

***B-2 CENTRAL BUSINESS DISTRICTS***

**§ 154.150 PURPOSE.**

The purpose of this subchapter is to establish a district designed and intended to accommodate retail, service, office and other miscellaneous uses and conditional uses which are most compatible with uses typically found in downtown business districts contained within a concentrated area and offering a broad range of uses.

(Prior Code, § 24-81) (Ord. 97-15; Ord. 2001-41)

**§ 154.151 LIMITATIONS OF USE.**

Permitted uses in the B-2 district are subject to the following additional general limitations:

(A) Dwelling units are not permitted below the second floor, on lots which contain a business use;

(B) All business establishments shall be retail or service establishments dealing directly with consumers, except for wholesale establishments where storage of merchandise is limited to samples;

(C) All permitted uses in this district shall be conducted in completely enclosed buildings, except for off-street parking and loading. Outdoor sales of retail items may be sold only if:

(1) The sale takes place on the same property where a permanent retail business is located;

(2) The items sold are among the permitted uses listed for this district;

(3) The items are sold by the same owner or operator of the permanent business;

(4) The outdoor sales shall not result in the lack of compliance with any other required provision of this chapter, such as setback, parking and the like;

(5) The outdoor sale is a temporary, infrequent activity, approved by the Hobart Board of Public Works and Safety.

(D) Establishments of a "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are not permitted, except for the services which are clearly incidental to a principal permitted use.

(Prior Code, § 24-82) (Ord. 97-15; Ord. 2001-41)

**§ 154.152 PERMITTED USES.**

The following listed uses and no others are permitted uses in a B-2 district:

(A) Any use permitted in a B-1 district as set forth in § 154.133;

(B) Additional retail and service uses, as follows:

(1) Employment agencies;

(2) Machinery sales rooms, excluding repair or servicing. The storage and display of machinery, except for household appliances and office machines such as typewriters and computers, shall be restricted to new floor samples;

(3) Pet shops;

**Hobart - Land Usage**

(4) Physical culture and health spas, privately owned and operated. The centers may include gymnasiums, swimming pools, reducing salons, karate and judo studios and the like;

(5) Picture framing establishments;

(6) Radio and television sales, repair and service shops;

(7) Restaurants and taverns, including live entertainment and dancing and the service of liquor in conjunction therewith;

(8) Theaters, except for drive-in theaters;

(9) Ticket agencies and travel bureaus;

(10) Convenience printing establishments;

(11) Newspaper offices;

(12) Clothing/costume rental shop;

(13) Pawn shops; and

(14) Photograph developing and processing shops.

(C) Miscellaneous uses, as follows:

(1) Laboratories, including medical and dental, research and testing; and

(2) Restricted production and repair, limited to the following: Art needle-work and hand weaving; clothing, custom manufacturing and altering for retail only; jewelry; watches; dentures; optical lenses; shoes; and other similar craft and professional services.

(D) Residential uses: In a B-2 district, single-family dwelling units are permitted on blocks on which the current frontage is at least 50% single-family residential, and must satisfy the requirements of the R-2 District.

(E) Brewpub  
(Ord. 2012-38, § 2)

(Prior Code, § 24-83) (Ord. 97-15; Ord. 2001-41)

**§ 154.153 CONDITIONAL USES.**

In a B-2 district, the following uses may be allowed as conditional uses by ordinance of the BZA of the city only in accordance with the limiting conditions and procedures as set forth herein: Any use allowed as a conditional use in a B-1 district as set forth in § 154.134.  
(Prior Code, § 24-84) (Ord. 97-15; Ord. 2001-41)

**§ 154.154 MAXIMUM FLOOR AREA RATIO.**

## Zoning

In a B-2 district, the floor area ratio of all buildings and structures on a zoning lot shall not exceed 3.0.

(Prior Code, § 24-85) (Ord. 97-15; Ord. 2001-41)

### **§ 154.155 TRANSITIONAL YARDS.**

In a B-2 district, regulations governing transitional yards in a B-1 district as set forth in § 154.136 shall apply.

(Prior Code, § 24-86) (Ord. 97-15; Ord. 2001-41)

### **§ 154.156 RESIDENTIAL REAR YARDS.**

In a B-2 district, regulations governing residential rear yards in a B-1 district as set forth in § 154.137 shall apply.

