

1 **COMMON COUNCIL OF THE CITY OF HOBART, INDIANA**
2 **Ordinance No. 2024- 33**

3
4 **AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF HOBART**
5 **CONCERNING DATA CENTER REGULATION TO PROMOTE DEVELOPMENT IN**
6 **ACCORDANCE WITH THE CITY COMPREHENSIVE PLAN**
7

8 **WHEREAS**, the Common Council (“Council”) of the City of Hobart, Indiana (“City”) has been informed that there is a need to make a number of amendments to the chapter of the Municipal Code of the City of Hobart concerning Zoning (HMC Chapter 154); and

11 **WHEREAS**, the City has established its zoning regulations by and through the passage of Ordinance 93-59, as amended and readopted under Ordinance No. 2001-41, of the Hobart Municipal Code (“Code”), being in effective since 1993, and amended from time to time; and

14 **WHEREAS**, the subject matter of the proposed amendments is a result of the current provisions of the zoning code failing to clearly reference the development of a Data Center, which was not contemplated in earlier iterations of the Code due to modern technological advancements which have prompted a need to encourage development of this type of new technology; and

19 **WHEREAS**, a data center is a new use that provides a location for a facility used primarily for the storage, management, processing and transmission of digital data, which houses computer systems and associated components related to digital data operations, such as telecommunications and data storage systems; and

23 **WHEREAS**, a data center facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center; and

26 **WHEREAS**, the City Departments have reviewed the Zoning Ordinance and Chapter 154: Zoning and determined that certain sections of the Chapter including § 154.007, § 154.213, § 154.228, § 154.308, § 154.359, and § 154.421 are in need of being amended to address the subject of data centers; and

30 **WHEREAS**, the purpose and intent of the amended language is to promote appropriate development within areas of the City where there is existing infrastructure that could adequately support the proposed use while protecting the public safety, health and welfare of the residents, businesses, and community at large; and

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

35 **SECTION ONE.** The Municipal Code of the City of Hobart (“Code”), in Chapter 154 entitled “ZONING,” in the Sub-Chapter entitled “GENERAL PROVISIONS” is hereby amended by adding the additional language to §154.007, such section entitled “Definitions,” as follows:

CHAPTER 154: ZONING

GENERAL PROVISIONS

§ 154.007 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DAY CARE CENTER. Any place operated by a person, society, agency, corporation or institution, or any other group which receive for pay 3 or more children under 18 years of age for group care, without transfer or custody, for less than 24 hours per day.

DATA CENTER. A stand-alone facility, or group of buildings, for the housing of computer systems, and associated components, such as telecommunications and data storage systems, to house, process, store, and transmit electronic data. Data Centers provide an off-site location for a business, enterprise, institution, or other similar entity in a secure location and with redundant data communication connections, environmental controls, and multiple or back-up power supplies.

DESIGN GUIDELINES. The City of Hobart Design Guidelines function to enhance the character of development in an area and provide the basis for decision making regarding new development and redevelopment in the City of Hobart. The application of the design guidelines can be subjective and allow for flexibility but compliance with the goal of the design guidelines, as outline, is expected. (Ord. 2019-11)

SECTION TWO. The Municipal Code of the City of Hobart (“Code”), in Chapter 154 entitled “ZONING,” in the Sub-Chapter entitled “M-1 LIGHT MANUFACTURING DISTRICTS” is hereby amended by striking out language in §154.213, such section entitled “Permitted Uses,” and inserting in lieu thereof the following new language as follows:

M-1 LIGHT MANUFACTURING DISTRICTS

§ 154.213 PERMITTED USES.

The following listed uses and no others are permitted uses in an M-1 district:

- (A) Retail and service uses as follows:
 - (1) Auto service stations and truck stops;
 - (2) Building materials, sales;
 - (3) Car washes and auto supplies;

