

**ORDINANCE NO. 2016- 14**

**AN ORDINANCE OF THE CITY OF HOBART, INDIANA  
PROVIDING THAT THE ZONING ORDINANCE OF THE CITY OF HOBART,  
LAKE COUNTY, INDIANA BE AMENDED BY RE-INSTATING A PREVIOUSLY  
APPROVED PUD ZONE CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 16-20** be adopted and that the Council approve the rezone extension for this property.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana:

**SECTION 1.** That, the City Zoning Ordinance No. 93-59 as amended and readopted as amended under Ordinance No. 2001-41 and entitled "Zoning Ordinance of the City of Hobart, Indiana", and particularly the zone maps which are made a part of said Ordinance No. 93-59, be and the same is hereby amended by making certain changes as follows:

Legal Description

THAT PART OF THE SOUTH HALF OF SECTION 14 AND PART OF THE NORTH HALF OF SECTION 23, ALL IN TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF HOBART, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 89°29'24" WEST ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 468.71 FEET TO THE POINT OF BEGINNING, ALSO BEING THE COMMON LOT CORNER OF LOTS 29 AND 30 IN LINCOLN WAY FARMS, INC., GREEN ACRES DEVELOPMENT BLOCK 6, PARTS HEREBY VACATED, AS FOUND IN PLAT BOOK 23, PAGE 14 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°29'24" WEST A DISTANCE OF 2218.61 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 00°10'31" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23 A DISTANCE OF 1320.03 FEET; THENCE SOUTH 89°29'57" EAST A DISTANCE OF 473.80 FEET; THENCE SOUTH 00°11'04" EAST A DISTANCE OF 341.37 FEET; THENCE NORTH 88 °46'51" WEST A DISTANCE OF 1471.80 FEET; THENCE SOUTH 29°53'20" WEST A DISTANCE OF 20.00 FEET TO THE NORTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT-OF-WAY; THENCE NORTH 60°06'43" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1823.44 FEET TO THE EASTERLY RIGHT-OF-WAY OF MISSISSIPPI STREET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY

NORTHERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 3764.72 FEET AND HAVING A CHORD BEARING AND LENGTH OF NORTH 02°39'55" WEST, 272.58 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 05°02'44" WEST, A DISTANCE OF 102.55 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 3764.72 FEET AND HAVING A CHORD BEARING AND LENGTH OF NORTH 05°02'44" WEST, A DISTANCE OF 100.66 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 89°31'44" WEST A DISTANCE OF 9.02 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00°05'22" WEST A DISTANCE OF 1310.33 FEET TO THE NORTHWEST CORNER OF LOT 20 IN SPROUTS ADDITION, PARTS HEREBY VACATED, AS FOUND IN PLAT BOOK 27, PAGE 75 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 89°59'15" EAST ALONG THE NORTH LOT LINE OF SAID LOT 20 A DISTANCE OF 295.98 FEET; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SPROUTS ADDITION A DISTANCE OF 540.00 FEET TO THE COMMON LOT CORNER OF LOTS 4, 14 AND 15 IN SAID SPROUTS ADDITION; THENCE SOUTH 80°53'30" EAST ALONG THE SOUTH LINE OF SAID SPROUTS ADDITION A DISTANCE OF 1019.38 FEET TO THE SOUTHEAST CORNER OF LOT 13 IN SAID SPROUTS ADDITION, ALSO BEING ON THE WEST LOT LINE OF LOT 1 IN LINCOLN WAY FARMS, INC., GREEN ACRES DEVELOPMENT BLOCK 8 AS FOUND IN PLAT BOOK 23, PAGE 14 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 00°01'44" EAST ALONG THE COMMON LOT LINE OF SAID LOT 13 AND SAID LOT 1 A DISTANCE OF 2.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE NORTHWEST CORNER OF LOT 14 IN SAID BLOCK 8; THENCE SOUTH 83°36'14" EAST ALONG THE NORTH LOT LINE OF SAID LOT 14 A DISTANCE OF 404.24 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF LOT 14 NORTH 86°11'33" EAST A DISTANCE OF 896.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, ALSO BEING ON THE WEST RIGHT OF WAY OF IOWA STREET, HERETOFORE DEDICATED; THENCE SOUTH 00°03'52" EAST ALONG SAID WEST RIGHT OF WAY OF IOWA STREET A DISTANCE OF 113.09 FEET; THENCE SOUTH 89°30'59" EAST A DISTANCE OF 688.82 FEET TO THE SOUTHWEST CORNER OF LOT 14 IN LINCOLN WAY FARMS, INC., GREEN ACRES DEVELOPMENT BLOCK 7, PARTS HEREBY VACATED, AS FOUND IN PLAT BOOK 23, PAGE 14 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 00°00'00" EAST ALONG THE WEST LOT LINE OF SAID LOT 14 A DISTANCE OF 171.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 85°38'39" EAST ALONG THE NORTH LOT LINE OF SAID LOT 14 A DISTANCE OF 640.44 TO THE NORTHEAST CORNER OF SAID LOT 14, ALSO BEING ON THE WEST RIGHT OF WAY OF OREGON STREET, HEREBY RE-DEDICATED; THENCE NORTH 87°07'45" EAST A DISTANCE OF 50.06 FEET TO THE EAST RIGHT OF WAY OF OREGON STREET, ALSO BEING THE NORTHWEST CORNER OF LOT 35 IN LINCOLN WAY FARMS GREEN ACRES DEVELOPMENT BLOCK 6, PLAT BOOK 23, PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 88°3T06" EAST ALONG THE NORTH LOT LINE OF SAID LOT 35 A DISTANCE OF 867.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 00°01'31" EAST ALONG THE EAST LOT LINES OF LOTS 35 AND 34 IN SAID BLOCK 6 A DISTANCE OF 501.42 FEET TO A POINT ON A LINE PARALLEL TO AND 144.00 FEET SOUTH OF THE NORTH LOT LINE OF SAID LOT 34; THENCE NORTH 89°29'20" WEST ALONG SAID PARALLEL

LINE A DISTANCE OF 866.93 FEET TO THE EAST RIGHT OF WAY OF OREGON STREET; THENCE SOUTH 00°02'52" EAST ALONG SAID EAST RIGHT OF WAY OF OREGON STREET A DISTANCE OF 588.00 FEET TO THE NORTHWEST CORNER OF LOT 31 OF SAID BLOCK 6; THENCE SOUTH 89°29'20" EAST ALONG THE NORTH LOT LINE OF SAID LOT 31 A DISTANCE OF 866.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE SOUTH 00°01'131" EAST ALONG THE EAST LOT LINE OF SAID LOT 31 AND THE EAST LOT LINE OF LOT 30 OF SAID BLOCK 6 A DISTANCE OF 488.00 FEET TO THE POINT OF BEGINNING; CONTAINING 233.45 ACRES, MORE OR LESS. SAID LOT 14, ALSO BEING ON THE WEST RIGHT OF WAY OF OREGON STREET, HEREBY RE-DEDICATED; THENCE NORTH 87°07'45" EAST A DISTANCE OF 50.06 FEET TO THE EAST RIGHT OF WAY OF OREGON STREET, ALSO BEING THE NORTHWEST CORNER OF LOT 35 IN LINCOLN WAY FARMS GREEN ACRES DEVELOPMENT BLOCK 6, PLAT BOOK 23, PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 88°3'06" EAST ALONG THE NORTH LOT LINE OF SAID LOT 35 A DISTANCE OF 867.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 00°01'31" EAST ALONG THE EAST LOT LINES OF LOTS 35 AND 34 IN SAID BLOCK 6 A DISTANCE OF 501.42 FEET TO A POINT ON A LINE PARALLEL TO AND 144.00 FEET SOUTH OF THE NORTH LOT LINE OF SAID LOT 34; THENCE NORTH 89°29'20" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 866.93 FEET TO THE EAST RIGHT OF WAY OF OREGON STREET; THENCE SOUTH 00°02'52" EAST ALONG SAID EAST RIGHT OF WAY OF OREGON STREET A DISTANCE OF 588.00 FEET TO THE NORTHWEST CORNER OF LOT 31 OF SAID BLOCK 6; THENCE SOUTH 89°29'20" EAST ALONG THE NORTH LOT LINE OF SAID LOT 31 A DISTANCE OF 866.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE SOUTH 00°01'131" EAST ALONG THE EAST LOT LINE OF SAID LOT 31 AND THE EAST LOT LINE OF LOT 30 OF SAID BLOCK 6 A DISTANCE OF 488.00 FEET TO THE POINT OF BEGINNING; CONTAINING 233.45 ACRES, MORE OR LESS

SECTION 2. The City Council now finds that the above zone change will not be injurious to the public health, safety, morals and general welfare of the community and the use or value of the area adjacent to the property included in this Ordinance will not be affected in a substantially adverse manner and the need for the change in zoning herein arises from a condition peculiar to the property involved and the condition is not due to the general condition of the neighborhood. The Council further finds that the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property herein if this rezoning were not granted and this rezoning does not interfere substantially with the comprehensive plan.