(Prior Code, § 24-87) (Ord. 97-15; Ord. 2001-41)

### **§ 154.157 RESIDENTIAL MINIMUM LOT SIZE.**

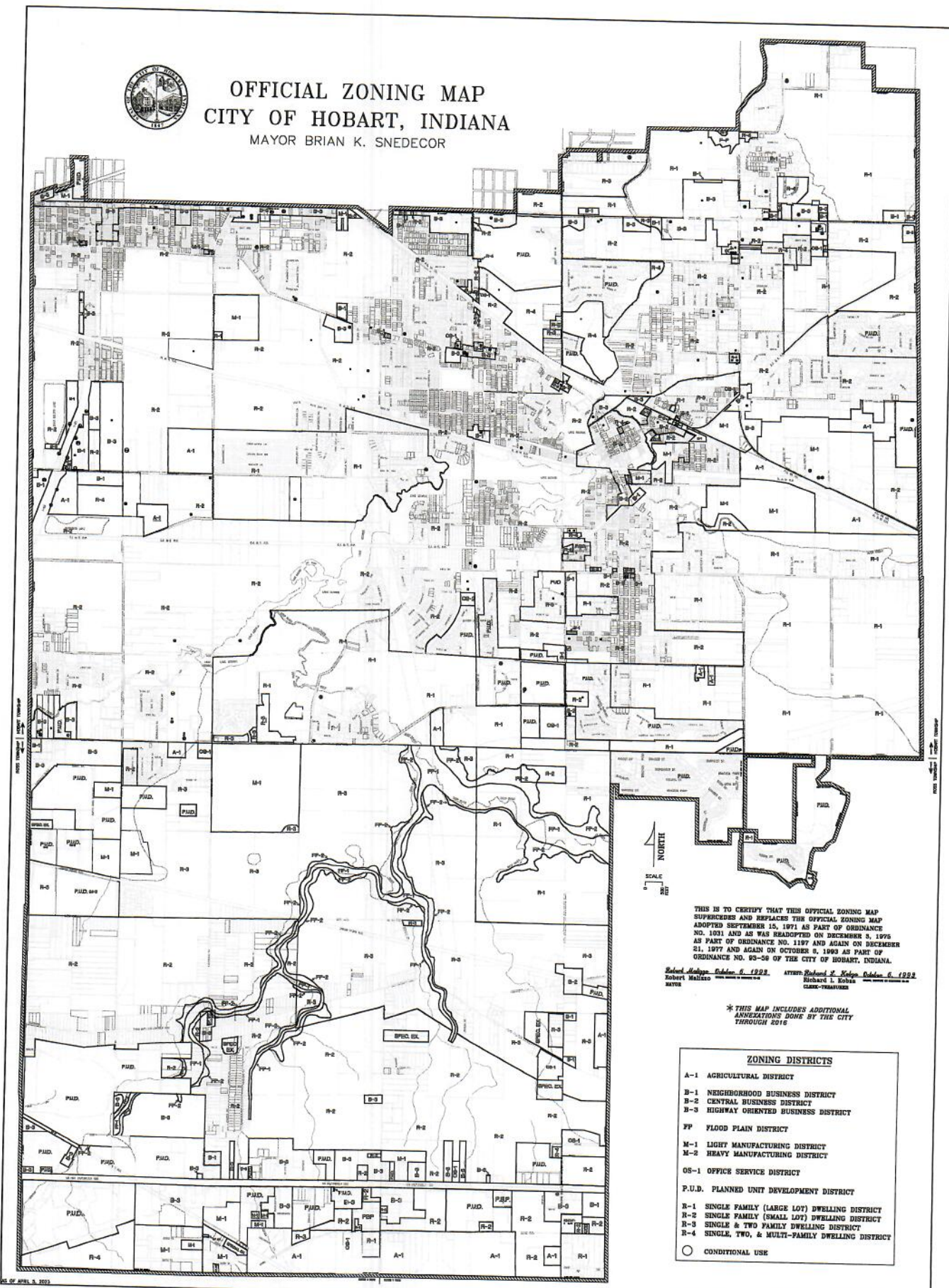
In a B-2 district, for every dwelling unit hereafter established there shall be provided a minimum of one 500 square feet of lot area; except, that for every efficiency dwelling unit hereafter established, there shall be provided a minimum of 350 square feet of lot area, and for every lodging room hereafter established there shall be provided a minimum of 250 square feet of lot area.

(Prior Code, § 24-88) (Ord. 97-15; Ord. 2001-41)





OFFICIAL ZONING MAP  
CITY OF HOBART, INDIANA  
MAYOR BRIAN K. SNEDECOR



THIS IS TO CERTIFY THAT THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED SEPTEMBER 15, 1971 AS PART OF ORDINANCE NO. 1031 AND AS WAS READOPTED ON DECEMBER 5, 1976 AS PART OF ORDINANCE NO. 1197 AND AGAIN ON DECEMBER 21, 1977 AND AGAIN ON OCTOBER 2, 1993 AS PART OF ORDINANCE NO. 93-56 OF THE CITY OF HOBART, INDIANA.

