

GUIDELINES FOR THE APPROVAL OF A “KENNEL” BY THE CLINTON COUNTY HEALTH OFFICER, AS REQUIRED BY THE CLINTON COUNTY UNIFIED ZONING ORDINANCE.

Section 529 of the Clinton County Unified Zoning Ordinance (UZO) states that all “kennels” must be approved of the Clinton County Health Officer. A kennel is currently defined as a collection of three or more dogs, or five plus total animals including cats, etc.

In response, the Clinton County Health Officer has broken kennels, as defined by the UZO, into three kennel classes. Kennels are broken into these three classes based upon their commercial/noncommercial status, and based upon the number of animals at noncommercial kennels. Requirements vary for each class, and expectations generally increase as the classes move from the smaller private kennels to the larger/commercial operations.

The following guidance document attempts summarize the defining characteristics of each kennel class, as well as to specify the general requirements for each class.

Please realize that this is a general guidance document, and is only intended to summarize what the Clinton County Health Officer will likely base the opinion of approval or disapproval upon. These requirements do not have the binding power of law. The Clinton County Board of Zoning Appeals (BZA) has the right to uphold or ignore the Health Officer’s opinion. The Health Officer also maintains the right to require more than is described within this document, or to ignore/modify any requirement that does not seem appropriate in a particular situation.

A) Class A Kennels; Private Kennels with eight or less companion dogs or equivalent animals:

No specific requirements have been determined for private collections of eight or less companion dogs or equivalent animals.

Cats and other smaller animals (small animals less than 20 lbs) may be substituted for dogs at a rate of two cats or small animals to one dog (2:1). No animals should be commercially boarded or trained at a class A kennel. Animals that have not been weaned should not be counted when determining the appropriate kennel classification.

Approval will generally be granted as long as the Health Officer/designee determines that the kennel is not creating a threat to public health and/or a significant public nuisance. If such a threat/nuisance is discovered, the involved health official will explain required corrective measures.

B) Class B Kennels; Private Kennels with nine to twenty companion dogs or equivalent animals:

Collections of nine to twenty companion dogs or equivalent animals must be maintained according to the minimum standards and guidelines listed below. No animals should be commercially boarded or trained at a class B kennel facility. Cats and other smaller animals (small animals less than 20 lbs) may be substituted for dogs at a rate of two cats or small animals to one dog (2:1). Animals that have not been weaned should not be counted when determining the appropriate kennel classification.

Collections of cats and/or other small animals do not necessarily need to be provided fenced outdoor kennel facilities for exercise. However, they must not roam freely in a way that would constitute a nuisance. The Health Officer/designee reserves the right to determine whether or not a nuisance is being created by a collection of such animals. On the other hand, large collections of cats, etc. cannot be maintained solely in living quarters, as described in the first requirement below.

Please note that the Health Officer reserves the right to raise the standards for any collection of animals creating a threat to public health and/or to the environment. Although a collection may have twenty or less dogs/equivalent animals, the Health Officer may require a class C kennel facility if deemed appropriate.

General Requirements and Guidelines:

1. Animal collections of this size must not be kept solely within living quarters. Such applies to collections of dogs, cats, other small animals, and combinations. Provisions must be made so that animals can be kept outside or within a separate structure at least a portion of the time. An attached structure could serve this role as long as it is not a part of the living quarters.
2. As dogs/equivalent animals are to be maintained outside some portion of the time, fences must be used to create a kennel area or combination of kennel areas. Dogs/equivalent animals cannot be contained using chains when a class B kennel is required. The fences must be adequate to contain the animals, and to keep other animals from entering the kennel area.
3. Adequate area must be available for each animal within a kennel. Outdoor kennel areas must be available, utilized, and properly sized to provide adequate exercise for the animals.
4. Several animals may share a common kennel area within a class B kennel facility. It would be advised to separate animals as much as possible, though complete separation is not required.

5. Adequate shelter must be provided to each animal utilizing an outdoor kennel area. A suitable doghouse for each animal could fulfill this requirement. Access to a larger sheltered area (such as a modified portion of a barn, garage, etc.) would also be permissible. Each animal must have free access to the corresponding shelter while housed within an outdoor kennel.
6. An adequate ground cover must be provided within the kennel area. Gravel with an upper layer of pea gravel is strongly suggested. A healthy grass cover may also be suitable, provided that it truly does cover the ground. Significant areas of exposed mud must not be allowed to develop within the kennel area. Straw, mulch, or other bedding materials are only permissible if they are replaced frequently enough to minimize contamination by animal waste, and to prevent the development of an unhealthy condition.
7. A class B kennel facility must be at least 25ft from any property line, well, or surface waterway/pond/etc.
8. Adequate food and water must be provided to each animal. Water must be in the liquid form and cannot be allowed to freeze.
9. The Clinton County Health Officer reserves the right to inspect any class B kennel for which he/she has given an opinion of approval. During such inspections, the Health Officer also reserves the right to request the assistance of the Clinton County Animal Control Officer, or any other consultant deemed appropriate. The Health Officer may order any action necessary to protect public health and/or the environment, and/or to uphold the above listed guidelines. If necessary actions are not taken, the Health Officer may revoke his/her opinion of approval and notify the Area Plan Commission staff that such approval has been revoked. Failure to allow a proper inspection will also result in the revocation of an opinion of approval.

