

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA
Ordinance No. 2019- 17

**An Ordinance Amending the Municipal Code of the City of Hobart
Concerning Site Plan, Tree Preservation and Landscaping**

WHEREAS, the Common Council (“Council”) of the City of Hobart, Indiana (“City”) has been informed that there is a need to regulate Site Plan, Tree Preservation and Landscaping 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 Site Plan, Tree Preservation and Landscaping; 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 in its entirety subchapter entitled “*Site Plan, Tree Preservation and Landscaping,*” and inserting in lieu thereof the following new sections and subsections:

SITE PLAN

§ 154.415 PURPOSE.

It is the purpose and intent of this subchapter to:

(A) Require the systematic assessment of land development proposals in terms of a community’s land development policies and regulations and commonly accepted site design practices;

(B) Assure conformance to the city’s comprehensive plan, resolve policy issues, create site planning and design policy, expedite project approval, solve technical errors and encourage planning and design in accordance with generally accepted practice;

(C) Promote and enhance the beauty of the City of Hobart through building design, tree preservation and landscaping;

(D) Safeguard the ecological environment of the City of Hobart by dissuading the unnecessary clearing and disturbing of land and existing natural vegetation; and

(E) Promote planting of trees and shrubbery on public and private land.

(F) Promote and enhance drainage of stormwater throughout the City of Hobart through proper planning and verification that plans are properly implemented.

(G) Promote and enhance the aesthetic nature and financial stability of buildings and properties throughout the City of Hobart.
(Ord. 2002-10, §6, Ord. 2019-01, §1)

§ 154.416 RULES FOR REVIEW.

Site plans are reviewed to determine whether they are consistent with the comprehensive plan, and all other relevant city plans and policies to determine whether they comply with all applicable regulations, including the zoning ordinance, subdivision regulations, building codes, design guidelines, and the site plan review factors listed below in §154.419.
(Ord. 2002-10, § 6)

§ 154.417 APPLICABILITY OF REVIEW.

(A) The following shall be required to undergo site plan review prior to issuance of preliminary subdivision approval, or in the case of a parcel already subdivided, prior to issuance of a fill permit or a building permit that involves adding or changing the size, shape or location of structures on the property or otherwise results in significant change to the topography of the property as determined by the City Engineer:

- (1) Multi-Family Residential (R-4) zoned property of any size containing more than 4 units;
- (2) Manufacturing (M) zoned property of any size;
- (3) Business (B) zoned property of any size; and
- (4) Planned Unit Development (PUD) zoned property of any size;
- (5) Office-Service (OS) zoned property of any size; and
- (6) Planned Business Park (PBP) zoned property of any size.

(B) All site plan approvals shall expire 18 months from date of approval by the Plan Commission.

(C) Major site plan application consisting of one or more acres shall require a public hearing; or as determined by the Plan Commission and City Planner the proposed development would significantly impact the surrounding properties.

(D) Site plans for single family to four unit family (R-1, R-2, R-4) residential properties may be approved or disapproved by the City Planner after review by the City Engineer and Stormwater Coordinator. If disapproved by the City Planner, the petitioner may request Site Plan review by the Plan Commission. The City Planner may refer any Site Plan to the Plan Commission if he/she feels there are special or unusual issues associated with the Site Plan that require review from the Plan Commission. The special or unusual issues that should cause the City Planner to refer the plan to the Plan Commission include drainage issues, noise issues, traffic issues, visual issues that may cause the property to appear inconsistent with neighboring structures or properties or any other issues that may negatively impact the aesthetic nature or financial stability of neighboring properties. The Plan Commission shall provide the City Planner with the guidance on the other issues that it feels warrant its review of Site Plans. In situations where the Plan Commission is reviewing a Site Plan, it may require a Public Hearing with notification of neighboring property owners.

(E) All required Site Plans, other than those for individual residential properties, shall be reviewed and approved or disapproved by the Plan Commission.
(Ord. 2000-14; Ord. 2002-10, § 6; Ord. 2017-09; Ord. 2019-01, §2)

§ 154.418 COMPONENTS OF REVIEW.

The following subjects are appropriate for review of a site plan:

- (A) Land use;
- (B) Traffic impact;
- (C) Utility impact;
- (D) Urban design principles;
- (E) Aesthetic and economic impact on neighboring properties;
- (F) Public safety/services;
- (G) Environmental;
- (H) Drainage Impact;
- (I) Stormwater (§ 154.420, HMC Chapter 152);
- (J) Site Design (§ 154.421);

(K) Building Design (§ 154.422), and;

(L) Landscaping (§ 154.423).
(Ord. 2002-10, §6; Ord. 2019-01, §3)

§ 154.419 REVIEW FACTORS.

In reviewing a site plan, the Plan Commission shall consider the above-mentioned components as follows:

(A) *Land use.*

- (1) The development must comply with the land use plan.
- (2) The development must be consistent with area development trends.
- (3) The development must be properly zoned for the intended use.
- (4) Natural features of the property to be developed must be maintained and accentuated.
- (5) The development must be consistent with adjacent land use.
- (6) Compatible uses shall be located adjacent to each other, while incompatible uses shall be buffered from each other.
- (7) Uses shall be located in direct proximity to that portion of the transportation system best suited to accommodate these uses.
- (8) The developer shall locate uses so as to continue areas containing such uses.
- (9) Uses should be located in a manner which will minimize changes to topography and vegetation.
- (10) The development must organize density to locate the largest number of people in closest proximity to their destination.

(B) *Traffic impact.*

- (1) The development must contain an appropriate level of accessibility.
- (2) The thoroughfare system which the development depends on must have sufficient capacity.
- (3) The residual impact to adjacent roadways and intersections must be minimized.

- (4) Functional and alignment continuity between developments must be maintained.
- (5) Adequately-sized and paved off-street parking must be a part of each development.
- (6) Pedestrian/bicycle routes must be sited and designed to provide a safe separation from vehicular movements.
- (7) All industrial, businesses, office-service, and multi-family uses, shall scale-up Functional Class road access to a Principal Arterial, to the extent possible, commencing with Minor Collector, Major Collector, and Minor Arterial.
- (8) All single-family uses shall be provided principle access via a local road.
- (9) Other factors being equal, the amount of pavement shall be minimized.
- (10) Pedestrian and vehicular movement areas shall be separated to the extent possible.
- (11) Parking shall be separated from access drives.
- (12) Delivery and loading areas shall be separated from customer/pedestrian areas.
- (13) The distance between parking areas and structures which they serve shall be minimized.
- (14) Parking when possible shall be visually obscured from public rights-of-way; rather, the structure and accompanying landscaping shall be the dominate visual presence on site.
- (15) Access roads shall align with other roadways to result in 4-way intersections, rather than offset.
- (16) "T" or off-set intersections shall be discouraged, but if unavoidable, shall be a minimum of 250 feet apart, measured at their centerline.
- (17) Roadways shall intersect with others at or near 90 degrees.
- (18) Developments, or phases of developments shall not result in dead-end streets.
- (19) The number and length of cul-de-sacs shall be minimized and, in no case, shall the length exceed 600 feet.
- (20) Frontage roads paralleling arterials shall intersect with adjacent roadways a minimum of 500 feet from the arterial.
- (21) One-way diagonal parking areas are preferable to 2-way 90-degree parking.

