



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date		Department	
Agenda Item			
Est. Cost			
Background Information			
Requested Action			
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 _____



Abutter Notification- Potential Zoning Change

To: Property owners on Libby Hill Rd, Weeks Rd. Booker Rd, North St., South St., Buck's Lane, Barnett's Way, Doyle Dr. Hume Lane, and a portion of Marston Rd. Timberwood Dr. Evergreen Way, Rustic Lane, Streamside Lane, Maschino Lane, Ledgewood Dr., Marks Lane, Moonlight Dr. Carey Lane, Rolfes Circle, Brunswick Ave, Schacht Lane, Nazarene Way.

From: City of Gardiner

Subject: Proposed changes

When: July 8, 2025, at 6pm

Where: City Council Room- 6 Church St. Gardiner

The City of Gardiner had proposed a Zoning change to the Libby Hill Rd./Weeks Rd area from Rural (R), to Residential Growth RG. After an informational meeting with a group of property owners, the City decided that zoning requirements, specifically dimensional requirements, should be changed as well.

The proposed requirements change would only minimally affect the properties already zoned as RG. The areas identified currently as Rural would see adjustments to setback, road frontage and density requirements.

Please see the attached maps, showing the areas that would be affected by the changes, and also information provided by Kris McNeill- Code Enforcement Officer.

If you have any questions, please feel free to contact the Planning and Development Department.

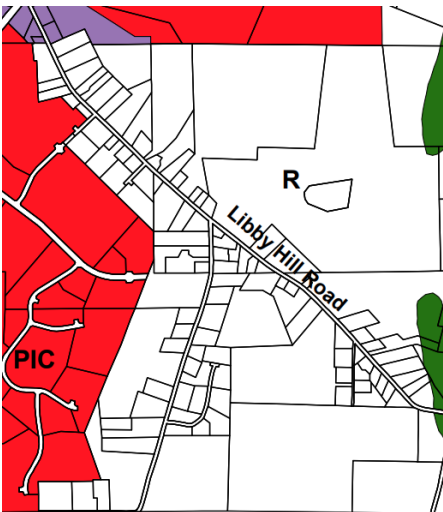
Angelia Christopher
Planning Coordinator

(207) 582-6892

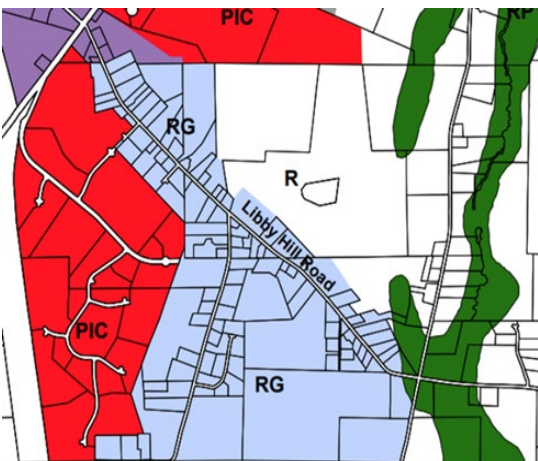
achristopher@gardinermaine.com



Current Residential Growth (RG) Zone



Area for proposed zone change from Rural (R) to Residential Growth (RG)



Area that would be affected by zoning change- dimensional requirements, including setbacks would be changed allowing more flexibility for development of lots.

Dimensional	Rural	Residential Growth
Minimum lot size	2 acres	1 acre
Min. Road Frontage	200 feet	100 feet
Density (square feet)	80,000 per dwelling	7,500 per dwelling
Dweelings per Acre	0.50	5
Side rear setbacks	30 feet	15 feet
road setback	75 feet	50 feet

Residential	Rural	Residential Growth
Single Family Home	Yes	Yes
ADUs allowed	Yes	Yes
Multifamily housing	Yes	Yes
Tiny Homes	Yes	No
Town houses	Yes	Yes

Commercial Uses	Rural	Residential Growth
Antennias	Yes	No
Cannabis grows	Yes	No
Construction serv	Yes	No
Kennels	Yes	No
Funeral homes	Yes	No
Small Retail	Yes	No
Saw mill	Yes	No
Flea Markets	Yes	No
Windmills	Yes	No
Firewood	Yes	No
Compost	Yes	No
Recycling	Yes	No
Vets office	Yes	No
Hospital	No	Yes

July 30, 2025

To: City Council:

Planning Board has voted to send the Zoning Change of the Libby Hill road area to Council with the recommendation to pass. The intention is to rezone areas identified as Residential Growth(RG), a zone that currently exists in the City and which more closely describes the existing conditions found in the Libby Hill Road Ordinance Review Committee and the Planning Board have met with abutting property owners to answer questions. Along side this rezoning, the dimensional requirements will be amended for Residential Growth. ORC and PB agreed that a change to the maximum density allowed in the RG Zone from 7500 square feet per dwelling to 40,000 square feet per dwelling would be beneficial. This change will have very little effect on the properties currently zoned as RG, but it will reduce the overly restrictive setback requirements on Libby Hill Road. It will also make the minimum lot size, and road frontage requirements fit what is in existence at this time. This change will still increase the allowed density in the area, but much less that was proposed before.

If you have any questions about this change, please feel free to call or email me.

Kris McNeill
Code Enforcement Officer
Gardiner, Maine

207-620-4853
kmcneill@gardinermaine.com