

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA
Ordinance No. 2016- 44

**An Ordinance Amending the Municipal Code of the City of Hobart
Concerning M-1 Light Manufacturing Districts**

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has been informed that there is a need to regulate M-1 (Light Manufacturing Districts) within the City; and

WHEREAS, the Hobart Plan Commission has requested a specific rules to be embodied in an ordinance included in the Hobart Municipal Code amending M-1 Light Manufacturing Districts; and

WHEREAS, the Council, through this Ordinance, desires 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 subsections (B) and (C) of §154.212, and inserting in lieu thereof the following new subsections (B), (C), (E) and (F):

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

- (3) Outside/outdoor sales, displays, and storage shall not be located in any setbacks, easements, right-of-way, or off-street parking or loading service areas.
- (4) Outside/outdoor sales, displays, and storage shall be located behind the front or exterior wall of the main building facing any street and when applicable shall comply with all lot requirements in section 154.307.
- (5) Outside/outdoor sales, displays, and storage is shall not cover more than five percent (5%) of the lot area or an area in excess of twice the ground floor area of the main building on the lot, whichever is less.
- (6) Outside/outdoor sales, displays, and storage is shall be screened according to the provisions of this Section.
- (7) No outside/outdoor sales, displays, and storage shall occur within any right-of-way.
- (8) Outside/outdoor sales, displays, and storage areas, regardless of size, shall be hard-surfaced, dust free pavement. The pavement type and thickness shall be reviewed at the Site Plan Review Committee prior to obtaining Plan Commission approval, taking into consideration soil conditions and traffic loading. Pervious pavements and pavers including durable materials, suitable for parking such as cobblestones, brick, concrete formed blocks or cut stone, the system of which is specifically installed and designed for vehicular loads shall also be considered. Sales and display areas shall be of concrete, asphaltic pavement, or other permanent paving material and shall be maintained in good condition.
 - (a) The maximum area for outdoor sales and display shall not exceed ten percent (10%) of the primary structure or primary tenant space.
 - (b) Every approved permanent outdoor sales and display area shall be within twenty feet (20') of the primary structure.
 - (c) Screening shall be provided for outdoor sales and display area that are greater than five hundred square feet (500) in size to reduce visibility of the outdoor sales and displays from the parking lot and primary roadways by installing a minimum twenty-four inch (24") opaque wall constructed from the same building material as the primary structure, and integrated into the design of the primary structure. The wall

may be topped with a transparent fence.

- (d) Outdoor sale and display of merchandise within an area of five hundred square feet (500) or less shall not block handicapped parking areas, parking lot access aisles, and shall maintain a forty-two inch (42") clearance on all sidewalks.
 - (9) A Type 1 landscaped buffer yard as described in HMC Section 154.233 may also be used. Plant material may be clustered for better view of displays.
 - (10) Screening. Outdoor storage of the types described below shall be screened with an opaque fence, split face block wall, continuous evergreen screen, or a combination of the three. The screen must measure a minimum of eight feet (8') in height. The fences or walls shall be compatible with or constructed from the same building material as the primary structure, and integrated into the design of the primary structure.
 - (11) Storage in Required Setbacks. No portion of any setback shall be used for permanent storage except during construction and in accordance with the terms of this section.
 - (12) Outside Storage. No outside storage shall be permitted between an established building line and the right-of-way of a major or minor arterial or collector or other street where a residential district exists on the opposite side of said street.
- (E) Bulk Storage for any use in which bulk storage is permitted for structures, buildings or aboveground tanks used for bulk storage of flammable or explosive liquids, gases or other material and meet screening requirements in HMC Section 154.237 (A) (1).
- (1) Bulk Storage shall not be located closer than fifty feet (50') to the property line.
 - (2) Bulk Storage shall be enclosed within an opaque fence, or equivalent, of not less than eight feet (8') high, except as otherwise required by §154.212 (B) (C) (F) Outdoor Sales, Display, And Storage Standards (this section).
 - (3) Bulk Storage Lots shall be screened according to the provisions of this Section.
- (F) However, open off-street loading facilities and open off-street parking of employee, customer/consumer motor vehicles may be unenclosed, except for

the screening of parking and loading facilities as may be required under the provisions as set forth herein.