(C) *Utility impact.*

(1) The utilities servicing the development must have sufficient current and potential capacity.

(2) The potential benefits of over sizing for future use must be weighed against cost.

(3) The development shall not have an adverse effect on the downstream stormwater outlet.

(4) The off-site utilities must be installed consistent with the capital improvements program.

(5) All developments must result in a stormwater management system which simulates the pre-developed condition, or better.

(6) Pond design and placement shall be regionalized when possible, but otherwise shall result in an aesthetically pleasing architectural amenity.

(7) Utility location shall result in maximizing maintenance access and avoiding backyard or side yard locations.

(8) No large-scale development shall occur which is reliant on individual septic systems.

(9) When developments are phased, each phase must be viewed as the last phase, and shall therefore not rely on any future phase in order to satisfy the provisions of this policy.

(10) All utilities, except power transmission lines, shall be installed underground.

(11) All wireless communication facilities, utilities and services shall comply with §§154.395 through 154.411 of the Hobart Municipal Code.
(Ord. 2017-08)

(D) *Urban design principles.*

(1) The proposed development must be compatible as to form with neighboring developments.

(2) Each development must become a part of a larger neighborhood and, therefore, cannot be an island unto itself.

(3) Each site to be developed must be well defined and shall be large enough to avoid a piecemeal approach.

(4) The development must be adequately screened and buffered to minimize the ill effects of both the development on the surrounds and vice versa, and to provide identity and definition to the development.

(5) Open space, trees and shrubs, fences, earth berms or compatible transitional land uses may all serve as buffers.

(6) Adequate landscaping shall be placed around the perimeter of the site, near the building and internal to the parking lot to minimize the ill effect of excessive paved areas.

(7) Features which possess uniqueness on a site shall be preserved.

(8) Structures shall not be located in the floodway.

(9) Changes to the natural terrain shall be minimized, including stands of mature trees.

(10) Open space proposed by a developer must be accessible, and where possible linked to an overall city-wide system.

(11) The development must result in a separation of residential areas from major noise-producing sources.

(12) Development shall be restricted on lands with steep slopes, wetlands, unstable soil, filled areas or areas of unique vegetation.

(E) *Aesthetic and Financial Impact*

(1) Goals:

(a) Minimize any negative financial impact on neighboring properties;

(b) Harmonize, generally, the appearance of new buildings with existing buildings on neighboring properties;

(c) Encourage the development of buildings that maintain and enhance the market value of surrounding properties;

(d) When possible, remedy existing aesthetic problems created by previous development activities.

(2) Comparison with neighboring buildings and properties: The following characteristics should be considered when comparing new buildings with existing buildings on neighboring properties:

(a) Density;

- (b) Square footage;
- (c) Building set back;
- (d) Ground floor elevation;
- (e) Building height;
- (f) Materials used on exterior of the buildings;
- (g) Plantings and landscaping planned for the front yard;
- (h) Style and size of fences.

(3) Submitted opinions of impact: Property owners, neighbors or other concerned citizens may submit a Letter of Estimated Economic Impact from a Licensed Real Estate Broker or Appraiser at the time the Site Plan is being reviewed in support or opposition of the planned building or development. The Letter of Estimated Economic Impact should contain:

- (a) Name of the owner, neighbor or other concerned citizen who is submitting the letter;
- (b) Name and signature of the Licensed Real Estate Broker or Appraiser who is giving the opinion;
- (c) Address of the property being developed; and
- (d) Whether the Licensed Real Estate Broker or Appraiser believes the proposed property being developed will have a positive, neutral or negative financial impact on neighboring properties.

(Ord. 2002-10, §6; Ord. 2019-01, §4)

(F) *Public safety/services.*

(1) The proposed development shall not pose an undo burden on police or fire services.

(2) If the development results in a significant increase for park, school or other public services, property dedicated for these purposes shall be required as a condition of development.

(3) Appropriate right-of-way and easement dedications shall occur in order to provide necessary access for proper utility maintenance.

(4) Streets internal to a development may be dedicated or private, depending on their design and function.

(G) *Environmental*, performance standards as noted in HMC sections:

- (1) Noise §154.215
 - (2) Odorous matter §1554.216
 - (3) Vibrations §154.217
 - (5) Toxic or noxious matter §154.218
 - (6) Glare or heat §154.219
 - (7) Fire and explosive hazards §154.220
 - (8) Air pollution §154.221
 - (9) Water pollution §154.222
- (Ord. 2016-44, §13)

(H) *Drainage impact*.

(1) The goals of reviewing drainage shall be to:

- (a) Minimize the impact of drainage and runoff on neighboring properties;
- (b) Reduce and delay the impact of rain or thawing events on ditches, creeks, rivers and storm water management structures;
- (c) Work towards the goal that rain and thawing snow should remain on the property as long as possible to slow it downstream impact and maximize the amount that is absorbed into the soil on site; and
- (d) When possible, work to correct existing drainage problems created by previous development activities.

(2) All site plans shall include a Drainage Plan that is prepared by a licensed professional engineer or licensed professional surveyor. The Drainage Plan shall include:

- (a) Current property elevations;
- (b) Proposed finished property elevations. In the case of developments with multiple properties that will be developed at a future time, the proposed property elevations shown in the Drainage Plan should be the elevations after the individual properties are developed in the future. In cases where the subdivision or installation of infrastructure in a development of lots that will be developed in the future, will change the topography of the property, the Drainage

Plan should also include the planned elevations that will exist after subdivision and installation thereof

(c) Description of how water currently flows on the property;

(d) Size, location and elevation of all structures and driveways to be located on the property. In the case of developments with multiple properties that will be developed at a future time, a general description of the potential size and location of structures and driveways is all that is required;

(e) Detailed plans for any proposed changes to drainage plans or drainage structures;

(f) Detailed plans for any proposed changes to drainage easements and plans on how they will be recorded; and

(g) In cases where there is an approved Drainage Plan for the development where the property is located, the City Engineer may allow the petitioner to use the developments Drainage Plan to serve as the Drainage Plan for an individual property in the development, if they so desire, eliminating the need for an individual Drainage Plan for each property in the development, in which case the property must be developed as defined in the developments Drainage Plan and a foundation survey and post-development survey are still required for each property as described below.

(3) All foundation inspections shall include a survey of the foundation that is performed by a licensed professional surveyor. The survey must show that the foundation is properly located on the property and that it is at the correct height before the foundation is approved.

(4) All Drainage Plans must be verified with a post-development "as-built" survey by a licensed professional surveyor that shows that the Drainage Plan was properly implemented as approved. This survey must be reviewed and approved by the City Engineer. Any failures in implementing the Drainage Plan must be corrected before a Certificate of Occupancy can be issued for the property.

(5) All Fill Permit requests that are presented to the Plan Commission for approval must include a Drainage Plan as described above and must have the post-development "as-built" survey approved by the City Engineer as described above. The City Engineer may require Drainage Plans and post-development "as-built" surveys on Fill Permits he/she approves if he/she feels it is necessary.

