THE EL PASO CITY CODE TO ALLOW ANIMAL FACILITIES, ANIMAL TRAINING FACILITY, VETERINARY TREATMENT CENTER, CLINIC OR HOSPITAL IN M-1 (LIGHT MANUFACTURING ZONE DISTRICT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Title 20 (Zoning) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, currently there are no provisions in the zoning ordinance to allow for animal facilities in the M-1 (Light Manufacturing Zone District); and,

WHEREAS, the City has determined that such uses should be allowed in M-1; and,

WHEREAS, a public hearing regarding the proposed amendment was held before the City Plan Commission, and the Commission recommended approval of the amendment; and,

WHEREAS, the El Paso City Council has determined that this amendment is in the best interest of the public and will promote the public health, safety and welfare of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 20, Zoning, Chapter 20.10, Supplemental Use Regulations, Section 20.10.080 Animal Facilities, (animal kennel, animal training facility, veterinary treatment center) of the El Paso City Code be amended to add the following:

20.10.080 – Animal facilities (animal kennel, animal training facility, veterinary treatment center, clinic or hospital)

- A. 2. In C-2, C-3, C-4 and M-1 zoning districts:
- a. All animals are housed inside a permitted structure,
 - b. No open pens are provided or used,
 - c. No building, structure or open area (except space for parking of employee and customer automobiles) shall be used for this use unless it is at least three hundred feet from the nearest residential or apartment district or use,
 - d. A means of mechanical air exchange is provided for all permitted structures, and
 - e. No outside runs are permitted.

- B. 2. In C-2, C-3, C-4 and M-1 zoning districts:
 - a. All animals are housed inside a permitted structure,
 - b. No open pens are provided or used,
 - c. No building, structure or open area (except space for parking of employee and customer automobiles) shall be used for any hospital or clinic purpose unless it is at least one hundred fifty feet from the property line of any residential or apartment use at the time the hospital or clinic use is established,
 - d. A means of mechanical air exchange is provided for all permitted hospital or clinic structures, and
 - e. No outside runs are permitted.
- C. Small or large animal veterinary hospitals or clinics in the R-F zoning district, and large animal hospitals or clinics in the C-4 and M-1 zoning districts with a special permit approved by city council, must comply with Title 7 of this code, and the following conditions:
 - 1. Lot area shall be a minimum of one acre with a minimum average lot width of two hundred feet,
 - 2. No building, structure, open pen or corral (except open space for parking of employee and customer automobiles) shall be used for any hospital or clinic purpose unless it is at least one hundred fifty feet from the nearest residential or apartment district or use at the time the hospital or clinic use is established, and
 - 3. A means of mechanical air exchange is provided for all hospital or clinic structures.

SECTION 2. Except as expressly herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.

ADOPTED THIS _____ day of _____ 2012.

CITY OF EL PASO:

ATTEST:

John F. Cook, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Mathew McElroy,
Deputy Director
Planning & Economic Development

Lupe Cuellar
Assistant City Attorney

ORDINANCE NO. _____