

1                   **COMMON COUNCIL OF THE CITY OF HOBART, INDIANA**  
2                                   **Ordinance No. 2025 - 22 (As Amended)**

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  
10

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  
13

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  
18

19                   **WHEREAS**, a data center is a 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  
22

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  
25

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, § 154.215 § 154.228, § 154.308, § 154.359, and § 154.421 are in need of being amended to address the subject of data centers; and  
29

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.  
33

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:  
36  
37

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 dying;
- 162
- 163 (25) Glass products, from previously manufactured glass;
- 164
- 165 (26) Hair, felt and feather products, (except washing, curing and dying);
- 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, dyeing, 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 §154.215, such section  
301 entitled “Performance Standards; Noise” as follows:

302 **§ 154.215 PERFORMANCE STANDARDS; NOISE.**

303

304 (A) In an M-1 district, sound levels shall be measured with a sound level meter and associated  
305 octave band filter manufactured according to standards prescribed by the American Standards Association.  
306 Measurements shall be made using the flat network of the sound level meter.

307

308 (B) Impulsive type noise shall be subject to the performance standards hereinafter prescribed;  
309 provided that, the noise shall be capable of being accurately measured with such equipment. Noises capable  
310 of being so measured, for the purpose of this comprehensive amendment, shall be those noises which cause

311 rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus 2  
312 decibels. Noises incapable of being so measured, such as those of an irregular and intermittent nature shall  
313 be controlled so as not to become a nuisance to adjacent uses.

314  
315 (C) At no point either on the boundary of an agricultural or residence district or an OS-1, OS-  
316 2, B-1, B-2 or B-3 district or at 125 feet from the nearest property line of a plant or operation, whichever  
317 distance is greater, shall the sound pressure level of an individual plant or operation (other than the operation  
318 of motor vehicles and other transportation facilities) exceed the decibel levels at the designated octave  
319 bands shown hereinafter for the districts indicated.

320  
321 (D) **The maximum Performance Standard sound level for Data Center noise shall not**  
322 **exceed sixty-five (65) decibels at the property line of the applicant except during emergencies**  
323 **caused by power outages.**

324  
325

<i>Octave band cycles per second</i>	<i>Maximum permitted sound level in decibels along A-1, R and OS district boundaries or 125 feet from plant or operation boundary</i>	<i>Maximum permitted sound level in decibels along business district boundaries or 125 feet from plant or operation boundary</i>
0000 to 0075	67	73
0075 to 0150	62	68
0150 to 0300	58	64
0300 to 0600	54	60
0600 to 1200	49	55
1200 to 2400	45	51
2400 to 4800	41	47
Above 4800	37	43

326 (Prior Code, § 24-107) (Ord. 97-15; Ord. 2001-41)

327

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

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

332

333

**§ 154.228 MAXIMUM HEIGHT.**

334

335

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

338

339 (A) Maximum height on lots less than twenty (20) acres shall not exceed forty feet (40’)  
340 in height.

341

342 (B) Maximum height on lots twenty (20) acres or greater shall not exceed fifty feet (50’)  
343 in height.

344

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

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

353 *PLANNED UNIT DEVELOPMENT DISTRICTS*

354  
355 **§ 154.308 BUSINESS AND MANUFACTURING DEVELOPMENT REGULATIONS.**

356  
357 (A) *Lot Standards.* Lot standards for each use dictate the minimum and/or maximum  
358 standards that apply to lots with a PUD Zoning District in any combination of Office-Service,  
359 Planned Business Park District, or Manufacturing/Light Industry use.

360  
361 (1) *Office-Service Use.* Minimum and/or maximum standards that apply to  
362 lots/parcels/sites with office-service use:

363  
364 (a) *Minimum Lot Area:* 1 acre

365  
366 (b) *Minimum Lot Width:* One hundred feet (100’). The minimum lot width  
367 is the allowable horizontal distance between the side property lines of a lot measured at right angles  
368 to its depth along a straight line parallel to the front lot line at the front setback line.

369  
370 (c) *Minimum Lot Frontage:* Fifty feet (50’) on a public street. The  
371 minimum length of a lot frontage shall be measured between side lot lines at the street right-of-  
372 way or private street easement. **There shall be no requirement for Data Centers to have**  
373 **frontage on a public way.**

374  
375 (d) *Maximum Lot coverage:* Fifty-five percent (55%) for all primary and  
376 accessory structures, drives and parking.

377  
378 (2) *Planned Business Park Use.* Minimum and/or maximum standards that apply to  
379 lots/parcels/sites with a planned business park use.