(6) Building Permits for adding auxiliary structures on previously developed properties or Demolition Permits for removing structures, do not require the creation of a Site Plan or Drainage Plan as long as the construction of the new auxiliary structure or removal of the existing structure does not negatively impact the drainage on the property. Before issuing a Building Permit for the construction of an auxiliary structure or issuing a Demolition Permit, the Building Commissioner may request the project be reviewed by the City Engineer, who may

require a Site Plan and/or Drainage Plan be created if he/she feels the project may negatively impact the drainage on the property.

§ 154.420 STORMWATER

(A) Management of stormwater quantity and quality shall meet the requirements of the current Hobart Municipal Code, 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.

(B) All detention areas shall be the responsibility of the owner or maintenance association for the industrial/business park in which they are located.

(C) Applicants are encouraged to incorporate a combination of the Best Management Practices (BMPs) from HMC §152.063 for post-construction stormwater quality management, or:

(1) Bioretention

(2) Constructed wetlands

(3) Filter strip

(4) Vegetated swale

(5) Wet pond

(Ord. 2016-44, § 9)

§ 154.421 SITE DESIGN

(A) Site Planning: 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.

(B) Infrastructure and Service: Newly installed infrastructure and service revisions necessitated by exterior alterations shall be located/installed underground.

(C) Refuse and Waste: Location of 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.

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

(E) **Building Orientation:** Buildings shall promote interaction with its primary access street to provide a pedestrian friendly, walkable 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.

(1) 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 HMC §154.422.

(2) **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.

(F) **Vehicular Circulation:** Major arterial streets/roads, and major collector streets/roads 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.

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

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

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

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

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

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

(G) **Pedestrian Circulation:** Pedestrian access routes must consist of an accessible, easily-discernible sidewalks, walkways, or multi-use paths.

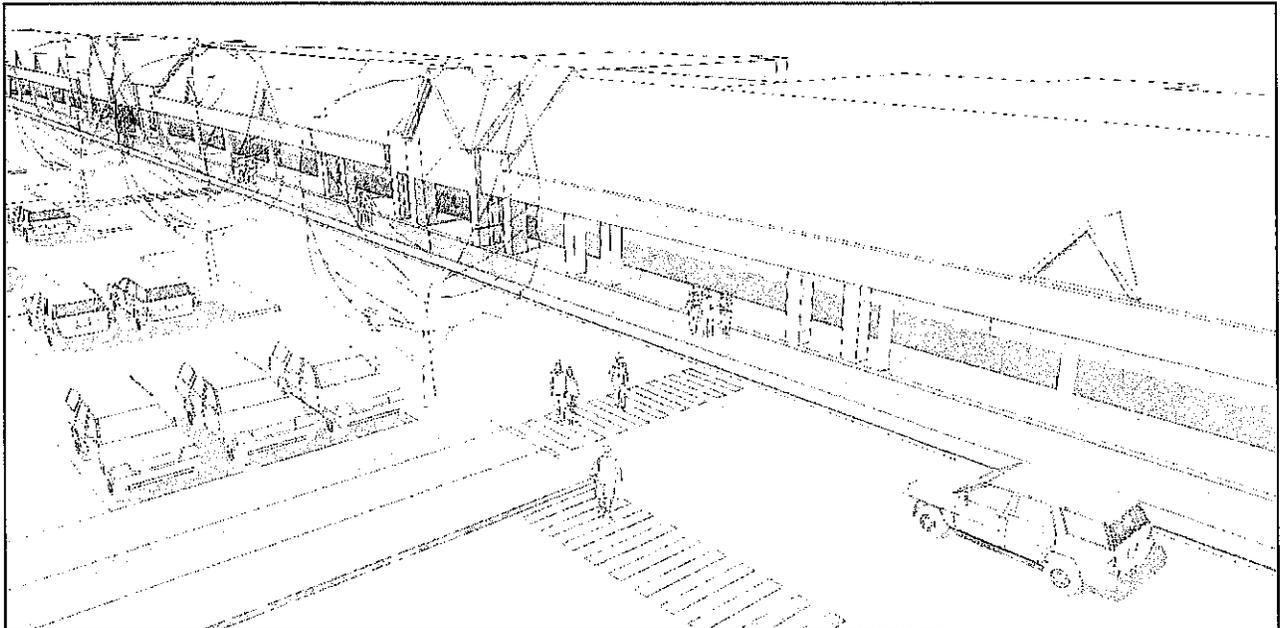
(1) Sidewalks shall be required on at least one (1) side of each street within a development.

(2) Sidewalks and on site pedestrian routes shall be at least five feet (5’) wide except those located on a street designated for a minimum eight foot (8’) wide multi-use path, trail, or as part of a bicycle and pedestrian master plan.

(3) The on-site pedestrian circulation system must provide safe, direct, and convenient pedestrian routes connecting main entrances of buildings and uses with all other entrances and with available access points including parking, streets, sidewalks, and transit stops.

(4) Where pedestrian routes cross parking lots, drive aisles, or other vehicular use areas, they must be clearly differentiated from the vehicles surface through the use of physical separation or by durable, low-maintenance material such as pavers, bricks, scored concrete, pavement textures to define places of pedestrian movement.

Figure 421-1: Pedestrian Access Routes



(H) Bicycle Facilities: 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.

(3) The bicycle parking spaces must be at least as conveniently located as the most convenient non-disabled motor vehicle parking provided. If no motor vehicle parking is provided, bicycle parking spaces must be within sixty feet (60') of the main entryway into the primary structure.

(4) A city-approved bike rack or bike locker shall be installed to secure the bicycles.
(Ord. 2016-44, § 8)

§ 154.422 BUILDING, FENCE/WALL, and LIGHTING DESIGN.

(A) New Building Construction. 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) The primary material shall be used for a minimum of fifty percent (50%) of the façade of each structure (excluding any glass surfaces and doors).

(2) Concrete block is not a permitted exterior finish material.

(3) The primary building material (excluding window, door, roofing and soffit materials) used on each applicable façade shall be:

(a) Brick or other masonry material.

(b) 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. Precast concrete shall include at least two (2) textures (e.g. rough, smooth, striated, etc.) or at least 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).

(c) 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.

(4) Utility features of the facility, such as loading docks and service areas, shall not be construed to be an architectural detail or feature to meet façade relief requirements in Design Guidelines.

(B) Additions to an Existing Building. 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 §154.222 (A).

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

(1) 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 §154.222(A). Full compliance with the provisions for new construction shall not be a requirement for approval.

(2) Exterior building façade renovations shall not include the painting of brick, stone, architectural precast or other natural exterior wall or siding products.

(D) Exterior Building Façade Renovation with Major Building Additions. Exterior building façade renovations performed in connection with a major building addition as described herein shall comply with the provisions for new building construction specified above in HMC §154.222 (A).

(E) Front and side facades of buildings located on corner lots or parcels shall be of the same materials and similarly detailed.

(F) 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 §154.222 (A).

(G) Entry Design.

(1) The location, orientation, proportion and style of doors must faithfully reflect the chosen style of the building.

(2) 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.
(Ord. 2016-44, § 10)

(H) 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, twisted wire, and razor wire is prohibited fence material. Alternative security fence material and designs are permitted.

(Ord. 2016-44, § 12)

(I) Exterior Lighting.

Site lighting shall comply with HMC §154.358(G)(4) and the following requirements:

(1) 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.

(2) 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.