*Richard Malzer, October 5, 1993*     *Attest: Richard J. Kolpa, October 5, 1993*  
 Mayor     Clerk-Treasurer

\* THIS MAP INCLUDES ADDITIONAL ANNOTATIONS DONE BY THE CITY THROUGH 2016

- ZONING DISTRICTS**
- A-1 AGRICULTURAL DISTRICT
  - B-1 NEIGHBORHOOD BUSINESS DISTRICT
  - B-2 CENTRAL BUSINESS DISTRICT
  - B-3 HIGHWAY ORIENTED BUSINESS DISTRICT
  - PP FLOOD PLAIN DISTRICT
  - M-1 LIGHT MANUFACTURING DISTRICT
  - M-2 HEAVY MANUFACTURING DISTRICT
  - OS-1 OFFICE SERVICE DISTRICT
  - P.U.D. PLANNED UNIT DEVELOPMENT DISTRICT
  - R-1 SINGLE FAMILY (LARGE LOT) DWELLING DISTRICT
  - R-2 SINGLE FAMILY (SMALL LOT) DWELLING DISTRICT
  - R-3 SINGLE & TWO FAMILY DWELLING DISTRICT
  - R-4 SINGLE, TWO, & MULTI-FAMILY DWELLING DISTRICT
  - CONDITIONAL USE



## Hobart Business Incentives

This is a partial list of requirements associated with each business incentive program. Details are available on the City's website: [www.cityofhobart.org](http://www.cityofhobart.org). Questions can be directed to the Director of Development, Denarie Kane at (219) 942-5517 or [dkane@cityofhobart.org](mailto:dkane@cityofhobart.org).

### **Riverfront Liquor License:**

- Limited to the Downtown Riverfront District (See Attached Map)
- Buildings within 200 feet of a church or school are not eligible
- Requires a minimum 51% of total sales in food annually
- Permits are not transferable and are not portable within or without the Riverfront District
- Limited to a total of ten (10) permits within the district
- Unique dining experiences not currently available in the downtown are encouraged
- Required to contribute to downtown marketing fund at no more than \$250 per month

### **Façade Grant:**

- Limited to the Lake George Commercial Historic District (See Attached Map)
- Hobart Redevelopment Commission provides matching grants up to \$50,000 for building renovation
- Grant payment is a reimbursement to applicant, not a direct payment to contractors or advance payment to applicant
- Limited to exterior work visible from public walkways
- Routine maintenance is not eligible
- Historic Preservation Commission must approve the work and issue a Certificate of Appropriateness
- Must be for a building of historic or architectural significance
- Annual grant funding available is determined based on other projects' financial demands

### **Sign & Awning Grant:**

- Limited to the Lake George Commercial Historic District (See Attached Map)
- Hobart Redevelopment Commission provides matching grants up to \$1,000 each for sign and awning
- Grant payment is a reimbursement to applicant, not a direct payment to contractors or advance payment to applicant
- Routine maintenance is not eligible
- Historic Preservation Commission must approve the work and issue a Certificate of Appropriateness
- Must be for a building of historic or architectural significance
- Annual grant funding available is determined based on other projects' financial demands

### **\*Vacant Building Deduction:**

- Limited to buildings zoned for commercial or industrial purposes
- Building owner (tax payer) must apply on behalf of a tenant business
- Building must be vacant for a minimum of one-year & vacancy must be documented
- Must be approved by the City Council prior to the occupation of the vacant building
- Real property tax relief previously granted for first year at 100% and second year at 50%
- 15% of tax savings is collected by County Treasurer and paid to Hobart Redevelopment Commission

**\*Real Property Tax Abatement:**

- Limited to new building construction, building improvements, or additions that increase assessed value (AV)
- Abatement applies only to increase in AV amount for real property
- Taxes on land are not eligible to be abated
- Must be approved by the City Council prior to issuance of required building permit
- Exaction fee (1%) collected at time of building permit issuance based on value of improvements as per State formula
- Certain business types also require a favorable recommendation of the Economic Development Commission
- Taxes are typically phased in over ten year period as follows:

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%

**\*Personal Property Tax Abatement:**

- Limited to four categories: a) new manufacturing equipment, b) new research and development equipment, c) new logistical distribution equipment, and d) new information technology equipment
- Must be approved by City Council prior to equipment installation
- Exaction fee (1%) collected within 30days after Council approval based on value as stated on Statement of Benefits
- Used equipment from another state id considered new to Indiana
- Taxes are typically phased in over ten year period as follows:

Year 1	100%
Year 2	90%
Year 3	80%
Year 4	70%
Year 5	60%
Year 6	50%
Year 7	40%
Year 8	30%
Year 9	20%
Year 10	10%

\*Reference City fee ordinance for application fees

Note: At present time, the City does not collect an annual business license fee.



