

**ORDINANCE NO. 2015-33**

**AN ORDINANCE OF THE TOWN OF LOWELL, INDIANA  
AMENDING ORDINANCE NO. 2015-24, an Ordinance to Amend Ordinance 2013-02,  
COMMONLY KNOWN AS THE LOWELL SUBDIVISION REGULATIONS ORDINANCE**

**WHEREAS**, the Town of Lowell, its Staff, and Consultants have reviewed and recommended a change in the Town of Lowell Subdivision Regulations Ordinance; and

**WHEREAS**, the Town of Lowell, after due deliberation, has concluded that an amendment to a portion of Section 155.195 - Principles and Standards of Design - is appropriate;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, AS FOLLOWS:**

**Section 1.** Paragraph 5(M)(1) of § 155.195 - Principles and Standards of Design – is hereby deleted in its entirety and replaced with the following:

(M) *Public sites and open space standards.*

(1) *General requirements.* In all subdivisions that include 5 or more acres, the subdivider shall be required to plat a minimum of 500 square feet of open space for each dwelling unit. The minimum amount of open space provided shall be one acre. For the purposes of this calculation, a dwelling unit shall be defined as a single-family home, condominium, or apartment/rental unit. As an alternative to providing open space, the equivalent monetary value can be donated to the Town of Lowell Park Improvement Fund. The cash contribution in lieu of land shall be computed on the basis of fair market value of the land to be subdivided. Fair market value of improved land in and surrounding the Town is now established at \$15,000 per acre for purposes of this section.

(a) Easements, crosswalks, and road frontage to provide public access to the common open space shall be shown on all required subdivision plat drawings.

(b) Easements, roadways, and rights-of-way cannot be considered open space.

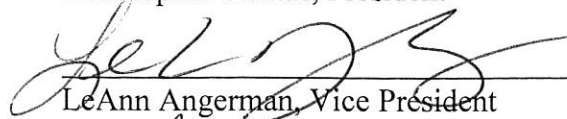
(c) All open space shall be usable spaces for normal recreation.

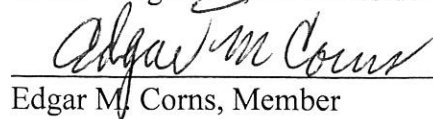
**Section 2:** The foregoing amendment to Ordinance 2015-24 shall be in full force and effect upon the passage and adoption as required by law.


DULY ORDAINED AND APPROVED by the Town Council of the Town of Lowell, Lake County, Indiana, this 23rd day of November, 2015 by a vote of 5 in favor and 0 opposed.

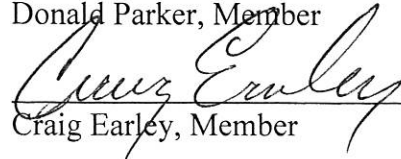
**TOWN OF LOWELL, LAKE COUNTY, INDIANA  
BY ITS TOWN COUNCIL:**

  
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Christopher Salatas, President

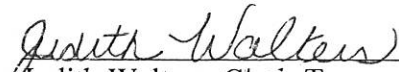
  
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LeAnn Angerman, Vice President

  
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Edgar M. Corns, Member

  
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Donald Parker, Member

  
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Craig Earley, Member

ATTEST:

  
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Judith Walters, Clerk-Treasurer

Approved by the Executive this 23rd day of November, 2015.

  
\_\_\_\_\_  
Christopher Salatas, President

ATTEST:

  
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Judith Walters, Clerk-Treasurer