SECTION 3. The Common Council of the City of Hobart finds the zone change will take effect upon the following conditions being fulfilled by the owner:

Exhibit "A"

# PLAN DESCRIPTION COVENANTS

Development Standards  
Regulations & Restrictions  
Design Guidelines

*Exhibit "A"*

## SILVERSTONE CROSSING Hobart, Indiana

*A Planned Unit Development, PUD*  
**Plan Description Covenants**

### I. QUALIFYING STATEMENTS

#### A. PURPOSE

The Plan Description has been prepared to set forth the zoning and development standards of Silverstone Crossings, a Planned Unit Development (PUD). In order to create a uniquely planned development that will permit paramount office, commercial, entertainment, and multifamily residential uses within a sustainable and pedestrian-friendly environment. Each of the secular and distinct neighborhood pods promote interaction by emphasizing pedestrian connectivity; through multimodal paths as well as enhanced by creating visually interesting architecture, nature corridors, and enhanced guidelines that encourage a strong sense of identity and community interaction that encourage and accommodate more creative and innovative design standards for land development that would otherwise not be possible under the strict application of the city's conventional ordinance provisions. The PUD Plan Description has been designed to promote and protect the public health, safety, morals, comfort and general welfare of the area; and to guide the development toward the realization of the appropriate development policies in accordance with the Hobart Plan Commission City's Comprehensive Plan.

#### B. AUTHORITY

Silverstone Development shall be governed by the provisions of the Hobart City Ordinance and to the extent not varied by the Plan Description Covenant as passed in connection with Ordinance 2008 - \_\_\_\_\_, PUD Rezone Ordinance, unless appropriately modified by city provisions and amendments to said ordinance. Future land uses of Silverstone shall be subject to Pod Description and City's Zoning Ordinance and Subdivision Ordinance, except as varied herein or amended hereafter.

1. Amendments – Amendments to the Silverstone PUD Ordinance, Plan Description Covenant, shall be subject to City Ordinance process, requirements, and other provisions as varied herein or amended hereafter.
2. Discrepancies – Any provisions contained within the Silverstone PUD Ordinance, Plan Description Covenant, that are in conflict shall be enforced with the more restrictive provision and when necessary appealed in accordance with a decision of the Plan Commission.
3. Legacy – The Silverstone PUD Ordinance, Plan Description Covenant, shall be mutually binding upon the heirs, executors, administrators, successors and assigns of the present or future owners, lessee, tenants of the subject property for the same permitted use and shall constitute covenants and conditions running with the land as described herein or amended hereafter.
4. Rezone – The City of Hobart has recognized a PUD Rezone for the subject property as described herein this plan description covenant and to be in accordance with the provisions, terms, conditions and the City's Ordinance. Zone classification is recognized to approval processes and subject to final

plat approval and duly recognized when recorded when Lake County recordings are incorporated into and made a part of the Plan Description Covenant and Plat.

## II. DEVELOPMENT STANDARDS

### A. BUILDING CONTEXT/CHARACTER

In all Pods; building form, scale, height, details, construction materials and colors shall encourage the character of Indiana Heritage and landscape, which features gentle slopes, open prairies, fields, narrow streams, wooded clusters, limestone outcroppings, native plants and neutral color tones. Architecture of each structure shall lend to a variety of innovative styles that will distinguish the overall development from existing standardized "franchise" national chains, or corporate architecture.

1. Placement –All structures are subject to review of the following criteria:

- Topographical elevations and slopes
- Soil type/conditions
- Natural drainage patterns
- Significant vegetation
- Significant corridor views
- Innovative use of required infrastructure
- Microclimate considerations (sun, wind, shade)
- Access and circulation (pedestrian and vehicular)
- Vista and incorporation of waterways and waterbodies
- Statutory requirements of PUD and Municipal codes/ordinances

2. Massing

- The scale and proportion of new structures shall respect the elevation and topographical slope on the lot, as well as significant view corridor views of the surrounding landscape.
- Buildings shall have a well-defined front façade with prominent entrances facing primary street and parking area.
- Buildings with façades longer than 50 feet in length shall be broken into articulated modules with minor variations in, colors, rooflines and when appropriate; setbacks and window organization. Variations in the forms and materials used in each module shall provide interest at the pedestrian scale and strengthen the architectural character of the structure.
- New building façades shall have a pedestrian scale aesthetic by establishing a layering of rhythmic patterns with architectural elements such as, but not limited to, windows, columns, rooflines, building materials (woodwork and stonework, etc.) and colors.
- Multi-story buildings shall feature exterior articulation that defines each story at base, middle and top.

3. Height

- Building heights are encouraged to vary in an effort to create an interest to the skyline and, where appropriate; encourage a gradual roofline from existing structures.
- Buildings shall range in height from 1-3 levels/floors/stories in all pods/lots, except where approved by the plan commission, and where proven that rights of service, safety, and protection of proposed structure and surrounding areas and structures will not be compromised and said rights can be adequately provided.
- Where an approved structures or building façades exceed 3 levels/floors/stories, an approved horizontal setback shall be imposed by the plan commission for every vertical level/floor/story.
- Free-standing one-story commercial buildings may express greater height through parapet, roof pitch and articulation with dormers and chimneys.
- Where no higher than four- levels/floors/story buildings are proposed, and no horizontal setback is imposed by the plan commission the fourth levels/floors/ story, with plan commission approval, shall be incorporated into the roof area as a half-story and expressed through dormers and balconies.

4. Materials - Shall be suitable to the climate and character of Northwest Indiana and constructed of authentic, long-lasting materials, with no less than 45% of the prominent front façade material in quality, style, and color for all side and rear façades.

Suitable construction on all front façades facing the primary road shall include two or more, but no less than 75% of one of the following prominent materials:

- Natural stone facades
- Neo-traditional brick
- Architectural masonry (granite, stone carving)
- Fluted block
- Glass
- Wood or contoured "architectural" asphalt shingles, aluminum, vinyl, fiberglass, asphalt or fiberboard siding, not to exceed 25% of the front façades facing the primary road
- Intricate precast concrete (with further plan commission approval)

Prohibited construction materials include:

- Unadorned, plain or painted, concrete block
- Unembellished pre-fabricated or tilt-up concrete wall panels
- Steel or sheet metal panels, (unless deemed, by the plan commission, as an integrate part of the architecture)
- Aluminum, vinyl, fiberglass, asphalt or fiberboard siding exceeding 25% of front façades, facing the primary, road or 55% of the side and rear façades
- Manufactured, metal pole-barn type structures of any dimension for any use

#### 5. Entrances

- All entrances of commercial buildings shall be clearly identifiable, primary entrances shall be placed at sidewalk grade and shall face the primary street or parking area, and where necessitated, secondary entrances at the side or rear.
- Subsidiary entries should incorporate similar character/materials as the primary entry, while simplifying levels of prominence.
- Recessed entrances accompanied by canopies, awnings or arcades are encouraged, including loggia, porticos, and vestibules to further identify primary entrances while providing shelter for pedestrians.
- Multiple entries are encouraged or deemed necessary to break up the mass of large scaled buildings; to reduce the amount of pedicel distance required to each segregated units of a particular use not situated near the primary entry, or deemed necessary for emergency purposes.