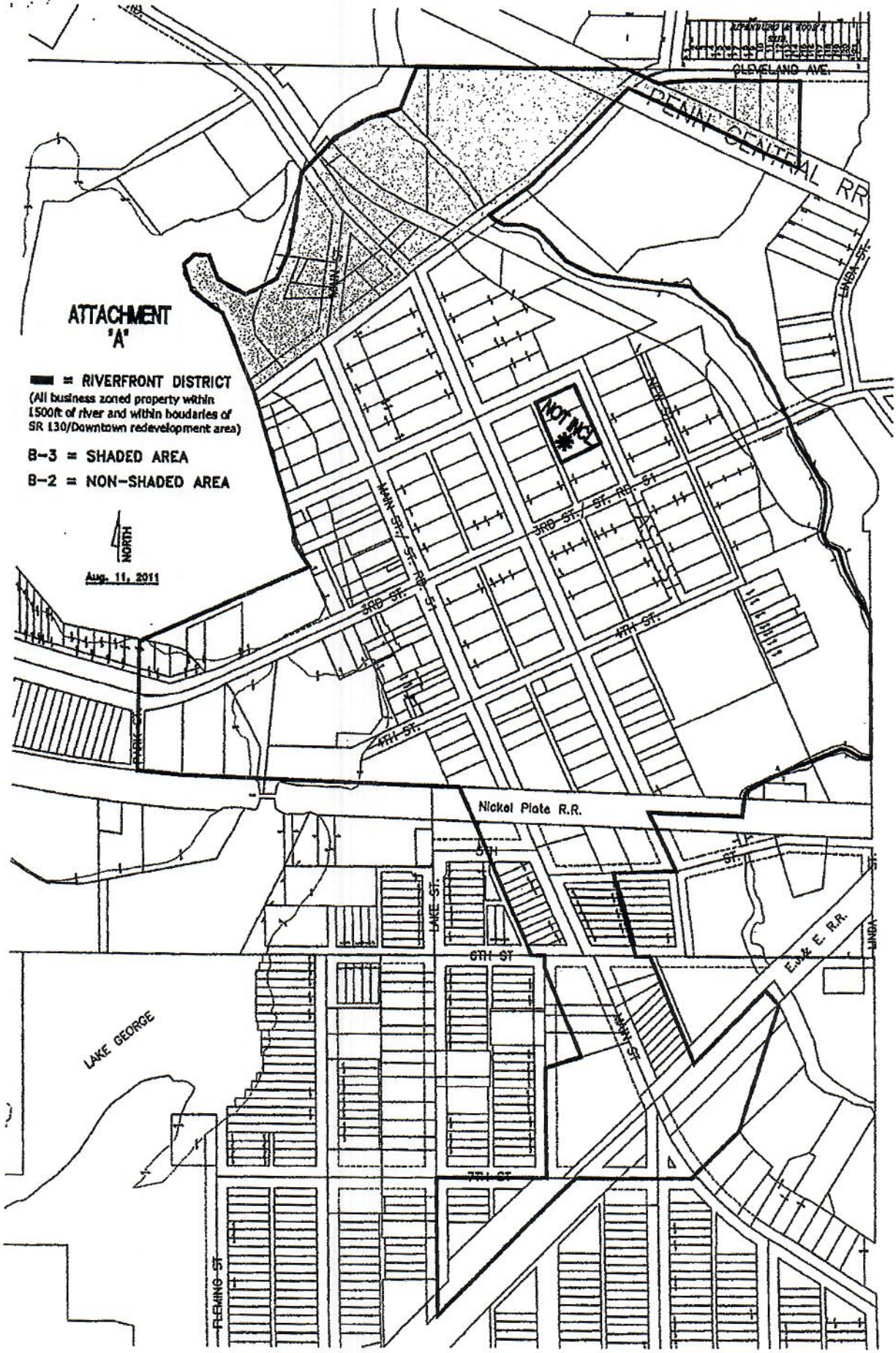
**ATTACHMENT  
'A'**

■ = RIVERFRONT DISTRICT  
(All business zoned property within  
1500ft of river and within boundaries of  
SR 130/Downtown redevelopment area)

B-3 = SHADED AREA

B-2 = NON-SHADED AREA

NORTH  
Aug. 11, 2011





# Lake George Commercial Historic District

