

Private Kennels

What is a Kennel?

Kennels are divided into two categories – Private and Commercial.

A private kennel is defined as any premises where:

- Between five (5) and nine (9) dogs over six (6) months of age are kept; and,
- Boarding, training and shows are not allowed; and,
- There are two (2) or fewer litters in any twelve (12) month period.

A commercial kennel means any of the following:

- Any premises used to conduct a commercial business involving the buying, selling, breeding for sale, letting for hire, boarding or training of dogs;
- Any premises at which ten (10) or more adult dogs are kept for any purpose, including animal shelters, but excluding animal hospitals or clinics where animals are kept only for treatment by licensed veterinarians;
- Any premises where offspring puppies or adult dogs are sold to commercial outlets or are sold for research or experimental purposes;
- Any premises where offspring from three (3) or more litters in a twelve (12) month period are sold or traded, exchanged or bartered for a valuable consideration or joint ownership purpose; or,

- Any premises used as the location for the training of dogs for obedience, hunting, protection, etc. (if the address is different from the office address), or the premises are used as a combination office/training location, except if the training site is property belonging to a recognized school district, municipal body or not-for-profit organization.

Animal boarding facilities and animal day use facilities are not considered kennels and are separately regulated in Clark County.

Where are kennels allowed?

Private kennels are allowed within the following **Rural** Zones:

- Forest (FR-40 & FR-80)
- Agriculture (AG-20, AG/WL)
- Rural Residential (R-5, R-10, R-20)
- Rural Center Residential (RC-1 & RC-2.5)
- Rural Commercial (CR-1 & CR-2)
- Urban Reserve (UR-10, UR-20, UR-40)

Private kennels are also allowed within the urban boundary in the following **Urban** Zones:

- Industrial (ML & MH)
- Office Campus (OC)
- Business Park (BP)

Private kennels are not allowed in the urban residential zones.

Is a permit or license required for a private kennel?

No permit or license is required for a private kennel; however, all private kennels must abide by the minimum standards in Clark County Code (CCC) 40.260.110 (refer to the standards section following).

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Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360) 397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

NOTE: A pet license issued by Clark County Animal Control is required for each dog kept in Clark County. Call (360) 397-2375 ext. 2489 for information.

What standards apply to the operation of a private kennel?

Private kennels, where allowed in the **rural** zones, are subject to the following:

- a. In the rural area, structures housing dogs shall be setback a minimum of fifty (50) feet from all property lines.

(1) If the structure is sufficiently enclosed at all times to mitigate noise impacts to abutting properties, no landscaping buffer is required outside the structure.

(2) If the structure is not sufficiently enclosed at all times to mitigate noise impacts to abutting properties, an L3 landscaped buffer (see detail standard on page 4) is required between the structure and abutting properties; provided that if the structure is over one hundred twenty-five (125) feet to any property line, no landscaped buffer is required.

- b. Outdoor runs and outdoor exercise areas shall be screened from abutting properties as follows:

(1) Runs and exercise areas less than fifty (50) feet to any property line shall provide a ten (10) foot wide L4 landscaped buffer (see detail standard on page 4) between the run or exercise area and the property line.

(2) Runs and exercise areas between fifty (50) feet and one hundred twenty-five (125) feet to any property line shall provide an L3 landscaped buffer between the run

or exercise area and the property line.

(3) Landscaping may be placed immediately outside the run or exercise area, or may be placed along the perimeter of the site, provided all portions of the run or exercise area are screened from view of abutting properties.

c. The responsible official may reduce or waive the need for the setbacks and/or screening requirements above when circumstances such as topography, existing dense vegetation that is likely to remain, or distance from neighbors clearly make such mitigation unnecessary.

d. Dogs shall be kept in an enclosed soundproof structure between the hours of 10:00 p.m and 7:00 a.m.

e. Noise levels are subject to the maximum allowable environmental noise levels in Chapter 173-60 WAC.

f. Kennels shall not cause external effects such as increased lighting or glare on nearby properties, or odors that are readily detectable at any point beyond the property line of the facility.

g. All kennels shall comply with the requirements in Titles 8 (Animals), 14 (Building), 15 (Fire), and 24 (Public Health).

Private kennels, where allowed in the **urban** area are subject to the landscaping screening and buffering standards in CCC 40.320.010, as well as the applicable setback standards and performance standards of the zone within which they are located:

- 40.230.080 (Industrial Districts)
- 40.230.030 (Employment Districts)

This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code Section 40.260.110 Kennels.

L3 Screening Standards

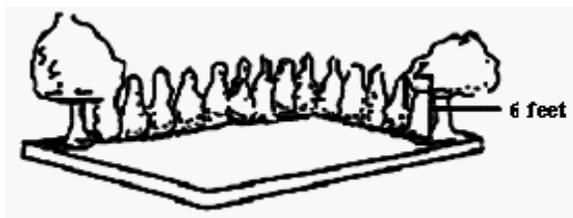
Intent. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and 95 percent opaque year around. In addition, one tree is required per 30 lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area.

Groundcover plants must fully cover the remainder of the landscaped area. A six foot high wall or fence that complies with an F1 or F2 standard (see Figure 40.320.010-6 and Figure 40.320.010-7 below) with or without a berm may be substituted for shrubs, but the trees and groundcover plants are still required.

When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area (see Figure 40.320.010-3 below).

**Figure 40.320.010-3
L3 - High Screen Landscaping**



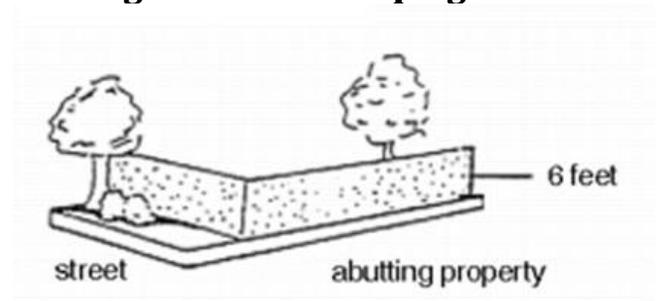
L4 Screening Standards

Intent. The L4 standard is used where extensive screening of visual and noise impacts is needed to protect abutting

sensitive uses and/or there is little space for separation between uses.

Required Materials. The L4 standard requires a six (6) foot high wall that complies with the F2 standard (Figure 40.320.010-7). When abutting another property, the wall shall abut the property line. When abutting a street or road right-of-way, the wall shall be on the interior side of the landscaped area. One (1) tree is required per thirty (30) lineal feet of wall or as appropriate to provide a tree canopy over the landscaped area. In addition, four (4) high shrubs are required per thirty (30) lineal feet of wall. Groundcover plants must fully cover the remainder of the landscaped area (see Figure 40.320.010-4 below).

**Figure 40.320.010-4
L4 - High Wall Landscaping**



**Figure 40.320.010-7
F2 - Totally Sight Obscuring Fence**

