



**GARDINER CITY COUNCIL**  
**AGENDA ITEM INFORMATION SHEET**



|                     |   |                   |                  |
|---------------------|---|-------------------|------------------|
| <b>Meeting Date</b> | 05/10/2023  | <b>Department</b> | Code Enforcement |
| <b>Agenda Item</b>  | 3.d Public hearing for amendments to the Land Use Ordinance in regards to signs in the Traditional downtown |                   |                  |
| <b>Est. Cost</b>    |   |                   |                  |

|                               |                                       |  |  |
|-------------------------------|---------------------------------------|--|--|
| <b>Background Information</b> | Please see the attached documentation |  |  |
|-------------------------------|---------------------------------------|--|--|

|   |  |
|---|--|
| <b>Requested Action</b>                   |  |
| <b>City Manager and/or Finance Review</b> |  |
| <b>Council Vote/ Action Taken</b>         |  |
| <b>Departmental Follow-Up</b>             |  |

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

**10.24.6.5.7 Signs Allowed in the Traditional Downtown (TD) District**

| Traditional Downtown District               |   |                   |  |
|---|---|-------------------|--|
| Maximum Total Sign Area per Lot             | Nonresidential  | Residential       | Governmental   |
|   | None  | 6 SF per building | None   |
| Permitted Signs                             |   |                   |  |
| Nonresidential Lots                         |   |                   |  |
| Sign Type                                   | Maximum Number  | Maximum Height    | Maximum Size   |
| Wall sign – First floor                     | 1 per building façade facing a street plus 1 on the side or rear façade if there is a public entrance on the facade                 | NA                | Not more than ten percent (10%) of the area of the wall on which it is located |
| Wall sign – Upper floors (see Note A and C) | 1 per business located on an upper floor but only if there is no projecting sign located at the public entrance to the upper floors | NA                | 6 SF   |
| Projecting sign – First floor               | 1 per public building entrance facing a street plus 1 on the side or rear façade if there is a public entrance on the facade        | 12 feet           | 12 SF  |
| Projecting sign – Upper floors (see Note B) | 1 per public building entrance that provides access to a nonresidential use on an upper floor                                       | 12 feet           | 6 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                          |

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|--|--|---|---|
| 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 |
| Window sign  | No limit   | NA  | Not more than 20% of the window area                  |
| Iconic sign  | 1 per lot  | 8 feet  | A maximum of 3 feet in any dimension                  |
| Monument sign  | A total of 1 sign per street frontage that has a primary vehicle entrance  | 4 feet  | 36 SF   |
| <b>Residential Lots</b>                              |  |   |   |
| <b>Sign Type</b>                                     | <b>Maximum Number</b>  | <b>Maximum Height</b>   | <b>Maximum Size</b>                                   |
| Wall sign or projecting sign                         | 1 sign per building façade facing a street   | 12 feet   | 6 SF  |
| <b>Governmental Lots</b>                             |  |   |   |
| <b>Sign Type</b>                                     | <b>Maximum Number</b>  | <b>Maximum Height</b>   | <b>Maximum Size</b>                                   |
| 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<br>Ground-mounted or hanging sign – 8 feet | 36 SF   |
| Pole signs   | 4 per street frontage with a vehicle access  | 3 feet  | 2 SF  |
| <b>Illumination of Signs</b>                         |  |   |   |
| <b>Type of Illumination</b>                          | <b>Nonresidential</b>  | <b>Residential</b>  | <b>Governmental</b>                                   |
| Internally Illuminated                               | No   | No  | No  |
| Externally Illuminated                               | Yes  | Yes   | Yes   |
| <b>Changeable Copy Signs</b>                         |  |   |   |
|  | <b>Nonresidential</b>  | <b>Residential</b>  | <b>Governmental</b>                                   |
| Electronic Message Board                             | No   | No  | No  |
| Readerboard  | Yes  | No  | Yes   |
| <b>Project or Subdivision Signs</b>                  |  |   |   |
| <b>Nonresidential</b>                                | One project sign is permitted at each vehicle entrance to the development or subdivision from a street or to a parking lot serving one or more lots. The project sign may be a monument sign, ground mounted sign or hanging sign and shall conform to the requirements for the type of sign. 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%. |   |   |

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| <b>Residential</b> | 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 hanging sign and shall have a maximum area of 24 SF. A monument sign shall have a maximum height of 4 feet and a ground mounted or hanging sign shall have a maximum height of 8 feet. The Maximum Total Sign Area for a lot located within a residential subdivision or development that has a project or subdivision sign shall be reduced by 20%. |
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**Notes**

- A. The property owner or manager shall be responsible for determining the number, size, and location of wall signs on each façade in accordance with a Master Sign Plan submitted to the Code Enforcement Officer with approval by the Historic District Commission if the property is located within the historic district.
- B. When there are multiple public entrances in a façade, the property owner or manager shall be responsible for determining the number, size and location of projecting signs. When entrances are close together, the signs shall be placed close to the entrances but shall be located to provide separation between signs to the extent feasible.
- C. Properties not in a Historic District, may use first floor Wall Sign dimensions for a second floor wall sign in lieu of a first floor sign and as long as the first floor commercial space occupies both floors.