- 82 (4) Cartage and express facilities;
- 83
- 84 (5) Contractor and construction shops;
- 85
- 86 (6) Dry cleaning establishments and pressing plants;
- 87
- 88 (7) Fuel sales, with storage of fuel oils, kerosene, gasoline and other flammable
- 89 products limited to 120,000 gallons per tank, with the total storage not to exceed 500,000 gallons;
- 90
- 91 (8) Garages, model display and sales;
- 92
- 93 (9) Ice sales;
- 94
- 95 (10) Linen, towel, diaper and other similar services;
- 96
- 97 (11) Mobile home sales and house trailer sales;
- 98
- 99 (12) Motor vehicle sales, including storage, servicing and repairs;
- 100
- 101 (13) Office and household equipment and machinery, sales and service;
- 102
- 103 (14) Parking garages and parking lots, other than accessory; and
- 104
- 105
- 106 (15) Planned unit developments, industrial.
- 107
- 108 (B) Production, processing, cleaning, testing and repair, as follows:
- 109
- 110 (1) Advertising displays;
- 111
- 112 (2) Art needlework and hand weaving;
- 113
- 114 (3) Awnings, draperies and venetian blinds;
- 115
- 116 (4) Bakeries;
- 117
- 118 (5) Beverages, non-alcoholic;
- 119
- 120 (6) Blacksmith shops and ornamental ironworks;
- 121
- 122 (7) Boat building and boat repairs of pleasure craft and other small craft, but
- 123 not including ship building or shop repairs;
- 124
- 125 (8) Book binding and tooling, hand and machine worked;
- 126
- 127 (9) Bottling works, beverage;

- 128
129 (10) Brushes and brooms;
130
131 (11) Cameras and other photographic equipment and supplies;
132
133 (12) Canvas and canvas products;
134
135 (13) Ceramic products such as pottery and glazed tile;
136
137 (14) Clothing;
138
139 (15) Cosmetics and toiletries;
140
141 (16) Data **Center storage and usage** ~~processing, hardware, and software;~~ **Data**
142 **hardware and software;**
143
144 (17) Dentures;
145
146 (18) Drugs, compounding only;
147
148 (19) Dry cleaning;
149
150 (20) Electrical appliances, such as fixtures, home appliances and toys;
151
152 (21) Electrical equipment assembly, such as television, radio and computer;
153
154 (22) Electrical supplies, manufacture and assembly of, such as wire and cable
155 assembly, switches, lamps, insulation and dry cell batteries;
156
157 (23) Food products (except for meat or fish), processing and combining of,
158 including baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and
159 pressing;
160
161 (24) Fur goods, not including tanning and dyeing;
162
163 (25) Glass products, from previously manufactured glass;
164
165 (26) Hair, felt and feather products, (except washing, curing and dyeing);
166
167 (27) Hat bodies of fur, felt and cloth;
168
169 (28) Hosiery;
170
171 (29) Ice, dry and natural;
172
173 (30) Ink mixing and packaging and inked ribbons;

- 174
175 (31) Insecticides;
176
177 (32) Jewelry;
178
179 (33) Laboratories, medical, dental, research, experimental and testing; provided
180 that, there is no danger from fire or explosion, nor of offensive noise, vibration, smoke, dust, odors,
181 heat, glare or other objectionable influences;
182
183 (34) Laundries;
184
185 (35) Leather products, including shoes and machine belting;
186
187 (36) Luggage;
188
189 (37) Machine shops for tool, die and pattern making;
190
191 (38) Meat products;
192
193 (39) Metal finishing, plating, grinding, sharpening, grinding, polishing,
194 cleaning, rust proofing and heat treatment;
195
196 (40) Metal stamping and extrusion of small products such as bottle caps, buttons,
197 costume jewelry, kitchen utensils, pins and needles and razor blades;
198
199 (41) Mobile homes and house trailers;
200
201 (42) Motor vehicle repair;
202
203 (43) Musical instruments;
204
205 (44) Orthopedic and medical appliances, such as artificial limbs braces, supports
206 and stretchers;
207
208 (45) Paper products, small items such as envelopes and stationery, bags, boxes,
209 tubes and wallpaper;
210
211 (46) Perfumes and perfumed soaps, compounding only;
212
213 (47) Pharmaceutical products, compounding only;
214
215 (48) Poultry and meat processing and retail sale;
216
217 (49) Precision instruments such as optical, medical, testing and measuring;
218
219 (50) Products from finished materials, including, bone, cork, feathers, felt, fiber,

