

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA  
Ordinance No. 2016- 31

**An Ordinance Amending the Municipal Code of the City of Hobart  
Concerning Planned Unit Development Districts**

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has been informed that there is a need to regulate PUD Districts within the City; and

WHEREAS, the Hobart Plan Commission has requested a specific rule to be embodied in an ordinance included in the Hobart Municipal Code amending PUD Districts; and

WHEREAS, the Council through this Ordinance, to address these matters legislatively and to spread same upon the public record.

THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart as follows:

*SECTION ONE.* The Code is hereby further amended by striking out subsection (C) of §154.296 entitled "*Planned unit development-Manufacturing,*" and inserting in lieu thereof the following new subsection (C):

- (C) *Planned unit development – Office Service, Planned Business Park, Manufacturing.* Any development consisting of Office-Service, Planned Business Park, Manufacturing/Light Industrial or any mix of said uses on not less than 5 acres development plan, and in accordance with development and design guidelines outlined in HMC Section 1544.308, and in which more than 80% of the interior floor area of all buildings to be included in the development is used customarily relating to office-service, planned business park, and/or manufacturing/industrial use(s), with a balance of the interior floor area, if any, being intended for the business or commercial uses as reasonably relate to the support or convenience of the intended uses or their occupants.

*SECTION TWO.* The Code is hereby further amended by adding a new section, to be denominated §154.308, such section entitled "*Plan Unit Development-Business and Manufacturing Development and Design Guidelines,*" and subsections as follows:

- (A) *Lot Standards* - Lot Standards for each use dictate the minimum and/or maximum standards that apply to lots with a PUD Zoning District in any combination of Office-Service, Planned Business Park District, or Manufacturing/Light Industry use.
- (1) Office-Service Use. Minimum and/or maximum standards that apply to lots/parcels/sites with office-service use.
- (a) Minimum Lot Area: 1 acres
- (b) Minimum Lot Width: One hundred feet (100'). The minimum lot width is the allowable horizontal distance between the side property lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the front setback line.

- (c) Minimum Lot Frontage: Fifty feet (50') feet on a public street. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement.
- (d) Maximum Lot coverage: Fifty-five percent (55%) for all primary and accessory structures, drives and parking.

(2) Planned Business Park Use. Minimum and/or maximum standards that apply to lots/parcels/sites with a planned business park use.

- (a) Minimum Lot Area: 3 acres
- (b) Minimum Lot Width: One hundred fifty feet (125'). The minimum lot width is the allowable horizontal distance between the side property lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the front setback line.
- (c) Minimum Lot Frontage: Sixty feet (60') on a public street. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement.
- (d) Maximum Lot coverage - Seventy-five percent (65%) for all primary and accessory structures, drives and parking.

(3) Manufacturing and Light Industry Use. Minimum and/or maximum standards that apply to lots/parcels/sites with manufacturing and light industrial use.

- (a) Minimum Lot Area: 5 acres
- (b) Minimum Lot Width: One hundred fifty feet (150'). The minimum lot width is the allowable horizontal distance between the side property lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the front setback line.
- (c) Minimum Lot Frontage: Seventy (70') on a public street. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement.
- (d) Maximum Lot coverage - Seventy-five percent (75%) for all primary and accessory structures, drives and parking.

(B) *Yards and Setbacks* – Yard Setbacks for each use dictate the minimum and/or maximum standards that apply to lots/parcel/ sites in a PUD Zone District with Office-Service, Planned Business Park District (PBP), and/or Manufacturing/Light Industry Use.

(1) Office-Service Use. Setback Standards for each use dictate the minimum and/or maximum standards that apply to lots/parcels/sites within an office service use:

- (a) Front: Minimum of thirty feet (30') from a local street/cul-de-sac, thirty-five feet (35') from a collector street and forty feet (40') from a major arterial. The

horizontal space between the front lot line and the front setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot line, defining the area in which no building or structure may be located above ground, except as provided here in.

(b) Side: Minimum thirty feet (30'). The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no building or structure may be located above ground, except as provided here in. For corner and through lots, any side of a structure that faces a street shall meet front setback requirements.

(c) Rear: Minimum forty feet (40'). The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in which no building or structure may be located above ground except as provided here in. For through lots, the rear of the structure facing a street shall meet front setback requirements.

(2) Planned Business Park Use. Setback Standards for each use dictate the minimum and/or maximum standards that apply to lots/parcels/sites with a planned business park use:

(a) Front: Minimum of thirty-five feet (35') from a local street/cul-de-sac, forty feet (40') from a collector street and forty-five feet (45') from a major arterial. The horizontal space between the front lot line and the front setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot line, defining the area in which no building or structure may be located above ground, except as provided here in.

(b) Side: Minimum thirty-five feet (35'). The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no building or structure may be located above ground, except as provided here in. For corner and through lots, any side of a structure that faces a street shall meet front setback requirements.

(c) Rear: Minimum forty-five feet (45'). The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in which no building or structure may be located above ground except as provided here in. For through lots, the rear of the structure facing a street shall meet front setback requirements.

(3) Manufacturing/Light Industrial Use. Standards for each use dictate the minimum and/or maximum standards that apply to lots/parcels/sites with a Manufacturing and light industrial use:

(a) Front: Minimum of forty feet (40') from a local street/cul-de-sac, forty-five feet (45') from a collector street and fifty feet (50') from a major arterial. The horizontal space between the front lot line and the front setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot

line, defining the area in which no building or structure may be located above ground, except as provided here in.

- (b) Side: Minimum forty feet (40'). The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no building or structure may be located above ground, except as provided here in. For corner and through lots, any side of a structure that faces a street shall meet front setback requirements.
  - (c) Rear: Minimum fifty feet (50'). The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in which no building or structure may be located above ground except as provided here in. For through lots, the rear of the structure facing a street shall meet front setback requirements.
- (4) All uses in a PUD Office-Service, Planned Business Park, and/or Manufacturing/Light Industry. Minimum and/or maximum standards that apply to lots/parcels/sites with an office-service, planned business park, and/or manufacturing/light industry use:
- (a) Required front yards may include pedestrian walks, drives, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures. Required side and rear yards may include pedestrian walks, driveways, interior access driveways, interior access drives, off-street parking areas, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures.
  - (b) Naturally Sensitive Areas Setback. Forty (40) foot minimum setback distance shall exist when structural development occurs on a lot or parcel that is adjacent to naturally sensitive areas including but not limited to riparian areas and wetlands. The Planner, or his/her designee may determine if a features constitutes a naturally sensitive area. This setback shall overlap front, side, and rear setbacks. The setback with the largest width shall apply.

