

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA

Ordinance No. 2018- 04

**An Ordinance Amending the Municipal Code of the City of Hobart
Concerning Off-Street Parking and Loading**

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has been informed that there is a need to regulate off-street parking and loading with 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 Off-Street Parking and Loading; 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 Municipal Code of the City of Hobart ("Code"), in Chapter 154 entitled "ZONING," is hereby amended by striking out subsection (B) of §154.357, entitled "*Location of Accessory Off-Street Parking Facilities,*" and inserting in lieu thereof the following new subsection:

(B) *For uses in Office Service, Business, Planned Business Park, or Manufacturing Districts.* All required parking spaces shall be within one thousand feet (1,000') of the use served, except for spaces accessory to dwelling units (including temporary transient and overnight travel use such as: bed and breakfast, hotel and similar accommodations) which shall be within three hundred feet (300') of the use served. However, no parking space accessory to a use in Office Service, Business, Planned Business Park or Manufacturing Districts shall be located in a Residence District; except, that private, free, off-street parking accessory to residential uses in such districts and municipal parking lots may be allowed by action of the Board of Zoning Appeals, within two hundred feet (200') of and adjacent to any Office Service, Business, Planned Business Park, or Manufacturing Districts.

- (1) 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.
- (2) Parking spaces shall not directly abut structures. Provide adequate space fifteen feet (15') minimum for walkways and landscaping between parking and structures.

SECTION TWO. The Municipal Code of the City of Hobart ("Code"), in Chapter 154 entitled "ZONING," is hereby amended by striking out subsection (G) (3) of §154.358, entitled "*Additional Parking Regulations.*" and inserting in lieu thereof the following new subsection:

(3) *Screening and landscaping in Office Service, Business, Planned Business Parks, or Manufacturing Districts:* Parking lots containing four (4) or more parking spaces shall be reasonably screened from streets and adjacent uses using a combination of plant materials, decorative fences, decorative walls, and/or earthen mounds. A mix of trees, shrubs and groundcover shall be planted around the perimeter of parking areas to provide screening, shade and visual variety.

(a) 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 Sections 154.424 (F) through Section 154.427 for additional planting requirements.

(b) Perimeter plantings.

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. Landscaped islands shall be provided at the ends of each parking aisle.
2. One (1) landscape island with one tree shall be provided per every fifteen (15) parking spaces.
3. No landscape island shall be less than three hundred and sixty square feet (360) 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) All required landscape areas shall be protected from vehicle travel through the use of curbing and/or wheel stops.
- (e) A minimum of one (1) tree and four (4) shrubs shall be provided for every three hundred and sixty square feet (360) of landscaped area.
- (f) 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.

SECTION THREE. The Code is hereby amended by striking out section (K) in §154.359 entitled "*Schedule of Parking Requirements,*" and inserting in lieu thereof the following new subsections:

- (K) Other uses and standards: For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar use, or as determined by the Plan Commission to meet the following parking requirements for parking lot design and buffering:
 - (1) 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 supplement those requirements and not supplant any of the stricter requirements in HMC Section 154.355 through 154.361.
 - (2) One (1) space per one thousand square feet (1,000) of gross floor area or one space for each two employees on the premises during the largest shift, whichever is greater.

SECTION FOUR. The Code is hereby amended by striking out subsection (A) through (H) in §154.360, such subsection entitled "*Additional Loading Regulations,*" and inserting in lieu thereof the following new subsections (A) through (I):

- (A) *Location.* All required loading berths shall be located on the same lot as the use served. No permitted or required loading berth shall be located within twenty-five feet (25') of the nearest point of intersection of any two (2) streets. No loading berths shall be prohibited within two hundred feet (200') of a residential use.
- (B) *Screening.* Loading berths shall be recessed into the mass of the building or creatively blended into the landscape using building offsets, screen walls, berms, and other design techniques. And delivery doors shall be screened so as not to be visible from, or cast light into any adjacent residential area while

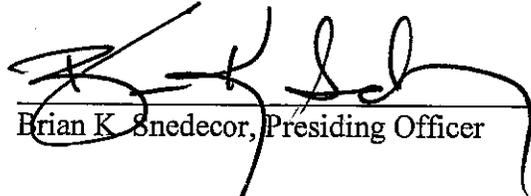
vehicles are parked or moving. Landscaping can be used to supplement the screening.

