

STAFF REPORT REGULAR MEETING

AGENDA DATE: February 24, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2026-02 – First Reading – Amending Chapter 23 “Land Development Regulations” to establish a new section within the Land Development Regulations to allow murals and sculptures to be attached to structures.

SUMMARY:

The proposed amendments update the Land Development Regulations to establish a clear and consistent policy framework for murals and sculptures. The amendments define sculptures, consolidate applicable standards into a single section, clarify the distinction between public art and signage, and remove duplicative mural provisions from the Sign Regulations to improve consistency and administration.

BACKGROUND AND JUSTIFICATION:

The Land Development Regulations currently regulate murals in multiple sections, creating overlapping standards and inconsistent review pathways. In addition, the Code does not clearly address sculptures attached to or integrated with structures. The proposed amendments advance the City’s policy objectives by consolidating related provisions, clarifying regulatory intent, and aligning review authority with existing advisory boards. These changes improve predictability, support consistent decision-making, and ensure that public art is reviewed under clear, uniform standards while preserving existing sign regulations for commercial messaging.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendment at their meeting on February 4, 2026.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to not recommend approval of the proposed text amendment at their meeting on February 11, 2026. The HRPB recommended allowing murals in all zoning districts while eliminating or minimizing regulation in residential, particularly single-family properties, including murals on fences. The HRPB recommended the regulations should apply only to murals visible from a public right-of-way, and the mural definition may need revision. The Board supported reasonable size and height limits for sculptures attached to structures. Overall, the Board favored reducing oversight, especially for residential murals.

MOTION:

Move to approve/disapprove Ordinance 2026-02 on first reading, and to schedule second reading and public hearing for March 3, 2026.

ATTACHMENT(S):

Ordinance 2026-02
PZB/HRPB Staff Report