(C) *Site Layout*: Orientation, Circulation, and Parking, all uses:

- (1) Site planning encourages compatibility between the site and the buildings, and between all buildings on the site is encouraged. Where natural or existing stands of woodlands, heritage trees, or topographic patterns contribute to a development, they shall be conserved and integrated. Grading and other modifications to topography shall be permitted but shall avoid negative drainage impacts.
- (2) The orientation of buildings shall promote interaction with its primary access street to provide a pedestrian friendly environment. All primary and outlot site buildings shall be arranged so that they complement existing development. The buildings shall frame a corner or enclose a "main street" type corridor. Buildings on islands surrounded by parking should be avoided.
- (3) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground.

(4) Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials consistent with the building design.

(5) Minimum Public Street Access

(a) All lots shall be required to have legal access to a public street for both vehicle and pedestrian traffic.

(6) Building Orientation and Site Design.

(a) All building facades facing an interstate highway, major or minor arterial or collector or a residential district shall be a finished façade in compliance with the requirements in section 154.308 (I)

(b) Loading Spaces – No loading spaces shall be permitted to face a major or minor arterial, collector or other street where a residential district exists on the opposite side of said street.

(c) Outside Storage – No outside storage shall be permitted between an established building line and the right-of-way of a major or minor arterial or collector or other street where a residential district exists on the opposite side of said street.

*(D) Street, Vehicular, and Pedestrian Circulation.*

(1) Major arterials and major collector streets must have reasonable restrictions as to the numbers and location of access points in order to provide safe and sufficient traffic movement to and from adjacent lands.

(a) Frontage roads, access roads, and other internal drives shall be major and minor arterials and major collector streets must have constructed to create a hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.

(b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.

(c) New access points onto the major and minor arterials shall be coordinated with existing access points whenever possible and approved by the Plan Commission.

(d) Cross-access easements shall be required between adjacent compatible developments.

(2) No curb cuts shall be within two hundred feet (200') of any intersection of public roads.

(3) Opposing curb cuts shall align squarely or upon approval be offset no less than fifty feet (50').

(4) Stub streets shall be built in all cases where adjacent lots have reasonable potential for development.

(5) Entry drives should be appropriate to the size of the development, incorporate signage, lighting, landscaping and set the tone for the development.

(6) Sidewalk and Pedestrian Circulation:

- (a) Sidewalks shall be required on at least one (1) side of each street within a development.
- (b) Sidewalks shall be at least five feet (5') wide except those located on a street designated for a minimum eight foot (8') foot wide multi-use path, trail, or as part of a bicycle and pedestrian master plan.
- (c) A five foot (5') wide sidewalk shall connect the primary facade entrance to an adjacent public or private street sidewalk.

(7) Bicycle Facilities

- (a) Bicycle parking areas shall be provided in proportion to the total number of parking spaces installed as follows:
  - 1. A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicle parking spaces.
  - 2. No more than fifteen (15) bicycle parking spaces shall be required for any primary structure.
- (b) Bicycle parking spaces shall be located within sixty feet (60') of the main entryway into the primary structure or be located inside the primary structure.
- (c) A bike rack or bike locker shall be installed to secure the bicycles

(E) *Outside Sales, Display, and Storage*

- (1) All office-service, planned business park, and/or manufacturing/light industry uses, services, processing or storage shall be conducted in completely enclosed buildings unless outside/outdoor sales, displays, and storage complies with the indicated regulation hereafter.
- (2) Outside/outdoor sales, displays, and storage, uses, services, processing or storage within an office-service, planned business park, and/or manufacturing/light industry use shall be conducted in completely enclosed buildings; except when outside/outdoor sales, and display are in conjunction with "drive-in" drive-thru" establishments type use offering goods and services directly to customers waiting in parked motor vehicles; and shall be in compliance with open lot selling guidelines when applicable.
  - (a) Outside/outdoor sales, displays, and storage is a minimum of one hundred fifty feet (150') from any residential district, and then only if the open storage is completely non-visible by reason of a wall or opaque fence, or as otherwise indicated hereafter,
  - (b) Outside/outdoor sales, displays, and storage is approved and documented permanent outdoor sales, display, and storage areas shall be permitted

accessory uses, tied to the primary use, and in compliance with the following guidelines and open lot selling when applicable.

- (c) Outside/outdoor sales, displays, and storage shall not be located in any setbacks, easements, right-of-way, or off-street parking or loading service areas.
- (d) Outside/outdoor sales, displays, and storage shall be located behind the front or exterior wall of the main building facing any street and when applicable shall comply with all lot requirements in HMC Section 154.307.
- (e) Outside/outdoor sales, displays, and storage is shall not cover more than five percent (5%) of the lot area or an area in excess of twice the ground floor area of the main building on the lot, whichever is less.
- (f) Outside/outdoor sales, displays, and storage is shall be screened according to the provisions of this Section.
- (g) No outside/outdoor sales, displays, and storage shall occur within any right-of-way.
- (h) Outside/outdoor sales, displays, and storage areas, regardless of size, shall be hard-surfaced, dustfree pavement. The pavement type and thickness shall be reviewed at the Site Plan Review Committee prior to obtaining Plan Commission approval, taking into consideration soil conditions and traffic loading. Pervious pavements and pavers including durable materials, suitable for parking such as cobblestones, brick, concrete formed blocks or cut stone, the system of which is specifically installed and designed for vehicular loads shall also be considered. Sales and display areas shall be of concrete, asphaltic pavement, or other permanent paving material and shall be maintained in good condition.
  - 1. The maximum area for outdoor sales and display shall not exceed ten percent (10%) of the primary structure or primary tenant space.
  - 2. Every approved permanent outdoor sales and display area shall be within twenty feet (20') of the primary structure.
  - 3. Screening shall be provided for outdoor sales and display area that are greater than five hundred square feet (500) in size to reduce visibility of the outdoor sales and displays from the parking lot and primary roadways by installing a minimum twenty-four inch (24") opaque wall constructed from the same building material as the primary structure, and integrated into the design of the primary structure. The wall may be topped with a transparent fence.
  - 4. Outdoor sale and display of merchandise within an area of five hundred (500) square feet or less shall not block handicapped parking areas, parking lot access aisles, and shall maintain a forty-two (42) inch clearance on all sidewalk
- (j) A Type 1 landscaped buffer yard as described in 154.200 (E) may also be used. Plant material may be clustered for better view of displays.