#### 6. Doors

- Main Primary entry doors shall be clearly identifiable and compliment the color and architecture of the primary structure.
- Subsidiary doors are permitted to reduce the level of detail incorporated on primary entry doors; however, they should maintain a similar caliber, color, and level of finish.

#### 7. Windows

- Where possible natural day lighting is encouraged to be incorporated into the building design.
- Window design should compliment the architectural style and scale of the building.

#### 8. Decks and balconies

- Where appropriately recommended it shall be designed to compliment the buildings architecture and aesthetically enhance connectivity with vistas of, and accessibility to flora and fauna.

#### 9. Color

- Prominent building finish and roof colors shall compliment one another in neutral and natural color tones, as well as to the surrounding natural environment and neighboring buildings.
- Bright, vibrant colors may be used as accents on such elements as doorways, window frames, signs, fascias and other decorative trim elements. Color interest should be used to provide contrast and accents or maintain analogous color format.

#### 10. Architectural Detailing

- Shall acclimate to the massing and proportion of adjacent structures and complement the detailing of surrounding buildings, such as, but not limited to; cornice lines, balconies and decorative timber or stonework.
- When using incorporating masonry wrap; masonry material is to terminate at inside corner of the primary façade no less than 4 feet back from façade, large surface areas lacking articulation are prohibited.

#### 11. Mechanical Equipment, Placement & Screening

- All rooftop mechanical equipment and ground level utilities shall be screened from view from primary arterials, parking areas, and adjacent properties.
- Equipment screens shall be designed and detailed to compliment the primary structure using durable, permanent materials that are architecturally compatible with the primary or secondary structure material, including fencing or vegetation.
- Rooftop equipment shall be screened by a smaller accent roof or enclosure, however, in the case of such structure is set back from the primary façade a distance equal to its height the recognized structure may exceed the building height limit.
- Exterior plumbing and protuberances such as, but limited to, dryer, HVAC, plumbing or waste vents shall not be located on primary building façades or on roof planes facing the primary entrance of any structure.

### B. LANDSCAPING

All Landscaping plans shall enhance Indiana's natural design features; such as, open prairies, fields, wooded clusters, tall grasses, wet lands, and waterway streams, with the use of existing or new native plant species compatible with naturally existing or modified soil characteristics and;

All landscaping shall comply with the City's landscaping requirements set forth in Article XXV of the City's Zoning Ordinance (Site Plan, Tree Preservation and landscaping) except as varied herein or amended hereafter and including:

#### 1. Material

- Minimum of 65% of the landscape plan must incorporate native plant species and designed to enhance visual character and Indiana heritage.
- Minimum of 20% of the landscape plan shall include overstory and understory plantings; such as, shade trees, coniferous trees, shrubs and perennial grasses and flowering plants.

- Minimum tree sizes shall be 2-1/2" caliper for deciduous overstory trees, 1-1/2" caliper for ornamental deciduous trees and 6-foot height for coniferous trees.
- 100% native plant species are required at a minimum of 20 feet from natural or man made streams, storm runoff systems such as drainage swales, perimeter of detention or retention basins, and wetlands.

2. Maintenance requirements

- Plant and trees provided for the use of screening shall be secured to function at 75% screening capacity within two years of installation.
- All plant and tree material that perish at any time during any construction phase and up to the expiration of the maintenance surety shall be replaced during the next appropriate planting season at the maturity rate of existing, or surrounding vegetation.
- All vegetation shown on the landscape plan shall be afforded sufficient water, and nutrients to ensure establishment and longevity.

3. Plan requirements - Landscape screening is required when lots abut residential zones and pedestrian uses and;

Where site plans exhibit the restoration of all disturbed ground surface suitable or permanent vegetation including, but not limited to:

- Water front yards
- Side buffer yards
- Street tree planting
- Habitat preservation zones
- Rear buffer yards
- Street wall planting
- 15 foot line of site at right-of-way intersections

C. LIGHTING

All lighting systems shall prevent ambient glow or light pollution onto adjacent developments, or land use and shall comply with the City's regulations except as varied herein or amended hereafter and including:

1. Material - Lighting plan should be an integral part of the site plan and shall compliment the architectural integrity of the primary structure, including, but not limited to:

- Architecture style
- Composition
- Materials
- Colors
- Details of the primary structure

When appropriate, the base and surrounding areas of the light shall be softened or screened with low-lying natural vegetation, shrubs, vines or the like and;

Street lighting, lighting along and within public right-of ways of similar land uses shall all be of the same design fixture, including architecture style, or character and;

Such illumination from such lighting shall produce an even distribution of light such as:

Appropriate light sources:

- Incandescent
- Halogen
- High pressure sodium

- Warm metal halide
- Pole mounted
- Recesses
- Shield spotlighting
- Bollards in "Main Street" area
- Wall mounted

Inappropriate light sources:

- Fluorescent
- Neon, except in "Main Street" area
- Bright contrasting colors
- Blinking or flashing
- Search lights or rotating spot lights

## 2. Parking Lot

Lighting may consist of a combination of public right-of-way style fixtures and pedestrian style fixtures where;

Pedestrian scale lighting fixtures shall be used for internal parking areas and walkways and;

Parking lot fixtures shall adequately illuminate parking bays, drive aisles, and pedestrian walkways, and not adversely effect adjacent properties or land use.

## 3. Security Lighting

Where required, security lighting shall be provided for all land use areas and;

Shall be mounted and directed toward building and/or loading areas, and pedestrian walk ways to provide safety while minimizing over-illumination and excessive spillover of ambient light onto adjacent properties or land use and where;

The use of multiple light sources shall be deemed preferable to fewer, brighter light sources.

## 4. Pedestrian Lighting

Ornamental theme/character pole lighting fixtures should not exceed 15 feet in height, and shall be located along private walkways and when;

Lights attached to buildings shall eliminate glare onto adjacent properties or land use and enhance the primary structure's architectural features.

## D. OPEN SPACE

Significant amounts of open space is the signature identity for all pods and where;

All pods shall provide public accessibility where possible to existing and enhanced greenways and blueways that incorporate ponds, wetlands, and natural vegetation clusters and/or prairies and that;

Passive and recreation open space must be planned to create a network of natural corridors and;

Prior to plat recording additional, maintenance conditions, covenants and restrictions for open space and pedestrian amenities shall be retained by title owners of the pod owners' association, or third party interest group, or developer, shall provide care, maintenance, and repair all open space and pedestrian amenities including street furniture and where;

Open space is identified as:

- Streams/Creek
- Detention/Retention Basin (ponds)
- Common Areas/prairies/green corridor
- Wetlands
- Drainage easement

- Walking trails
- Sidewalks
- Greenways
- Parks

Pedestrian amenities/street furniture include:

- Benches
- bollards
- Kiosks
- Transit shelters
- Public/civic art
- Picnic areas
- Planters
- Fountains
- Plazas/squares
- Waste receptacles
- Bike racks

#### 1. Pedestrian Circulation

Continuous sidewalks and pedestrian trails shall be provided for in all pods and connect neighborhood land uses and where;

All trail systems shall consist a minimum of 10 feet wide and be provided as identified on the plat and illustrative master plan around natural features and where;

The proposed trail system shall be encouraged as identified herein and;

Connect to regional and local trail plans as planned, amended or proposed from local or regional plans.

#### 2. Pedestrian Accessibility

All sidewalks and trails shall meet the Americans with Disabilities Act (ADA) standards Sidewalks shall be paved and unobstructed along the frontage of streets, platted right-of-ways, and where;

Internal pedestrian walkways shall connect to public sidewalk, or trail system, and shall be clearly marked in a continuous design when broken by street paving or unimproved right-of-ways.

### E. OUTDOOR STORAGE

All outdoor storage in Silverstone Crossings shall comply with the City's Municipal Code and regulations including;

Comply with the City's regulations except as varied herein or amended hereafter and where:

Outdoor storage of any kind is prohibited. All outdoor storage shall be in an enclosed and approved/permitted temporary or permanent accessory structure and;

Outdoor placement of unenclosed freestanding dumpsters or refuse containers are prohibited and the use of sealed compactors are encouraged and;

Refuse containers/dumpsters and similar use of intent shall conform in accordance with applicable State, County and City health, safety and environmental codes including.