(3) Wall Mounted Light Fixtures. Fixtures illuminating building facades shall be located, aimed, and shielded so that light is directed only onto the building façade. They shall be designed to wash the façade of the building with light (rather than providing a spotlight affect). Exterior façade lighting shall be contained on the building façade and shall focus on entries and architectural features.

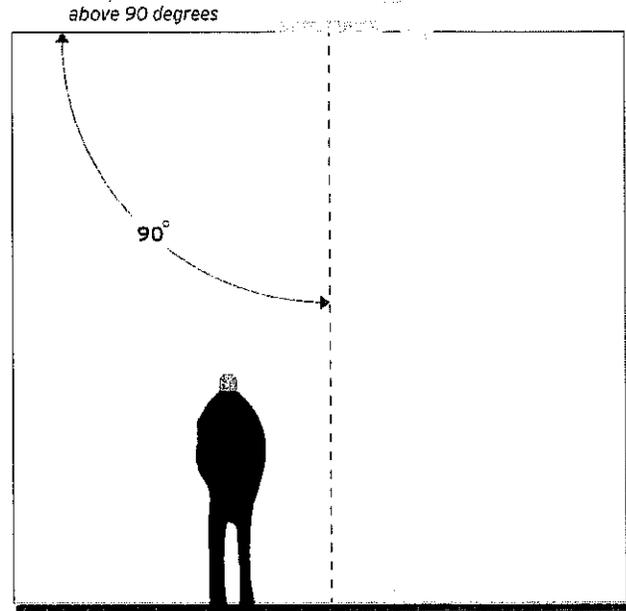
(4) Pole and Wall Pack Light Fixtures. All pole light fixtures and wall pack light fixtures with a wattage of four hundred (400) watts or above, shall be equipped with a flat lens that does not protrude below the bottom edge of the housing.

(5) Mounted Pole and Wall Pack Light Fixtures. All pole light fixtures and wall pack lights 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.

(6) 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, must be recessed into the canopy and be equipped with a flat lens that does not protrude below the bottom edge of the light fixture.

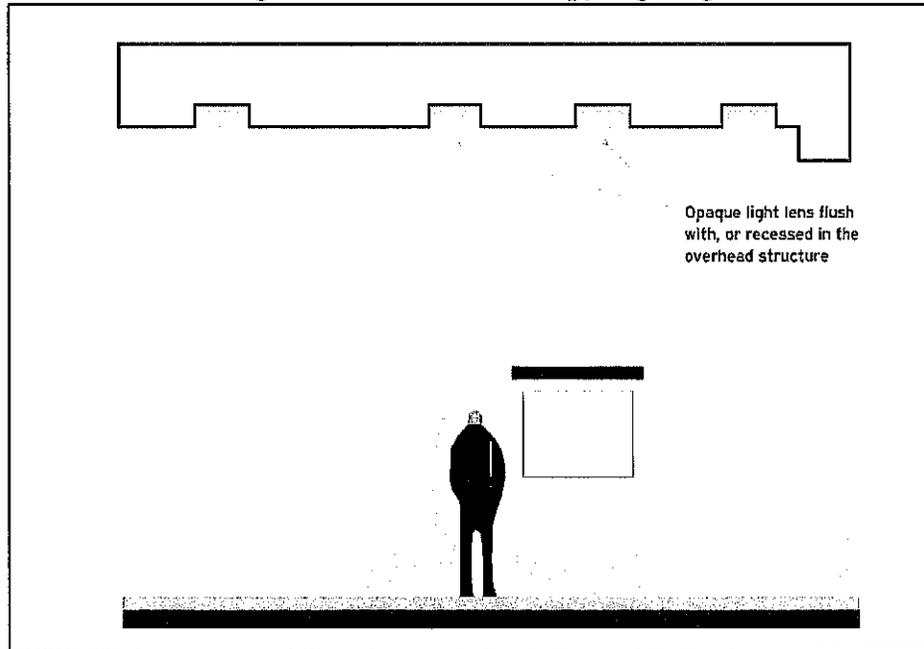
(7) Externally Illuminated Signs. Fixtures illuminating signs shall be located, aimed, and shielded so that light is directed only onto the sign face; with minimal light spillage around, below, and/or above the sign.

Figure 422-1: Full Cut-Off Light Fixture



(8) 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. (Ord. 2016-44, § 14)

Figure 422-2: Under-Canopy Lighting



§ 154.423 LANDSCAPING

(A) Definitions.

CALIPER. The diameter measurement of the trunk taken 6 inches above ground level.

DIAMETER BREAST HEIGHT (DBH). The diameter of a tree in inches 4-1/2 feet above the ground.

EXEMPT TREE. Any tree on the exempt list, as maintained and provided by the City of Hobart Parks and Recreation Department.

NUISANCE TREE. A diseased or weakened tree with an accelerated potential to cause physical human harm or to cause property damage.

PERSON. Any individual, corporation, business or any other entity, whether private or governmental, including the City of Hobart.

PRIORITY TREE. Any tree on the priority tree list, as maintained and provided by the City of Hobart Parks and Recreation Department.

PUBLIC PROPERTY. All property owned by the City of Hobart or any agency or department thereof and all property included in the public way, as defined by this chapter.

REPLACEMENT TREE. A tree 2-inch caliper or greater which is not an exempt tree. Further, **REPLACEMENT TREES** shall conform at mature size with the planting space, taking into consideration buildings, sidewalks, curbs and overhead and underground utilities.

TREE. A woody, perennial plant, ordinarily with 1 main stem or trunk, which develops many branches and which ordinarily grows to a height of 10 feet or more with a diameter in excess of 6 inches at a height of 5 feet.

TREE CANOPY. The area covered by tree stems, branches and leaves as viewed overhead. **CANOPY** shall be quantified in square foot coverage.
(Ord. 2017-04, § 1)

(B) *Landscape Plans, applicability and approval process.*

(1) The requirements of this section shall apply to:

- (a) Projects requiring site plan approval;
- (b) Projects requiring subdivision approval; or
- (c) Projects requiring planned unit development approval.

(2) Landscape plans shall be submitted to the Site Review Committee and shall be required for all such projects hereunder unless specifically expressed in this subchapter.

(3) During initial site review for projects requiring a landscape plan, a site plan shall be submitted to the Site Review Committee which depicts the general location of any existing tree canopy in relation to existing and proposed site improvements.

(4) Landscape plans submitted to the Site Review Committee shall be forwarded for approval to Hobart Plan Commission or its designee. Changes to an approved landscape plan, which reduce the number of trees to be planted and/or remove additional non-exempt trees of 10-inch DBH, shall require the review and approval from the Hobart Site Review Committee.

(C) *Contents of landscape plan.*

(1) Landscape plans shall be drawn to scale of not less than 1 inch equals 50 feet or as an overlay on a topographical survey.

(2) Landscape plans shall contain the following criteria or information estimated as close as possible:

- (a) The location of existing and proposed structures;
- (b) The location of parking lots, drives, roadways, rights-of-way and sidewalks;
- (c) The elevations and locations of all fences, bridges, retaining walls or other similar details;
- (d) The number, species, and general location of all non-exempt trees of 10-inch DBH or greater to be removed;
- (e) Lot coverage calculations before and after site (re)development;
- (f) The DBH, general location, species of all trees and plant material to be planted after site (re)development;
- (g) Residential subdivisions and planned unit developments shall be required to show trees and plant material within public property, common areas, open space and/or recreation areas;
- (h) A summary of the covenants and restrictions that pertain to this subchapter;
- (i) A statement of the methods by which the applicant will satisfy the requirements of this subchapter throughout site (re)development.

