

# Mural Regulations

City Council Work Session  
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Kurt Schmitt, Program Coordinator  
Mitch Hammes, Neighborhood Services Manager  
Matt Mayberry, Cultural Services Division Manager  
Morgan Hester, Planning Manager



## Why

- Concerns expressed during Citizen Comment

## What

- City Council request to further discuss murals – process, allowances

## Who

- 3 Planning Divisions (Long Range Planning, Neighborhood Services, Development Review Enterprise), City Attorney's Office, Cultural Services

## Where

- Private property, but also impactful to the public realm

## How

- Current COS practice – Planning and Cultural Services
- Researched several CO and National jurisdictions for “best practices”.
- Legal assessment

# Presentation Overview



## **Current Regulations**

- Kurt Schmitt

## **Neighborhood Services**

- Mitch Hammes

## **Public Art Process**

- Matt Mayberry

## **UDC – Public Art & Research**

- Morgan Hester

## **UDC Section 7.6.301**

### **Mural definition**

A picture on an exterior surface of a structure. A mural is a sign only if it is related by language, logo, or pictorial depiction to the advertisement of any product or service or the identification of any business located on the premise.

### **Sign Definition**

Any name, figure, character, outline, display, announcement, or devise, or structure supporting the same, or any other devise of similar nature designed to attract the attention of a passerby to a building or structure, and shall include all parts, portions, units, and materials composing the same, together with the frame, background and supports or anchoring thereof. A sign shall not include any architectural or landscape features that may also attract attentions.

# Current Regulations



## UDC Table 7.4.13-D – Minor Sign Types

### Mural –

- Allowed in all use classifications
- No permit required unless:
  - Any portion of the mural is considered a sign in which it will deduct from the wall signage for that wall.
  - **Section 7.4.1305** – Wall Sign area allowed up to three (geometric shapes).



# Current Regulations



# Current Regulations



# Neighborhood Services



§9.6.603: *DEFINITIONS: GRAFFITI: Any writing, word, symbol, figure, design or other inscribed material written, sprayed, painted or otherwise applied to any exterior surface of a building, wall, fence, tree, sidewalk, curb or other permanently fixed object without the authority or consent of the property owner.*

- ✓ Private Property Free of Charge (with owner consent)
  - ✓ Public Property
- ✓ Proactive & Reactive To Complaints (50/50 split)
- ✓ Great Collaboration with Parks, Recreation, Cultural Services Department

A stylized, colorful logo for "SUMMER" in a bold, bubbly font with a gradient from blue to orange.

**2022**

Locations Cleaned: 1,977  
Individual Tags: 9,003

**2023 (Jan – May)\***

Locations Cleaned: 1,581  
Individual Tags: 7,160

318 Gallons of Paint

- ✓ SoyClean
- ✓ Pressure Wash
- ✓ Sandblast
- ✓ Spraypaint
- ✓ Sand/Scrape/Other

\*Rotating FTE Provides 2x Coverage



# Public Art Process



“Community Imagination” by Joshua Weiner, a community driven art project funded by grants in conjunction with the redevelopment of Panorama Park. (City of Colorado Springs, 2023)



“I've Been Dreaming to Be a Tree” by Byeong Doo Moon at Cascade and Colorado Ave (Donated by Community Ventures, 2018)

Allowances that have been permitted as **opportunities** –

- PDZ rezonings (community amenity);
- Alternative requirement for building façade articulation; and
- Development Standards Adjustment (compensating benefit).

All require neighborhood feedback and Public Art Commission (PAC) approval.

## Quick facts

- **19 Colorado jurisdictions** responded (20 contacted)
- **22 National jurisdictions** responded (50 contacted)
- Majority of jurisdictions do not regulate murals, unless it qualifies as signage.



**Mural**



**Sign**