

ORDINANCE NO. 0-00-0016

**AN ORDINANCE AMENDING THE TEXT OF THE
ZONING ORDINANCE OF THE
CITY OF EAST CHICAGO, INDIANA
CONCERNING SPECIAL USES**

WHEREAS, the Plan Commission and Common Council of the City of East Chicago have determined that proposed uses, at proposed locations within the community should promote the public interest, promote health, safety and welfare, should promote public convenience, and should not adversely affect property values; and

WHEREAS, the Plan Commission and Common Council of the City of East Chicago have determined that proposed uses which are not permitted uses within a zoning classification should conform to the purpose, intent and spirit of the Zoning Ordinance, be compatible with the surrounding area, and should not be detrimental or injurious, or create excessive nuisance in the surrounding area, and

WHEREAS, it is in the best interest of the citizens of the City of East Chicago, to amend the Zoning Ordinance text to provide for certain uses to be classified as “special uses” and allowed in certain zoning classifications only upon the showing that the above criteria have been met; and

WHEREAS, Indiana Code requires that the Advisory Board of Zoning Appeals hold a public hearing and make Findings of Fact to determine whether the above criteria have been met before forwarding a special use permit request to the Common Council;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EAST CHICAGO, INDIANA:

The Zoning Ordinance, adopted as part of a codification of ordinances within the City of

East Chicago in Ordinance No. 0-95-0017, Title XVII, Zoning, is hereby amended as follows:

17.16.0080 Special Uses

A. There are occasions where following the strict letter of this code is not feasible or desired.

This section provides remedy for those instances, by allowing owners of property to receive a

Special Use Permit which authorizes a use or uses in a zoning classification in which such uses

are not permitted uses, after public hearing by the Advisory Board of Zoning Appeals and review

by the Common Council.

The establishment of any of the following uses shall require a Special Use Permit:

1. Any public building erected and used by any public agency;
2. The extraction of raw materials such as rock, gravel, sand, clay and the like;
3. Hospitals, clinics, clubs and institutions; provided, however, that such buildings or

uses will be located upon a lot of sufficient area and shall be of such character that they

will not have any serious and depreciating effects upon the value of the surrounding area;

and provided, further, that the required building set back shall be established as a

condition of the Special Use Permit.

4. Recreation field;

5. Heliport or landing field for aircraft;
6. Greenhouses; provided that any such structures shall not be less than seventy-five feet
from all property lines;
7. Riding stables;
8. Temporary and seasonal uses, including roadside stands and recreational and amusement uses;
9. Structures with drive-through facilities;
10. Public storage facilities;
11. Towers and/or other facilities for wireless communication, not associated with a
principal use;
12. Waste transfer station;
13. Trucking company;
14. Storage of slag, stone, cinder, coal, explosives, fireworks, toxic materials and/
or
hazardous materials;
15. Non-residential uses in residential zoning classifications, other than permitted uses;
16. Handling, processing, and/or manufacture of acid, cement, lime, gypsum or plaster of
paris, explosives, fireworks, and ammunition, toxic materials and/or hazardous materials;
17. Packing plants and/or slaughter yards;
18. Crushing or pulverizing of slag, stone, cinder, coal or similar materials;
19. All steel pickling processes and other pickling processes of any nature;
20. Flood Plain (FP) District and Flood Way (FW) District. The following special
uses

may be permitted in the Flood Plain District or Flood Way District only after all required

permitting by other agencies with Flood Plain or Flood Way jurisdiction have been

obtained. Any Special Use Permit issued shall include all terms and conditions imposed

by other permitting agencies, and additional restrictions may be imposed. All buildings,

structures, and additions to existing buildings and structures shall have flood protection

grades not less than two (2) feet above the regulatory flood profile.

channel a. Water management and use facilities, such as dams, docks, Dolphins,

seawalls, improvements, dikes, jetties, groins, marinas, piers, wharves, levees,

flood walls, weirs, and irrigation facilities;

airports, b. Transportation facilities, such as streets, bridges, roadways, fords,

heliports, pipe lines, railroad and utility transmissions facilities;

c. Temporary or seasonal Flood Plain occupancy;

storm d. Water-related urban uses, such as wastewater treatment facilities,

treatment sewers, electric generating and transmission facilities, and water

facilities;

buildings, e. Other flood tolerant or open space urban uses such as flood-proofed

freight race tracks, tennis courts, park facilities, outdoor theaters, fills, truck

lots, terminals, radio, television or wireless communication towers, parking
and mineral extractions;

- f. Residential structures constructed on the building site so as to minimize obstruction to the flow of floodgates;

Flood-proofing of non-residential structures, if proposed, must be in accordance with the

definition of a flood-proofed building as set forth in this municipal code and must be so certified

by a professional engineer or a registered architect licensed to practice in Indiana.

21. Planned Unit Development (“PUD”). PUD’s are special uses. In addition to review

of the above-stated criteria, PUD’s must have:

- a. Minimum site areas of one (1) acre;
- b. Uniform control, either by ownership or written agreement, of all uses and activities within the PUD;

plan, landscape plan and architectural plans which depict the intent of the proposal.

Such plans shall be drawn at a scale as approved by the City Planner and shall identify proposed uses, buildings and structures, roadways, parking pedestrian

circulation, common open spaces, and landscape areas; and shall identify the mean by which the proposal will be constructed and serviced;

d. A written description accompanying the concept site plan outlining the intent of the site plan, including a phasing plan if applicable;

- e. A written estimate of construction costs for all buildings and site improvements, with subtotals for major development features;

- f. Declarations and covenants, and restrictions proposed;
- g. Additional information as required by the Plan Commission.

B. Upon petition to the Advisory Board of Zoning Appeals (“BZA”) for a special use, the BZA

shall hold a public hearing in conformance with Indiana Code and BZA Rules of Procedure. The

BZA shall make Findings of Fact determining whether the proposed special use:

- 1. promotes the public interest;
- 2. promotes the public health, safety and welfare;
- 3. promotes public convenience;
- 4. does not adversely affect property values in the surrounding area;
- 5. conforms to the purpose, intent and spirit of the Zoning Ordinance;
- 6. is compatible with the surrounding area;
- 7. is not detrimental or injurious to the surrounding area;
- 8. does not create excessive nuisance in the surrounding area.

C. The BZA shall forward the petition with the BZA recommendation, if any shall be made, to

the Common Council of the city. The Common Council may, after review of the petition and

Findings of Fact, issue a Special Use Permit. The Special Use Permit may be issued for a particular period of time, set a time for review of the use, and/or have conditions attached

thereto.

D. The following sections of the municipal code are hereby revoked, rescinded, repealed and

deleted in their entirety and replaced by the provisions of this ordinance: the former **17.16.080;**

and **17.44.020 A. 4;** and **17.56.010 B,** and any provisions inconsistent with the provisions of

this ordinance.