



GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET



Meeting Date	01/24/2023	Department	City Clerk
Agenda Item	3a. Public Hearing Regarding a change to the Land Use Ordinance		
Est. Cost			

Background Information	Please see the attached information		
	Mayor Hart will open and close the Public Hearing		

Requested Action	None at this time		
City Manager and/or Finance Review			
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 _____

7.8.5 Cobbossee Corridor District

7.8.5.1 All proposed development in the district shall utilize public sewer and water.

7.8.5.2 Architectural Design Requirements

7.8.5.2.1 The architectural design of new or renovated structures shall reflect the character of the area, the innovative purpose of the district and the variety of forms, styles and scales of adjacent districts. The scale, form and relationship between buildings, the site, pedestrian circulation and views are more critical than a particular historic style.

7.8.5.2.2 Two and three-story buildings are encouraged to increase density and reduce building footprints.

7.8.5.2.3 Buildings and sites are encouraged to utilize green technologies or Energy Star approved materials to minimize stormwater impacts and increase energy efficiency.

7.8.5.2.4 Parking for residential and non-residential uses shall be shared and integrated with the terrain and buildings when feasible. Suburban style garages are discouraged, particularly in areas where streetscapes and civic environment are strongly defined by the adjacent building facades.

7.8.5.2.5 Parking areas shall not be located between the building and the stream unless the applicant provides evidence acceptable to the Planning Board and/or the Code Enforcement Officer which shows that no other location is feasible.

7.8.5.2.6 The required number of parking spaces may be reduced or modified by the Planning Board and/or Code Enforcement Officer without a need for a variance when an applicant provides evidence that a proposed activity can be served with a reduced number of spaces.

7.8.5.2.7 Public paths are a critical component of the district and connectivity within the district shall include locating paths between structures and the stream, establishing easements for future paths, creating trailheads, providing overlooks and making connections to existing or proposed sidewalks.

7.8.5.3 All proposed development requiring Planning Board review shall have a preliminary meeting with the Planning Board and the Development Department.

~~**7.8.5.4** Residential use shall not be permitted on the ground floor at the following locations: Corners of Summer and Bridge Street and the Corner (western) of Route 126 and Winter Street.~~

7.8.5.5 The minimum lot size for single-family houses shall be 5,000 square feet, and the minimum lot size for single-family houses within the Shoreland Overlay Limited Residential District shall be 10,000 square feet.

7.8.5.6 A legally nonconforming use has a five-year discontinuance period.