380  
381 (a) *Minimum Lot Area:* 3 acres

382  
383 (b) *Minimum Lot Width:* One hundred twenty-five feet (125’). The  
384 minimum lot width is the allowable horizontal distance between the side property lines of a lot  
385 measured at right angles to its depth along a straight line parallel to the front lot line at the front  
386 setback line.

387  
388 (c) *Minimum Lot Frontage:* Sixty feet (60’) on a public street. The

389 minimum length of a lot frontage shall be measured between side lot lines at the street right-of-  
390 way or private street easement.

391  
392 (d) *Maximum Lot coverage*: Sixty-five percent (65%) for all primary and  
393 accessory structures, drives and parking.

394  
395 (3) *Manufacturing and Light Industry Use*. Minimum and/or maximum standards  
396 that apply to lots/parcels/sites with manufacturing and light industrial use.

397  
398 (a) *Minimum Lot Area*: 5 acres

399  
400 (b) *Minimum Lot Width*: One hundred fifty feet (150'). The minimum lot  
401 width is the allowable horizontal distance between the side property lines of a lot measured at right  
402 angles to its depth along a straight line parallel to the front lot line at the front setback line.

403  
404 (c) *Minimum Lot Frontage*: Seventy feet (70') on a public street. The  
405 minimum length of a lot frontage shall be measured between side lot lines at the street right-of-  
406 way or private street easement.

407  
408 (d) *Maximum Lot coverage*: Seventy-five percent (75%) for all primary  
409 and accessory structures, drives and parking.

410  
411 (B) *Yards and Setbacks*. Yard setbacks for each use dictate the minimum and/or maximum  
412 standards that apply to lots/parcels/sites in a PUD Zone District with Office-Service, Planned  
413 Business Park District (PBP), and/or Manufacturing/Light Industry use.

414  
415 (1) *Office-Service Use*. Setback standards for each use dictate the minimum and/or  
416 maximum standards that apply to lots/ parcels/sites within an office-service use.

417  
418 (a) *Front*. Minimum of thirty feet (30') from a local street/cul-de-sac,  
419 thirty-five feet (35') from a collector street and forty feet (40') from a major arterial. The  
420 horizontal space between the front lot line and the front setback line, extending to the side lines of  
421 the lot, generally parallel with and measured from the front lot line, defining the area in which no  
422 building or structure may be located above ground, except as provided herein.

423  
424 (b) *Side*. Minimum thirty feet (30'). The horizontal space between the side  
425 lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with  
426 and measured from each side lot line, defining the area in which no building or structure may be  
427 located above ground, except as provided herein. For corner and through lots, any side of a  
428 structure that faces a street shall meet front setback requirements.

429  
430 (c) *Rear*. Minimum forty feet (40'). The horizontal space between the rear  
431 lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and  
432 measured from the rear lot line, defining the area in which no building or structure may be located  
433 above ground except as provided herein. For through lots, the rear of the structure facing a street  
434 shall meet front setback requirements.

435  
436 (2) *Planned Business Park Use.* Setback standards for each use dictate the  
437 minimum and/or maximum standards that apply to lots/parcels/sites with a planned business park  
438 use.

439  
440 (a) *Front.* Minimum of thirty-five feet (35') from a local street/cul-de-sac,  
441 forty feet (40') from a collector street and forty-five feet (45') from a major arterial. The horizontal  
442 space between the front lot line and the front setback line, extending to the side lines of the lot,  
443 generally parallel with and measured from the front lot line, defining the area in which no building  
444 or structure may be located above ground, except as provided herein.

445  
446 (b) *Side.* Minimum thirty-five feet (35'). The horizontal space between  
447 the side lot lines and the side setback lines, extending to the front and rear lot lines, generally  
448 parallel with and measured from each side lot line, defining the area in which no building or  
449 structure may be located above ground, except as provided herein. For corner and through lots,  
450 any side of a structure that faces a street shall meet front setback requirements.

451  
452 (c) *Rear.* Minimum forty-five feet (45'). The horizontal space between the  
453 rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with  
454 and measured from the rear lot line, defining the area in which no building or structure may be  
455 located above ground except as provided herein. For through lots, the rear of the structure facing  
456 a street shall meet front setback requirements.

457  
458 (3) *Manufacturing / Light Industrial Use.* Standards for each use dictate the  
459 minimum and/or maximum standards that apply to lots/parcels/sites with a manufacturing and light  
460 industrial use.

461  
462 (a) *Front.* Minimum of forty feet (40') from a local street/cul-de-sac, forty-  
463 five feet (45') from a collector street and fifty feet (50') from a major arterial. The horizontal  
464 space between the front lot line and the front setback line, extending to the side lines of the lot,  
465 generally parallel with and measured from the front lot line, defining the area in which no building  
466 or structure may be located above ground, except as provided herein.