- 220 fur, glass, hair, horn, leather, paper, plastic, rubber, semi-precious stones, shell or yarn;
221
222 (51) Rubber products and synthetic treated fabrics, small items such as washers,
223 gloves, footwear, bathing caps and atomizers;
224
225 (52) Printing and newspaper publishing, including engraving and
226 photoengraving;
227
228 (53) Repair of household and office equipment;
229
230 (54) Silverware, plate and sterling;
231
232 (55) Soap and detergents, packaging only;
233
234 (56) Soldering and welding;
235
236 (57) Sporting and athletic equipment such as balls, baskets, bats, cues, gloves
237 racquets and rods;
238
239 (58) Statuary, mannequins, figurines and religious and church art goods,
240 excluding foundry operations;
241
242 (59) Textiles, including spinning, weaving, manufacturing, dying, printing, knit
243 goods, yarn, thread and cordage, but not including textile bleaching;
244
245 (60) Tobacco curing and manufacturing of tobacco products;
246
247 (61) Tools and hardware such as bolts, nuts and screws, doorknobs, drills, hand
248 tools and cutlery, hinges, house hardware, locks, non-ferrous metal castings and plumbing
249 appliances and fixtures;
250
251 (62) Toys;
252
253 (63) Umbrellas;
254
255 (64) Upholstering (bulk), including mattress manufacturing and rebuilding and
256 renovating furniture;
257
258 (65) Vehicles, children's such as bicycles, wagons and baby carriages;
259
260 (66) Watches; and
261
262 (67) Wood products, such as furniture, boxes, crates, baskets, pencils and
263 cooperage works;
264
265 (68) Brewery;

266 (Ord. 2012-38, § 3)

267

268 (69) Distillery;

269 (Ord. 2012-38, § 4)

270

271 (70) Winery.

272 (Ord. 2012-38, § 5)

273

274 (C) Wholesaling and warehousing, including motor freight terminals;

275

276 (D) Public and community service uses, as follows:

277

278 (1) Publicly-owned facilities and utilities;

279

280 (2) Private utilities providing service to the public; and

281

282 (3) Similar uses, as determined by the Plan Commission.

283

284 (E) Miscellaneous uses, as follows.

285

286 (1) Radio and television towers; and

287

288 (2) Signs, as regulated herein.

289

290 (F) Uses incidental to permitted uses, as follows:

291

292 (1) Accessory uses;

293

294 (2) Temporary buildings or structures for construction purposes, for a period
295 not to exceed the duration of the construction; and

296

297 (3) Eight feet in height.

298 **SECTION THREE.** The Municipal Code of the City of Hobart (“Code”), in Chapter 154
299 entitled “ZONING,” in the Sub-Chapter entitled “M-1 LIGHT MANUFACTURING
300 DISTRICTS” is hereby amended by adding additional new language to §154.228, such section
301 entitled “Maximum Height,” as follows:

302 ***M-1 LIGHT MANUFACTURING DISTRICTS***

303

304 **§ 154.228 MAXIMUM HEIGHT.**

305

306 Building height shall be defined as the vertical distance as measured from the average
307 elevation of the proposed finished grade at the front of the building to the highest point of the roof.

308

309 (A) Maximum height on lots less than twenty (20) acres shall not exceed forty feet (40')

310 in height.

311
312 (B) Maximum height on lots twenty (20) acres or greater shall not exceed fifty feet (50')
313 in height.

314
315 (C) **Regardless of maximum heights listed in the specific zoning district, a Data**
316 **Center may be constructed to a maximum height of seventy-five (75) feet. Rooftop**
317 **mechanical equipment and elevator or stairwell penthouses may extend above the maximum**
318 **height provided they are set back from the building façade and screened from public view.**

319 **SECTION FOUR.** The Municipal Code of the City of Hobart (“Code”), in Chapter 154 entitled
320 “ZONING,” in the Sub-Chapter entitled “PLANNED UNIT DEVELOPMENT DISTRICTS” is
321 hereby amended by adding additional new language to §154.308, such section entitled “Business
322 and Manufacturing Development Regulations,” as follows:

323 ***PLANNED UNIT DEVELOPMENT DISTRICTS***

324
325 **§ 154.308 BUSINESS AND MANUFACTURING DEVELOPMENT REGULATIONS.**

326
327 (A) *Lot Standards.* Lot standards for each use dictate the minimum and/or maximum
328 standards that apply to lots with a PUD Zoning District in any combination of Office-Service,
329 Planned Business Park District, or Manufacturing/Light Industry use.

330
331 (1) *Office-Service Use.* Minimum and/or maximum standards that apply to
332 lots/parcels/sites with office-service use:

333
334 (a) *Minimum Lot Area:* 1 acre

335
336 (b) *Minimum Lot Width:* One hundred feet (100'). The minimum lot width
337 is the allowable horizontal distance between the side property lines of a lot measured at right angles
338 to its depth along a straight line parallel to the front lot line at the front setback line.