- (k) Screening. Outdoor storage of the types described below shall be screened with an opaque fence, split face block wall, continuous evergreen screen, or a combination of the three. The screen must measure a minimum of eight (8) feet in height. The fences or walls shall be compatible with or constructed from the same building material as the primary structure, and integrated into the design of the primary structure.
  - (l) Storage in Required Setbacks. No portion of any setback shall be used for permanent storage except during construction and in accordance with the terms of this section.
- (3) Bulk Storage for any use in which bulk storage is permitted for structures, buildings or aboveground tanks used for bulk storage of flammable or explosive liquids, gases or other material and meet screening requirements in section 154.308 (O) (1).
- (a) Bulk Storage shall not be located closer than fifty feet (50') to the property line.
  - (b) Bulk Storage shall be enclosed within an opaque fence, or equivalent, of not less than eight (8) feet high, except as otherwise required by HMC Section 154.308 Outdoor Sales, Display, And Storage Standards (this section).
  - (c) Bulk Storage Lots shall be screened according to the provisions of this Section.
- (4) However, open off-street loading facilities and open off-street parking of employee, customer/consumer motor vehicles may be unenclosed, except for the screening of parking and loading facilities as may be required under the provisions as set forth herein .

*(F) Off Street Parking and Loading*

- (1) Parking: The HMC Section 154.355 - 361, as amended sets forth minimum requirements for parking lot design and buffering. Parking areas shall be planned to transition from the streetscape to the structure and to provide for adequate planting and safe pedestrian movement. The following standards / guidelines supplement those requirements.
- (a) Minimum Parking Requirements:
    - 1. One (1) space per one thousand square feet (1,000) of gross floor area or one (1) space for each two employees on the premises during the largest shift, whichever is greater.
    - 2. Parking areas, wherever possible, shall be located to the side and rear of structures and away from streets and highways, thereby using buildings or other architectural elements as a visual barrier.
    - 3. Parking spaces shall not directly abut structures. Provide adequate space fifteen feet (15') minimum for walkways and landscaping between parking and structures.

4. Landscape plantings and trees shall be required on the perimeter and within parking lots to reduce the visual impact of large open areas of pavement and to reduce the buildup of heat on dark colored paving (heat island effect). Refer to HMC Sections 154.308(G) and HMC 154.308 (H) of these guidelines for planting requirements. The landscape plantings will also reduce stormwater runoff.

(2) Loading Berths: HMC Sections 154.360 and 154.361 sets forth minimum requirements for loading berths. The following standards / guidelines supplement those requirements.

(a) Loading areas shall be located as specified in above and:

1. Loading berths shall be designed with a minimum sixty foot (60') concrete apron area immediately adjacent to the structure.
2. Loading berths shall provide for a minimum total depth of one hundred thirty feet (130') of clear area pavement (no parking included).
3. Loading berths shall be designed with a minimum twelve foot (12') by sixty foot (60') clear area dedicated for ingress-egress to the loading berth.
4. Loading berths shall be prohibited within two hundred feet (200') feet of a residential use.

(b) Loading areas shall be recessed into the mass of the building or creatively blend it into the landscape using building offsets, screen walls, berms, and other design techniques.

(c) All loading areas and delivery doors shall be screened so as not to be visible from, or cast light into any adjacent residential area while vehicles are parked or moving. Landscaping can be used to supplement the screening.

#### *(G) Bufferyards and Screening*

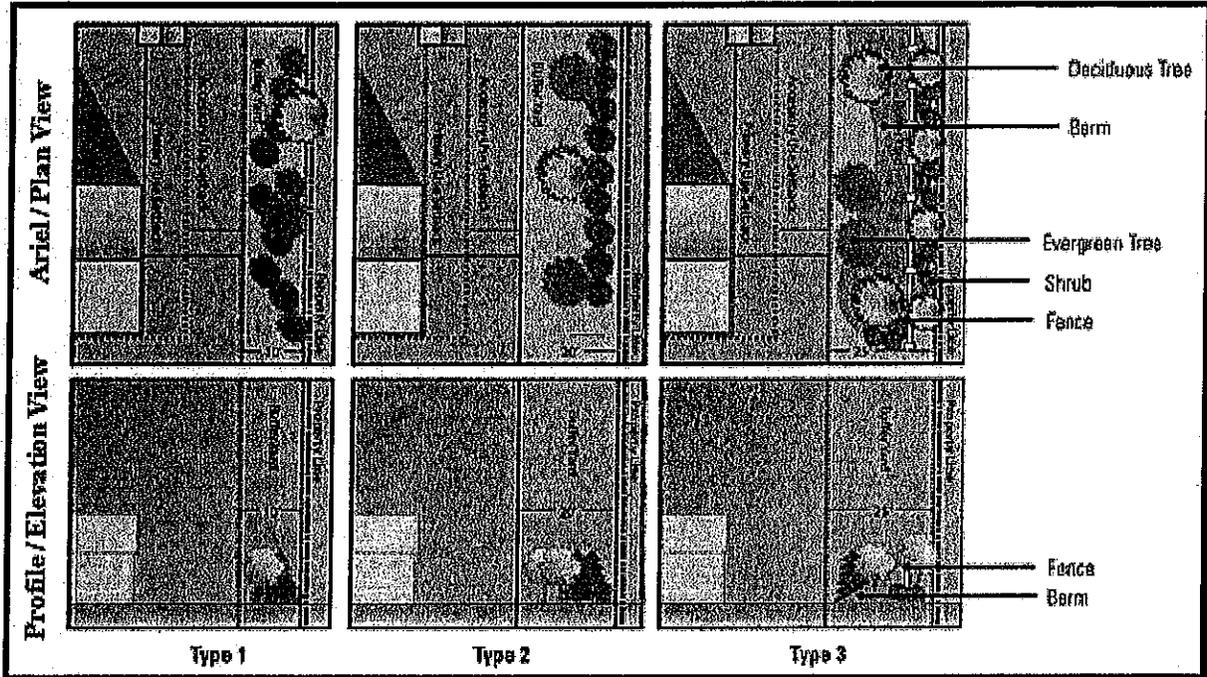
The intent of the buffering and screening standards is to lessen the potential conflicts between the possible uses in one zoning district and those uses in adjacent districts. Screening minimizes the friction between incompatible land uses and improves the aesthetic and functional quality of new development through the use of setbacks and landscaping. The potential degree of conflict between the uses determines the extent of the buffer required.