SECTION TWO. The Municipal Code of the City of Hobart ("Code"), in Chapter 154 entitled "ZONING," is hereby amended by striking out §154.224, such section entitled "*Minimum Front Yards,*" and inserting in lieu thereof the following new subsections:

Minimum front yard requirements in an M-1 are as follows:

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

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

SECTION THREE. The Code is hereby further amended by striking out §154.225 such section entitled "*Minimum Side Yards,*" and inserting in lieu thereof the following new subsection (A):

Minimum side yard requirements in an M-1 are as follows:

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

SECTION FOUR. The Code is hereby further amended by striking out §154.226 such section entitled "*Regulations Along Residence Districts Boundaries,*" and inserting in lieu thereof the following new subsection (A) in §154.226 entitled "*Minimum Rear Yards*" as follows:

Minimum rear yard requirements in an M-1 are as follows:

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

SECTION FIVE. The Code is hereby by adding a new section, to be denominated §154.227, such section entitled "*Natural Sensitive Areas*" and subsections as follows:

Minimum setback requirement in naturally sensitive area in an M-1 are as follows:

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

SECTION SIX. The Code is hereby amended by adding a new section, to be denominated §154.228, such section entitled "*Maximum Height,*" and inserting subsections as follows:

- (A) Height: Building height shall be defined as the vertical distance as measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof.
 - (1) Maximum height on lots less than twenty (20) acres shall not exceed forty feet (40) in height.
 - (2) Maximum height on lots twenty (20) acres or greater shall not exceed fifty feet (50) in height.

SECTION SEVEN. The Code is hereby amended by adding a new section, to be denominated §154.229, such section entitled "*Lot Standards,*" and inserting subsections as follows:

Lot Standards for each district dictate the minimum and/or maximum standards that apply to lots within a Light Manufacturing District (M-1)

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

SECTION EIGHT. The Code is hereby amended by adding a new section, to be denominated §154.230, such section entitled "*Site Layout: Orientation and Circulation,*" and subsections as follows:

- (A) 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) The orientation of buildings shall promote interaction with its primary access street to provide a pedestrian friendly environment. All primary and outlot site buildings shall be arranged so that they complement existing development. The buildings shall frame a corner or enclose a "main street" type corridor. Buildings on islands surrounded by parking should be avoided.
- (C) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground.
- (D) 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.
- (E) Minimum Public Street Access

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

(F) Building Orientation and Site Design.

- (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 Section 154.232
- (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.

(G) Vehicular Circulation

- (1) Major arterials and major collector streets must have reasonable restrictions as to the numbers and location of access points in order to provide safe and sufficient traffic movement to and from adjacent lands.
 - (a) Frontage roads, access roads, and other internal drives shall be major and minor arterials and major collector streets must have constructed to create a hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.
 - (b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.
 - (c) New access points onto the major and minor arterials shall be coordinated with existing access points whenever possible and approved by the Plan Commission.
 - (d) Cross-access easements shall be required between adjacent developments.
- (2) No curb cuts shall be within two hundred feet (200') of any intersection of public roads.
- (3) Opposing curb cuts shall align squarely or upon approval be offset no less than fifty feet (50').
- (4) Stub streets shall be built in all cases where adjacent lots have reasonable potential for development.

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

(H) Pedestrian Circulation

- (1) Sidewalks shall be required on at least one (1) side of each street within a development.
- (2) Sidewalks 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) A five foot (5') wide sidewalk shall connect the primary facade entrance to an adjacent public or private street sidewalk.

