Staff Report
Rezoning
2025-11-56-Z

Attachments: Staff Report, Aerial Map, Zoning Map

Work Session:	No Work Session
Public Hearing:	Thursday, January 8, 2026
City Council Introduction:	Tuesday, January 27, 2026
City Council Public Hearing:	Tuesday, February 10, 2026

Request:
2025-11-56-Z A request by Mona Pellichino to Rezone 502 East Morris Avenue from RM-2 to MX-C for a counseling office, located in **District 2**.

Site Information

Location (Address):	502 East Morris Avenue
City Council:	District 2
Existing Zoning:	RM-2
Future Land Use:	Mixed Use Commercial
Existing Land Use:	Medium Density Residential
Site Description:	50 X 100 Lot

Context

Direction	**Land Use/Zoning**
North	MX-C Mixed Use Commercial
South	RM-2, Multifamily Residential
West	MX-C Mixed Use Commercial
East	MX-C Mixed Use Commercial

Additional Information

Current Zoning: RM-2

The RM-2 District in intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single-family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

A. Allowed Uses
1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House

3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House
8. Cemeteries and/or Memorial Gardens

B. Conditional Uses
1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

C. Accessory Uses
1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

Requested Zoning: MX-C

MX-C is intended to provide for a variety of residential, retail, service, and commercial uses. While MX-C accommodates commercial uses, the inclusion of residential and employment uses is strongly encouraged in order to promote live-work and mixed-use opportunities.

Allowed Uses
1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Modular without chassis
4. Row Houses
5. Apartments (multi-family dwelling)
6. Group living
7. Social Services
8. Civic Uses
9. Parks and open space
10. Minor utilities
11. Day Care
12. Country Club
13. All indoor recreation except sexually oriented business
14. All medical
15. All office

16. All overnight lodging
a. Bed and Breakfast
2. Major utilities
3. Commercial parking lots and garages
4. All outdoor recreation
5. Sweet Shop

Commission Recommendation:

Motion:
Recommend approval for Rezoning of 502 East Morris Avenue from RM-2 to MX-C for a counseling office, located in **District 2**.

For: Trey Tycer, Judah Richardson, Kylan Douglas, Ron Matthews, Monica Perez
Against: None
Abstain: None
Absent: None

Public Hearing:

For: 5
Against: 0
Motion approved

City Planner Recommendation:

Applicant met all criteria for a Rezoning.
Staff recommends approval.

Ordinance to Read:

WHEREAS, on January 8, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for Rezoning of 502 East Morris Avenue from RM-2 to MX-C.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on February 10, 2026 and approved the Rezoning of 502 East Morris Avenue from RM-2 to MX-C.

CITY OF HAMMOND

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502 E Morris Ave
2025-11-56-Z

Streets
City Lots
City Limits
Case Parcel

502 E Morris Ave
2025-11-56-Z

N
W E
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Streets
City Lots
City Limits
Case Parcel

MX-C intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods.	**RM-2 District** intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single family and two-family housing together. The RM-2 district allows buildings up to two stories in height.
ALLOWED USES	
1. Detached Single-Family Dwelling 2. Modular without chassis)	1. Detached Single-Family Dwelling (including modular without chassis)
3. Attached House	2. Attached House
4. Row House	
5. Apartments (multi-family dwelling)	
6. Group Living	
7. Social Services	
8. Civic Uses	6. Civic Uses
3. Parks and Open Space	4. Parks and Open Space
10. Minor Utilities	5. Minor Utilities
11. Day care	
30. Cemeteries and/or Memorial Gardens	8. Cemeteries and/or Memorial Gardens
12 Country Club	
13. All indoor recreation except sexually oriented business	
14. All medical	
15. All Office	
16. Overnight lodging a. Bed and Breakfast	
17. Services a. all personal services b. tanning bed facilities c. Barber and Beauty shops d. Florists e. Mortuary f. Real Estate g. Banks, financial institutions h. Dry Cleaning	
18. Animal Care Hospital	
19. All restaurants	
20. All retail Sales	
21. Art Studio/gallery (no tattoo parlors)	
22. Convenience store without gas	
23. Convenience store with gas	
24. All vehicle sales and services	

25. All water orientated sales and services	
26. All research and development	
27. All vehicle services	
28. Off street parking	
29. Reception/ Banquet Hall	
31.Group Care Facility	
CONDITIONAL USES	
	1. Day Care Facility
	2. Bed and Breakfast
	3. Major Utilities
1. Tattoo Parlor	
2. Major Utilities	
3. Commercial Parking lots and garages	
4. All outdoor recreation	
5. Sweet Shop	
6. Group Living Facility	
ACCESSORY USES	
6. Home Occupations	1. Home Occupations
	2. Vegetable and Flower Gardens
	3. Private Garages
3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses	4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
1. Gardens for non-commercial purposes	
2. storage garages and parking lots for use by occupants and guests	
4. Radio and television towers incidental to permitted use.	
5. Incidental storage not to exceed 40 percent of the floor area	
	5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
	6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
	7. Single attached accessory apartment. No more than one such unit per lot.