(3) Landscape plans shall show how the developer intends to work with the natural features of the property, with special concern being given to the preservation of mature trees and those trees on the priority tree list during site (re)development.

(4) Landscape plans shall specify the planned impact of proposed improvements and development (overhead lines, roadways, berms, parking areas and the like) upon the property.

(D) Selection, maintenance and installation of plant materials.

(1) Planting materials used by any person in conformance with provisions of this section shall be of good quality and of a species expected to thrive in the climate of Northwest Indiana.

(2) All landscaping material used by any person shall be installed in accordance with planting procedures which shall be established and made available by the City of Hobart Parks

and Recreation Department.

(3) The scale and nature of landscape material should conform at maturity to the site and structures. For example, larger scaled buildings should ordinarily be complemented by larger scaled plants.

(4) Evergreen should be incorporated into the landscape treatment of a site, particularly in those areas where parking lots are otherwise required to be screened.

(5) Trees and plant materials used to satisfy the landscape, screening, and bufferyard requirements of this ordinance shall be selected from the list of species identified in HMC § 154.423 (J) *Priority Tree List*. and HMC § 154.423 (K) *Recommended Tree and Plant Species*.

(6) 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.

(7) 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.

(Ord. 2016-40, §1)

(E) Landscape Area Requirements.

(1) Residential development. Sites occupied by multiple-family buildings containing 4 or more units shall have at least 1/5 of the green space required for such project covered by plantings consisting of shade trees, evergreen trees, shrubbery and other ground plantings, but not including grass. Landscape islands within the interior of a parking lot shall count toward the 1/5 requirement.

(2) Business, Office Service, Planned Business Park, and Manufacturing/Light Industrial use developments. In all Business (B), Office-Service (OS), Planned Business Park (PBP), Manufacturing (M), and all Planned Unit Development (PUD) for all projects involving the construction of a new building or buildings; or the expansion of any existing building on all portions of every lot or parcel either occupied or unoccupied by structures, parking areas, or other paved surfaces shall be designed, constructed, and maintained in a cultivated landscape condition to include the following:

(a) Open area, undeveloped portions of each parcel shall be planted with drought-tolerant grass or other vegetative ground cover.

(b) 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) Shrubs shall be a minimum of eighteen inches (18") in height at the time of planting, measured from the top of the rootball.

(d) Deciduous trees shall have a trunk measuring a minimum of two and one-half inches (2-1/2") in diameter at six inches (6") above the rootball at the time of planting.

(e) Evergreen trees shall be a minimum of six feet (6') in height at the time of planting measured from the top of the rootball.

(f) Yard Areas, in all lots or parcels, or other open areas that are to remain undeveloped and are not being held for future phased development shall include plant material with a minimum of one (1) shade tree 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), with no more than twenty-five percent (25%) of trees planted in each yard area may be of an ornamental variety.

(Ord. 2016-40, § 2)

(3) Parking Lots. All accessory and non-accessory parking lots that include four (4) or more parking spaces shall be subject to the following parking lot landscaping requirements:

(a) The perimeter of each parking lot shall be screened from streets and from abutting residentially zoned lots using a combination of trees, plant materials, decorative fences, decorative walls, and/or earthen berms. Required parking lot perimeter landscaping shall include at least one (1) tree per thirty-five linear feet (35') of parking lot perimeter. Shrubs must be provided along street frontages at a rate of at least 10 shrubs per 35 linear feet of parking lot perimeter and shall be arranged to provide visual screening of the parking area. Required trees are not required to be evenly spaced, but the distance between trees may not exceed 90 feet.

(b) Landscape islands shall be provided at the ends of each parking aisle, with additional landscape islands reasonably dispersed throughout the parking lot. At least one (1) island must be provided per every fifteen (15) parking spaces. All landscape islands shall be

at least 360 square feet in area and include at least one shade tree. Landscape islands shall be filled with planting soil or existing soil that has been tested and amended to support the plant material.

(c) All required perimeter and interior parking lot landscaping shall be protected from vehicle travel through the use of curbing and/or wheelstops.

Figure 423- 1: Parking Lot Landscaping

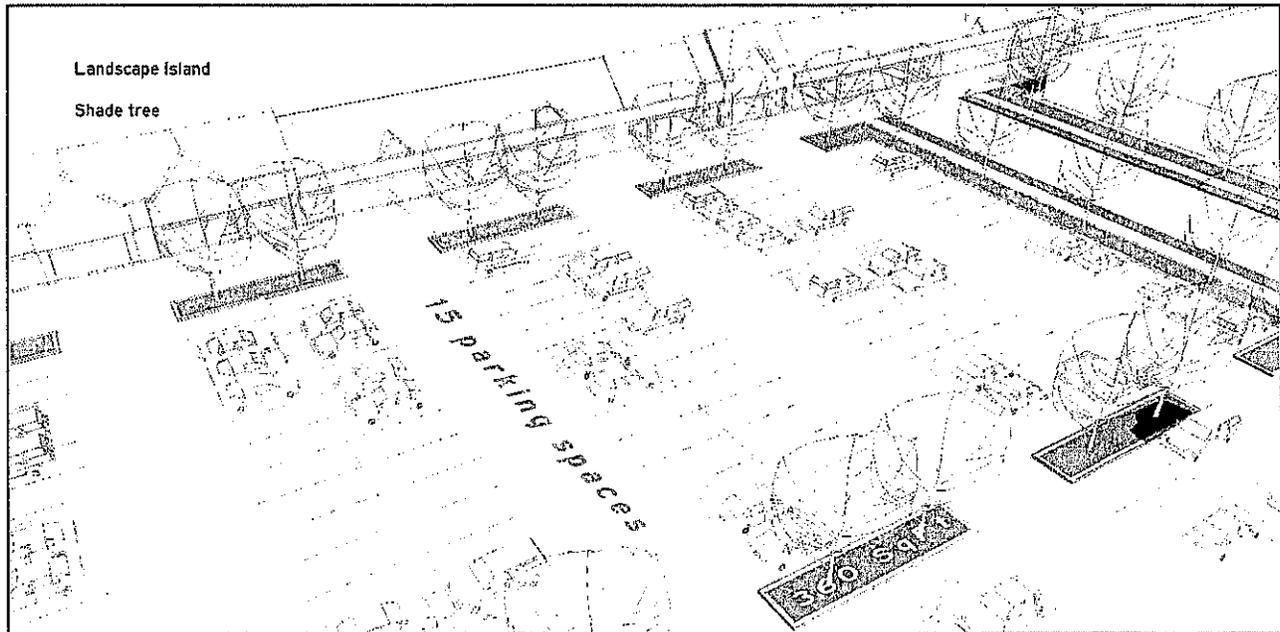
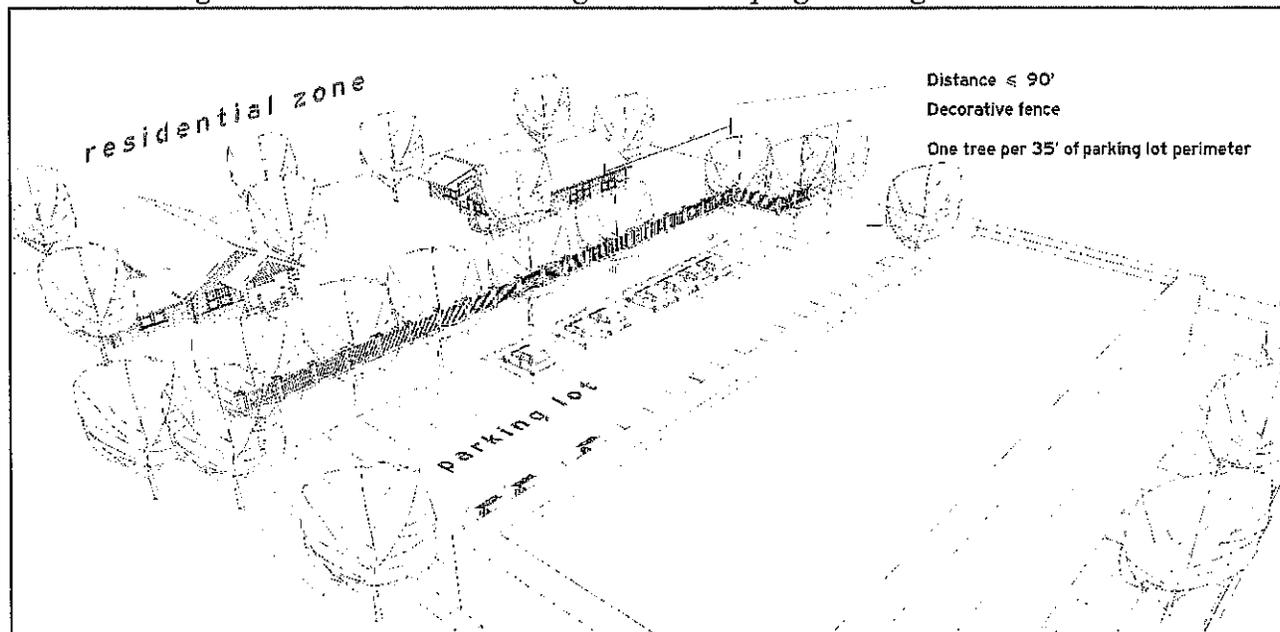


