



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	05/18/2022	Department	Planning/Economic Dev
Agenda Item	4.g) Consideration of a Second Read and possible adoption on the proposed Land Use Ordinance amendments dealing with Directory Signs in PIC		
Est. Cost	n/a		

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>

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

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			
Maximum Total Sign Area per Lot	Nonresidential	Residential	Governmental
		200 SF plus 120 SF for lots with frontage on two or more public streets	NA
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

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	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%.			