

TO: Planning Commission

FROM: David Rohr, Planning & Zoning Director

DATE: August 19, 2026

AGENDA ITEM TOPIC: **PZTA 26-0001:** Zoning Ordinance Text Amendment: Human Crematorium

Number of Zoning Ordinance
sections impacted: 2

ORDINANCE NO. _____

SECTION 36-169(c) Permitted Use Table

- New use to be added

SECTION 36-170.38 – HUMAN CREMATORIUMS (New section to be added)

- A. Human Crematoriums may be approved as a **special land use** in the General Industrial (GI), Zoning District.
- B. Human crematoriums shall be considered an accessory use to funeral home(s) and must be located within the funeral home building. Standalone crematoriums shall not be permitted.
- C. When reviewing the application for a crematorium, the Planning Commission shall determine that the application complies with the following minimum conditions:
 1. No crematorium shall be located within three hundred (300) feet of any residential use. The distance shall be measured from the nearest portion of the crematorium building to the nearest portion of the residential parcel.
 2. The crematorium shall emit no visible emissions or odors.
 3. Noise emitted from the crematorium shall not exceed the maximum sound levels outlined in this Zoning Ordinance.
 4. All activity relating to the dead shall be handled discreetly and be screened from public view to the maximum extent possible, including delivery and storage of the remains.

5. The crematorium shall not be used to dispose of waste materials.
6. Before the issuance of a land use permit for any crematorium, the operator shall provide documentation to the Township that all applicable federal, state, and local permits have been obtained and provide to the Township all the equipment manufacturers' specifications for construction, installation, operation, and maintenance.
7. Crematoriums shall be constructed, installed, operated, and maintained in accordance with all manufacturers' specifications and all applicable federal, state, and local permits, as amended.