(I) Bicycle Facilities

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

SECTION NINE. The Code is hereby amended by adding a new section, to be denominated §154.231, such section entitled "*Stormwater Detention,*" and subsections as follows:

- (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 Section 152.063 for post-construction stormwater quality management, or:
 - (1) bioretention
 - (2) constructed Wetlands
 - (3) Filter strip
 - (4) Vegetated Swale
 - (5) Wet Pond

SECTION TEN. The Code is hereby amended by adding a new section, to be denominated §154.232, such section entitled "*Façade Design,*" and subsections as follows:

(A) New Construction

- (1) Buildings with continuous façades that are one hundred feet (100') or greater shall be designed with architectural details or relief in the façade to mitigate monotony in a fashion that is compatible with adjacent development. These features shall be located for maximum visual effect, at a minimum along public right-of-ways, across from different zoning uses such as residential, and around entry points. Building design shall include a minimum of four (4) of the following features:
 - (a) Six external corners to mitigate monotony
 - (b) Horizontal reveals (projecting or recessed)
 - (c) Parapet offsets
 - (d) Change in color or texture every two hundred fifty feet (250') horizontally
 - (e) Architectural features such as towers, fins, canopies,

(f) Storefront glazing

(g) Accent color(s)

(2) 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 HMC Section 154.232 (A) (1).

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

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

(b) The primary material shall be used for a minimum of fifty percent (50%) of the facade of each structure (excluding any glass surfaces and doors).

(4) 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.

(B) Additions to an Existing Building.

- (1) All additions to an existing Buildings shall utilize building materials with a style, color, texture and architectural detailing which is compatible and harmonious with the materials used on the existing building, or as described in HMC Section 154.232 (A)(3).

(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 Section 154.232 (A)(3). 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.

- (1) Exterior Building façade renovations performed in connection with a major Building addition as described herein shall comply with the provisions for new construction specified above.

(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 Section 154.232 (A)(3).

(G) Entry Design

(1) Entrances. Building entrances shall be defined and articulated by architectural elements such as:

- (a) lintels,
- (b) pediments,
- (c) pilasters,

(d) columns,

(e) and other design elements appropriate to the architectural style and details of the building as a whole. The location, orientation, proportion and style of doors must faithfully reflect the chosen style of the building.

(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.

SECTION ELEVEN. The Code is hereby amended by adding a new section, to be denominated §154.233, such section entitled "*Bufferyards/Screening,*" and subsections as follows:

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

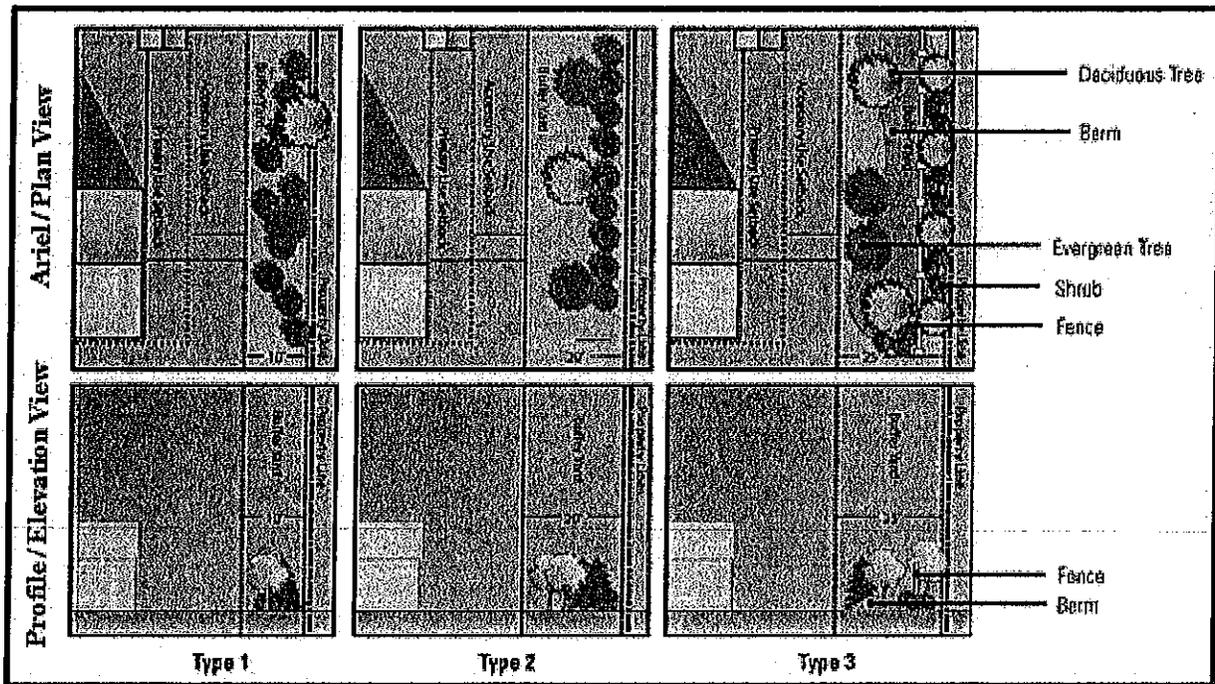
- (A) The bufferyard standards only apply along the property lines where two dissimilar uses or zoning classifications meet. The required buffer yards shall be installed despite the presence of streets, alleys, and other features. Existing mature vegetation (such as streams and fences rows) may be cited towards required buffering.
- (B) Trees, shrubs and emergent vegetation specifically selected for wetland or pond perimeters should be specified to enhance if not effectively screen detention areas.
- (C) All required bufferyards shall be provided entirely on the subject property and shall be in addition applicable to setbacks required in HMC Sections 154.224, 154.225, 154.226, and 154.227.
- (D) 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 sure the public safety and/or health of the vegetation.
- (E) Screening may include landscaping, walls, fences, hedges, berms, and existing vegetation. The buffer width, height, and appropriate screening for similar and dissimilar uses and shall be in accordance

with the applicable bufferyard regulations and as shown below in (E) (1), Bufferyard Type Requirement Chart; (E) (2) Bufferyard Type Illustration; (E) (3) Bufferyard Type Setback Regulation Table:

(1) Bufferyard Type Requirement Chart.

NEW DEVELOPMENT - ZONING	
	M-1
Residential	3
Office - Service	3
Neighborhood and Central Business	3
Highway Business	2
Planned Business Parks	1
Light Manufacturing/ Industrial	N/A
Heavy Manufacturing/ Industrial	1

(2) Bufferyard Type Illustration.



(3) Bufferyard Type Requirement Table.

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

SECTION TWELVE. The Code is hereby amended by adding a new section, to be denominated §154.234, such section entitled "*Fence and Walls,*" and subsections as follows:

- (A) Fences and walls shall not exceed eight feet (8') in height in rear and side yards.
- (B) Fences shall be constructed of materials such as brick, stone, decorative block, metal or wood.
- (C) Landscaping shall be used to complement the fence.
- (D) Breaks should be provided by variation in height, columns, recesses, and projections. Maximum uninterrupted length of fence plane should be one hundred feet (100').
- (E) 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.
- (F) Barbed wire on fences is prohibited, alternative security fence design is recommended.

SECTION THIRTEEN. The Code is hereby amended by adding a new section, to be denominated §154.235, such section entitled "*Environmental Standards,*" and subsections as follows:

(A) Performance standards as noted in HMC sections

- (1) Noise 154.215 and 154.244
- (2) Odorous matter 154.216 and 154.245
- (3) Vibrations 154.217 and 154.246
- (4) Toxic or noxious matter 154.218
- (5) Glare or heat 154. 219
- (6) Fire and explosive hazards 154.220 and 154.249
- (7) Air pollution 154.221
- (8) Water pollution 154.222

SECTION FOURTEEN. The Code is hereby amended by adding a new section, to be denominated §154.236, such section entitled "*Exterior Lighting,*" and subsections as follows:

(A) Site lighting shall comply with HMC Section 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 facade. They shall be designed to wash the facade of the building with light (rather than providing a spotlight affect). Exterior facade lighting shall be contained on the building facade and shall focus on entries and architectural features.