339
340 (c) *Minimum Lot Frontage:* Fifty feet (50') on a public street. The
341 minimum length of a lot frontage shall be measured between side lot lines at the street right-of-
342 way or private street easement. **There shall be no requirement for Data Centers to have**
343 **frontage on a public way.**

344
345 (d) *Maximum Lot coverage:* Fifty-five percent (55%) for all primary and
346 accessory structures, drives and parking.

347
348 (2) *Planned Business Park Use.* Minimum and/or maximum standards that apply to
349 lots/parcels/sites with a planned business park use.

350
351 (a) *Minimum Lot Area:* 3 acres

352
353 (b) *Minimum Lot Width:* One hundred twenty-five feet (125'). The

354 minimum lot width is the allowable horizontal distance between the side property lines of a lot
355 measured at right angles to its depth along a straight line parallel to the front lot line at the front
356 setback line.

357

358 (c) *Minimum Lot Frontage:* Sixty feet (60') on a public street. The
359 minimum length of a lot frontage shall be measured between side lot lines at the street right-of-
360 way or private street easement.

361

362 (d) *Maximum Lot coverage:* Sixty-five percent (65%) for all primary and
363 accessory structures, drives and parking.

364

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

367

368 (a) *Minimum Lot Area:* 5 acres

369

370 (b) *Minimum Lot Width:* One hundred fifty feet (150'). The minimum lot
371 width is the allowable horizontal distance between the side property lines of a lot measured at right
372 angles to its depth along a straight line parallel to the front lot line at the front setback line.

373

374 (c) *Minimum Lot Frontage:* Seventy feet (70') on a public street. The
375 minimum length of a lot frontage shall be measured between side lot lines at the street right-of-
376 way or private street easement.

377

378 (d) *Maximum Lot coverage:* Seventy-five percent (75%) for all primary
379 and accessory structures, drives and parking.

380

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

384

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

387

388 (a) *Front.* Minimum of thirty feet (30') from a local street/cul-de-sac,
389 thirty-five feet (35') from a collector street and forty feet (40') from a major arterial. The
390 horizontal space between the front lot line and the front setback line, extending to the side lines of
391 the lot, generally parallel with and measured from the front lot line, defining the area in which no
392 building or structure may be located above ground, except as provided herein.

393

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

399

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

405
406 (2) *Planned Business Park Use*. Setback standards for each use dictate the
407 minimum and/or maximum standards that apply to lots/parcels/sites with a planned business park
408 use.

409
410 (a) *Front*. Minimum of thirty-five feet (35') from a local street/cul-de-sac,
411 forty feet (40') from a collector street and forty-five feet (45') from a major arterial. The horizontal
412 space between the front lot line and the front setback line, extending to the side lines of the lot,
413 generally parallel with and measured from the front lot line, defining the area in which no building
414 or structure may be located above ground, except as provided herein.

415
416 (b) *Side*. Minimum thirty-five feet (35'). The horizontal space between
417 the side lot lines and the side setback lines, extending to the front and rear lot lines, generally
418 parallel with and measured from each side lot line, defining the area in which no building or
419 structure may be located above ground, except as provided herein. For corner and through lots,
420 any side of a structure that faces a street shall meet front setback requirements.

421
422 (c) *Rear*. Minimum forty-five feet (45'). The horizontal space between the
423 rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with
424 and measured from the rear lot line, defining the area in which no building or structure may be
425 located above ground except as provided herein. For through lots, the rear of the structure facing
426 a street shall meet front setback requirements.

427
428 (3) *Manufacturing / Light Industrial Use*. Standards for each use dictate the
429 minimum and/or maximum standards that apply to lots/parcels/sites with a manufacturing and light
430 industrial use.

431
432 (a) *Front*. Minimum of forty feet (40') from a local street/cul-de-sac, forty-
433 five feet (45') from a collector street and fifty feet (50') from a major arterial. The horizontal
434 space between the front lot line and the front setback line, extending to the side lines of the lot,
435 generally parallel with and measured from the front lot line, defining the area in which no building
436 or structure may be located above ground, except as provided herein.