Figure 423-2: Perimeter Parking Lot Landscaping Abutting Residential



(F) *Bufferyard.*

(1) The bufferyard and screening regulations of this section apply in OS, PBP, M and PUD zoning districts. The regulations are intended 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.

(2) 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 fence rows) may be cited towards required buffering, including:

(a) Trees, shrubs and emergent vegetation specifically selected for wetland or pond perimeters should be specified to enhance if not effectively screen detention areas.

(b) All required bufferyards shall be provided entirely on the subject property and shall be in addition to applicable minimum setbacks of the subject zoning district.

(c) All landscape material must be properly maintained, and kept in a neat and orderly appearance, free from all debris and refuse. Landscape material are intended to grow, spread and mature over time. Pruning, limbing-up, topping and other growth-inhibiting measures may only be used to ensure the public safety and/or health of the vegetation.

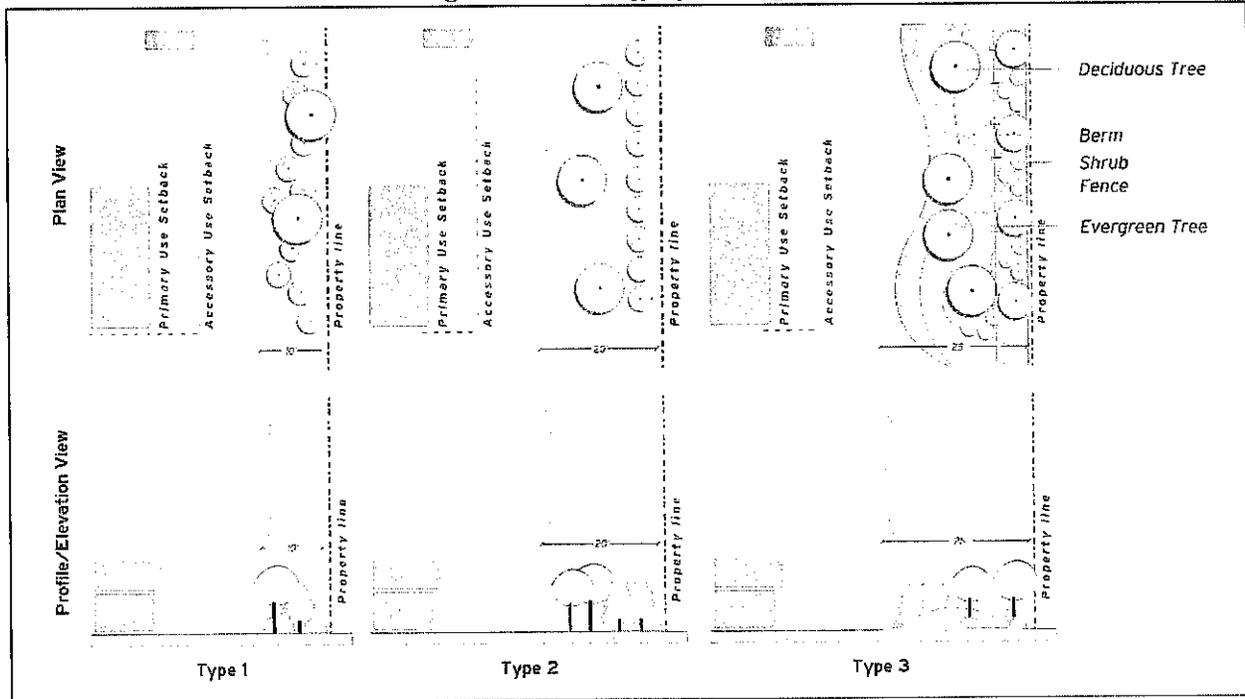
(3) Screening may include landscaping, walls, fences, hedges, berms, and existing vegetation. The buffer width, height, and appropriate screening for similar and dissimilar uses and shall be in accordance with the applicable bufferyard regulations, as follows:

(a) *Bufferyard Type Requirement Chart*

EXISTING DEVELOPMENT LAND USE	NEW DEVELOPMENT ZONING DISTRICT			
	OS	PBP	M	PUD
Residential (R)	2	3	3	Same buffer/screening as applies to OS, PBP or M use type as applicable
Office-Service (OS)	N/A	3	3	
Neighborhood and Central Business (B-1 and B-2)	2	3	3	
Highway Business (B-3)	2	3	2	
Planned Business Park (PBP)	2	N/A	1	
Light Manufacturing (M-1)	3	1	N/A	
Heavy Manufacturing (M-2)	3	2	1	

(b) *Bufferyard Type Illustration:*

Figure 423-3: *Bufferyard Types*



(c) *Bufferyard Type Requirement Table:*

<p>Type 1</p>	<p>Bufferyard Type 1 shall include a minimum buffer width of 10 feet in addition 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 feet (6') in height at the time of planting.</p>
<p>Type 2</p>	<p>Bufferyard Type 2 shall include a minimum buffer width of 20 feet in addition to the yard setback otherwise required by this Ordinance. One (1) broad-leaf deciduous canopy tree and two (2) evergreen trees shall be planted in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six feet (6') in height at the time of planting. One (1) shrub shall be planted for every ten feet</p>

	(10') of continuous boundary. Shrubs may be clustered.
Type 3	<p>Bufferyard Type 3 shall include a minimum buffer width of 25 feet in addition to the yard setback otherwise required by the City of Hobart 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 feet (6') in height at the time of planting. Shrubs shall be planted along 50 percent (50%) of the boundary. The plantings shall be supplemented by an earthen berm a minimum of four feet (4') 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 feet (8'). A minimum of seventy-five percent (75%) 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.</p>

(G) Screening

(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) All enclosure(s) for ground mechanical and service areas shall be accessed via an opaque gate. The fence may not be chain-link.

