

Real Estate Sign Fact Sheet



This document is intended for guidance only and does not relieve property owners or realtors from specific provisions of the Sign Code. Copies of the Sign Code are available for inspection at the City Offices or are available online at www.bellavistacityar.com.

General Requirements

- Real estate signs *do not* require a permit but must have the property owner's permission.
- Real estate signs must be maintained in good condition.
- Real estate signs can be utilized for property either "For Sale," "For Lease," or "For Rent."
- Real estate signs can not be located within the public right-of-way. If the right-of-way can not be determined, then the sign should be placed at least 6 feet away from the edge of the road.
- Real estate signs can not be attached to utility poles, boxes, rocks, trees, etc. in the right-of-way.
- Real estate signs can not be illuminated.
- Real estate signs can not have attention getting devices such as balloons or banners.

Residential Districts

- For use on single family, townhouse, or manufactured housing properties.
- Must be located on the property.
- Must be removed within 72 hours of property closing.

- Maximum Area (with or without riders): 6 square feet.
- Maximum Height: 4 feet
- Maximum No. of Riders: 2
- Maximum Number:
 - Freestanding: 1 per street frontage
 - Wall: 1 per dwelling unit

Off-Site Directional Signs

- May be used for an open house *only*, and *can not* be used otherwise.
- May be placed in any zoning district.
- Must include the location address and hours of the open house.
- May be put up the morning of the event and must be removed at the end of each day.
- May be placed no more than 5 miles away from the property.
- May be placed located at intersections only. Up to 2 signs are allowed at any intersection.

- Maximum Area (with or without riders): 6 square feet
- Maximum Height: 4 feet
- Maximum No. of Riders: 2
- Maximum Number: 5 per property

Non-Residential Districts

- For use on properties not classified as single family, townhouse, or manufactured housing.
- Must be located on the property.
- Must be removed within 72 hours of property closing.

- Maximum Area (with or without riders):
 - Freestanding: 32 square feet
 - Wall: 9 square feet
- Maximum Height: 9 feet
- Maximum No. of Riders: 2
- Maximum Number:
 - Freestanding: 1 per street frontage
 - Wall: 1 per building façade or 1 per building unit

Administrative Policies

- Real estate signs placed illegally within the right-of-way will be removed immediately.
- Real estate signs will be held for one week for owner retrieval. If not retrieved, signs will be thrown away.
- Violations of the sign ordinance can result in fines of \$250 - \$1000 per week with each week a separate violation.

For Questions Contact:

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