

Murals

Consideration of Recommendations Concerning Murals

Planning Commission Meeting
August 28, 2019



Background

- June 18, 2019- City Council:
 - Reviewed Public Art Program regarding murals.
 - Directed Community Development to consider clarifying noncommercial murals not regulated by Zoning.
- July 10, 2019- Planning Commission:
 - Conducted a public hearing.
 - Commission requested First Amendment information regarding regulating murals.



Discussion

First Amendment

- Murals are speech protected by First Amendment.
- Content-based regulations generally not permitted.
- Content-neutral, time, place, and manner regulation of murals generally permitted.



Discussion

- Current residential project sign standards allow:
 - One two-sided monument sign, 20 SF per side, 6 feet maximum in height; or,
 - One wall sign per street frontage, 20 SF each.
- Council requested the Commission consider:
 - 1- Should murals be allowed or prohibited in residential areas.
 - 2- If murals are allowed what type, if any, of “time, place and manner” restrictions (e.g., number of murals, size limitations, lighting, color, location, etc.) for murals and graphic displays on residential properties in residential zones should be required.



















Conclusion

- Conduct continued public hearing.
- Consider recommending to the City Council either:
 - 1- Content neutral, reasonable time, place, and manner restrictions for murals on residentially used property in residential zones, such as:
 - Number
 - Size
 - Color
 - Lighting
 - Location; or,
 - 2- Prohibition of murals on residentially used property in residential zones.

