



Board:	Planning Commission
Agenda	October 6, 2026
Date:	
Presenter:	Patricia West

Staff Report

Agenda Item Title:

Ordinance No. 2026-636 | Sign Ordinance Amendments – Introduction and Public Hearing

Background:

Staff is presenting draft Ordinance No. 2026-636 for introduction and consideration by the Planning Commission. The proposed ordinance represents a comprehensive update to the City's existing sign regulations within Chapter 30, Article VIII, Division 5 of the Zoning Ordinance.

The proposed amendments are intended to establish clearer, more consistent, and content-neutral standards for signs throughout the City while updating the ordinance to reflect current First Amendment considerations. The draft establishes updated definitions, permitting and exemption requirements, general placement and dimensional standards, regulations for individual sign types, illumination and Electronic Message Center (EMC) standards, district-specific sign allowances, and provisions addressing prohibited, abandoned, and nonconforming signs.

The ordinance also proposes amendments to the City's zoning enforcement provisions. These changes clarify the authority of the Zoning Administrator, Department of Public Safety, and other City officials designated by the City Manager to investigate zoning violations and pursue authorized enforcement actions, including municipal civil infractions.

The draft ordinance is the result of the Planning Commission's review of the City's existing sign regulations and subsequent ordinance development and legal review. At this time, staff recommends that the Planning Commission introduce the proposed ordinance and schedule the required public hearing for its regular meeting on November 10, 2026. Following the public hearing, the Planning Commission may consider any revisions and make a recommendation to the City Commission.

Recommendation:

Motion to introduce draft Ordinance No. 2026-636 and schedule a public hearing for November 10, 2026, to receive public comment on the proposed amendments to Chapter 30, Article VIII of the City of Gladstone Code of Ordinances.