Sanitation and Waste Disposal:

1. Animal waste must not be allowed to accumulate in the kennel area or in any area utilized by the animals.
2. Animal waste must be disposed of by an approved method. Such methods include having the waste taken to a solid waste facility (such as a landfill), or disposing of the waste via a sewer or septic system. Waste may not be stockpiled on the property, burned, or handled in any way that poses a threat to public health or to the environment. Any septic system must meet commercial code and be approved by the Indiana State Dept. of Health.
3. Any contaminated straw, mulch, bedding, etc. must be disposed of in a timely manner via an approved method.

4. The ponding of heavily waste contaminated storm-water within/around the kennel area is strictly prohibited. Similarly, heavily waste contaminated storm-water must never be allowed to run off of the kennel area onto adjoining property.
5. The kennel area and all animal living quarters must be maintained in a clean and sanitary manner.
6. Running water must be available to promote sanitation.
7. Dead animals must be disposed via an approved method.

Quarantine Area Requirements:

1. An adequate number of quarantine areas must be available to separate sick animals, aggressive animals, and females-in-heat.
2. Such areas must be separated from the other animals adequately to prevent the spread of disease and/or excessive aggravation of the animals.
3. Excessively aggressive animals, sick animals, and females-in-heat must be separated from other animals.

Veterinary care and disease control:

1. All class B operations must have a working relationship with a veterinarian, veterinary hospital, or the equivalent. The name and phone number of such care provider must be posted within the primary enclosure.
2. All animals must be current on their rabies vaccines, as described in Indiana State Law.
3. A program must be implemented to prevent, monitor, and treat applicable parasites. This must be developed and implemented with the assistance of a veterinarian. Such parasites should include but are not limited to the following: Coccidia, Roundworms, and Heartworm.
4. Any animal that becomes seriously ill must be diagnosed by a veterinarian in a timely manner. Animals diagnosed with a contagious disease must be treated as directed by the veterinarian.
5. Animals suspected of having a contagious disease must be quarantined and treated as directed by the veterinarian.

C) Class C Kennels; All commercial kennels (boarding/training/veterinary/etc.), all rescue kennels, and all private kennels having more than twenty companion dogs or equivalent animals:

All commercial kennels, including boarding kennels, training kennels, veterinary kennels, etc., are considered to be class C kennels regardless of the number of dogs/equivalent animals housed within the facility. Similarly, rescue kennels or any other kennels with primarily temporary residents are considered C kennel operations.

Private collections of twenty-one or more companion dogs/equivalent animals require class C kennel standards. Cats and other smaller animals (small animals less than 20 lbs) may be substituted for dogs at a rate of two cats or small animals to one dog (2:1). Animals that have not been weaned should not be counted when determining the appropriate kennel classification.

Specific guidelines and requirements for class C kennel facilities and operations are listed below. Please realize that the Clinton County Health Officer reserves the right to add any additional requirements necessary to protect public health and/or the environment. Any requirements deemed inappropriate by the Clinton County Health Officer may also be ignored or amended as appropriate.

General requirements and guidelines:

1. An animal housing structure adequately separated from human living quarters is required for a class C kennel facility. This structure will be referred to as the 'primary enclosure' from this point forward; this will be the structure in which the animals eat, sleep, and rest. Specific requirements for the primary enclosure are described later within this document.
2. All aspects of the kennel should be designed to promote the separation of animals in order to prevent unnecessary breeding, fighting, and the spread of disease. Animals must be separated within the primary enclosure. Commercial kennels are expected to achieve a higher level of separation outside of the primary enclosure as well (during exercise/within run areas).
3. Provisions must be made so that the animals can get adequate exercise. Outdoor or semi-sheltered group kennel areas (similar to what is allowed for a class B kennel) might be an option for private collections of animals. Individual runs (separating individual animals) would be necessary for commercial kennels. Alternatively, the housing units within the primary enclosure could be oversized so that animals have an opportunity to exercise within them. No animals shall be chained in class C kennel facilities.
4. Adequate food and water must be provided to each animal. Water must be in the liquid form and cannot be allowed to freeze.