Loading docks, trucks and other shipping and receiving facilities shall be from general vehicle circulation, arterial streets, and shall be screened so as not to be visible from residential or pedestrian land uses and where;

Storage/accessory facilities are not accommodated as part of the principal structure, no more than two detached accessory structures will be permitted on a lot of record;

Objects to be placed in an accessory structure include but are not limited to:

- Boats
- Snowmobiles
- Inoperable vehicles
- Business equipment or materials
- Seasonal equipment or supplies
- Dumpster/Refuse containers

#### 1. Material

All permanent accessory structures/storage facilities shall be an integral part of the building design and site plan and shall reflect the architectural integrity of the primary structure, including, but not limited to:

- Architecture style,
- Composition,
- Materials,
- Color
- Details of the primary structure and where.

Enclosures are required for the purpose of screening refuse facility and such enclosure material shall be constructed of durable opaque material such as:

- wood,
- vinyl
- concrete block/brick and;

The base and surrounding areas of the required enclosures shall be softened or screened with natural vegetation, shrubs, vines or evergreens.

#### 2. Restrictions

No refuse facility to be enclosed shall be permitted to extend over or beyond the required enclosures and;

All gates accessing enclosures shall remain securely closed when not in use and;

No material or refuse waste shall be disbursed off the property.

Prohibited use of material include:

- chain link,
- barbwire,
- chicken wire or similar,
- rubble,
- cardboard,
- corrugated tin,
- electrified material

Prohibited locations include:

- Building frontages or front yard
- Pedestrian areas or land use
- Within 15' of adjacent lot lines
- Encroach upon any environmental system
- On easements, right-of-ways
- Obstruction of any vehicular or pedestrian line of site

#### F. PARKING

All parking and loading shall be pursuant to the City's Off-Street Parking and Loading Requirements as set forth in Article XV in the Zoning Ordinance (Off-Street Parking and Loading) or municipal regulations, shall comply with the City's regulations except as varied herein or

amended hereafter and including:

On street parking in all neighborhood pods shall be prohibited, excluding Main Street district as identified herein.

### 1. Material

All streets, roads, driveways, parking, and loading areas shall be paved with:

- Asphalt
- Concrete
- Pavers.

Prohibited final paving material includes:

- Loose gravel,
- Sand,
- Stone

### 2. Design

Parking lots shall be designed to promote efficient traffic patterns and minimize conflicts between vehicles and pedestrians and whenever possible;

Shared parking between similar land uses or contrary peak hours are encouraged and where;

Parking lots shall be located in the front of the primary structure for guest at side or rear of the primary structure for residents or employees and that a;

Minimal landscaped buffer strip at least 10 feet wide and 3 feet high shall be provided between all parking areas/lots and sidewalks, pedestrian trails, or roadway and all;

Parking bays in excess of 10 spaces shall implement on site stormwater recharge techniques with bioretention areas.

### 3. Bicycle parking

One bicycle space for each five employee shall be installed with each facility and where;

Bike racks should be located a minimum of 20 feet from central building entrances and;

Bike racks should maintain a 3-foot minimum clearance between bicycle racks other pedestrian amenities.

## G. INTANGIBLE PERFORMANCES

All performance standards shall comply with the city's minimum requirements set forth in Sections 24-107 through to Section 24-114 of the City's Zoning Ordinance shall comply with the City's regulations except as varied herein or amended hereafter and including:

- Odorous matter.
- Vibration.
- Toxic or noxious matter.
- Glare or heat.
- Fire and explosive hazards.
- Air pollution.
- Water pollution
- Noise, including forms of outdoor audio and where all other sounds shall be contained within 25' of individual vestibules and where appropriate, doors and windows shall be designed/engineered to contain/isolate sound within the interior of the building unit

## H. SIGNS

All signs in Silverstone Crossings shall comply with the City's Sign Ordinance, shall comply with the City's regulations except as varied herein or amended hereafter and including:

Acceptable signs include:

- Awning, canopy or marquee signs
- Freestanding monument signs
- Ground, low profile or monument signs
- Projecting signs
- Wall signs
- Window signs (small accent logo signs)
- Banner signs
- Two color reader boards

Prohibited sign types include:

- Freestanding single, double or more pole pylon signs
- Billboards and off-site advertising
- Flashing motion, or rotating signs exceeding six second intervals
- Portable signs
- Search lights
- Audible or music signs
- Roof signs
- Signs that have an inconsistency of external or internal illumination of sign or section of sign and letters
- Signs of character that have become inoperable, illegible, disrepair
- Signs on easements, right-of-ways, or obstruction of any line of site including vehicular and pedestrian
- Window signs in excess of 15% of the window area

### 1. Material

Signs should be an integral part of the building design and free standing signs should be incorporated as part of the site plan and shall reflect the architectural integrity of the primary structure, including, but not limited to:

- Architecture style
- Composition
- Materials
- Colors
- Details of the primary structure

When permitted and as required the base and surrounding areas of free standing signs shall incorporate natural vegetation, shrubs, vines and/or evergreens and;

Painted plywood signs, temporary grade vinyl signs, and the like of similar ill-complete sign edges are prohibited.

Sign color contrast should be at least 60% between typeface and background, unless otherwise deemed as complimentary to the primary structure and;

In all sign proposals no more than four different colors are permitted.

### 2. Location

Signs in right-of-ways, and obstruction of pedestrian and vehicular line-of-sights, including obstruction of architectural features are prohibited.

No more than two forms of signs shall be permitted on a single building façade, including but not limited to:

- Awning
- Channel letter
- Case wall mount, including backlit or other

## I. SITE PLAN

Each lot of record and future lot created within Silverstone shall be subject to an individual Site Plan review process by the Hobart Plan Commission and subject to the terms and conditions of this Plan Description Covenant; conformance to current city ordinance; and in conjunction with approval of appropriate city agencies, and shall comply with the City's regulations except as varied herein or amended hereafter and including:

### 1. Setback

All structure setbacks shall be clearly identified and not to encroach on any easements, right-of-ways, environmental buffer, common area, or landscape area and;

The required yard setback shall be in addition to any easements, right-of-ways or buffer, common area, or landscape area located along the property line of the lot as well as;

Comply with State and Local building and fire code requirements with;

Additional approval of the Plan Commission through site plan review, with;

Initial setbacks complying with previously established setbacks in the zoning ordinance and/or subdivision regulations and where;

The front side and rear yard shall be measured as the distance between the side front and rear property lot lines to all structures and where;

Rear yards shall be defined as the opposite of the front yard, front yards shall be identified as the location of the primary entrance, corner lots shall have two front yards identified on abutting roadways.

## J. STORMWATER

All stormwater requirements in Silverstone Crossings shall comply with the City's Stormwater Ordinance, 2004-37, shall comply with the City's regulations except as varied herein or amended hereafter and including:

Stormwater management plans shall be an integral part of each site plan and shall reflect the environmental integrity of the land and shall incorporate Best Management Practice design solutions and all proposed developments attain Plan Commission of;  
Site Plans that shall incorporate two or more of the following stormwater reduction and recharge techniques;

### 1. Reduction techniques

- Bioretention areas located in parking lot islands or in peripheral drainage swales
- Shallow landscaped depressions of vegetated filtration areas
- Treatment of sheet flow from impervious areas
- Plans indicating infiltration and, filtration of pollutant runoff removal
- Reducing runoff volume and velocity
- Cistern capability
- Green roofs infrastructure
- Filtering or infiltration.
- Rooftop runoff Lawn areas, rain gardens Cisterns and rain barrels

### 2. Recharge techniques

- Infiltration practices (basins, trenches, vaults and chambers)
- Soiled-based filtration systems (bioretention facilities, rain gardens, and filters, and peat-sand and compost filters)

- Open vegetative channels and swales
- Filter strips and aquatic buffers
- Preservation of natural undisturbed areas
- Riparian creation
- Use of nonstructural alternatives to manage water resources
- Reduction of hardscape
- Balance recreational and public access goals
- Maintain and Protect and buffer sensitive areas.

