

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** April 21, 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.

At its meeting of March 21, 2026, the Commission provided comments, direction and suggestions for changes to the proposed ordinance. It is being brought back under first reading with all areas with changes to address Commission concerns highlighted in yellow including resolving the different recommendations between the PZB and the HRPB. The changes include but are not limited to providing staff with more oversight and authority to approve murals and sculptures, a broader definition of those allowed to install murals and sculptures, a more objective criteria for where murals and sculptures will be allowed and for elimination of contradictory components within the sign code itself. A clear distinction between murals and sculptures is made as to whether they will be considered a sign should they include any commercial messaging or logos is provided.

**MOTION:**

Move to approve/disapprove Ordinance 2026-02 on first reading, and to schedule second reading and public hearing for May 5, 2026.

**ATTACHMENT(S):**

Ordinance 2026-02

PZB/HRPB Staff Report

Minutes from PZB and HRPB meetings