467  
468 (b) *Side.* Minimum forty feet (40'). The horizontal space between the side  
469 lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with  
470 and measured from each side lot line, defining the area in which no building or structure may be  
471 located above ground, except as provided herein. For corner and through lots, any side of a  
472 structure that faces a street shall meet front setback requirements.

473  
474 (c) *Rear.* Minimum fifty feet (50'). The horizontal space between the rear  
475 lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and  
476 measured from the rear lot line, defining the area in which no building or structure may be located  
477 above ground except as provided herein. For through lots, the rear of the structure facing a street  
478 shall meet front setback requirements.

479  
480 (4) *All uses in a PUD Office-Service, Planned Business Park, and/or*

481 *Manufacturing/Light Industry.* Minimum and/or maximum standards that apply to  
482 lots/parcels/sites with an office-service, planned business park, and/or manufacturing/light  
483 industry use:  
484

485 (a) Required front yards may include pedestrian walks, drives, entrance  
486 guard boxes, flag poles, fences, screening walls and similar appurtenant structures. Required side  
487 and rear yards may include pedestrian walks, driveways, interior access driveways, interior access  
488 drives, off-street parking areas, entrance guard boxes, flag poles, fences, screening walls and  
489 similar appurtenant structures.  
490

491 (b) *Naturally Sensitive Areas Setback.* Forty foot (40') minimum setback  
492 distance shall exist when structural development occurs on a lot or parcel that is adjacent to  
493 naturally sensitive areas including but not limited to riparian areas and wetlands. The City Planner,  
494 or his/her designee may determine if a feature constitutes a naturally sensitive area. This setback  
495 shall overlap front, side, and rear setbacks. The setback with the largest width shall apply.  
496

497 (C) *Maximum Height:* Building height shall be defined as the vertical distance as  
498 measured from the average elevation of the proposed finished grade at the front of the building to  
499 the highest point of the roof on the following uses:  
500

501 (1) *Office Service Uses:*  
502

503 (a) Maximum height on lots/ parcel/site less than twenty (20) acres shall not exceed  
504 thirty feet (30') in height.  
505

506 (b) Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed  
507 forty feet (40') in height.  
508

509 (2) *Planned Business Park Uses:*  
510

511 (a) Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed  
512 thirty-five feet (35') in height.  
513

514 (b) Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed  
515 forty-five feet (45') in height.  
516

517 (3) *Manufacturing and Light Industrial Uses:*  
518

519 (a) Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed  
520 forty feet (40') in height.  
521

522 (b) Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed  
523 fifty feet (50') in height.  
524

525 (c) **A Data Center may be constructed to a maximum height of seventy-five**  
526 **(75) feet. Rooftop mechanical equipment and elevator or stairwell penthouses may**



- 571 (e) Outdoor amusement establishment, fairgrounds, permanent  
572 carnivals, kiddie parks and other similar amusement centers;
- 573
- 574 (f) Penal and correctional institutions;
- 575
- 576 (g) Rectories and parish houses;
- 577
- 578 (h) Swimming pools; and
- 579
- 580 (i) **Data Centers**

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

584 ***SITE PLAN***

585 **§ 154.421 SITE DESIGN.**

586  
587 (A) *Site Planning:* Site planning encourages compatibility between the site and the  
588 buildings, and between tall buildings on the site is encouraged. Where natural or existing stands  
589 of woodlands, heritage trees, or topographic patterns contribute to a development, they shall be  
590 conserved and integrated. Grading and other modifications to topography shall be permitted but  
591 shall avoid negative drainage impacts.

592  
593 (B) *Infrastructure and Service:* Newly installed infrastructure and service revisions  
594 necessitated by exterior alterations shall be located/installed underground.

595  
596 (C) *Refuse and Waste:* Location of refuse and waste removal areas, service yards,  
597 storage yards, and exterior work areas shall be screened from view from public ways, using  
598 materials consistent with the building design.