### III LAND USE

**Pod A**  
**Parcels A1, A2, A3 & A4**  
*Multi-Family Residential*

**Land Use Description**

**Residential 2 and 3 Story Multi-Family Buildings**

This portion of the neighborhood shall provide for the housing needs for a growing population of empty nesters and retirees, and any resident desiring maintenance-free living near an active commercial hub. Residential development shall be clustered into a compact area of the overall site, pod, or lot and, oriented towards drainage creeks and/or ponds/wetlands that and allows for preservation of ample open space which serves as a neighborhood amenity and identity of all pods listed herein and the broader region as well.

Where proposed the diverse mix within a senior housing community shall allow for the varying needs of empty nesters and retirees. The senior community shall be fully integrated into the fabric of the neighborhood to provide easy access to neighborhood open space and commercial districts. And where proposed assisted living and nursing homes are encouraged to be situated adjacent to each other to maximize an overlap of staffing and facilities needs.

And whereby architectural character shall be compatible with other residential development in Pod A

Additionally, Outlot 2 of Pod A shall be maintained as a legal drain as referenced by the plat.

**General Property/POD A Description**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEVELOPMENT PARCELS A1, A2, A3 AND A4 IN SILVERSTONE CROSSING FOUND IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

**POD A approved uses:**

The following listed uses and other similar uses as determined by the Hobart Plan Commission to be similar in design and intent, and no others are permitted uses in POD A.

All permitted uses in this POD shall be conducted in completely enclosed buildings, unless approved by the Hobart Plan Commission, and except for off-street parking and loading.

- (1) Multiple-family residential.
- (2) Churches, rectories and parish houses.
- (3) Institutions for the care of patients such as: hospitals, sanitariums, long-term care and short-term care, rest and convalescent homes.
- (4) Parking lots and parking garages other than accessory, for vehicles not exceeding one and one-half (1.5) ton capacity.
- (5) Parks and playgrounds

## Pod B

### Commercial- Office Condominium

#### Land Use Description

Small flexible spaces allow for individual business space ownership in an association-maintained building and site. Building scale, type and landscaping resemble residential condos with landscaped parking areas replacing traditional garages. Front doors shall be clearly located with subtle signage.

#### Setbacks:

Office condo buildings shall be setback a minimum of 50' from the rear of the property where adjacent to residential use structures and 30' where adjacent to all other uses structures and parking areas shall be located in front at a minimum of 25 feet from the principal street.

#### Land use description:

Commercial buildings in the Office/Condo pod shall be small structures no taller than two stories with front pedestrian scale entries oriented toward the primary street or a Buildings shall be located on site such that visual impacts on adjacent residential properties are minimized

#### Parking:

shared parking court adjoining the primary street. Parking shall be located in front to minimize impact on adjacent residential properties and shall be heavily landscaped.

#### **General Property/POD B Description**

THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEVELOPMENT PARCEL B IN SILVERSTONE CROSSING FOUND IN PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

#### **POD B approved uses:**

The following listed uses and other similar uses as determined by the Hobart Plan Commission to be similar in design and intent, and no others are permitted uses in POD B.

All permitted uses in this POD shall be conducted in completely enclosed buildings, unless approved by the Hobart Plan Commission, and except for off-street parking and loading.

#### (a) *Retail, Office, Educational, Service uses as follows:*

- (1) Antique shops.
- (2) Apparel stores.
- (3) Art and school supply stores.
- (4) Art needlework and hand weaving of textile products
- (5) Art galleries.
- (6) Awnings, draperies and Venetian blinds
- (7) Automobile accessory stores.
- (8) Bakeries, catering
- (9) Banks, unions, savings and loan institutions and other similar uses, cash stations and the like are permitted only as an accessory use, excluding vehicle drive-up windows.
- (10) Barber shops.
- (11) Beauty shops and hair styling salons.
- (12) Bicycle stores, including rental and repair.

- (13) Blueprinting and Photostatting establishments.
- (14) Book and stationery stores.
- (15) Book binding and tooling, hand and machine worked
- (16) Brushes and brooms
- (17) Building materials sales office.
- (18) Candle shops and similar products
- (19) Cameras and other photographic equipment and supplies
- (20) Canvas and canvas products
- (21) Carpet, rug, linoleum and tile stores
- (22) Ceramic products such as pottery and glazed tile.
- (23) Children's bicycles, wagons and baby carriages.
- (24) China and glassware stores.
- (25) Clothing/costume rental shop.
- (26) Clubs and lodges (nonprofit, fraternal institutions.
- (27) Coin and philatelic stores.
- (28) Contractor and construction offices.
- (29) Convenience printing establishments.
- (30) Cosmetics and Toiletries.
- (31) Custom dressmaking and millinery shops
- (32) Dairy, ice cream and candy shops.
- (33) Data processing, hardware and software.
- (34) Delicatessens.
- (35) Dentures.
- (36) Department stores.
- (37) Drug stores or convenience pharmacy,
- (38) Dry cleaning and laundry receiving stations.
- (39) Dry goods stores.
- (40) Electrical appliances, such as fixtures, home appliances, television, radio and computer and toys.
- (41) Electrical equipment assembly, such as television, radio and computer.
- (42) Electrical supplies, manufacture and assembly of, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries.
- (43) Employment agencies.
- (44) Exterminating shops
- (45) Feed and seed stores
- (46) Florist shops and conservatories
- (47) Garden supply and seed stores.
- (48) Gift shops.
- (49) Glass products
- (50) Haberdashery stores
- (51) Hardware stores
- (52) Hat stores and repair shops

- (53) Hobby stores
- (54) Hosiery
- (55) Ink mixing and packaging, and inked ribbons
- (56) Interior decorating shops.
- (57) Jewelry stores, including watch repairs.
- (58) Laboratories, medical, dental, research , experimental and testing, provided that there is no danger from fire or explosion, nor of offensive noise, vibration, smoke, dust, odors, heat, glare or other objectionable influences.
- (59) Leather goods and luggage stores, including shoes and machine belting
- (60) Linen, towel, diaper and other similar services.
- (61) Live bait stores,
- (62) Loan offices.
- (63) Locksmith shops
- (64) Luggage.
- (65) Machinery sales rooms, excluding repair or servicing. The storage and display of machinery, except for household appliances and office machines such as typewriters and computers, shall be restricted to new floor samples.
- (66) Machine shops for tool die and pattern making
- (67) Meeting halls
- (68) Medical and dental clinics including, offices training schools and other similar uses.
- (69) Musical instrument stores, including servicing.
- (70) Newspaper offices.
- (71) Office supply stores.
- (72) Office buildings for business and professional offices including, training schools and other similar uses.
- (73) Office and household equipment and machinery, sales and service office.
- (74) Optician shops.
- (75) Orthopedic, medical and surgical supply stores, such as artificial limbs braces, supports and stretchers.
- (76) Point and wall paper stores.
- (77) Paper products, small items such as envelopes and stationery, bags, boxes, tubes and wallpaper.
- (78) Parks and playgrounds.
- (79) Pawn shops.
- (80) Personal communications structures.
- (81) Personal services including barber shops, beauty shops, health and fitness centers and other similar uses.
- (82) Pet shops.
- (83) Pharmacy or apothecary shop.
- (84) Photograph developing and processing shops.
- (85) Physical culture and health spas, privately owned an operated. Such centers may include gymnasiums, swimming pools, reducing salons, karate and judo studios and the like.
- (86) Picture framing establishments.
- (87) Precision instruments such as optical, medical, testing and measuring.
- (88) Printing and newspaper publishing, including engraving and photoengraving,

- (89) Radio and television sales, repair and service shops.
- (90) Radio and television broadcasting including no exterior manifestations or airwave interference.
- (91) Restaurant, hotel and bar fixture stores.
- (92) Repair of household and office equipment.
- (93) Rubber products and synthetic treated fabrics, small items such as washers, gloves, footwear, bathing caps and atomizers.
- (94) Silverware, plate and sterling.
- (95) Soap and detergents, packaging only.
- (96) Sporting and athletic equipment such as balls, baskets, bats, cues, gloves, racquets and rods.
- (97) Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.
- (98) Schools, including music, dance or business.
- (99) Sewing machine stores, household machines only.
- (100) Shoe repair shops.
- (101) Soap and detergents, packaging only.
- (102) Sporting goods stores.
- (103) Sporting and athletic equipment such as balls, baskets, bats, cues, gloves, racquets and rods.
- (104) Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.
- (105) Tailor shops
- (106) Telegraph and Facsimile offices
- (107) Textiles, including knit goods, yarn including spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread and cordage, but not including textile bleaching.
- (108) Ticket agencies and travel bureaus.
- (109) Tobacco curing and tobacco products.
- (110) Tools and hardware such as bolts, nuts and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks nonferrous metal castings and plumbing appliances and fixtures.
- (111) Toys.
- (129) Umbrellas.
- (130) Upholstering shops, (bulk), including mattress manufacturing and rebuilding and renovating furniture.
- (131) Variety stores.
- (132) Vehicles, children's such as bicycles, wagons and baby carriages.
- (133) Watches.
- (134) Wood products, such as furniture, boxes, crates, baskets, pencils and cooperage works.

