



Fauquier County considers a kennel a place where (1) more than twelve dogs are kept on a lot containing two or more acres, or (2) any number of dogs are kept on a lot for the purpose of sale, rental, boarding, breeding, training or any other business venture.

It is best to meet with neighbors before this notice is sent to hear any of their concerns. Notices of the BZA/PC/BOS public hearing are required to be posted on the property at least fifteen days before the date of the hearing. Additionally, staff will post the meeting agenda online and publish a legal ad in the local newspaper.

At the public hearing all members of the public (including the applicant) will have the opportunity to voice support or concerns for the application. The BZA/PC/BOS will consider all public comments when deciding on an application. If a member of the public is unable to attend the public hearing, but wishes to comment, staff recommends writing a letter to the case planner. This letter will be included in the file and distributed to the BZA/PC/BOS members.

Do I need a kennel tag after I receive a Special Permit/Special Exception approval?

Yes, and in order to purchase a kennel tag from the Fauquier County Treasurer's Office, a letter must first be obtained from the Fauquier County Zoning and Development Services Division stating that the kennel is in compliance with the County Zoning Ordinance.

FAUQUIER COUNTY

**Department of
Community Development**

ZONING & DEVELOPMENT SERVICES

29 Ashby Street
Suite 310

Warrenton, Virginia 20186

Phone: 540-422-8220

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Additional information available online at
www.fauquiercounty.gov

Kennels



FAUQUIER COUNTY

Department of Community
Development

Frequently Asked Questions

Can I have a kennel on my property?

The county allows kennels on properties zoned RC, RA, RR-2, R-1, C-1, C-2, CV & BP. A Major Kennel is classified as any of the following: commercial breeding to include 30 or more dogs; or if 10 or more litters a year; or if 30 or more dogs or cats are kept overnight; or if 60 or more dogs or cats are kept on the property at one time. Special Exception approval is required to operate a Major Kennel. All other kennels require Special Permit approval. In addition to the Special Permit or Special Exception, an administratively approved Site Plan is required.

Is there a minimum property size requirement?

Yes, the minimum lot size is two (2) acres in the RC, RA, RR-2, C-1, C-2, CV and BP zoning districts. In the R-1 zoning district the minimum lot size is twenty (20) acres.

How many dogs/cats can I keep?

The maximum number of dogs or cats allowed on a property varies upon the operation and property. However, the BZA/PC/BOS may decide to further limit the number of animals depending upon circumstances associated with a property.



I need a Special Permit (SP) or Special Exception (SE), how do I get started?

The first step is to contact the Department of Community Development at 540-422-8220, and be directed to a case planner who will be the point of contact throughout the legislative process. The planner will determine whether an SP or SE is required. They will then review the submittal requirements, review process, and answer any questions you may have.

What are the processes, fees, and deadlines associated with SE & SP applications?

The Board of Zoning Appeals (BZA) decides upon Special Permit applications and meets the first Thursday of every month at 2:00 p.m. A Special Permit application must be submitted a minimum of 35 days prior to the BZA meeting.

The Board of Supervisors (BOS) is the deciding body on all SE applications. The Planning Commission (PC) reviews the application and makes a recommendation, prior to BOS review. The PC meets the third Thursday of the month at 6:30 p.m., while the Board of Supervisors meets the second Thursday of every month at 6:30 p.m. Special Exception applications are required to be submitted a minimum of 60 days prior to the Planning Commission meeting.

Yes, both Special Permits and Special Exceptions have application fees.

Are there any other requirements I should be aware of?

Yes, there are other requirements. All Special Permits/ Special Exceptions must satisfy the general standards found in Zoning Ordinance Section 5-006 as well as additional standards for Kennels found in Zoning Ordinance Section 5-1301. These sections can be accessed online at http://www.fauquiercounty.gov/documents/departments/commdev/pdf/zoningordinance/Art_05.PDF.

All dogs are required to be kept in pens designed and maintained for secure confinement. In zoning districts other than R-1, no structure for the dogs may be located closer than 200 feet from residential property lines and 100 feet from all other property lines. This requirement does not apply to completely enclosed structures. In the R-1 zoning district, dog confinement areas and dog runs must be located within an enclosed structure, which is required to be at least 200 feet from any lot line. Additionally in all zoning districts, all structures must be 110 feet from the centerline of all streams and 100 feet from the edge of a 100-year floodplain.

The standards for Kennels also require that the waste from operations must be collected and contained in a way to control odors and so as not to pollute the environment.

Will the BZA/PC/BOS add any additional restrictions to my application?

The BZA/PC/BOS will determine if the proposed kennel is compatible with the neighborhood. Should the legislative body have concerns that the kennel would cause impacts to surrounding properties, they may choose to add conditions of approval. Typically these conditions will be related to screening, parking, hours of operation, and/or signage.

If the BZA/PC/BOS determines that the kennel is incompatible with the existing uses or development allowed in the area, they can vote to deny the application upon making certain findings.

Will my neighbors be notified and have an opportunity to comment?

Yes, staff from the Department of Community Development will send letters to the adjoining property owners, notifying them of the application for a kennel and giving them the date of the Board of Zoning Appeals (BZA)/Planning Commission (PC)/Board of Supervisors (BOS) public hearing.