599  
600 (D) *Street Access:* All lots shall be required to have legal access to a public street for  
601 both vehicle and pedestrian traffic. **Regardless of requirements for street access, Data Centers**  
602 **shall be required to provide legal access for public safety purposes only.**

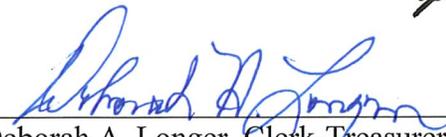
603  
604 (E) *Building Orientation:* Buildings shall promote interaction with its primary  
605 access street to provide a pedestrian friendly, walkable environment. All primary and outlot site  
606 buildings shall be arranged so that they complement existing development. The buildings shall  
607 frame a corner or enclose a “main street” type corridor. Buildings on islands surrounded by  
608 parking should be avoided. **Multiple building data center projects shall face any equipment**  
609 **areas inward for optimal screening to the maximum extent practical.**

610  
611 **SECTION EIGHT:** This ordinance shall become effective upon its adoption in the manner  
612 required by law.

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

615 ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of  
616 Hobart, Indiana on this 2<sup>nd</sup> day of July, 2025.

  
Joshua Huddleston, Presiding Officer

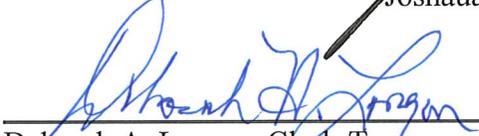
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621 ATTEST:   
622 Deborah A. Longer, Clerk-Treasurer  
623  
624

625  
626 PRESENTED by me to the Mayor of the City of Hobart on the 2<sup>nd</sup> day of  
627 July, 2025 at the hour of 6:45 pm

  
Deborah A. Longer, Clerk-Treasurer

632  
633  
634 APPROVED, EXECUTED and RETURNED by me to the Common Council of the City  
635 of Hobart on this 2<sup>nd</sup> day of July, 2025.

  
Joshua Huddleston, Mayor

640  
641  
642 ATTEST:   
643 Deborah A. Longer, Clerk-Treasurer  
644

**COMMON COUNCIL OF THE CITY OF HOBART ON  
ZONE MAP CHANGE**

CERTIFICATION TO: Common Council of the City of Hobart  
FROM: Steve McDermott, City Planner  
RE: Change to be made to the Zoning Ordinance  
DATE: June 18, 2025  
PETITIONER: Hobart Plan Commission  
REQUEST: Amend Sec 154.210 of the HMC  
PROPOSED USE: Update language regarding data centers  
PLAN COMMISSION PETITION NO.: 25-22  
DATE OF PLAN COMMISSION ACTION: June 17, 2025  
DEADLINE FOR CITY COUNCIL ACTION: September 15, 2025

**CERTIFICATION:**

**ACTION TAKEN BY PLAN COMMISSION:**

Recommendation to the Common Council to **Approve** the change of zone requested  
(**Favorable** recommendation)

CONDITIONS: None

VOTE: 6-0

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

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Steve McDermott, City Planner  
City of Hobart

**MEMORANDUM**

**DATE:** JUNE 18, 2025

**TO:** HOBART COMMON COUNCIL MEMBERS  
MAYOR JOSH HUDDLESTUN  
CITY ATTORNEY HEATHER McCARTHY

**FROM:** STEVE McDERMOTT, CITY PLANNER

**RE:** AMENDED MUNICIPAL CODE CONCERNING DATA  
CENTER REGULATION

Attached please find a Certification and Proposed Ordinance for your consideration regarding Plan Commission Petition 25-22, A petition request to Amend Chapter 154 of the Hobart Municipal Code Section 154. 210 Light Manufacturing District, zoned M-1

DRAFT PUBLIC HEARING MINUTES OF THE PLAN COMMISSION MEETING OF THE SPECIAL MEETING OF JUNE 17, 2025: Attorney McCarthy mentioned the sole purpose for the proposed amendment is to update the language with no change to the zoning. She stated that prior to amending the ordinance, the Common Council reviewed some of the language pertaining to the provisions of data processing, which had some similarities to data centers but was from a time frame when they did not exist. Also included is to update the Performance Standards for noise provisions in which Mr. Metz mentioned the current noise ordinance is highly outdated. He felt that although 60 decibels at 50' from the property boundaries, 65 decibels was safer. Discussion ensued regarding whether the 50' pertained to inside or outside the property boundary. Mayor Huddlestun noted that the update to the proposed language was taken from reviewing ordinances from other municipalities where data centers are currently located and that would fit in our community. He felt by updating the ordinance now prepares petitioners for what is required when applying for proposed data centers site plan approvals. Attorney McCarthy noted that all the research that has been done in adding the provisions has been in an abundance of caution to make sure the community issues are addressed. Mr. Perry opened the public hearing for Petition 25-22. *Mayor Huddlestun was in favor.* Hearing no further public comments Me. Perry closed the public hearing. Mr. Kara motioned for a Favorable Recommendation to the Common Council for Petition 25-22 including all discussion, seconded by Mr. SeDoris. All ayes, motion carried. (6-0)