- (1) The bufferyard standards only apply along the property lines where two dissimilar uses or zoning classifications meet. The required buffer yards shall be installed despite the presence of streets, alleys, and other features. Existing mature vegetation (such as streams and fences rows) may be cited towards required buffering.
- (2) Trees, shrubs and emergent vegetation specifically selected for wetland or pond perimeters should be specified to enhance if not effectively screen detention areas.
- (3) All required bufferyards shall be provided entirely on the subject property and shall be in addition to applicable setbacks required HMC Section 154.195 (B).
- (4) All landscape material must be properly maintained, and kept in a neat and orderly appearance, free from all debris and refuse. Landscape materials are intended to grow, spread and mature over time. Pruning, limbing-up, topping and other growth-inhibiting measures may only be used to sure the public safety and/or health of the vegetation.
- (5) Screening may include landscaping, walls, fences, hedges, berms, and existing vegetation. The buffer width, height, and appropriate screening for similar and dissimilar uses and shall be in accordance with the applicable bufferyard regulations and as shown below in (G) (5) (a), Bufferyard Type Requirement Chart; (G) (5) (b) Bufferyard Type Illustration; (G) (5) (c) Bufferyard Type Setback Regulation Table:

(a) Bufferyard Type Requirement Chart.

NEW DEVELOPMENT - PUD ZONING				
EXISTING DEVELOPMENT - LAND USE	PUD <i>Office Service</i>	PUD <i>Planned Business Park</i>	PUD <i>Manufacturing</i>	
	Residential	1	3	3
	Office - Service	N/A	3	3
	Neighborhood and Central Business	2	3	3
	Highway Business	2	1	2
	Planned Business Parks	3	N/A	2
	Light Manufacturing/ Industrial	3	1	N/A
	Heavy Manufacturing/ Industrial	3	2	1

(b) Bufferyard Type Illustration.



(c) Bufferyard Type Requirement Table.

Type 1	Bufferyard Type 1 shall include a minimum buffer width of 10 feet in <u>addition</u> to the yard setback otherwise required by this Ordinance. One (1) broad-leaf deciduous canopy tree and one (1) evergreen tree shall be planted in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting.
Type 2	Bufferyard Type 2 shall include a minimum buffer width of 20 feet in <u>addition</u> to the yard setback otherwise required by this Ordinance. One (1) broad-leaf deciduous canopy tree and two (2) evergreen tree shall be planted in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting. One (1) shrub shall be planted for every ten (10) feet of continuous boundary. Shrubs may be clustered.
Type 3	Bufferyard Type 3 shall include a minimum buffer width of 25 feet in <u>addition</u> to the yard setback otherwise required by the Design Guidelines. Two (2) broad-leaf deciduous canopy trees and two (2) evergreen trees shall be planted parallel to the property line in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting. Shrubs shall be planted along 50 percent of the boundary. The plantings shall be supplemented by an earthen berm a minimum four (4) feet in height and a six-foot high opaque fence /wall of wood, masonry or stone so that the overall effect is a minimum height screen of eight (8) feet. A minimum of seventy-five (75) percent of the plant material shall be located on the outside of the fence/wall. Landscaping may be used to mitigate breaks in the berm or fence.

(H) Landscaping Requirements: Type, Size, Coverage, Placement and Management.

- (1) All portions of every lot not occupied by structures, parking areas, or other paved surfaces shall be designed, constructed, and maintained in accordance with HMC Section 154.424 (F) (2) (c) and be in a cultivated landscape condition to include the following:
  - (a) All open portions of each parcel shall be planted with drought-tolerant grass or other vegetative ground cover.
  - (b) Loose stone, rock or gravel may be used as a landscaping accent, but shall not exceed ten percent (10%) of the area of the required yard in which it is used.
  - (c) All shrubs shall be a minimum of eighteen inches (18") in height at the time of planting, measured from the top of the rootball.
  - (d) All deciduous trees shall have a trunk measuring a minimum of two and a half inches (2-1/2") in diameter at six inches (6") above the rootball at the time of planting.
  - (e) All evergreen trees shall be a minimum of six feet (6') in height at the time of planting measured from the top of the rootball.
- (2) Hardiness: Plantings that are resistant to drought, do not require heavy irrigation, are resistant to deer, and which are native to Northwest Indiana are encouraged.
- (3) Irrigation is strongly recommended to establish new plantings and to maintain established plantings through dry periods. Suggested equipment includes the following:
  - a. Drip irrigation i.e. Gator Bags, line emitters, and bubblers.
  - b. Overhead irrigation should be limited to turf or micro sprinklers for small areas.
  - c. Watering is discouraged from 10 AM – 6 PM and grass should not be watered daily except when establishing new landscaping material.
- (4) Maintenance: All plant materials shall be allowed to grow and mature (after ten year time period) over time and shall only be trimmed in the event of damage or disease. All plant material that dies shall be replaced during the soonest planting season (spring or fall). Replacement of dead plants is the responsibility of the property owner who shall:
  - (a) Prohibit topping, limbing-up, and other similar practices.
  - (b) Install drought tolerant species for large lot landscaping.

(c) Encourage groundcovers in place of turf grass.

(10) Lot Yard Areas:

- (a) All yards and other open areas that are to remain undeveloped and are not being held for future phased development shall include plant material.
- (b) A minimum of (one) 1 tree shall be provided for every five thousand square feet (5,000) of yard area (excluding all common areas, buffer areas, landscape easements, parking lot interior and perimeter landscaped areas, and other similar features).
- (c) No more than twenty five percent (25%) of trees planted on each lot in these areas may be of an ornamental variety.