437
438 (b) *Side*. Minimum forty feet (40'). The horizontal space between the side
439 lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with
440 and measured from each side lot line, defining the area in which no building or structure may be
441 located above ground, except as provided herein. For corner and through lots, any side of a
442 structure that faces a street shall meet front setback requirements.

443
444 (c) *Rear*. Minimum fifty feet (50'). The horizontal space between the rear
445 lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and

446 measured from the rear lot line, defining the area in which no building or structure may be located
447 above ground except as provided herein. For through lots, the rear of the structure facing a street
448 shall meet front setback requirements.

449
450 (4) *All uses in a PUD Office-Service, Planned Business Park, and/or*
451 *Manufacturing/Light Industry.* Minimum and/or maximum standards that apply to
452 lots/parcels/sites with an office-service, planned business park, and/or manufacturing/light
453 industry use:

454
455 (a) Required front yards may include pedestrian walks, drives, entrance
456 guard boxes, flag poles, fences, screening walls and similar appurtenant structures. Required side
457 and rear yards may include pedestrian walks, driveways, interior access driveways, interior access
458 drives, off-street parking areas, entrance guard boxes, flag poles, fences, screening walls and
459 similar appurtenant structures.

460
461 (b) *Naturally Sensitive Areas Setback.* Forty foot (40') minimum setback
462 distance shall exist when structural development occurs on a lot or parcel that is adjacent to
463 naturally sensitive areas including but not limited to riparian areas and wetlands. The City Planner,
464 or his/her designee may determine if a feature constitutes a naturally sensitive area. This setback
465 shall overlap front, side, and rear setbacks. The setback with the largest width shall apply.

466
467 (C) *Maximum Height:* Building height shall be defined as the vertical distance as
468 measured from the average elevation of the proposed finished grade at the front of the building to
469 the highest point of the roof on the following uses:

470
471 (1) *Office Service Uses:*

472
473 (a) Maximum height on lots/ parcel/site less than twenty (20) acres shall not exceed
474 thirty feet (30') in height.

475
476 (b) Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed
477 forty feet (40') in height.

478
479 (2) *Planned Business Park Uses:*

480
481 (a) Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed
482 thirty-five feet (35') in height.

483
484 (b) Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed
485 forty-five feet (45') in height.

486
487 (3) *Manufacturing and Light Industrial Uses:*

488
489 (a) Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed
490 forty feet (40') in height.

491

492 (b) Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed
493 fifty feet (50') in height.

494
495 (c) A Data Center may be constructed to a maximum height of seventy-five
496 (75) feet. Rooftop mechanical equipment and elevator or stairwell penthouses may
497 extend above the maximum height provided they are set back from the building
498 façade and screened from public view.

499 **SECTION FIVE.** The Municipal Code of the City of Hobart ("Code"), in Chapter 154 entitled
500 "ZONING," in the Sub-Chapter entitled "OFF-STREET PARKING AND LOADING" is hereby
501 amended by adding additional new language to §154.359, such section entitled "Schedule of
502 Parking Requirements," as follows:

503 ***OFF-STREET PARKING AND LOADING***

504
505 **§ 154.359 SCHEDULE OF PARKING REQUIREMENTS.**

506
507 (I) Miscellaneous uses:

508
509 (1) Fraternities, sororities and dormitories: 1 parking space shall be provided
510 for each 5 active members and/or residents, plus one parking space for the manager thereof.

511
512 (2) Institutions for the care of the mentally impaired and developmentally
513 disabled: 1 parking space shall be provided for each 2 employees (other than staff doctors), plus 1
514 parking space for each staff doctor, plus spaces adequate in number, as determined by the Plan
515 Commission, to serve the visiting public, plus 1 parking space for each vehicle used in the conduct
516 of the enterprise.

517
518 (3) Rest homes or nursing homes: 1 parking space shall be provided for each 4
519 beds, plus 1 parking space for each 2 employees (other than staff doctors), plus 1 parking space
520 for each staff doctor, plus spaces adequate in number, as determined by the Plan Commission, to
521 serve the visiting public, plus 1 parking space for each vehicle used in the conduct of the enterprise.

522
523 (4) Sanitariums, convalescent homes or institutions for the care of children and
524 the aged: 1 parking space shall be provided for each 4 beds, plus 1 parking space for each 2
525 employees (other than staff doctors), plus 1 parking space for each staff doctor, plus spaces
526 adequate in number, as determined by the Plan Commission, to serve the visiting public, plus 1
527 parking space for each vehicle used in the conduct of the enterprise.