(b) *Public and community service uses, as follows:*

- (1) Police stations.
- (2) Fire stations.
- (3) Post offices.
- (4) Publicly owned facilities and utilities offices, but not including storage yards, transformer stations, substations or gas regulator stations.

(5) Private utilities providing service to the public.

(c) *Uses incidental to permitted uses, as follows:*

- (1) Accessory uses customarily incidental to the above listed uses.
- (2) Open off-street loading facilities and open off-street parking of motor vehicles may be unenclosed, except for approved screening of parking and loading facilities by the Plan Commission approval and may be required under the provisions as set forth in Article XV, "Off-Street Parking and Loading" in the Hobart Zoning Code.
- (3) Temporary buildings or structures for construction purposes, for a period not to exceed the duration of such construction.

## **Pod C & D**

*Commercial - Office Showroom*

### **Land Use Description**

#### **Office Showroom**

Office showrooms shall be comprised of a larger area for light manufacturing/assembly, and a smaller area for office/showroom space. The office/showroom space shall orient toward the primary street and be of an architectural character that distinguishes itself from the adjoining manufacturing/assembly space. All loading shall be in the rear, oriented away from the primary street.

#### **Structures**

Office showroom structures and their associated parking shall occupy that part of the site closest to the primary street to minimize infrastructure and maximize the contiguous open space at the back of individual parcels. Parking lots and drive aisles should begin no further than 25' from the street right of way and buildings should be set back no further than 15' from the rear edge of the parking lot.

#### **Setbacks**

Minimum front setbacks of 15' and maximum setbacks of 25' shall apply to parking and drive surfaces. Buildings shall be set back no further than 15' from the rear edge of parking lots. There are no side setbacks and businesses are encouraged to share drive aisles and loading dock access aisles with adjacent properties. Rear setbacks are a minimum of 25' with landscaping required to screen loading areas. Additionally, Outlot 1 of POD C shall remain a drainage & detention easement as referenced by the plat.

#### **General Property/POD C**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEVELOPMENT PARCEL C IN SILVERSTONE CROSSING FOUND IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

#### **General Property/POD Description D**

THAT PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEVELOPMENT PARCEL D IN SILVERSTONE CROSSING FOUND IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

(SEE APPENDIX B WITHIN THESE GUIDELINES).

#### **POD C& D approved uses:**

The following listed uses and other similar uses as determined by the Hobart Plan Commission to be similar in design and intent, and no others are permitted uses in PODs C&D.

All permitted uses in this POD shall be conducted in completely enclosed buildings, unless approved by the Hobart Plan Commission, and except for off-street parking and loading.

(a) *Retail, Office, Production, Warehousing and Service Uses, as follows:*

- (1) Antique shops.
- (2) Animal hospitals, pounds and shelters; provided that all activities that take place for the care and boarding of animals, except for exercise runs, shall be conducted in completely enclosed buildings.
- (3) Amusement establishments, including miniature golf, video game parlors, pool halls, and other similar uses.
- (4) Apparel stores.
- (5) Art and school supply stores.
- (6) Art needlework and hand weaving of textile products
- (7) Art galleries.
- (8) Awnings, draperies and Venetian blinds
- (9) Automobile accessory stores.
- (10) Bakeries, catering
- (11) Banks, unions, savings and loan institution and other similar uses, cash stations and the like are permitted only as an accessory use, Drive-up teller windows, cash stations and the like are permitted only as an accessory use.
- (12) Barber shops.
- (13) Battery, brake and tire sales and service stations.
- (14) Beauty shops and hair styling salons.
- (15) Beverages, nonalcoholic
- (16) Bicycle stores, including rental and repair.
- (17) Blueprinting and photostatting establishments.
- (18) Boat sales, motor and sail, including servicing and repairs of pleasure craft and other small craft, but not including shipbuilding.
- (20) conducted in conjunction therewith
- (21) Book and stationery stores.
- (22) Book binding and tooling, hand and machine worked
- (23) Brushes and brooms.
- (24) Building materials sales office.
- (25) Cameras and other photographic equipment and supplies
- (26) Candle Shops and similar products.
- (27) Canvas and canvas products.
- (28) Car washes and auto supplies

- (29) Carpet, rug, linoleum and tile stores.
- (30) Caskets and casket supplies.
- (31) Ceramic products such as pottery and glazed tile.
- (32) Children's bicycles, wagons and baby carriages.
- (33) China and glassware stores.
- (34) Clothing
- (35) Costume rental shop.
- (36) Clubs and lodges (non profit), fraternal institutions.
- (37) Coin and philatelic stores.
- (38) Commercial laundries
- (39) Contractor and construction offices.
- (40) Convenience printing establishments.
- (41) Cosmetics and Toiletries.
- (42) Custom dressmaking and millinery shops
- (43) Dairy, ice cream and candy shops.
- (44) Data processing, hardware and software.
- (45) Delicatessens.
- (46) Dentures.
- (47) Department stores.
- (48) Drug stores or convenience pharmacy,
- (49) Dry cleaning plants and laundry receiving stations.
- (50) Dry goods stores.
- (51) Electrical appliances, such as fixtures, home appliances, television, radio and computer and toys
- (52) Electrical equipment assembly, such as television, radio and computer.
- (53) Electrical supplies, manufacture and assembly of, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries.
- (54) Employment agencies.
- (55) Exterminating shops
- (56) Feed and seed stores
- (57) Florist shops and conservatories
- (58) Food products, (except for meat or fish), processing and combining of, including baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.
- (59) Frozen food lockers
- (60) Furrier shops, including storage.
- (61) Garages, model display and sales.

- (62) Grocery or convenience stores.
- (63) Garden supply and seed stores,
- (64) Glass from previously manufactured glass
- (65) Gift shops.
- (66) Glass products
- (67) Greenhouses and nurseries
- (68) Haberdashery stores.
- (69) Hardware stores.
- (70) Hat stores and repair shops.
- (71) Hobby stores.
- (72) Hosiery.
- (73) Hotel, motel office, training school
- (74) Ink mixing and packaging, and inked ribbons
- (75) Interior decorating shops.
- (76) Ice, sales, dry and natural
- (77) Jewelry stores, including watch repairs.
  