(6) All wall(s) for ground mechanical and service areas shall be equal to the height of the unit plus two feet (2').
(Ord. 2016-44, § 15)

(H) Tree Preservation.

(1) The landscape plan shall indicate the techniques that will be used during construction to preserve existing trees to be retained or relocated on site.

(2) The following tree protection measures shall be required on all sites:

(a) Prior to construction activities, a sturdy fence or barrier should be erected around designated trees for protection at a minimum distance of 1 linear foot for every inch of DBH.

(b) No machinery, tools, chemicals or temporary soil deposits may be permitted within this area.

(c) Tunneling shall be used for utility placement in all areas where trees are to be preserved. If trenches must be used, they should be planned for minimal root damage.

(d) Soil grading around preserved trees shall be avoided. A depth of no more than 6 inches of soil may be placed over tree roots within the protected area, nor shall soil be graded away.

(I) *Exempt Tree List.*

Ailanthus Altissima or Tree of Heaven.	<i>Ailanthus Altissima.</i>
Elm various.	<i>Ulmus sp.</i>
Black Locust.	<i>Robinia pseudoacacia.</i>
Black Pine or Austrian Pine.	<i>Pinus nigra.</i>
Box Elder.	<i>Acer negundo.</i>
Cottonwood.	<i>Populus deltoides.</i>
Mulberry.	<i>Norus rubra and Morus alba.</i>
Osage Orange or Hedgeapple.	<i>Maclura pomifera.</i>
Silver Maple Sumac.	<i>Acer saccharinum.</i>
Weeping Willow.	<i>Rhus typhina.</i>
Purple Plum.	<i>Salix alba.</i>
Sand Cherry.	<i>Prunus cerasifera.</i>
Nuisance tree, as defined within the ordinance.	

(Ord. 2002-10, §6)

(J) *Priority Tree List.*

Red Maple.	<i>Acer rubrum.</i>
Sugar Maple.	<i>Acer saccharum.</i>
Norway Maple.	<i>Acer plantanoides.</i>
Shagbark Hickory.	<i>Carya ovata.</i>
Hackberry.	<i>Celtis occidentalis.</i>
River Birch.	<i>Betula nigra.</i>
Beech various.	<i>Fagus sp.</i>
Ginkgo.	<i>Ginkgo biloba.</i>
Black Walnut.	<i>Juglans nigra.</i>

Sweet-gum.	<i>Liquidambar styraciflua.</i>
Tulip Poplar.	<i>Liriodendron tuhpifera.</i>
Ironwood.	<i>Ostryua virginiana.</i>
Spruce various.	<i>Picea sp.</i>
Eastern White Pine.	<i>Pinus strobus.</i>
Black Cherry.	<i>Prunus serotina.</i>
Oak various.	<i>Quercus sp.</i>
White Fir.	<i>Abies concolor.</i>

(Ord. 2002-10, §6)

(K) Recommended Tree and Plant Species.

(1) Trees and plant materials used to satisfy the landscape and bufferyard requirements of this ordinance shall be selected from the lists of recommended species below.

(2) Unless otherwise expressly stated in this ordinance or specified at the time of site plan approval, priority trees identified in HMC §154.423 (J) shall also be used to satisfy the landscaping requirements of this ordinance.

(a) Trees for Planting on Streets, Highways, and Parking Lots. Where D = Deciduous and E = Evergreen
(generally with high canopies, shade producing, hardy)

Botanic Name	Common Name	Type	Mature Height	Tree Category
Acer 'Freemanii'	Freeman Maple	D	50-60'	Shade
Acer rubrum	Red Maple	D	40-60'	Shade
Acer saccharum	Sugar Maple	D	50-70'	Shade
Ginkgo biloba (male only)	Ginkgo	D	40-60'	Shade
Gleditsia triacanthos inermis	Thornless Honeylocust	D	30-60'	Shade
Liquidamber styraciflua (Fruitless)	American Sweet Gum	D	40-60'	Shade
Pyrus calleryana 'Aristocrat'	Aristocrat Pear	D	35-45'	Shade
Quercus bicolor	Swamp White Oak	D	40-50'	Shade
Quercus robur	English Oak	D	50-70'	Shade
Taxodium distichum	Bald Cypress	D	50-100'	Shade
Tillia cordata 'Green Spire'	Little-Leaf Linden	D	40-50'	Shade

(b) Trees for Planting on Streets, Highways that Minimize Conflict with Overhead Utilities. Where D = Deciduous and E = Evergreen

Botanic Name	Common Name	Type	Mature Height	Tree Category
Crataegus crus-galli (Inermis)	Cockspur Hawthorn	D	15-25'	Ornamental
Malus 'Prairie Fire'	Prairie Fire Crabapple	D	15-25'	Ornamental

<i>Syringa reticulata</i>	Tree Lilac	D	20-30'	Ornamental
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(c) Ornamental Trees for Use in Site Interior or Buffer. Where D = Deciduous and

E = Evergreen

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Acer ginnala</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 grandiflora</i>	Apple Serviceberry	D	25-30'	Ornamental
<i>Betula nigra</i>	River Birch	D	40-60'	Ornamental
<i>Cercis canadensis</i>	Eastern Redbud	D	20-30'	Ornamental
<i>Cornus kousa</i>	Japanese Dogwood	D	20-25'	Ornamental
<i>Cotinus coggyria</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</i> 'Tortuosa'	Corkscrew Willow	D	25-30'	Ornamental

(d) Evergreen Trees for Use in Site Interior or Buffer. Where D = Deciduous and

E = Evergreen

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 glauca densata</i>	Black Hills Spruce	E	50-60'	Evergreen
<i>Picea pungens</i> 'Glauca'	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. Where

D = Deciduous and E = Evergreen

Botanic Name	Common Name	Type	Mature Height
<i>Aronia melanocarpa</i>	Black Chokeberry	D	4-6'
<i>Buxus microphylla</i> 'Koreana'	Korean Boxwood	E	2-3'
<i>Cotoneaster divaricate</i>	Spreading Cotoneaster	D	5-6'
<i>Euonymus fortunei</i>	Euonymous	E	4-6'
<i>Hydrangea macrophylla</i> 'Nikko Blue' spp.	Nikko blue Hydrangea	D	3-4'
<i>Physocarpus opulifolius intermedius</i>	Dwarf Ninebark	D	4-5'
<i>Rhus aromatic</i>	Fragment Sumac	D	4-6'
<i>Symphoricarpos alba</i>	White Snowberry	D	5-6'
<i>Weigela florida</i>	Flowing Weigela	D	4-5'

