

**ORDINANCE NO. 2015-32**

**AN ORDINANCE OF THE TOWN OF LOWELL, INDIANA  
TEMPORARY SIGNS**

**WHEREAS**, the Town Council of the Town of Lowell is the municipal legislative body of the Unit; and

**WHEREAS**, with the passage of time various practices, procedures, and policies must be updated; and

**WHEREAS**, the Town Council finds that an ordinance concerning temporary signs is in the best interests of the Town; and

**WHEREAS**, the Town of Lowell Plan Commission has voted to send this Ordinance to the Town Council with a favorable recommendation;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Lowell, Lake County, Indiana, as follows:

**Sec. 155.103 Temporary signs.**

In all zoning districts the following temporary signs are permitted, in accordance with the regulations set forth herein. Further, temporary signs shall not be placed upon public property, public easements, public utility poles, traffic poles or standards or other public structures or buildings.

(a) *For sale and for rent or lease signs*; one (1) non-illuminated sign pertaining to the sale, rent or lease of the premises upon which it is placed, not exceeding six (6) square feet in area, provided that said sign shall be removed within seven (7) days of the consummation of the sale, rent or lease or of the termination of the sale, rent or lease agents authority.

(b) *Open house signs*; not to exceed three (3) non-illuminated signs and six (6) square feet in area each, may be placed during daylight hours on the day of a Real Estate Broker sponsored open house, to inform and direct the public to the location of the open house.

(c) *Contractors signs*; one (1) non-illuminated and non-portable sign, not exceeding sixteen (16) square feet in area, bearing the street number of a new or remodeled structure and/or the names of the general contractor, sub-contractor, owner or tenant may be placed on the premises during the construction work. Said sign shall be removed within seven (7) days of substantial completion of the work.

(d) *Lot signs*; one (1) non-illuminated and non-portable sign, not exceeding sixteen (16) square feet, bearing the name of the owner, and the fact that the lot is for sale. Said sign shall be placed only on the lot it is advertising, and only until the lot is sold.

(e) *Special event signs*; one (1) sign, excluding flashing signs, announcing and/or promoting any educational, charitable, philanthropic, civic or religious campaign drive, or event, may be placed on the premises where the event is to take place, not exceeding sixteen (16) square feet in area. Said sign may be located for a period not to exceed thirty (30) days preceding the event and shall be removed within five (5) days after the event. Special event signs announcing the opening or re-opening of a business are permitted, and held to the same standards except the duration shall not exceed 10 calendar days.

(f) *Special event banners*; one (1) all weather banner, announcing and/or promoting any educational, charitable, philanthropic, civic or religious campaign drive, movement or event, not exceeding twenty-four (24) square feet in area may be hung. Said sign may be located for a period not to exceed thirty (30) days preceding the event and shall be removed within five (5) days after the event. . Special event banners announcing the opening or re-opening of a business are permitted, and held to the same standards except the duration shall not exceed 10 calendar days.

(g) *Political signs*; non-illuminated political campaign signs, intended to be viewed from the public sidewalk or streets, in support of a candidate or candidates for office or urging action on any other matter on the ballot of a primary, general or special election, not exceeding six (6) square feet in area may be placed on private property in any zoning district. Said signs may be located for a period not to exceed thirty (30) days preceding each election for which the sign was installed. The candidate whose name appears on such signs (or the party who placed the sign if no candidate's name appears) is liable for the removal of said signs within five (5) days after the election of which it refers.

(h) *Public expression signs*; one (1) sign expressing a political, social, or religious position is permitted not exceeding sixteen (16) square feet in area. Public expression signs are not to be used as political signs related to an election.

(i) *All temporary signs*; all temporary signs shall comply with the following:

- 1) The content of said sign shall not contain gross displays.
- 2) The anchoring and structure of said sign shall be adequate to prevent the sign from becoming a projectile during high winds.
- 3) The face of said sign shall be properly maintained to avoid cracking, peeling, or fading to the point of being a blighting influence.
- 4) Said signs shall not contain illumination.

(j) Subdivision Signs - On Premise - a maximum of two (2), non-illuminated and non-portable signs, not exceeding sixty-four (64) square feet each, bearing the name of the development, developers, and builders associated with said development. Said sign shall be placed no longer than twenty-four (24) months after granting final subdivision approval, or so long as some portion of the property remains unsold, whichever period is shorter. The Building Commissioner shall have the power to grant reasonable extensions after the expiration of the twenty-four (24) month period. The signs must be located within the development for which they advertise. In any subdivision larger than five (5) acres in size, one additional sixty-four (64) square foot sign may be placed for each five (5) acre increment.

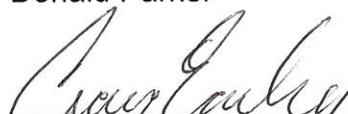
(k) Subdivision Signs - Off Premise - a maximum of two (2), non-illuminated and non-portable signs, not exceeding sixty-four (64) square feet each, bearing the name of the development, developers, and builders associated with said development, intended to direct potential buyers. Said sign shall be placed no longer than twenty-four (24) months after granting final subdivision approval, or so long as some portion of the property remains unsold, whichever period is shorter. The Building Commissioner shall have the power to grant reasonable extensions after the expiration of the twenty-four (24) month period. The signs must be located on private property, a minimum of eight (8) feet from the front property line, and shall not obstruct traffic sight distance. In any subdivision larger than five (5) acres in size, one additional sixty-four (64) square foot sign may be placed for each five (5) acre increment.

**DULY ORDAINED AND ENACTED** by the Lowell Town Council on this 26th day of October, 2015 by vote of 5 Ayes and 0 Nays.

**TOWN OF LOWELL, LAKE COUNTY, INDIANA  
BY ITS TOWN COUNCIL:**

  
\_\_\_\_\_  
Edgar M/ Corns

  
\_\_\_\_\_  
Donald Parker

  
\_\_\_\_\_  
Craig Earley, Member

  
\_\_\_\_\_  
LeAnn Angerman, Member

  
Chris Salatas, Member

Attest:

  
Judith Walters, Clerk-Treasurer

Approved by the Executive this 26th day of October, 2015.



Attest:

  
Judith Walters, Clerk-Treasurer

Advertised: <u>8/25</u> , 20 <u>15</u>	Public
Hearing: <u>9/10</u> , 20 <u>15</u>	
1 <sup>st</sup> Reading: <u>10/26</u> , 20 <u>15</u>	Rules Suspended: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2 <sup>nd</sup> Reading: <u>10/26</u> , 20 <u>15</u>	Advertised: _____, 20____ (if penalty)