

**COMMON COUNCIL OF THE CITY OF HOBART, INDIANA**  
**Ordinance No. 2019- 12**

**An Ordinance Amending the Municipal Code of the City of Hobart  
Concerning OS-2 Office Service Districts**

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has been informed that there is a need to regulate OS-2 Districts within the City; and

WHEREAS, the Hobart Plan Commission has requested a specific rule to be embodied in an ordinance included in the Hobart Municipal Code amending OS-2 Districts; and

WHEREAS, the Council through this Ordinance, to address these matters legislatively and to spread same upon the public record.

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

*SECTION ONE.* The Municipal Code of the City of Hobart ("Code"), in Chapter 154 entitled "ZONING," is hereby amended by striking out in its entirety §154.126 (E) and subsequent subsections within, such section entitled "*Bufferyard/Screening Setback*"

*SECTION TWO.* The Code is hereby amended by striking out in its entirety §154.127 and subsequent subsections within, such section entitled "*Site Design*" and inserting in lieu thereof the following new Section:

§ 154.127 MAXIMUM HEIGHT

All building heights 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, and as follows:

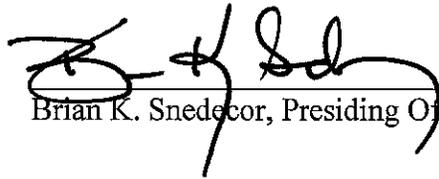
- (A) Maximum building height on lots/parcel/site less than twenty (20) acres shall not exceed thirty feet (30') in height.
- (B) Maximum building height on lots/parcel/site twenty (20) acres or greater shall not exceed forty feet (40') in height.

*SECTION THREE.* The Code is hereby amended by striking out in its entirety §154.128 and subsequent subsections within, such section entitled "*Design Standards*"

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portions thereof in effect prior to the effective date and in conflict with the provisions of this ordinance are hereby repealed.

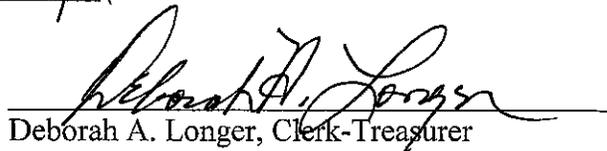
ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 21<sup>st</sup> day of August, 2019.



Brian K. Snedecor, Presiding Officer

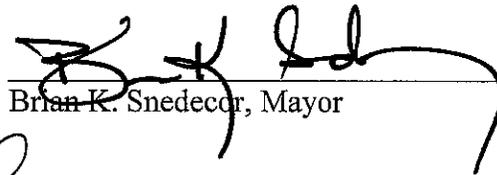
ATTEST: Deborah A. Longer  
Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 21<sup>st</sup> day of August, 2019 at the hour of 7:10 pm



Deborah A. Longer, Clerk-Treasurer

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



Brian K. Snedecor, Mayor

ATTEST: Deborah A. Longer  
Deborah A. Longer, Clerk Treasurer

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

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza  
City Planner

RE: Change to be made to the Zoning Ordinance, Chapter 154  
Sec. 154.120; OS-2 OFFICE SERVICE DISTRICTS

DATE: July 17, 2019

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

REQUEST: To Amend Chapter 154 of the Hobart Municipal Code  
Sec. 154.120 OS-2 OFFICE SERVICE DISTRICTS

PLAN COMMISSION PETITION NO.: PC 19-12B

DATE OF PLAN COMMISSION ACTION: July 11, 2019

DEADLINE FOR COMMON COUNCIL ACTION: October 9, 2019

**CERTIFICATION**

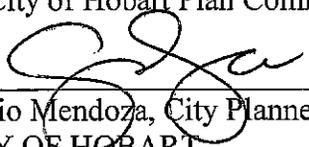
**ACTION TAKEN BY PLAN COMMISSION:**

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

CONDITIONS: None

VOTE: 8-0

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

  
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Sergio Mendoza, City Planner  
CITY OF HOBART