



PLANNING DEPARTMENT

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Original Art Murals

The policy of the City of Milwaukie is to permit and encourage art murals, which comprise a unique medium of expression that serves the public interest Milwaukie Municipal Code (MMC) Chapter 20.04.

An "original art mural" is a hand-painted image on the exterior wall of a building that may comprise up to 40% of the surface area of a building wall.

Note: An "original art mural" is different from a "public art mural." A "public art mural" is a mural that may comprise up to 100% of a building wall, is either on City-owned property or has a public art easement, and is subject to the discretionary review process described in MMC 20.04.050. For information about locating a public art mural on your property, see [Public Art Mural Guidelines & Mural Application](#) or contact Grady Wheeler at wheelerg@milwaukieoregon.gov or 503-786-7503.

Standards for Original Art Murals

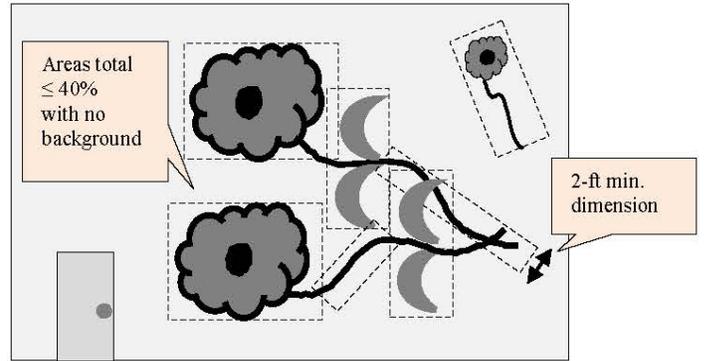
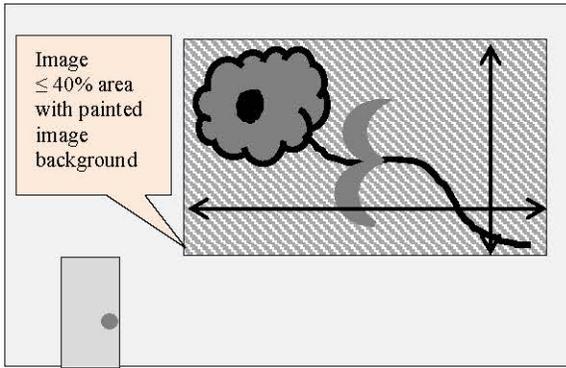
1. An original art mural may comprise up to 40% of the surface area of a building wall. The area allowed for an original art mural is considered in conjunction with the size regulations for wall signs, so that the combination of a wall sign and an original art mural shall not exceed 40% of the wall face.
2. An original art mural may wrap around the corner of a building, but the area of the mural on each wall is calculated separately.
3. The area of an original art mural includes the area within a rectangular-shaped perimeter enclosing the limits of the mural. If the mural consists of more than 1 section without a painted background, each section area will be calculated and all areas will be totaled. If the mural consists of more than 1 section with a painted image background, the area is calculated within a perimeter enclosing the entire limits of the mural. The smallest dimension of any rectangular-shaped perimeter enclosing an element of the mural shall measure 2 ft.
4. The building owner or tenant may not receive compensation for placement of an original art mural. However, the mural artist may be compensated for his or her work. Prior to issuance of a sign permit for an original art mural, the building owner shall provide an affidavit that no compensation was or will be received for placement of the original art mural.

Where are Original Art Murals Allowed?

1. Properties in the following sign districts:
 - Residential-Office-Commercial Zone
 - Neighborhood Commercial Zone
 - Commercial Zone
 - Manufacturing Zone
 - Downtown Zones
2. Community service use properties, as defined in MMC 19.904.2, regardless of the sign district in which the property is located.

Properties designated as significant or contributing historic resources, per MMC 19.403, are **NOT** eligible for original art murals.

How to Measure the Area of an Original Art Mural



Review and Permitting

Upon finding that all standards have been met, the Planning Department will approve an application and issue an original art mural permit.