- (78) Laboratories, medical, dental, research, experimental and testing; provided that there is no danger from fire or explosion, nor of offensive noise, vibration, smoke, dust, odors, heat, glare or other objectionable influences.
- (79) Laundries and dry cleaners, automatic, self service coin operated.
- (80) Leather goods and luggage stores, including shoes and machine belting
- (81) Linen, towel, diaper and other similar services.
- (82) Liquor stores, package goods only, not for consumption on premises.
- (83) Live bait stores,
- (84) Loan offices.
- (85) Locksmith shops.
- (86) Luggage.
- (87) Lumber warehouse.
- (88) Medical and dental offices, including clinics
- (89) Machinery sales rooms, excluding repair or servicing. The storage and display of machinery, except for household appliances and office machines such as typewriters and computers, shall be restricted to new floor samples.
- (90) Machine shops for tool die and pattern making
- (91) Meeting Halls.
- (92) Monument sales.
- (93) Motels

- (94) Motor home sales, camper and motor vehicle trailer sales.
- (95) Motorcycle sales, including servicing and repairs conducted in conjunction therewith.
- (96) Motor vehicle sales, including servicing and repairs conducted in conjunction Therewith
- (97) Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing and heat treatment
- (98) Medical and dental clinics including, offices training schools and other similar uses.
- (99) Musical instrument stores, including servicing.
- (100) Newspaper offices.
- (101) Office supply stores.
- (102) Office buildings for business and professional offices including, training schools and other similar uses.
- (103) Office and household equipment and machinery, sales and service office.
- (104) Optician shops.
- (105) Ornamental ironworks
- (106) Orthopedic, medical and surgical supply stores, such as artificial limbs braces, supports and stretchers.
- (107) Outdoor amusement establishments, fairgrounds, picnic groves, kiddie parks and other similar amusement centers, including stadiums and arenas.
- (108) Paint and wallpaper stores.
- (109) Paper products, small items such as envelopes and stationery, bags, boxes, tubes and wallpaper.
- (110) Parking garages and parking lots, other than accessory and for the storage of private passenger automobiles.
- (111) Parks and playgrounds.
- (112) Pawn shops.
- (113) Perfumes and perfumed soaps, detergents, compounding only
- (114) Personal communications structures
- (115) Personal services including barber shops, beauty shops, health and fitness centers and other similar uses.
- (116) Pet shops.
- (117) Pharmacy, compounding only, or apothecary shop.
- (118) Photograph developing and processing shops.
- (119) Physical culture and health spas, privately owned and operated. Such centers may include gymnasiums, swimming pools, reducing salons, karate and judo studios and the like.
- (120) Picture framing establishments.
- (121) Precision instruments such as optical, medical, testing and measuring.
- (122) Printing and newspaper publishing, including engraving and photoengraving,
- (123) Products from finished materials, including, bone, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastic, rubber, semi-precious stones, shell or yarn.
- (124) Plumbing, electric and other building material showrooms/sales.
- (125) Radio and television sales, repair and service shops.
- (126) Radio and television broadcasting including no exterior manifestations or airwave interference.

- (127) Recycling drop-off centers.
- (128) Recycling stations.
- (129) Restaurants and taverns, including live entertainment and dancing and the service of liquor in conjunction therewith.
- (130) Restaurant, hotel and bar fixture stores.
- (131) Repair of household and office equipment.
- (132) Roofing materials sales
- (133) Rubber products and synthetic treated fabrics, small items such as washers, gloves, footwear, bathing caps and atomizers.
- (134) Schools, including music, dance or business.
- (135) Second hand stores and rummage shops
- (136) Silverware, plate and sterling
- (137) Sewing machine stores, household machines only.
- (138) Shoe repair shops.
- (139) Silverware, plate and sterling.
- (140) Soap and detergents, packaging only
- (141) Soldering and welding
- (142) Sporting goods stores.
- (143) Sporting and athletic equipment such as balls, baskets, bats, cues, gloves, racquets and rods.
- (144) Stadiums, auditoriums and arenas
- (145) Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.
- (146) Tailor shops.
- (147) Taxidermists shops
- (148) Temporary buildings or structures for construction purposes, for a period not to exceed the duration of such construction.
- (149) Telegraph and Facsimile offices.
- (150) Textiles, including knit goods, yarn including spinning, weaving, manufacturing, dying, printing, knit goods, yarn, thread and cordage, but not including textile bleaching.
- (151) Ticket agencies and travel bureaus.
- (152) Theaters, cinema.
- (153) Tobacco curing and tobacco products.
- (154) Tools and hardware such as bolts, nuts and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks, nonferrous metal castings and plumbing appliances and fixtures.
- (155) Toys.
- (156) Umbrellas.
- (157) Undertaking establishments and funeral parlors
- (158) Upholstering shops, (bulk), including mattress manufacturing and rebuilding and renovating furniture.
- (159) Variety stores.
- (160) Vehicles, children's such as bicycles, wagons and baby carriages.
- (161) Watches.
- (162) Wood products, such as furniture, boxes, crates, baskets, pencils and cooperage works.

(b) *Public and community service uses, as follows:*

- (1) Police stations.
- (2) Fire stations.
- (3) Post offices.
- (4) Publicly owned facilities and utilities offices, but not including storage yards, transformer stations, substations or gas regulator stations.
- (5) Private utilities providing service to the public.

(c) *Uses incidental to permitted uses, as follows:*

- (1) Accessory uses customarily incidental to the above listed uses.
- (2) Open off-street loading facilities and open off-street parking of motor vehicles may be unenclosed, except for approved screening of parking and loading facilities by the Plan Commission approval and may be required under the provisions as set forth in Article XV, "Off-Street Parking and Loading" in the Hobart Zoning Code.
- (3) Temporary buildings or structures for construction purposes, for a period not to exceed the duration of such construction.

**Pod E**

**Parcels E1, E2, E3**

*Main Street Commercial, Highway Commercial*

**Land Use Description**

**Main Street Commercial**

Buildings in the Main Street Commercial area shall be of a traditional commercial storefront character, oriented toward wide public sidewalks that encourage pedestrian movement and window shopping. The Main Street itself will have a landscaped median and on-street, diagonal parking.

**Lot Area**

Buildings in the Main Street Commercial area shall be owned condominium style, with individual building owners responsible for maintenance of individual buildings and an association responsible for maintenance of common areas within the district. There is no minimum or maximum lot area, but buildings in the Main Street Commercial area shall be a maximum of 80 feet deep and a minimum of 20 feet wide. There are no lot area limitations in the other areas of Silverstone Crossing.

**Floor Area**

There are no minimum or maximum floor area requirements in the Main Street Commercial area, but building façades must change character at a minimum of every 50' feet, regardless of interior dimensions.

**Façades**

The bulk of individual building façades shall be located at the ROW line with exceptions being made for recessed entries. Buildings shall have 0 foot side setbacks as well with side walls adjoining those of neighboring properties. Properties at the ends of streets in the Main Street Commercial area may have side setbacks up to 10 feet to allow for landscaping and/or patio seating.

**Setbacks**

Setbacks in the Main Street Commercial area shall be zero at front and sides, with the exception of buildings at the end of blocks which will be allowed a 10 foot maximum side setback to allow for landscaping and/or patio seating. Rear setbacks will vary.

**Highway Commercial**

Highway Pad Commercial will capitalize on visibility and access at the Mississippi Street frontage with combined district signage and architectural character that is complimentary with other commercial properties within Silverstone Crossing.

Maximum floor area in this area is not to exceed 10,000 square feet per floor with a maximum of two floors.

### **Structures**

Buildings in the Highway Commercial area shall be placed close to each other such that they can share common access from the primary streets and encourage customers to park once regardless of how many businesses they will visit in the area. Buildings shall be developed on that part of the site nearest the primary streets to minimize the need for infrastructure and to maximize the amount of contiguous open space along the Mississippi Street corridor. Buildings shall be sited such that landscaping between adjacent uses be minimized and landscaped areas surrounding clusters of pad development will be maximized.

### **Setbacks**

Setbacks from Mississippi Street shall be 50 feet minimum. Setbacks from streets within Silverstone Crossing shall be a minimum of 10 feet with a maximum of 25 feet for principal buildings or parking. "Internal" pads with no frontage on local streets shall have 5 feet minimum setbacks from adjacent properties and 15 feet maximum setbacks for principal buildings or parking. Additionally, the Northeast corner of POD E Parcel 1 shall be maintained for the following uses; traffic calming, green space, directions signage and or way finding signage.

### **General Property/ POD E Parcels E1, E2 & E3**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEVELOPMENT PARCELS E1, E2 AND E3 IN SILVERSTONE CROSSING FOUND IN PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

### **POD E approved uses:**

The following listed uses and other similar uses as determined by the Hobart Plan Commission to be similar in design and intent, and no others are permitted uses in POD E Parcels E1, E2, E3.

All permitted uses in this POD shall be conducted in completely enclosed buildings, unless approved by the Hobart Plan Commission, and except for off-street parking and loading.

