

REAL ESTATE SIGNS

Definition: REAL ESTATE SIGN: A sign that advertises a property, building or tenant space for sale, exchange, lease or other economic transaction. This definition does not include signs advertising tenancy for periods of less than one month (such as vacancy information on hotels and motels). The signs described in Civil Code section 713 are within this definition.

General note: No sign shall be displayed or placed in a manner which impedes the movement of vehicles or pedestrians, or interferes with an official traffic sign, signal or device, or obstructs the visibility of motorists, bicyclists or pedestrians; for example blocking or interfering with the visibility triangle, (i.e. the area encompassed by the triangle formed by projecting lines from the point of intersection (corner) of the back edges of the sidewalks of the intersecting streets, or of the intersecting back edge of the sidewalk with the edges of the driveway or alley, as the case may be, fifteen (15) feet along said edges, and by closing said triangle with a line connecting the termini of said project lines. Where no sidewalk exists, the triangle shall be projected using the property line or lines as needed in place of the back edge of the sidewalk. As used in this definition, "back edge of the sidewalk" refers to the sidewalk edge closest to the property line).

1. Signs on Private Property:

Sec. 3.90. REAL ESTATE SIGNS, GENERAL APPLICATION: Unless a building permit or electrical permit is required, real estate signs that comply with the requirements of this Division may be displayed without obtaining a permit from the City. Each sign shall be removed within ten (10) days following the close of escrow on the sale or exchange of the property, the execution of a lease or the withdrawal of the property from the market, or the completion of the economic transaction proposed by the sign. The signs may not be placed in such a manner as to constitute a traffic hazard or an obstruction of view for drivers. For signs installed on public property refer to Division Six, Article III.

Sec. 3.91. REAL ESTATE SIGNS – NONRESIDENTIAL PROPERTY: Real estate signs may be displayed on nonresidential property, subject to the regulations stated in this section.

1. Physical type

1. Freestanding
2. Portable
3. Wall Signs or Window Signs

2. Size and height

1. Freestanding signs:

1. Properties with 100 feet or more of linear frontage: maximum of 64 square feet in area, 15 feet in height.
2. Properties with less than 100 feet of linear frontage: Maximum of 32 square feet in area, 6 feet in height.

2. Portable signs:

1. Maximum of 9 square feet in area, 3 feet in width, 3 feet in height.

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3. Wall signs or Window signs:
 1. Properties with 100 feet or more of linear frontage: Maximum of 64 square feet in area.
 2. Properties with less than 100 feet of linear frontage: Maximum of 32 square feet in area.
3. Placement
 1. Portable signs may be displayed at off-site locations as long as they are on private property with the property owner's consent.
 2. Wall signs may be displayed above the building roof line no higher than 30% of the sign height.
4. Number
 1. Freestanding and wall signs: a maximum of one of each type may be displayed per street frontage. Properties with 100 feet or more of street frontage. One sign of either type is allowed for properties with less than 100 feet of linear frontage.
 2. Portable signs: a maximum of 4 total for both on-site and off-site locations.
5. Time
 1. Portable signs may be displayed only when the property is offered for sale, lease or exchanged and any additional days as designated by the director.

Sec. 3.92. REAL ESTATE SIGNS-RESIDENTIAL PROPERTY: Real Estate signs may be displayed on residential property subject to the regulations stated in this section.

- A. Physical type
 1. Freestanding Signs
 2. Portable Signs
 3. Wall Signs or Window Signs
- B. Size and height
 1. Freestanding Signs:
 - (i) Properties with 4 or more units: Maximum of 32 square feet in area, 15 feet in height.
 - (ii) Properties with less than 4 units. Maximum of 12 square feet on area, 6 feet in height.
 2. Portable Signs:
 - (i) Maximum of 9 square feet in area, 3 feet in width, 3 feet in height.
 3. Wall Signs or Window Signs:
 - (i) Maximum of 4 square feet in area, 3 feet in height. For properties with 4 or more units. A maximum of 12 square feet in area for properties with less than 4 units.
- C. Placement
 1. Portable signs may be displayed at off-site locations so long as they are on private property with the property owner's consent.
 2. Wall signs may be displayed above the building roof line no higher than 30% of the sign height (properties with 6 or more units only).
- D. Number
 1. Freestanding and wall signs: a maximum of one of each type may be displayed per street frontage (4 units or more). One sign of either type allowed for properties with less than 4 units.
 2. Portable signs: a maximum of 4 signs total for both on-site and off-site locations.

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E. Time

1. Portable signs may be displayed only when the property is offered for sale, lease or exchanged and any additional days as designated by the director.

2. Signs on Public Property (i.e. controlled by the City):

Sec. 3.153. REAL ESTATE SIGNS:

- A. Signs displaying information about real estate open house events, may be displayed without a permit, subject to the following:
 1. Display hours: sunrise to sunset on Saturdays, Sundays and legal holidays, and in the case of real estate open house signs, any additional days as designated by the Director.
 2. Maximum size of six (6) square feet; maximum height of three (3) feet above grade.
 3. May be mounted on the public right-of-way in locations where they will not interfere with normal pedestrian or vehicle traffic, and must not block the visibility triangle. Such signs may not be placed in the street median (middle of the street), and cannot block the view of other signs.
 4. Maximum of four (4) signs for each event or message. Personal attendance not required; illumination not allowed.
 5. Such signs must be temporary in physical structure and mounting method.
- B. Signs described in this section which are displayed in times other than the allowable hours may be summarily removed by the City.

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