- (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) Pole and Wall Pack Light Fixtures – All pole light fixtures and wallpack light fixtures shall be mounted parallel with the horizon and shall utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.
- (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, shall 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.
- (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.

SECTION FIFTEEN. The Code is hereby amended by adding a new section, to be denominated §154.237, such section entitled "*Mechanical and Service Areas,*" and subsections as follows:

(A) Screening and placement.

- (1) All ground and building-mounted mechanical and electrical equipment shall be screened from view. The screens and enclosures shall be treated as an integral element of the building's appearance. Landscaping may be used for this purpose.
- (2) Roof-mounted equipment on exposed roofs shall be completely screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (3) All mechanical equipment shall be located a minimum of fifty feet (50') from the property line, and shall not be located within a front or side setback.
- (4) Utility substations shall be screened with a fence that is at least fifty percent (50%) opaque and at least six feet (6') in height, and the

exterior wall of the fence shall be landscaped with a Type 1 Buffer yard comprised solely of evergreen species.

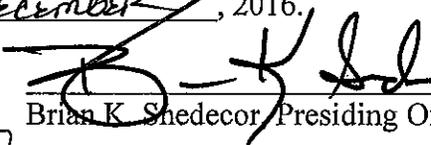
(5) All enclosure(s) for ground mechanical and service areas shall be accessed via an opaque gate. The fence may not be chain-link.

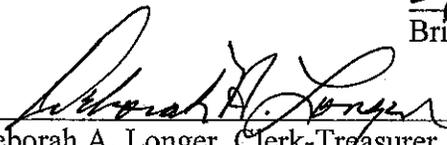
(6) All wall(s) for ground mechanical and service areas shall be equal to the height of the unit plus two feet (2').

SECTION SIXTEEN. 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).

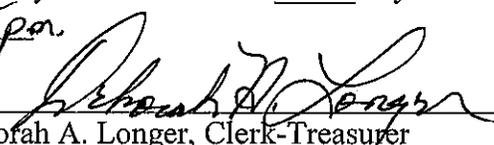
SECTION SIXTEEN. All ordinances or portions thereof in effect prior to the effective date and in conflict with the provisions of this ordinance are hereby repealed.

ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 21st day of December, 2016.

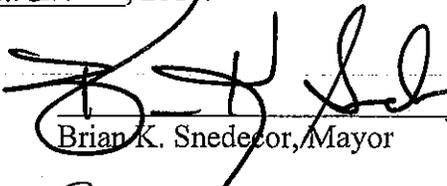

Brian K. Snedecor, Presiding Officer

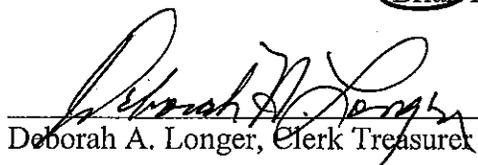
ATTEST: 
Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 21st day of December, 2016 at the hour of 6:45 pm.


Deborah A. Longer, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 21st day of December, 2016.


Brian K. Snedecor, Mayor

ATTEST: 
Deborah A. Longer, Clerk Treasurer

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

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza
City Planner

RE: Changes to be made to the Zoning Ordinance, Chapter 154
Sec. 154.210 Light Manufacturing Districts M-1
Business/Industrial Park Design Guidelines

DATE: December 2, 2016

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

REQUEST: To Amend Chapter 154 of the Hobart Municipal Code
Sec. 154.210 Light Manufacturing Districts (M-1)
Business/Industrial Park Design Guidelines

PLAN COMMISSION PETITION NO.: 16-02C

DATE OF PLAN COMMISSION ACTION: December 1, 2016

DEADLINE FOR COMMON COUNCIL ACTION: March 1, 2017

CERTIFICATION

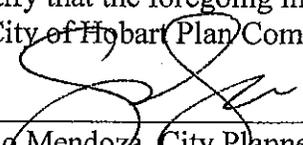
ACTION TAKEN BY PLAN COMMISSION:

(Recommendation to the Common Council to Approve the change as 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.