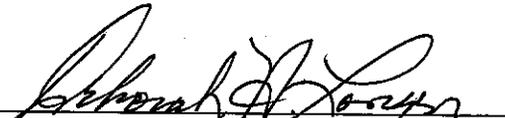
- (C) *Size.* Unless otherwise specified in HMC Section 154.361, a required loading berth shall be designed with a minimum twelve feet (12') by sixty feet (60') of clear area dedicated for ingress-egress to the loading berth, exclusive of aisles and maneuvering space, but shall provide for a minimum total depth of one hundred and thirty feet (130') of clear area pavement (no parking included) with a vertical clearance of at least fourteen feet (14').
- (D) *Access.* Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- (E) *Surfacing.* All open off-street loading berths shall be improved with a compacted macadam base, not less than 7 inches thick, surfaced with not less than 2 inches of asphaltic concrete or some compatible all-weather, dustless material and be designed with a minimum sixty foot (60') concrete apron area immediately adjacent to the structure.
- (F) *Repair and service.* No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any Residence, Office, or Business District.
- (G) *Space not to be used to satisfy parking facility requirements.* No space allocated for any off-street loading berth shall, while so allocated, be used to satisfy the space requirement for any off-street parking facility, or portion thereof.
- (H) *Special uses.* For special uses other than prescribed for hereinafter, loading berths adequate in number and size to serve such uses, as determined by the Plan Commission, shall be provided.
- (I) *Receiving facilities.* Uses for which off-street loading facilities are required herein but are located in buildings of less floor area than the minimum prescribed for such required facilities shall be provided with adequate receiving facilities, accessible by motor vehicle, off any adjacent alley, service drive or open space on the same lot.
(Prior Code, § 24-181) (Ord. 94-61; Ord. 97-15; Ord. 2001-41)

SECTION FIVE: 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).

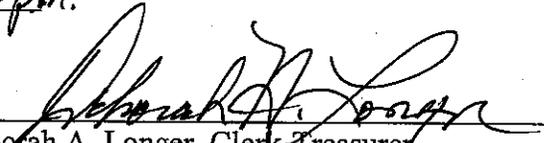
SECTION SIX: All ordinances or portions thereof in effect prior to the effective date and in conflict with the provisions of this ordinance are hereby repealed.

ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 21st day of MARCH, 2018.

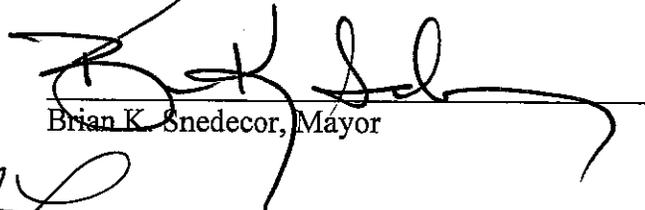

Brian K. Snedecor, Presiding Officer

ATTEST: 
Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 21st day of MARCH, 2018 at the hour of 6:45 pm.


Deborah A. Longer, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 21st day of MARCH, 2018.


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. 154.355; include Business/Industrial Park Design
Guidelines to Off-Street Parking and Loading

DATE: March 2, 2018

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

REQUEST: To Amend Chapter 154 of the Hobart Municipal Code
Sec. 154.355 Off-Street Parking and Loading

PLAN COMMISSION PETITION NO.: 17-32

DATE OF PLAN COMMISSION ACTION: March 1, 2018

DEADLINE FOR COMMON COUNCIL ACTION: May 30, 2018

CERTIFICATION

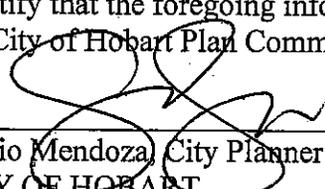
ACTION TAKEN BY PLAN COMMISSION:

(Recommendation to the Common Council to Approve the change as requested
(Favorable Recommendation)

CONDITIONS: None

VOTE: 9-0

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

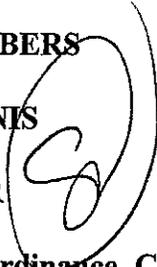


Sergio Mendoza, City Planner
CITY OF HOBART

MEMORANDUM

DATE: March 2, 2018

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR BRIAN K. SNEDECOR
CITY ATTORNEY ANTHONY DEBONIS

FROM: SERGIO MENDOZA, CITY PLANNER 

RE: Petition to Amend the Hobart Zoning Ordinance, Chapter 154 of the Hobart Municipal Code, Sec. 154.355 Off-Street Parking and Loading Business/Industrial Park Design Guidelines

Below please find the minutes of the Plan Commission meetings regarding Petition 17-32

MINUTES OF THE PLAN COMMISSION'S MEETING OF DECEMBER 7, 2017.

Mr. Mendoza mentioned the proposed ordinance will amend a section pertaining to loading facilities and is ensuring the amendment will not have a direct impact with the Council's earlier amendments in regards to off street parking. Ms. Galka opened the public hearing for Petition 17-32. No public comments were heard and remained open. Mr. Ehrhardt motioned for Petition 17-32 to remain open including all discussion, seconded by Mr. Allen. All ayes, motion carried. (7-0) Mr. Allen motioned to Table Petition 17-32 including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (7-0)

MINUTES OF THE PLAN COMMISSION'S MEETING OF JANUARY 4, 2018.

Ms. Galka reopened the public hearing for Petition 17-32. Hearing no public comments the public hearing remained open and on table. Mr. Vinzant motioned to remain open and on table including all discussion, seconded by Mr. Lain. All ayes, motion carried. (7-0)

MINUTES OF THE PLAN COMMISSION'S MEETING OF FEBRUARY 1, 2018.

Mr. Mendoza presented the draft ordinance for review which incorporates the Design Guidelines into the Parking Ordinance. He also noted the proposed amendments will not impact the prior revisions. Ms. Galka reopened the public hearing and hearing no public comments was left open. Mr. Allen motioned for the public hearing for Petition 17-32 to remain open including all discussion, seconded by Mr. Vinzant. All ayes, motion carried. (8-0)

DRAFTMINUTES OF THE PLAN COMMISSION'S MEETING OF MARCH 1, 2018.

Mr. Vinzant motioned to reopen the public hearing for Petition 17-32, seconded by Mr. Allen. All ayes, motion carried. (9-0) Mr. Mendoza explained the amendments to Sec. 154.355 include recommendations from the Ratio Design Guidelines. Ms. Galka opened and closed the public hearing for Petition 17-32 without public comments. Mr. Vinzant motioned for a Favorable Recommendation to the Common Council for Petition 17-32 including all discussion, seconded by Mr. Allen. All ayes, motion carried. (9-0)

PLEASE Add. To. Your Agenda - 3/7/18
THANK You.

Regular meetings are held on the 1st and 3rd Wednesdays of each month in the Council Chambers, 2nd floor, Hobart City Hall

CITY OF HOBART

AGENDA ITEM REQUEST FORM

(PLEASE PRINT)

MEETING DATE: March 2, 2018

 BOARD OF PUBLIC WORKS (3:30 p.m.)

X COMMON COUNCIL (6:00 p.m.)

ITEM TO BE ADDED TO AGENDA Petition 17-32

Amendment to Off-Street Parking & Loading (Sec.154.355)

ORD 2018-04

SUPPORTING DOCUMENTATION ATTACHED Memo, Minutes, Ordinance, Certification & Report

REQUEST SUBMITTED BY Joy
ADDRESS (DEPARTMENT) Planning/Zoning
PHONE NUMBER (EXT)

DATE SUBMITTED March 2, 2018