



DATE: November 8, 2012
TO: Planning Commission members
FROM: Susan Connors, AICP Director
Planning & Community Development Department
SUBJECT: Amending the Zoning Ordinance (Chapter 22) to add provisions to allow Crematoriums

office memorandum

BACKGROUND:

Staff has received two inquiries regarding allowing the construction of Crematoriums. The Zoning Ordinance does not specifically allow crematoriums; and because they are an unusual use and do not fall easily under any category already listed in the Zoning Ordinance, staff is proposing to amend the Zoning Ordinance to specifically allow the use with conditions and requirements.

Staff has reviewed several other cities' zoning ordinances as to their regulations for crematoriums. We found a wide range of regulations. EXHIBIT A is a table which identifies the cities we researched and the regulations those cities required for the construction of crematoriums. The primary factors that we found were:

1. Primarily allowed in commercial and industrial zones.
2. Access on an arterial street.
3. Special Use Permit required in many of the cities.
4. Setback distance from residential areas.
5. Inside storage of any materials.
6. Meeting State and Federal requirements.

EXHIBIT B identifies some of the regulations required by the State of Oklahoma for the operation of a crematorium. Crematoriums must be licensed by the State of Oklahoma.

The proposed amendment incorporates each of the above elements into the Ordinance. The Ordinance allows Crematoriums as a Special Use in the A-2, C-2 and C-3 zones and as a Permitted Use in I-1 and I-2. The use has development requirements that must be met whether developed as a Special Use or a Permitted Use.

STAFF RECOMMENDATION:

Staff recommends approval of the attached Ordinance to allow Crematoriums as a land use in the City in commercial and industrial zones as well as in the A-2 zoning district.