(11) Parking Areas:

- (a) Parking lots shall be reasonably screened from streets and adjacent uses using a combination of plant materials, decorative fences, decorative walls, and/or earthen mounds.
- (b) Perimeter Plantings shall include a mix of trees, shrubs and groundcover and shall be planted around the perimeter of parking areas to provide screening, shade and visual variety to include:
  - 1. One tree shall be planted every thirty five feet (35').
  - 2. A minimum of fifty percent (50%) of the required trees shall be canopy trees.
  - 3. Three (3) shrubs per one (1) parking space shall be planted.
  - 4. Shrubs shall be a minimum of fifty percent (50%) evergreens.
- (c) Landscaped islands:
  - 1. Shall be provided at the ends of each parking aisle.
  - 2. One (1) island with one (1) tree shall be provided per every fifteen (15) spaces.
  - 3. No landscape island shall be less than 360 square feet in area.
  - 4. Landscape islands shall be filled with planting soil or existing soil that has been tested and amended to support the plant material.

- (d) Shall include one shade tree, and when mature, shall provide a minimum of twenty five percent (25%) shade on paved areas.
- (e) All required landscape areas shall be protected from vehicle travel through the use of curbing and/or wheelstops.
- (f) A minimum of one (1) tree and four (4) shrubs shall be provided for every three hundred sixty square feet (360) of landscaped area.

(12) Plantings. Select plant material from the list of suggested species below where D = Deciduous and E = Evergreen:

(a) Trees for Planting on Streets, Highways, and Parking Lots.

(generally with high canopies, shade producing, hardy)

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Acer fraxinifolium</i>	Freeman Maple	D	50'-60'	Shade
<i>Acer rubrum</i>	Red Maple	D	40'-60'	Shade
<i>Acer saccharum</i>	Sugar Maple	D	60'-70'	Shade
<i>Ginkgo biloba</i> (male only)	Ginkgo	D	40'-60'	Shade
<i>Osageodendron thornless</i>	Thornless Honeylocust	D	30'-50'	Shade
<i>Liquidambar styraciflua</i> (Fruitless)	American Sweet Gum	D	40'-60'	Shade
<i>Thuja occidentalis</i> (Arborvitae)	Arborvitae	D	35'-45'	Shade
<i>Quercus bicolor</i>	Swamp White Oak	D	40'-50'	Shade
<i>Quercus robur</i>	English Oak	D	50'-70'	Shade
<i>Taxodium distichum</i>	Bald Cypress	D	50'-100'	Shade
<i>Tilia cordata</i> (Green Spire)	Little Leaf Linden	D	40'-50'	Shade

(b) Trees for Planting on Streets, Highways that Minimize Conflict with Overhead Utilities.

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Cercocarpus canadensis</i>	Carolina Hawthorn	D	15'-25'	Ornamental
<i>Malus 'Prairie Fire'</i>	Prairie Fire Crabapple	D	15'-25'	Ornamental
<i>Thuja occidentalis</i>	Tree Spire	D	20'-30'	Ornamental

(c) Ornamental Trees for Use in Site Interior or Buffer.

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Acer glabrum</i>	Amur Maple	D	15'-20'	Ornamental
<i>Acer griseum</i>	Paperbark Maple	D	20'-30'	Ornamental
<i>Acer palmatum</i>	Japanese Maple	D	15'-20'	Ornamental
<i>Amelanchier canadensis</i>	Juneberry	D	30'-35'	Ornamental
<i>Amelanchier canadensis</i>	Apple Serviceberry	D	25'-30'	Ornamental
<i>Betula nigra</i>	River Birch	D	40'-60'	Ornamental
<i>Cornus canadensis</i>	Eastern Redbud	D	20'-30'	Ornamental
<i>Cornus kousa</i>	Japanese Dogwood	D	20'-25'	Ornamental
<i>Colinus canadensis</i>	Smoke Tree	D	15'-20'	Ornamental
<i>Magnolia soulangiana</i>	Saucer Magnolia	D	15'-20'	Ornamental
<i>Magnolia stellata</i>	Star Magnolia	D	10'-15'	Ornamental
<i>Salix matsudana 'Tortuosa'</i>	Corkscrew Willow	D	25'-30'	Ornamental

(d) Evergreen Trees for Use in Site Interior or Buffer.

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Abies concolor</i>	White Fir	E	30-50'	Evergreen
<i>Picea abies</i>	Norway Spruce	E	50-60'	Evergreen
<i>Picea canadensis</i>	Black Hills Spruce	E	50-60'	Evergreen
<i>Picea pungens 'Glauca'</i>	Colorado Blue Spruce	E	60-75'	Evergreen
<i>Pinus strobus</i>	Eastern White Pine	E	50-100'	Evergreen

(e) Small Shrubs Approved for Screens, Hedges, and Specimen Planting

Botanic Name	Common Name	Type	Mature Height
<i>Atropa melanocarpa</i>	Black Chokeberry	D	7-8'
<i>Buxus microphylla 'Koreana'</i>	Korean Boxwood	E	2-3'
<i>Cotoneaster divaricata</i>	Spreading Cotoneaster	D	5-6'
<i>Euonymus fortunei</i>	Euonymous	E	4-6'
<i>Hydrangea macrophylla 'Nikko Blue'</i>	Nikko Blue Hydrangea	D	3-4'
<i>Physocarpus opulifolius intermedius</i>	Dwarf Ninebark	D	4-5'
<i>Rhus aromatica</i>	Fragrant Sumac	D	4-6'
<i>Symphoricarpos alba</i>	White Snowberry	D	5-6'
<i>Wigandia florida</i>	Flowering Weigela	D	4-5'

(f) Large Shrubs Approved for Screens, Hedges, and Specimen Planting.

