

# City Council Agenda Item Memo

**From:** Ryan Miller, City Planner

**Council Meeting:** February 24, 2026 / March 10, 2026

**Subject:** Ordinance 26-008: Amendments to Chapter 94, Article VI, Division 5, Sec. 94-473: Projecting Signs

**Presenter:** Mike Struck, Community Development Director

**Summary and Recommended Action:**

The proposed Ordinance would allow one projecting sign for every 25-feet of street frontage facing a public street in the Business B-1 Central District. The current ordinance allows only one projecting sign per face regardless of the width of the building. Staff recommends approval. The Planning Commission voted 9-0 to recommend approval.

**Item Details:**

Staff was asked to consider allowing additional projecting signage rights for downtown buildings. A projecting sign is any sign affixed at an angle or perpendicularly to the wall of any building in such a manner as to be read perpendicularly or at an angle to the wall on which it is mounted. This does not include wall signs which are allowed separately as a percentage of the building face and must be affixed parallel to the wall. Projecting signs are allowed in all of the business zoning districts, with one per face limitation.

Downtown lots were platted at 25-feet in width along Main Avenue. However, over time businesses expanded into adjacent lots, merging buildings and creating single building faces with greater than 25-feet in width. As an example, 314 Main Avenue and 316 Main Avenue are now one building face sitting on two 25-foot lots for a total building face width of 50-feet. As Code is currently written, one projecting sign would be allowed for the building face. Had the building maintained separate 25-foot building faces, each would be allowed a separate projecting sign. In this particular example, a variance was granted in 2017 to allow a second projecting sign.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

**Financial Consideration:**

None.

**Supporting Documentation:**

Ordinance - clean

Ordinance - marked

Hearing Notice - City Council

Hearing Notice - Planning Commission

Planning Commission Minutes