



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



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|---------------------|--|-------------------|-----------------------|
| Meeting Date | 05/04/2022 | Department | Planning/Economic Dev |
| Agenda Item | 4.d) Consideration of a First Read on the proposed Land Use Ordinance amendments dealing with Directory Signs in PIC | | |
| Est. Cost | n/a | | |

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|-------------------------------|---|
| Background Information | <p>The Ordinance Review Committee developed a proposed amendment to the standards dealing with directory signs in the Planned Industrial/Commercial District to increase the maximum size of an allowed directory sign to accommodate the increase in the number of occupants in the industrial park. The proposed amendment to Section 10.24.6.5.13 of the Land Use Ordinance is attached.</p> |
| | <p>The Planning Board held a public hearing on the proposed amendment and is recommending that the City Council adopt the amendment to Section 10.24.6.5.13.</p> |

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| Requested Action | " I move to send the proposed Land Use Ordinance amendments dealing with Directory Signs in the Planned Industrial Commercial (PIC) Zone to a Second Read on May 18, 2022." |
| City Manager and/or Finance Review | The Acting City Manager approves the above action. |
| Council Vote/ Action Taken | |
| Departmental Follow-Up | |

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|----------------------------|-------------------------------|----------------------------------|--------------------------------|
| City Clerk Use Only | 1 st Reading _____ | Advertised _____ | EFFECTIVE DATE _____ |
| | 2 nd Reading _____ | Advertised _____ w/in 15 Days | |
| | Final to Dept _____ | Updated Book _____ | Online _____ |

To: City Council
From: Planning Board and Ordinance Review Committee
Subject: PIC Sign Amendment for Directory Signs
Date: April 22, 2022

The Ordinance Review Committee developed a proposed amendment to the standards dealing with directory signs in the Planned Industrial/Commercial District to increase the maximum size of an allowed directory sign to accommodate the increase in the number of occupants in the industrial park. The proposed amendment to Section 10.24.6.5.13 of the Land Use Ordinance is attached.

The Planning Board held a public hearing on the proposed amendment and is recommending that the City Council adopt the amendment to Section 10.24.6.5.13.

**Proposed Amendment to the Standards for Directory Signs
in the Planned Industrial/Commercial (PIC) District**

Proposed additions to the text are shown in underline

Amend Section 10.24.6.5.13 of the Land Use Ordinance dealing with signs in the PIC District to read:

10.24.6.5.13 Signs Allowed in the Planned Industrial/Commercial (PIC) District

| Planned Industrial/Commercial District | | | |
|--|---|---|---|
| | Nonresidential | Residential | Governmental |
| Maximum Total Sign Area per Lot | 200 SF plus 120 SF for lots with frontage on two or more public streets | NA | 100 SF |
| Permitted Signs | | | |
| Nonresidential Lots | | | |
| Sign Type | Maximum Number | Maximum Height | Maximum Size |
| Wall sign and/or channel letter sign | 2 per building façade facing a street | NA | 60 SF per individual sign 100 SF total area per facade |
| Projecting sign | 2 per lot | 12 feet | 12 SF |
| Monument sign or ground-mounted sign or pylon sign | A total of 1 sign per street frontage that has a primary vehicle entrance | Monument sign – 6 feet Ground-mounted sign – 16 feet Pylon sign – 20 feet | 60 SF |
| Hanging sign | 1 sign per street frontage that has a primary vehicle entrance per lot | 16 feet | 12 SF |
| Pole sign | 4 per street frontage with a primary vehicle access | 3 feet | 2 SF |
| Awning sign | Only on the valance directly over an entrance | NA | Lettering or graphics shall not be more than 12” high |
| Marquee sign | Only on the front and sides of a marquee directly over an entrance | NA | Lettering or graphics shall not be more than 12” high |

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|--|---|---|---------------------------------------|
| Iconic sign | 1 per lot | NA | Not more than 3 feet in any dimension |
| Governmental Lots | | | |
| Sign Type | Maximum Number | Maximum Height | Maximum Size |
| Wall sign | 1 per building façade facing a street | NA | 60 SF |
| Monument sign or ground-mounted sign or hanging sign | A total of 1 sign per lot | Monument sign – 4 feet Ground-mounted or hanging sign – 8 feet | 60 SF |
| Pole signs | 4 per street frontage with a vehicle access | 3 feet | 2 SF |
| Illumination of Signs | | | |
| Type of Illumination | Nonresidential | Residential | Governmental |
| Internally Illuminated | Yes | NA | Yes |
| Externally Illuminated | Yes | NA | Yes |
| Changeable Copy Signs | | | |
| | Nonresidential | Residential | Governmental |
| Electronic Message Board | Yes | NA | Yes |
| Readerboard | Yes | NA | Yes |
| Project or Subdivision Signs | | | |
| Nonresidential | <p>One project sign is permitted at each vehicle entrance to the development or subdivision from a street. The project sign may be a monument sign, ground mounted sign or pylon sign and shall conform to the requirements for the type of sign. <u>The size of a ground mounted directory sign that lists the individual nonresidential occupants of a development or subdivision may be increased to a maximum of one hundred sixty (160) square feet with a maximum height of twelve (12) feet provided that the sign for any individual occupant shall not exceed eight (8) square feet.</u> The project sign may incorporate an electronic message board with an area of not more than 24 square feet. The Maximum Total Sign Area for a lot located within a nonresidential subdivision or development that has a project or subdivision sign shall be reduced by 20%.</p> | | |