Botanic Name	Common Name	Type	Mature Height
<i>Cornus alternifolia</i>	Pagoda Dogwood	D	15-20'
<i>Cornus sericea baileyi</i>	Redtwig Dogwood	D	8-10'
<i>Cotinus cogonioides</i>	Smoke Tree	D	8-10'
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	D	4-8'
<i>Euonymus alatus 'compactus'</i>	Burning Bush	D	7-10'
<i>Forsythia intermedia Hybrids</i>	Hybrid Forsythia	D	7-10'
<i>Hammamelis virginiana</i>	Common Witch Hazel	D	10-15'
<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	D	4-15'
<i>Hydrangea paniculata 'Grandiflora'</i>	Panicle Hydrangea	D	6-10'
<i>Juniperus chinensis</i>	Chinese Juniper	E	6-15'
<i>Lyonicornis virginica</i>	Northern Gayberry	D	5-10'
<i>Picea glauca 'Conica'</i>	Dwarf Alberta Spruce	E	6-10'
<i>Rhus typhina</i>	Staghorn Sumac	D	8-12'
<i>Sambucus canadensis</i>	American Elderberry	D	6-8'
<i>Synedrella elaeagnifolia</i>	Hybrid French Lilac	D	8-12'
<i>Taxus cuspidata 'Capitata'</i>	Upright Japanese Yew	E	10-25'
<i>Taxus canadensis</i>	White Yew	E	10-12'
<i>Thuja occidentalis Hybrids</i>	American Arborvitae	E	4-15'
<i>Viburnum dentatum</i>	American Viburnum	D	10-15'
<i>Viburnum prunifolium</i>	Black Haw Viburnum	D	10-12'
<i>Viburnum tinifolium</i>	American Cranberry Bush	D	8-12'

(g) Low Spreading Shrubs Approved for Borders, Parking Islands, and Groundcover.

Botanic Name	Common Name	Type	Mature Height
<i>Asplenium platyneuron</i>	Barrenwort	E	2-3'
<i>Cotoneaster apiculata</i>	Cranberry Cotoneaster	D	2-3'
<i>Cotoneaster horizontalis</i>	Rock Spray Cotoneaster	D	1-3'
<i>Daphne burkwoodii</i>	Burkwood Daphne	D	3-4'
<i>Evonymus alatum 'Spiraea'</i>	Spreading Evonymus	E	3-4'
<i>Forsythia viridissima 'Bronxensis'</i>	Dwarf Forsythia	D	1-2'
<i>Hydrangea serrulata</i>	Straw Hat Hydrangea	D	2-3'
<i>Juniperus</i> (spreading varieties)	Juniper	E	1-3'
<i>Philadelphus virginicus</i>	Middlesex Snowflake	D	2-3'
<i>Picea abies 'Nidiformis'</i>	Birdnest Spruce	E	2'
<i>Rhus glabra 'Low-Grow'</i>	Low-Grow Fragrant Sumac	D	1-2'
<i>Ribes alpinum</i>	Alpine Currant	D	3-5'
<i>Spiraea alba</i>	Meadow Sweet Spiraea	D	3-5'
<i>Spiraea bumalda</i>	Spiraea	D	2-3'
<i>Winterschneekuhne 'Miss Kim'</i>	Dwarf Korean Honeysuckle	D	3-5'
<i>Taxus cupidata 'Nana'</i>	Dwarf Japanese Yew	E	2-3'
<i>Taxus media</i>	Spreading Yew	E	2-4'
<i>Thuja occidentalis 'Hetzii Midget'</i>	Hetz Midget Arborvitae	E	2-3'

(h) Climbing Vegetation For Walls and Fences.

Botanic Name	Common Name	Type
<i>Clematis integrifolia</i>	Integrifolia	D
<i>Clematis jackmanii</i>	Clematis Hybrids	D
<i>Lonicera japonica</i>	Evergreen Honeysuckle	D
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	D
<i>Parthenocissus vitacea</i>	Boston Ivy	D

(I) Building and Façade Design

(1) New Construction

(a) Buildings with continuous façades that are one hundred feet (100') or greater shall be designed with architectural details or relief in the façade to mitigate monotony in a fashion that is compatible with adjacent development. These features shall be located for maximum visual effect, at a minimum along public right-of-ways, across from different zoning uses such as residential, and around entry points. Building design shall include a minimum of four (4) of the following features:

1. Six external corners to mitigate monotony
2. Horizontal reveals (projecting or recessed)
3. Parapet offsets

4. Change in color or texture every two hundred fifty feet (250') horizontally
5. Architectural features such as towers, fins, canopies,
6. Storefront glazing
7. Accent color(s)

(b) Height: Building height shall be defined as the vertical distance as measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof on the following uses:

1. Office Service Uses:

- a. Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed thirty feet (30') in height.
- b. Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed forty feet (40') in height.

2. Planned Business Park Uses:

- a. Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed thirty five feet (35') in height.
- b. Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed forty five feet (45') in height.

3. Manufacturing and Light Industrial Uses:

- a. Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed forty feet (40') in height.
- b. Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed fifty feet (50') in height.

(c) Utility features of the facility, such as loading docks, shall not be construed to be an architectural detail or feature to meet façade relief requirements in HMC Section 154.308 (I) (1) (a).

(d) Material. The facades of all structures shall be either one or a combination of the following: brick, native stone, structural concrete panels, exterior insulated finish system (EIFS), architectural precast concrete, and/or architectural metal. Portions of the buildings faced with glass and pedestrian and vehicle doors shall be excluded from any calculation of building materials compliance.

1. Concrete block is not a permitted exterior finish material.
  2. The primary material shall be used for a minimum of fifty percent (50%) of the facade of each structure (excluding any glass surfaces and doors).
- (e) The primary building material (excluding window, door, roofing and soffit materials) used on each applicable façade shall be:
1. Brick or other masonry material.
  2. Architectural Precast Concrete: Architectural precast concrete shall be defined as architectural grade precast materials meeting industry defined standards for uniformity of appearance, surface details, color, and texture.
    - a. Precast concrete shall include at least two (2) textures (e.g., rough, smooth, striated, etc.)
    - b. Two (2) colors with the secondary texture or color constituting a minimum of ten percent (10%) of the façade (exclusive of texture or color variation resulting from windows, doors, roofing and soffit materials).
  3. Architectural Metal: Architectural metal shall be defined as corrosion resistant material such as stainless steel, galvanized steel, copper, zinc, bronze, brass, and anodized and factory coated aluminum meeting industry defined standards for uniformity of appearance, surface details, color, and texture.
    - a. Architectural metal shall include at least two (2) textures (e.g., rough, smooth, striated, etc.)
    - b. Two (2) colors with the secondary texture or color constituting a minimum of ten percent (10%) of the façade (exclusive of texture or color variation resulting from windows, doors, roofing and soffit materials).

(2) Additions to an Existing Building.

- (a) All additions to an existing Buildings shall utilize building materials with a style, color, texture and architectural detailing which is compatible and harmonious with the materials used on the existing building, or as described in HMC Section 154.308 (I) (1) (e).

(3) Exterior Building Façade Renovations with No Building Additions or Minor Building Additions.

