

CARSON CITY REAL ESTATE SIGN POLICY

On-premise real property signs (including future tenants, “for sale,” “for rent,” “open house,” etc). are permitted subject to the following conditions:

1. Parcels of five (5) acres or more in any land use district may have signs which do not exceed thirty-two (32) square feet of total surface area.
2. Parcels of less than five (5) acres may have signs which do not exceed six (6) square feet in residential districts, or twenty (20) square feet in nonresidential districts.
3. Signs shall not exceed eight (8) feet in height above average ground level.
4. Not more than one (1) sign shall be allowed on each parcel of land. If the property is located on two (2) street frontages, one (1) sign is permitted on each street frontage. One (1) additional on-site “open house” sign per street frontage is permitted during open house events described in subparagraph (5), below. On-site signs may include flags, streamers, balloons or similar devices during such events.
5. In addition to the on-premise signs permitted above, off-premise “open house” signs may be placed subject to the following additions.
 - (a) The signs must be for a designated open house that is listed for sale or lease.
 - (b) The overall height of a sign must not exceed thirty-six (36) inches from the ground to the top of the sign, and the sign area must not have a horizontal dimension of more than twenty-four (24) inches and a vertical dimension of more than eighteen (18) inches.
 - (c) Signs shall have no riders with the exception of the listing agent’s name and/or firm’s name; no additions, tags, streamers, balloons or other appurtenances may be added to the sign. Directional arrows may be incorporated into the permitted sign face area but may not be added appurtenant to the sign.
 - (d) No more than three (3) off-premise open house signs shall be allowed per open house. Additional off-premise signs shall be allowed upon prior approval of the planning director or his designee if the open house is more the one (1) mile (closest travel distance) from the arterial street as designated in the city’s transportation master plan.
 - (e) Signs may be displayed on the day of the open house from 8:00 a.m. to 6:00 p.m. while the home is open to the public and shall be removed by 6:00 p.m. or when the house is closed, whichever comes first.
 - (f) No sign shall be placed on public property including State right-of-way. A sign may be placed within city right-of-way behind the curb and sidewalk but, may not be placed on a sidewalk, in a street, on or within a median strip, traffic island or center roadway divider, or within a traffic safety site area. Signs shall not be attached to trees, utility poles or traffic control devices.
 - (g) No more than two (2) different open house signs may be placed at a single street intersection, with preference given to the first two (2) legal signs placed at the intersection.