Sergio Mendoza, City Planner
CITY OF HOBART

MEMORANDUM

DATE: DECEMBER 2, 2016

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

FROM: SERGIO MENDOZA, CITY PLANNER 

RE: Petition to Amend the Hobart Zoning Ordinance, Chapter 154
of the Hobart Municipal Code, Sec. 154.210
M-1 Light Manufacturing Districts Business/Industrial Park
Design Guidelines

Below please find the minutes of the Plan Commission meetings regarding Petition 16-02C

MINUTES OF THE PLAN COMMISSION'S MEETING OF MARCH 3, 2016 FOR PETITION 16-02C: Mr. Mendoza mentioned Ratio Architects was commissioned by the Redevelopment Commission to create the proposed Business/Industrial Park Design Guidelines with the intent of new proposed PUD developments south of 61st Avenue. After internal discussion, it was determined to codify the Design Guidelines into the appropriate sections of the Municipal Code (Petitions 16-02A thru 16-02G). Mr. Mendoza also noted he was in the process of completing the remaining two amendments and requested the public hearing to remain open. A proposed draft was presented to the Commissioners for review. Ms. Galka opened the Public Hearing for Petition 16-02 & Petitions 16-02A thru 16-02G. Public hearing will remain open.

MINUTES OF THE PLAN COMMISSION'S MEETING OF APRIL 7, 2016 FOR PETITION 16-02C: Mr. Mendoza noted that he distributed the draft proposed Business/Industrial Park Design Guidelines for Petitions 16-02 and 16-02A thru 16-02G at the March 3, 2016 meeting. The petitions were heard collectively, the public hearing was opened at the March 3rd meeting and the Commissioner's motion was made to leave the public hearing open and to table the petitions. *Denarie Kane, Director of Development:* Ms. Kane stated that this is an initiative that the Hobart Redevelopment Commission supported by engaging the professional services to develop the design guidelines. She stated that input was received from staff in the Planning and Engineering Departments and the Redevelopment Commission and feels the proposed guidelines were created to protect the City by setting standards for future development. Prior to the development of the guidelines, area developments were visited and it was noted as to what worked well and didn't work well. She encouraged the commission to accept the guidelines as presented and to pass a favorable recommendation to the Common Council. Hearing no other public comments Mr. Brezik closed the public hearing for Petitions 16-02 and 16-02A thru 16-02G. Mr. Mendoza noted that after meeting with Attorney DeBonis regarding the proposed ordinances, Attorney DeBonis requested that if the Commission motions for a favorable recommendation to the Council for the April 20th meeting, to attach a memo requesting them to be tabled until the May 4th meeting. Mr. Allen made a motion for a Favorable Recommendation

to the Common Council for Petitions 16-02 and 16-02A thru 16-02G with the stipulation the Council table until their May 4th meeting including all discussion, seconded by Mr. Kara. All ayes, motion carried. (8-0)

DRAFT MINUTES OF THE PLAN COMMISSION'S MEETING OF DECEMBER 1, 2016 FOR PETITION 16-02C: Mr. Mendoza mentioned the Commission had forwarded a favorable recommendation to the Common Council last April for the amended M-1 Zoning Ordinance. After they received the amended ordinance he received some minor requests to modify the Profile/Elevation View, Ariel/Plan View and to only include the M-1 Zoning on the Existing Development Land Use Chart. He requested the Commission once again to send a favorable recommendation to the Common Council with the minor modifications. Mr. Allen made a motion for a Favorable Recommendation to the Common Council including all discussion, seconded by Mr. Rodriguez. All ayes, motion carried. (6-0)