


# CITY OF TORRINGTON



Land Use Office  
Jeremy Leifert, AICP, City Planner  
140 Main Street • City Hall  
E-mail: [jeremy.leifert@torringtonct.org](mailto:jeremy.leifert@torringtonct.org)

Phone: (860) 489-2221  
Fax: (860) 496-5928  
Torrington, CT 06790-5245

City of Torrington website: [www.torringtonct.org](http://www.torringtonct.org)

To: Planning & Zoning Commission  
From: Jeremy Leifert, AICP, City Planner   
Date: January 17, 2024  
Subject: Proposed Zoning Regulation Amendments – Section 3.1, Subsection 10.20, Table of Uses, Kennels

Educated Canines Assisting with Disabilities (ECAD) has filed an application to amend the text of the zoning regulations in the Table of Uses, Section 3.1, subsection 10.20 to allow Kennels in the Industrial (I) and Industrial Park (IP) Zones by Special Exception approval.

**Kennels** are defined in the zoning regulations as “Any structure(s), other than a residence, housing a total of five or more dogs, cats or other household pets”. This definition is not proposed to be changed as part of this application.

A **Household Pet** is defined in the zoning regulations as “small animals that are customarily kept for personal use or enjoyment within the home and that are not raised for retail sale. Household pets include, but are not limited to, dogs, cats, rabbits, rodents, reptiles, and birds”. This definition is not proposed to be changed as part of this application.

Currently, kennels are allowed on large-lot residential zones (R60, R40) by special exception and in Local Business zones by site plan approval. If this proposed regulation amendment is adopted, the regulations would allow for applications for kennels in the I or IP zones, and would be subject to the special exception standards in section 8.2 of the zoning regulations. Proposed locations for kennels would be evaluated for suitability in site design, traffic, parking, new construction, general compatibility with surrounding uses, public health, safety and general welfare of the surrounding residents and businesses and any other applicable provision for special exception review. I have reviewed the history of regulations regarding kennels, and the regulations and definitions have remained largely unchanged since a comprehensive re-writing of the zoning regulations in the early 1990’s. Kennel regulations in general have existed in the regulations dating back to the original adoption of zoning in the City of Torrington in 1957. Pre-1990’s, they were generally linked to regulations governing animal hospitals.

This amendment would simply add an “e” to the zoning table in section 3.1 – Table of Uses, subsection 10.20, Kennels under I-Industrial and IP-Industrial Park to allow for the use by Special Exception. I have attached the proposed change to the zoning use table.

The proposed amendments are generally supported by the City Plan of Conservation and Development (POCD). Section 8 of the plan encourages the retention of existing businesses,

recruiting new industry, and the creation of small business opportunities. Expansion of these kennel uses into industrial zones by special exception furthers the goals of the POCD while allowing for site approval flexibility under special exception procedures by the Planning and Zoning Commission.

I recommend approval of this proposed regulation amendment to Section 3.1 of the zoning regulations, Table of Uses.

END OF MEMO

Uses	R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
------	------	------	------	------	------	-------	-----	------	----	----	----	---	----

<b>10.00 Services &amp; Business Related to Animals</b>														
10.10	Veterinarian		e	e	e						p			
10.20	Kennel		e	e							p	e	e	
10.30	Public Stables	e	e	e	e									
<b>11.00 Junk Yards/ Recycling Centers</b>														
11.00	Junk Yards, Scrap Materials Salvage Yards, Recycling Centers & Automobile Graveyards											e		
<b>12.00 Agricultural Operations</b>														
12.10	Farms	p	p	p	p	e	e	p	e	e	p		p	p
12.15	Farm Brewery		p	p	p						p			
12.20	Farmer's Roadside Stand		e	e	e	e		e			p			
12.30	Commercial Greenhouses		e	e							p			
<b>13.00-20.00 Industrial, Transportation, Governmental &amp; Utility Uses</b>														
13.00	Excavating, Mining & Quarrying		e	e							e		e	e
14.00	Cemetery & Crematorium	e	e	e	e	e	e	e	e	e	e	e	e	e
15.00	Off Premises Signs											e	p	e
16.00	Bus Station & Train Station										p	e	p	
17.00	Towers, Antennas & Related Structures	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e
18.00	Building & Uses of the City of Torrington	e	e	e	e	e	e	e	e	e	p	p	e	e