

Douglas County Real Estate Sign Policy

20.696.150 Real property sales signs

Real property sales signs are exempt from the permit process if they comply with the following provisions:

A. Placement. Real property signs may be placed upon the property with the following restrictions:

1. The signs must not be affixed to trees or shrubs on the property;
2. The signs must not be placed closer than five feet to any property line;
3. The signs must not be placed so that any portion of it is more than seven feet above the average ground level;
4. The sign may not be placed in a site that interferes with the traffic safety site area.

B. Size and number. Real property sales signs must not exceed the following sign area and number:

1. For residential parcels of less than one acre, one real property sales sign not exceeding four square feet;
2. For residential parcels greater than one acre, but less than ten acres, one real property sign not exceeding six square feet;
3. For commercial and industrial parcels, one sign not exceeding 16 square feet on each street frontage;
4. For all parcels greater than ten acres, one real property sign not to exceed 16 square feet in size may be placed on each street frontage.

C. Construction, illumination, erection, and maintenance. Real property signs must conform to the following for type and style of construction:

1. The signs must be constructed of a permanent material which will not deteriorate from weather;
2. The signs must not be illuminated;
3. A real property sign may be placed upon the property either by the owner or by a person having the authority of the owner to do so;
4. All the signs shall be maintained in a state of good order and repair and be removed upon close of escrow or removal from the market. (Ord. 763, 1996; Ord. 641, Ord. 386, 1981)

20.696.160 Subdivisions sales signs

Notwithstanding any other provisions of this chapter, signs and flags may be erected for each subdivision of land, subject to the following:

A. A single or double faced non-illuminated sign may be placed at each entry to the subdivision, subject to the following:

1. Each sign face shall not exceed 32 square feet in area, nor shall the sign and structure exceed 8 feet in total height;

2. Each sign shall be located outside the public right-of-way and traffic safety site area;

3. A maximum of three sign structures are permitted per subdivision, which shall be reduced by the number of signs erected on tribal lands within the county;

4. Each sign may contain the name of the subdivision and or graphic representation, name of seller or sellers, seller or sellers phone number, indicate that model homes are on-site, and provide directions to model homes. No other riders, flags, or other additions may be included on the sign;

5. For the purposes of advertising subdivisions, a sign is considered on-site if the sign is located on contiguous property under the same ownership as the subdivision, exclusive of easements;

6. All signs shall be removed upon the close of escrow of the final lot or house being offered for sale by the subdivider or developer.

B. A single faced non-illuminated sign may be placed on the site of the subdivision sales office, provided:

1. The sign face shall not exceed 16 square feet nor shall the sign and structure exceed a height of 6 feet;

2. The sign shall be a minimum of 5 feet from the property line;

3. The sign may contain the name of the subdivision and/or model complex, name of seller, phone number of seller, and hours of operation. No other riders, flags, or other additions may be included on the sign;

4. All signs shall be removed upon the closure of the model home sales complex or the close of escrow of the final lot or house being offered for sale by the subdivider or developer, whichever is earlier.

C. Single faced directional kiosk signs may be placed within the subdivision to direct potential buyers to model home sales complexes, provided:

1. Each directional kiosk sign structure shall be a maximum eight feet in height and maximum four feet in width and indicate the name of the subdivision. Kiosk directional signs are to be uniform in structure, dimension and color throughout the subdivision;

2. Each builder shall be provided a total of eight square feet of sign area which may include only the name of the builder, model home complex name and directional arrow;

3. A maximum of ten directional signs may be constructed within the boundaries of the subdivision;

4. All directional kiosk signs shall be removed upon the closure of the model home sale complexes within the subdivision or the close of escrow of the final lot or

house being offered for sale by the subdivider or developer, whichever is earlier.

D. Flags may be used to advertise a subdivision, subject to the following:

1. The flags may be located at the entry to the subdivision or at the model home complex and are to be located outside of the public right-of-way and commonly owned property;

2. All flags shall be affixed to a metal pole, not to exceed twenty-feet in height. No more than one, 3-foot by 5-foot maximum flag shall be affixed to a flag pole. All flags shall be maintained in good repair and be replaced or removed when torn or tattered;

3. A total of one flag per subdivision, plus one flag for every 20 lots may be erected;

4. All flags and poles shall be removed upon the close of escrow of the final lot or house being offered for sale by the subdivider or developer. (Ord. 777, 1997; Ord 763, 1996; Ord. 641, 1994; Ord. 386, 1981)

20.696.170 Open house

A real estate sign designating an open house is allowed for an individual home for sale or lease, other than first-time sales of homes within new subdivisions; provided the signs:

A. Do not exceed an overall height of 36 inches from the ground and the face of the sign must not exceed a horizontal dimension of 24 inches and a vertical dimension of 18 inches;

B. Have no riders, with the exception of the agent's name; no additions, tags, signs, streamers, balloons or other appurtenances may be added to the standard real estate open house sign. Arrows may be incorporated into the design of the face of the sign but may not be added appurtenant to the sign;

C. Are displayed daily, provided the house is open to the public during the time of display;

D. Must not exceed one on-site open house sign and four off-site open house signs with an aggregate total of five signs per open house. The standard real estate for sale sign posted at the site is not included as part of the aggregate total of signs allowable per open house;

E. Must not be placed, used or maintained in any location upon public property, including rights-of-way;

F. Must not be placed within a five foot radius of a hydrant, fire call box or mail box;

G. Must not be placed on or within the median strip or center divider of a roadway or on or within any other roadway island or traffic safety site area. (Ord. 763, 1996; Ord. 386, 1981)