528
529 (5) For the following uses, parking spaces adequate in number, as determined
530 by the Plan Commission, to serve persons employed or residing on the premises as well as the
531 visiting public.

532
533 (a) Airports and heliports;

534
535 (b) Convents and monasteries;

- 536
- 537 (c) Crematories and mausoleums;
- 538
- 539 (d) Fraternal and religious institutions;
- 540
- 541 (e) Outdoor amusement establishment, fairgrounds, permanent
- 542 carnivals, kiddie parks and other similar amusement centers;
- 543
- 544 (f) Penal and correctional institutions;
- 545
- 546 (g) Rectories and parish houses;
- 547
- 548 (h) Swimming pools; and
- 549
- 550 (i) **Data Centers**

551 **SECTION SIX.** The Municipal Code of the City of Hobart (“Code”), in Chapter 154 entitled
552 “ZONING,” in the Sub-Chapter entitled “SITE PLAN” is hereby amended by adding additional
553 new language to §154.421, such section entitled “Site Plan,” as follows:

554 ***SITE PLAN***

555 **§ 154.421 SITE DESIGN.**

556

557 (A) *Site Planning:* Site planning encourages compatibility between the site and the
558 buildings, and between tall buildings on the site is encouraged. Where natural or existing stands
559 of woodlands, heritage trees, or topographic patterns contribute to a development, they shall be
560 conserved and integrated. Grading and other modifications to topography shall be permitted but
561 shall avoid negative drainage impacts.

562

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

565

566 (C) *Refuse and Waste:* Location of refuse and waste removal areas, service yards,
567 storage yards, and exterior work areas shall be screened from view from public ways, using
568 materials consistent with the building design.

569

570 (D) *Street Access:* All lots shall be required to have legal access to a public street for
571 both vehicle and pedestrian traffic. **Regardless of requirements for street access, Data Centers**
572 **shall be required to provide legal access for public safety purposes only.**

573

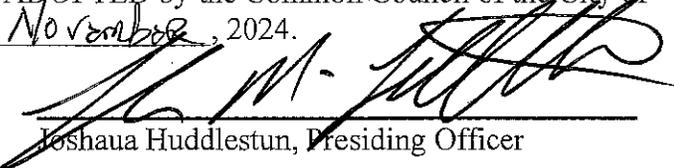
574 (E) *Building Orientation:* Buildings shall promote interaction with its primary
575 access street to provide a pedestrian friendly, walkable environment. All primary and outlot site
576 buildings shall be arranged so that they complement existing development. The buildings shall
577 frame a corner or enclose a “main street” type corridor. Buildings on islands surrounded by
578 parking should be avoided. **Multiple building data center projects shall face any equipment**
579 **areas inward for optimal screening to the maximum extent practical.**

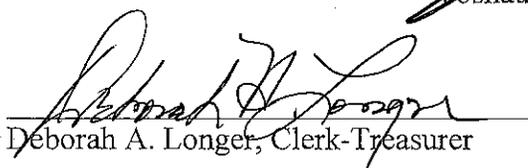
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SECTION SEVEN: This ordinance shall become effective upon its adoption in the manner required by law.

SECTION EIGHT. 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 20th day of November, 2024.

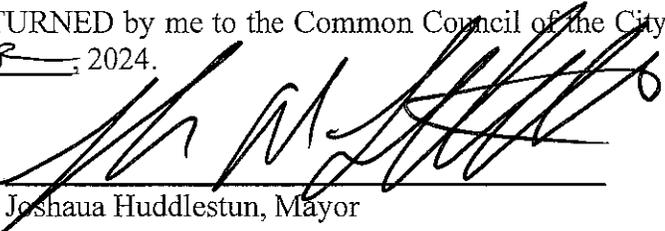

Joshua Huddlestun, Presiding Officer

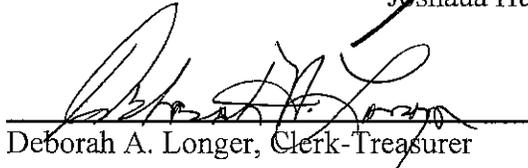
ATTEST: 
Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 20th day of November, 2024 at the hour of 7:30 pm


Deborah A. Longer, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 20th day of November, 2024.


Joshua Huddlestun, Mayor

ATTEST: 
Deborah A. Longer, Clerk-Treasurer