5. Controls should be utilized as necessary to keep the facility as free as possible from rodents, insects, and other vermin.
6. All animal-housing components of the class C kennel facility must be at least 25ft from any property line, well, or surface waterway/pond/etc.
7. The Clinton County Health Officer reserves the right to inspect any class C kennel for which the officer has given an opinion of approval. During such inspections, the Health Officer also reserves the right to request the assistance of the Clinton County Animal Control Officer, or any other consultant deemed necessary to aid in a proper inspection. The Health Officer may order any action that is necessary to protect public health and/or the environment, and/or to uphold the guidelines/documents listed within this document. If necessary actions are not taken, the Health Officer may revoke his/her opinion of approval and then notify the Area Plan Commission staff that such approval has been revoked. Failure to allow a proper inspection will also result in the revocation of an opinion of approval.

Primary enclosure requirements:

1. All animals must be provided separate living quarters within the primary enclosure. Separate pens, rooms, large cages, or equivalent must be installed within the primary enclosure to provide for this separation.
2. Primary enclosures must be structurally sound and maintained to protect animals from injury, to contain them, to keep other animals out, and to protect the animals from extreme environmental conditions (storms, wind, excessive temps, etc.).
3. The floor of a primary structure must be concrete or an equivalent non-permeable, cleanable surface.
4. A system of drains and grates must exist within the floor of the primary structure in order to allow for the collection of wastewater and animal waste.
5. All potentially contaminated surfaces within the primary structure must be constructed and maintained so that they are water resistant and can easily be cleaned/sanitized. The ceiling and other upper areas not likely to be contaminated may be excluded.
6. Running water must be available adequately close to the primary enclosure to allow for the washing/sanitizing of the floors, walls, etc.
7. Adequate lighting must be available within the primary enclosure. Light must be available to provide for proper cleaning.

8. The primary enclosure must be designed and maintained to keep noise, smells, etc. below a reasonable level as determined by the Health Officer. Adequate ventilation will obviously be necessary.

Waste and wastewater disposal requirements:

1. Sanitary sewer or a state-approved, commercial onsite wastewater disposal system must serve the primary enclosure facility (at a minimum). Floor drains within the primary structure must connect to the wastewater disposal system/sewer.
2. Any runs and/or exercise areas may also be connected to such wastewater disposal systems/sewer as appropriate. Any of such areas connected to the septic/sewer must have non-permeable floors, a system of collection drains, and shelter from precipitation.
3. Animal waste must be disposed of via an approved method. Such methods include having the waste taken to a solid waste facility (such as a landfill), or disposing of the waste via the required sewer or septic system. Waste may not be stockpiled on the property, burned, or handled in any way that poses a threat to public health or to the environment.
4. Dead animals must be disposed via an approved method.

Quarantine area requirements and the separation of sick/aggressive animals:

1. An adequate number of quarantine areas must be available to separate sick animals, excessively aggressive animals, and females-in-heat.
2. Such areas must be separated from the other animals adequately to prevent the spread of disease and/or excessive aggravation of the animals.
3. Excessively aggressive animals, sick animals, and females-in-heat must be separated from other animals.

Sanitation requirements:

1. The primary enclosure, run areas, other animal living quarters, and facility support areas must be maintained in a clean and sanitary manner in order to prevent the spread of disease, minimize odors, etc.
2. A sink or equivalent with hot and cold running water must be available to promote general sanitation, to clean animal food dishes and other required articles, etc. This does not necessarily have to be within the primary enclosure, although it cannot be within human living quarters.

3. Primary enclosure pens/cages/etc. must be cleaned and sanitized each time one animal is replaced with another.
4. All non-permeable/cleanable surfaces must be washed using an appropriate detergent, sanitizer, and rinsing scheme. Surfaces cannot simply be rinsed clean with water. Animals must not be exposed to detergents or sanitizers during or following this process.
5. Additional runs, pens, kennel areas, etc. must be cleaned as necessary to maintain sanitary conditions, prevent the collection of animal waste, minimize odors, prevent the spread of disease, etc.
6. Food/water bowls, bedding, cat litter pans, and other individual articles must be cleaned and sanitized regularly, and always before giving such articles from one animal to another. Such must be cleaned using hot and cold water, detergent, and an appropriate sanitizer.

Veterinary care and disease control:

1. All class C facilities must have a working relationship with a veterinarian, veterinary hospital, or the equivalent. The name and phone number of such care provider must be posted within the primary enclosure.
2. All animals must be current on their rabies vaccines, as described in Indiana State Law.
3. A program must be implemented to prevent, monitor, and treat applicable parasites. This must be developed and implemented with the assistance of a veterinarian. Such parasites should include but are not limited to the following: Coccidia, Roundworms, and Heartworm.
4. Any animal that becomes seriously ill must be diagnosed by a veterinarian in a timely manner. Animals diagnosed with a contagious disease must be treated as directed by the veterinarian.
5. Animals suspected of having a contagious disease must be quarantined and treated as directed by the veterinarian.