(a) *Retail and service uses, excluding production of, as follows:*

- (1) Antique shops.
- (2) Apparel stores.
- (3) Art and school supply stores.
- (4) Art galleries.
- (5) Automobile service stations or filling stations; provided that no auto-mobile service station shall be hereafter erected except on a lot on the corner of an intersection of two streets, or on a lot situated on a corner where one street runs into another at a "T" intersection. In such instances the lot on which the service station is located shall have not less than seventy-five (75) feet frontage on one street and not less than one hundred (100) feet frontage on the other street. Such service stations shall have entrances from each street on which such lot fronts.
- (6) Bakeries
- (7) Banks and financial institutions, including, credit unions, savings and loan institution and other similar uses. Drive-up teller windows, cash stations and the like are permitted only as an accessory use.
- (8) Barber shops.
- (9) Battery, brake and tire sales and service stations.
- (10) Beauty shops and hair styling salons.
- (11) Bicycle stores, including rental and repair.
- (12) Blueprinting and photostating establishments.
- (13) Book and stationery stores.

- (14) Brushes and brooms.
- (15) Candle Shops and similar products.
- (16) Cameras and other photographic equipment and supplies.
- (17) Canvas and canvas products.
- (18) Car washes and auto laundries.
- (19) Carpet, rug, linoleum and tile stores.
- (20) Ceramic products such as pottery and glazed tile.
- (21) Children's bicycles, wagons and baby carriages.
- (22) China and glassware stores.
- (23) Clothing/costume rental shop.
- (24) Coin and philatelic stores.
- (25) Convenience printing establishments.
- (26) Cosmetics and Toiletries.
- (27) Custom dressmaking and millinery shops
- (28) Dairy, ice cream and candy shops.
- (29) Data processing, hardware and software.
- (30) Delicatessens.
- (31) Dentures.
- (32) Department stores.
- (33) Drug stores or convenience pharmacy.
- (34) Dry cleaning and laundry receiving stations.
- (35) Dry goods stores.
- (36) Electrical appliances, such as fixtures, home appliances, television, radio and computer and toys.
- (37) Employment agencies.
- (38) Food products, (except for meat or fish), processing and combining of, including baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.
- (39) Florist shops and conservatories.
- (40) Furrier shops, including storage.
- (41) Grocery or convenience stores.
- (42) Garden supply and seed stores.
- (43) Gift shops.
- (44) Glass products.
- (45) Haberdashery stores.
- (46) Hardware stores.
- (47) Hat stores and repair shops.

- (48) Hobby stores.
- (49) Hosiery.
- (50) Hotels.
- (51) Interior decorating shops.
- (52) Ice, dry and natural.
- (53) Jewelry stores, including watch repairs.
- (54) Laundries and dry cleaners, automatic, self service coin operated.
- (55) Leather goods and luggage stores.
- (56) Linen, towel, diaper and other similar services.
- (57) Liquor stores, package goods only, not for consumption on premises.
- (58) Loan offices.
- (59) Locksmith shops.
- (60) Luggage.
- (61) Machinery sales rooms, excluding repair or servicing. The storage and display of machinery, except for household appliances and office machines such as typewriters and computers, shall be restricted to new floor samples.
- (62) Meeting Halls, as a secondary use.
- (63) Medical and dental clinics.
- (64) Motels and transient hotels.
- (65) Musical instrument stores, including servicing.
- (66) Newspaper offices.
- (67) Office supply stores.
- (68) Optician shops.
- (69) Orthopedic and medical appliances, such as artificial limbs braces, supports and stretchers.
- (70) Paint and wallpaper stores.
- (71) Paper products, small items such as envelopes and stationery, bags, boxes, tubes and wallpaper.
- (72) Parks and playgrounds.
- (73) Pawn shops.
- (74) Perfumes and perfumed soaps, detergents.
- (75) Personal services including barber shops, beauty shops, health and fitness centers and other similar uses.
- (76) Pet shops.
- (77) Pharmaceutical products.
- (78) Photograph developing and processing shops.
- (79) Physical culture and health spas, privately owned and operated. Such centers may include gymnasiums, swimming pools, reducing salons, karate and judo studios and the like.
- (80) Picture framing establishments.
- (81) Precision instruments such as optical, medical, testing and measuring.
- (82) Printing and newspaper publishing, including engraving and photoengraving.

- (83) Radio and television sales, repair and service shops.
- (84) Restaurants and taverns, including live entertainment and dancing and the service of liquor in conjunction therewith.
- (85) Restaurant, hotel and bar fixture stores.
- (86) Repair of household and office equipment.
- (87) Silverware, plate and sterling.
- (88) Soap and detergents, packaging only.
- (89) Sporting and athletic equipment such as balls, baskets, bats, cues, gloves, racquets and rods.
- (90) Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.
- (91) Schools, including music, dance or business.
- (92) Sewing machine stores, household machines only.
- (93) Shoe repair shops.
- (94) Sporting goods stores.
- (95) Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.
- (96) Tailor shops.
- (97) Telegraph and Facsimile offices.
- (98) Textiles, including knit goods, yarn.
- (99) Ticket agencies and travel bureaus.
- (100) Tobacco and tobacco products.
- (101) Tools and hardware such as bolts, nuts and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks, nonferrous metal castings and plumbing appliances and fixtures.
- (104) Toys.
- (105) Umbrellas.
- (106) Upholstering shops, excluding mattress manufacturing and rebuilding and renovating furniture.
- (107) Variety stores.
- (108) Vehicles; children's, such as bicycles, wagons and baby carriages.
- (109) Watches.
- (110) Wood products, such as furniture, boxes, crates, baskets, pencils and cooperage works.

*(b) Public and community service uses, as follows:*

- (1) Police stations
- (2) Fire stations.
- (3) Post offices.
- (4) Publicly owned facilities and utilities.
- (5) Private utilities providing service to the public.

*(c) Uses incidental to permitted uses, as follows:*

- (1) Accessory uses customarily incidental to the above listed uses.

- (2) Open off-street loading facilities and open off-street parking of motor vehicles may be unenclosed, except for approved screening of parking and loading facilities by the Plan Commission approval and may be required under the provisions as set forth in Article XV, "Off-Street Parking and Loading" in the Hobart Zoning Code.
- (3) Temporary buildings or structures for construction purposes, for a period not to exceed the duration of such construction.

#### All POD Restrictions

##### Prohibited Uses

- (1) Radio and television towers, excluding stealth options.
- (2) Adult Entertainment Facilities and Uses, including massage parlors, adult literature sales locations, exotic dancing establishments, and similar uses.
- (3) Advertising signs (billboards).
- (4) Truck stops.
- (5) Tattoo parlors/galleries, permanent body art, excluding cosmetic procedures.
- (6) Cartage and express facilities.

All buildings or uses permitted and placed upon said described real estate shall fully conform with all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

SECTION 4. That the City Engineer and/or Zoning Administrator is hereby authorized and directed upon the enactment and approval of this Ordinance, to cause a change to be made on the zone maps, to make certain notations in ink thereof and to record the date of passage of this Ordinance.

SECTION 5. Since an emergency exists for the immediate taking effect of this Ordinance, the same shall be in fully force and effect from and after its passage by the Common Council of the City of Hobart; upon the approval of the Mayor of the City of Hobart Indiana; and as soon thereafter as otherwise provided for by law.

PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this

1<sup>st</sup> day of NOV, 2016.

  
~~Brian K. Snedden~~, Presiding Officer  
Matthew Clawson,

ATTEST:

  
Deborah A. Longer, Clerk-Treasurer

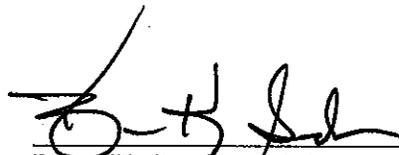
Presented by me to the Mayor of the City of Hobart, Indiana, for her approval and signature this

14<sup>th</sup> day of JUNE, 2016 at 8 o'clock A M.

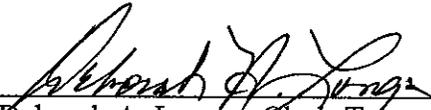
  
Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 20<sup>th</sup> day of

JUNE, 2016.

  
Brian K. Snedecor, Mayor

ATTEST:

  
Deborah A. Longer, Clerk-Treasurer