- (a) Exterior Building façade renovations which involve no Building additions or only minor Building additions shall demonstrate reasonable efforts to incrementally bring the exterior façade, which is being renovated or added to, into compliance with the provisions for new construction specified in HMC Section 154.308 (I) (1) (e). Full compliance with the provisions for new construction shall not be a requirement for approval.
  - (b) Exterior Building façade renovations shall not include the painting of brick, stone, architectural precast or other natural exterior wall or siding products.
- (4) Exterior Building Façade Renovation with Major Building Additions.
- (a) Exterior Building façade renovations performed in connection with a major Building addition as described herein shall comply with the provisions for new construction specified above.
- (5) Front and side facades of buildings located on corner lots or parcels shall be of the same materials and similarly detailed.
- (6) Outdoor Employee Areas: If provided, any structures or enclosures erected for outdoor employee areas not located within a loading or service area shall be of the same or similar materials as the building and shall be compatibly detailed with HMC Section 154.308 (I) (1) (e).
- (7) Entry Design
- (a) Entrances. Building entrances shall be defined and articulated by architectural elements such as:
    - 1. lintels,
    - 2. pediments,
    - 3. pilasters,
    - 4. columns,
    - 5. and other design elements appropriate to the architectural style and details of the building as a whole. The location, orientation, proportion and style of doors must faithfully reflect the chosen style of the building.
  - (b) Building facades for wholesale and warehouse uses shall be designed with a main entrance and at least two (2) window openings associated with the entry design.

(J) *Fences and Walls*

- (1) Fences and walls shall not exceed eight feet (8') in height in rear and side yards.
- (2) Fences shall be constructed of materials such as brick, stone, decorative block, metal or wood.
- (3) Landscaping shall be used to complement the fence.
- (4) Breaks should be provided by variation in height, columns, recesses, and projections. Maximum uninterrupted length of fence plane should be one hundred feet (100').
- (5) Chain link fences are prohibited in front and side yards and shall not be visible from the adjacent right-of-way. Chain link fences shall be coated with black vinyl and screened with vegetation.
- (6) Barbed wire on fences is prohibited, alternative security fence design is recommended.

*(K) Signage*

- (1) Sign proposals shall be submitted with each Planned Unit Development Final Detailed Plan, and as referenced in 154.301 (C) (9).
- (2) Individual signs approved as part of Planned Unit Development Final Detailed Plan, and as referenced in 154.301 (C) (9) shall require a sign Building Permit.
- (3) Sign Character: Office Service signs; excluding flashing and portable signs, directing attention to a business or profession conducted or to a commodity, service, or entertainment sold or offered upon the premise where the sign is located or to which it is affixed.
- (4) Character: Signs may incorporate sculptural and other art elements. These elements shall not be included in the calculation of sign height, or face area. The total area of all facade signage area shall not exceed the maximum square footage allowed as calculated by the formulas set forth herein.
- (5) Location. Signs shall front on the principal street, an off-street parking area or in the case of a corner lot, on that portion of the side street within fifty feet (50') of the principal street. Further, no advertising sign shall be located within seventy five (75') of a residential district, nor shall such sign be located within one hundred (100') of any part of any other sign.
- (6) Projection. No sign shall project into the public right-of-way.

- (7) Height. No sign shall be higher than twelve feet above the curb level or where no curb exists, above the average level of the ground on which the sign exists on a major or minor arterial, collector or local street.
- (8) Signs may use individual letters (including but not limited to: internally illuminated channel letters, logos or script; illuminated or non-illuminated pin-mounted letters, logos or script; or, plaque with raised or routed letters, logos or script). A Raceway Mounted Sign shall be permitted (including but not limited to: channel letters, logos or script). Internally illuminated panel/box signs shall not be permitted.
- (9) Sign Types:
  - (a) Monument Signs: One such sign shall be located within 100 feet of the Office Service of the primary right-of-way entrance of each development/park complex, and shall have a minimum setback of ten feet (10') from that right-of-way. The sign shall have a maximum height of twelve feet (12'), as measured from the adjacent grade, and shall have a maximum sign face area of one hundred and fifty square feet (150). This sign may include up to thirty two square feet (32) of face area for each business located in the development.
  - (b) Wall Signs. The gross area in square feet of all signs located on a or all buildings on a zoning lot shall not exceed one (1) times the lineal feet of frontage of the lot, except on lots with frontages of fifty feet (50') or less between buildings, where the gross area in square feet of all signs on the lots shall not exceed one hundred square feet (100) of frontage of the lot. *Example:* a lot with a frontage of one hundred feet (100') may have a total gross area of all signs added together of no more than 1 x 100, or one hundred square feet (100).
  - (c) Directional and Informational Signs. For use within a development/park complex shall be setback a minimum of two feet from the right-of-way of any adjacent public street. Each sign shall be a maximum of forty two inches (42") in height, and shall be limited to six square feet (6) of face area.
  - (d) Off Site Signs: including billboards, poster panels, and similar which advertise or direct the attention to a business or commodity, service, or entertainment conducted, sold or offered elsewhere than on the premises where such sign is located or to which it is affected shall be prohibited.
- (10) Prohibited Signs, as regulated in HMC Section 154.382, and the following:
  - (a) Signs that have blinking, flashing, or fluttering lights, lasers and visual projections or lights resembling emergency or road equipment vehicles;
  - (b) Signs that have changing light intensity, brightness or color, or give such illusion;

- (c) Signs that emit audible sound, odor, or visible matter;
- (d) Animated signs or motion picture;
- (e) Inflatable displays used in connection with advertising purposes: excluding inflatable displays used in connection with nationally recognized holiday seasons, not containing advertising purposes;
- (f) Signs mounted on exposed poles, pylons, standards or separate supports, except as expressly permitted in business and manufacturing districts; and
- (g) Portable signs.

