



POLICY FOR THE REVIEW OF PROPOSED MURALS IN NON-RESIDENTIAL ZONES

Approved by the City Appearance Committee - 2-21-13

1. Murals are generally large pictures/mosaics painted or adhered directly on a wall or on backing material that is attached to the wall. Murals are not considered signs and do not include super-graphic signs as defined in EZC Article 66 –Sign Ordinance.
2. Murals proposed on building exteriors within public view that do not involve public art funds, are considered a change to the building exterior subject to staff design review.
3. Each proposal subject to staff design review may be referred by the Director of Community Development to the City Appearance Committee and/or the Planning Commission, or other appropriate body.
4. Murals proposed on city-owned property or within the public right-of-way will be referred to the City Appearance Committee. An encroachment permit may be required.
5. Murals proposed to be located on private property adjacent to and visible from a major road/prime arterial or at a gateway into the City may be referred to the City Appearance Committee and/or the Planning Commission.
6. Murals proposed at a location within the Downtown Specific Planning Area require review and the issuance of a Certificate of Appropriateness from the Planning Division.
7. Minor identification of the artist and/or a sponsor may be acceptable.
8. Any signage incorporated within a mural will be considered wall signage subject to the sign ordinance.
9. The property owner's approval is required.
10. Murals on private property shall be maintained and repaired as part of the exterior of the building, including removal of any graffiti within 24 hours.
11. Murals on city-owned property or within the public right-of-way shall be maintained and repaired by the proponent and may be subject to a maintenance agreement with the City that may include provisions for the removal of the mural upon notification by the City.