

Confusion About What is a "Commercial Kennel" that Needs to be Disclosed When Selling Homes

There is some confusion about what is currently allowed at Meadow's "Doggie Daycare" versus Meadow's Kennel when it obtains a full commercial dog-kennel license.

There is confusion here because the present owner now refers to her current operation as a kennel and has even put up a road sign to this effect.

On Oct. 25, 2010 the current facility was approved as a "doggie daycare" with attached conditions of approval. There is no reference by the planner of this project to this daycare as a "kennel." There is no official definition of a "doggie daycare"--Sonoma County does not define this word. . However, there is NO confusion about what the applicant wants now: she wants a full commercial kennel and the planning documents clearly state this.

Presently Allowed Under Use Permit, Oct 25, 2010 for a "Doggie DayCare"

Here are some of the "conditions of approval" that Meadows "Kennel" is currently legally bound by:

Only dog care during the day--no overnight boarding
Daycare for up to 10 dogs
No weekends
No grooming
No training
Only open M-F 7:30 a.m. to 6 p.m

If This Present Facility Expands it Will Definitely Be a Full Commercial Kennel (Which is What The Applicant Wants to Do) It will fit the definition of a commercial kennel (below)

Up to 50 dogs will be allowed (note, once this is place, it would simply take another "Use Permit" to allow even more dogs, beyond 50--just as the "doggie daycare" request for 10 dogs is being expanded to 50!)
Full overnight boarding will be allowed
Training will be allowed
Grooming will be allowed
It will be open 7 days a week
Dog pick-up and drop-off can occur between 7:00 a.m. to 7 p.m.

This definition from Sonoma County Code of Ordinances, Chapter 5, Article 1, Sections 5-6 Definition

note: this County Code all available online:

Kennel, commercial. "Commercial kennel" means any lot or premises on which five (5) or more dogs and/or five (5) or more cats over four (4) months of age are kept by the owner or occupant for commercial purposes, including, but not limited to, boarding, breeding, buying, selling, renting, exhibiting or training. Commercial kennel shall not include a veterinary facility, pet shop, humane society, shelter or the county animal shelter.