(L) *Stormwater Detention*

- (1) Management of stormwater quantity and quality shall meet the requirements of the current Hobart Municipal Code (HMC) Chapter 152. To the extent possible, all retention requirements shall be accommodated in the least number of ponds or dry areas. Centralized detention shall be preferred to a series of smaller ponds or areas.
- (2) All detention areas shall be the responsibility of the owner or maintenance association for the industrial/business park in which they are located.
- (3) Applicants are encouraged to incorporate a combination of the Best Management Practices (BMPs) from HMC Section 152.063 for post-construction stormwater quality management, or:
  - (a) bioretention
  - (b) constructed Wetlands
  - (c) Filter strip
  - (d) Vegetated Swale
  - (e) Wet Pond

(M) *Environmental Standards*

- (1) Performance standards as noted in HMC sections
  - (a) Noise 154.215 and 154.244
  - (b) Odorous matter 154.216 and 154.245
  - (c) Vibrations 154.217 and 154.246

- (d) Toxic or noxious matter 154.218
- (e) Glare or heat 154.219
- (f) Fire and explosive hazards 154.220 and 154.249
- (g) Air pollution 154.221
- (h) Water pollution 154.222

(N) *Exterior Lighting*

- (1) Site lighting shall comply with 154.358 (G) (4) and the following requirements:
  - (a) Illumination - All exterior lighting, including pole lights and wall pack lights, shall be of Metal Halide or LED (light emitting diode) or other type of lighting deemed appropriate and approved as part of a Site Plan. Fixtures shall be full cut-off fixtures directed at the surface being illuminated.
  - (b) Pole Lights – Pole mounted light fixtures shall not exceed twenty five feet (25') in height in pedestrian areas. Height may be increased to thirty-five feet (35') in parking areas. Height shall be measured as the distance between the grade level of the surface being illuminated and the bottom of the lighting fixture.
  - (c) Wall Mounted Light Fixtures – Fixtures illuminating building facades shall be located, aimed, and shielded so that light is directed only onto the building facade. They shall be designed to wash the facade of the building with light (rather than providing a spotlight affect). Exterior facade lighting shall be contained on the building facade and shall focus on entries and architectural features.
  - (d) Pole and Wall Pack Light Fixtures – All pole light fixtures and wall pack light fixtures with a wattage of four hundred (400) watts or above, shall be equipped with a flat lens that does not protrude below the bottom edge of the housing.
  - (e) Pole and Wall Pack Light Fixtures – All pole light fixtures and wallpack light fixtures shall be mounted parallel with the horizon and shall utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.
  - (f) Vehicular Canopy Light Fixtures – All vehicular canopy light fixtures, including but not limited to gasoline service station canopies and bank drive through canopies, regardless of wattage, shall be equipped with a flat lens that does not protrude below the bottom edge of the light fixture.

- (g) Externally Illuminated Signs: Fixtures illuminating signs shall be located, aimed, and shielded so that light is directed only onto the sign face; with minimal light spillage around, below, and/or above the sign.
- (h) The use of site and parking lot lighting provided by a utility company does not relieve the owner or developer from conforming to lighting design standards.

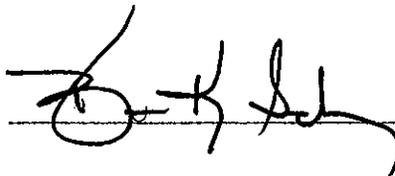
(O) *Mechanical and Service Areas: Screening and Placement.*

- (1) All ground- and building-mounted mechanical and electrical equipment shall be screened from view. The screens and enclosures shall be treated as an integral element of the building's appearance. Landscaping may be used for this purpose.
- (2) Roof-mounted equipment on exposed roofs shall be completely screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (3) All mechanical equipment shall be located a minimum of fifty feet (50') from the property line, and shall not be located within a front or side setback.
- (4) Utility substations shall be screened with a fence that is at least fifty percent (50%) opaque and at least six feet (6) in height, and the exterior wall of the fence shall be landscaped with a Type 1 Buffer yard comprised solely of evergreen species.
- (5) The enclosure shall be accessed via an opaque gate. The fence may not be chain-link.
- (6) The wall shall be equal to the height of the unit plus two feet (2').

*SECTION FOUR:* This ordinance shall become effective upon its adoption in the manner required by law, and upon publication thereof pursuant to I.C. §36-3-4-6-14(b) in two newspapers of general circulation published within the City pursuant to I.C. §5-3-1-4 (a).

*SECTION FIVE:* All ordinances or portions thereof in effect prior to the effective date and in conflict with the provisions of this ordinance are hereby repealed.

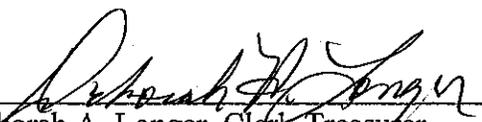
ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 21<sup>st</sup> day of September, 2016.



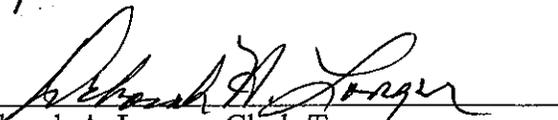
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Brian K. Snedecor, Presiding Officer

ATTEST:

  
Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 21<sup>st</sup> day of September, 2016 at the hour of 7:15 p.m.

  
Deborah A. Longer, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 21<sup>st</sup> day of September, 2016.

  
Brian K. Snedecor, Mayor

ATTEST:

  
Deborah A. Longer, Clerk Treasurer

**CERTIFICATION AND REPORT TO  
COMMON COUNCIL OF THE CITY OF HOBART ON  
AMENDMENT OF THE ZONING ORDINANCE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza  
City Planner

RE: Change to be made to the Zoning Ordinance, Chapter 154  
Sec. 154.295 Planned Unit Development Districts  
Business/Industrial Park Design Guidelines

DATE: September 6, 2016

PETITIONER: City of Hobart Plan Commission  
414 Main Street,  
Hobart, Indiana 46342

REQUEST: To Amend Chapter 154 of the Hobart Municipal Code  
Sec. 154.295 Planned Unit Development Districts  
Business/Industrial Park Design Guidelines

PLAN COMMISSION PETITION NO.: 16-02 D

DATE OF PLAN COMMISSION ACTION: September 1, 2016

DEADLINE FOR COMMON COUNCIL ACTION: November 29, 2016

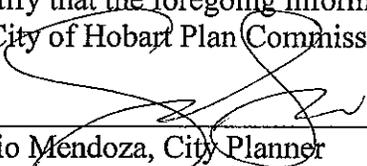
**CERTIFICATION**

ACTION TAKEN BY PLAN COMMISSION:  
(Recommendation to the Common Council to Approve the change as requested  
( Favorable Recommendation)

CONDITIONS: None

VOTE: 7-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.

  
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Sergio Mendoza, City Planner  
CITY OF HOBART