

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA
Ordinance No. 2019- 13

**An Ordinance Amending the Municipal Code of the City of Hobart
Concerning PBP Planned Business Park Districts**

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has been informed that there is a need to regulate PBP 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 PBP 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 §154.191 (C), such subsection entitled "*Outside/outdoors sales, displays, and storage,*" and inserting in lieu thereof the following new subsection:

(C) Outside/outdoor sales, displays, and storage, all planned business park uses, services, processing or storage shall be conducted in completely enclosed buildings; except when outside/outdoor sales, and displays 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 regulations when applicable.

SECTION TWO. The Code is hereby amended by striking out in its entirety §154.191 (C) (2), such subsection entitled "*Outside/outdoors sales, displays, and storage,*" and inserting in lieu thereof the following new subsection:

(2) Outside/outdoor sales, displays, and storage 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 regulations and open lot selling when applicable.

SECTION THREE. The Code is hereby amended by striking out in its entirety §154.191 (C) (9), such subsection entitled "*A Type 1 landscaped buffer yard*" and inserting in lieu thereof the following new subsection:

(9) A Type 1 landscaped buffer yard as described in HMC §154.423(F) may also be used. Plant material may be clustered for better view of displays.

SECTION FOUR. The Code is hereby amended by striking out in its entirety §154.197 and subsequent subsections within, such section entitled “*SITE LAYOUT: ORIENTATION AND CIRCULATION*”

SECTION FIVE. The Code is hereby amended by striking out in its entirety §154.198 and subsequent subsections within, such section entitled “*STORMWATER DETENTION*”

SECTION SIX. The Code is hereby amended by striking out in its entirety §154.199 and subsequent subsections within, such section entitled “*FAÇADE DESIGN*”

SECTION SEVEN. The Code is hereby amended by striking out in its entirety §154.200 and subsequent subsections within, such section entitled “*BUFFERYARDS / SCREENING*”

SECTION EIGHT. The Code is hereby amended by striking out in its entirety §154.201 and subsequent subsections within, such section entitled “*FENCES AND WALLS*”

SECTION NINE. The Code is hereby amended by striking out in its entirety §154.202 and subsequent subsections within, such section entitled “*ENVIRONMENTAL STANDARDS*”

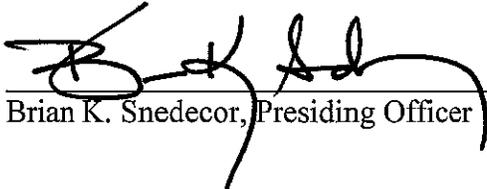
SECTION TEN. The Code is hereby amended by striking out in its entirety §154.203 and subsequent subsections within, such section entitled “*EXTERIOR LIGHTING*”

SECTION ELEVEN. The Code is hereby amended by striking out in its entirety §154.204 and subsequent subsections within, such section entitled “*MECHANICAL AND SERVICE AREAS*”

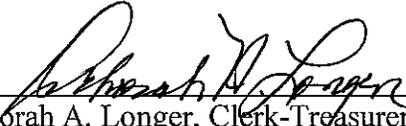
SECTION TWELVE: This ordinance shall become effective upon its adoption in the manner required by law, and upon publication thereof pursuant to I.C. §36- 3-4-6-14(b) in two newspapers of general circulation published within the City pursuant to I.C. §5-3-1-4 (a).

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

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

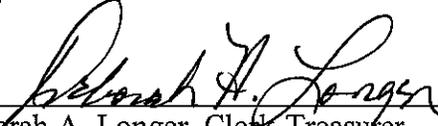


Brian K. Snedecor, Presiding Officer

ATTEST: 

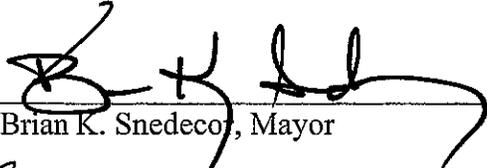
Deborah A. Longer, Clerk-Treasurer

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

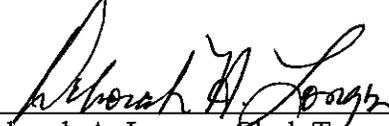


Deborah A. Longer, Clerk-Treasurer

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



Brian K. Snedecor, Mayor

ATTEST: 

Deborah A. Longer, Clerk Treasurer

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

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza
City Planner

RE: Change to be made to the Zoning Ordinance, Chapter 154
Sec. 154.190 PBP PLANNED BUSINESS PARK
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. 154.190 PBP PLANNED BUSINESS PARK
DISTRICTS

PLAN COMMISSION PETITION NO.: PC 19-12C

DATE OF PLAN COMMISSION ACTION: July 11, 2019

DEADLINE FOR COMMON COUNCIL ACTION: October 9, 2019

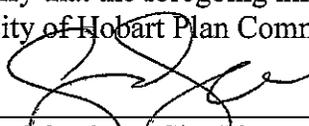
CERTIFICATION

ACTION TAKEN BY PLAN COMMISSION:
(Recommendation to the Common Council to Approve the change as requested
(Favorable Recommendation)

CONDITIONS: None

VOTE: 8-0

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



Sergio Mendoza, City Planner
CITY OF HOBART