(f) Large Shrubs Approved for Screens, Hedges, and Specimen Planting. Where D = Deciduous and E = Evergreen

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 coggygria</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</i> Hybrids	Hybrid Forsythia	D	7-10'
<i>Hamamelis virginiana</i>	Common Witch Hazel	D	10-15'
<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	D	4-15'
<i>Hydrangea paniculata 'Grandiflora'</i>	Peegee Hydrangea	D	6-10'
<i>Juniperus chinensis</i>	Chinese Juniper	E	6-15'
<i>Myrica pennsylvanica</i>	Northern Bayberry	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>Syringa vulgaris</i> Hybrids	Hybrid French Lilac	D	8-12'
<i>Taxus cuspidate 'Capitata'</i>	Upright Japanese Yew	E	10-25'
<i>Taxus 'Hicksii'</i>	Hick's Yew	E	10-12'
<i>Thuja accidentalis</i> Hybrids	American Arborvitae	E	4-15'
<i>Viburnum dentatum</i>	Arrowwood Viburnum	D	10-15'
<i>Viburnum prunifolium</i>	Black Haw Viburnum	D	10-12'
<i>Viburnum trilobum</i>	American Cranberry Bush	D	8-12'

(g) Low Spreading Shrubs Approved for Borders, Parking Islands, and Groundcover. Where D = Deciduous and E = Evergreen

Botanic Name	Common Name	Type	Mature Height
<i>Buxus sempervirens</i>	Boxwood	E	2-3'
<i>Cotoneaster apiculata</i>	Cranberry Cotoneaster	D	2-3'
<i>Cotoneaster horizontalis</i>	Rockspray Cotoneaster	D	1-3'
<i>Daphne burkwoodii</i>	Burkwood Daphne	D	3-4'
<i>Euonymus fortunei 'Sarcoxie'</i>	Sarcoxie Euonymus	E	3-4'
<i>Forsythia viridissima 'Bronxensis'</i>	Dwarf Forsythia	D	1-2'
<i>Hypericon patulum</i>	St. John's Wort	D	2-3'
<i>Juniperus</i> (spreading varieties)	Juniper	E	1-3'
<i>Philadelphus virginialis</i>	Miniature Snowflake	D	2-3'

Botanic Name	Common Name	Type	Mature Height
Picea abies 'Nidiformis'	Birdnest Spruce	E	2'
Rhus aromatic 'Gro-Low'	Low Grow Fragrant Sumac	D	1-2'
Ribes alpinum	Alpine Currant	D	3-5'
Spirea alba	Meadow Sweet Spirea	D	3-5'
Spirea bumalda	Spirea	D	2-3'
Syringa patula 'Miss Kim'	Dwarf Korean Lilac	D	3-5'
Taxus cupidata 'Nana'	Dwarf Japanese Yew	E	2-3'
Taxus media	Spreading Yew	E	2-4'
Thuja accidentalis 'Hetzii Midget'	Hetz Midget Arborvitae	E	2-3'

(h) Climbing Vegetation for Walls and Fences. Where D = Deciduous and E = Evergreen

Botanic Name	Common Name	Type
Campsis radicans	Trumpetvine	D
Clematis jackmanii	Clematis Hybrids	D
Lonicera hechtii	Everblooming Honeysuckle	D
Parthenocissus quinquefolia	Virginia Creeper	D
Parthenocissus Tricuspidata	Boston Ivy	D

(Ord. 2016-40, § 3)

(L) *Variances.*

(1) Any variance from the requirements of this sub-section may be requested from the Plan Commission for sites employing innovative landscaping treatments.

(2) The innovations are encouraged and shall be favorably considered and recommended by the Site Review Committee as a positive attribute in connection with such a request.

(Ord. 2002-10, § 6)

§ 154.424 SITE REVIEW COMMITTEE.

(A) A committee made up of the following individuals to review Board of Zoning Appeals and Plan Commission applications:

- (1) City Planner
- (2) City Engineer
- (3) Zoning Administrator

- (4) Plan Commission member (no more than two)
- (5) MS4 Coordinator
- (6) Parks and Recreation Director, or proxy
- (7) Planning Department Recording Secretary

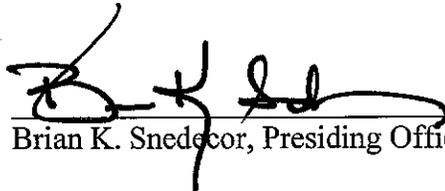
(Ord. 2017-04, § 2)

(B) The Planning and Zoning Department Staff schedule meetings for the Site Review Committee (Committee). The Committee shall meet prior to the regular meeting of the Plan Commission and staff may recommend or update the Plan Commission on Site Review Committee findings, discussion, and recommendations.

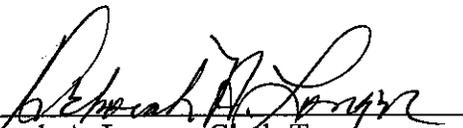
SECTION TWO: This ordinance shall become effective upon its adoption in the manner required by law, and upon publication thereof pursuant to I.C. §36- 3-4-6-14(b) in two newspapers of general circulation published within the City pursuant to I.C. §5-3-1-4 (a).

SECTION THREE: 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 August, 2019.

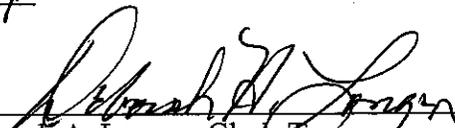


Brian K. Snedecor, Presiding Officer

ATTEST: 

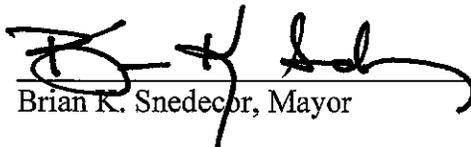
Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 21st day of August, 2019 at the hour of 7:15 pm

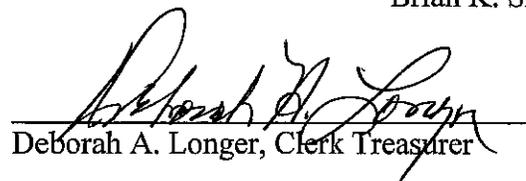


Deborah A. Longer, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 21st day of August, 2019.



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. 154.420 SITE PLAN, TREE PRESERVATION, AND
LANDSCAPING

DATE: July 17, 2019

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

REQUEST: To Amend Chapter 154 of the Hobart Municipal Code
Sec. 154.420 SITE PLAN, TREE PRESERVATION, AND
LANDSCAPING

PLAN COMMISSION PETITION NO.: 19-12G

DATE OF PLAN COMMISSION ACTION: July 11, 2019

DEADLINE FOR COMMON COUNCIL ACTION: October 9, 2019

CERTIFICATION

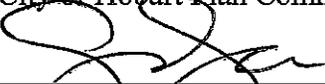
ACTION TAKEN BY PLAN COMMISSION:

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

CONDITIONS: None

VOTE: 8-0

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