

## 16-05-060 Signs Allowed Without A Permit

**(b) RESIDENTIAL ZONES.** It is recognized that signs announcing the location, availability, or development of property are necessary. Restraint is advised. The following shall apply:

(1) On-Premise Development Identification Signs.

A. **Individual Lots.** One sign announcing the name of the construction/development company is allowed. Area of the sign may not exceed 16 square feet nor 6 feet in height. The sign may not be erected more than 5 days prior to the beginning of construction for which a valid building permit has been issued. It must be removed before final occupancy.

B. **Subdivisions.** One development promotional sign may be placed on the premises of each development having 5 or more lots or approved unit sites in any residential zone. The size allowed for the sign depends on the number of lots to be developed.

5-24 units (lots) 64 sq. ft.

25-49 units 96 sq. ft.

50 or more units 128 sq. ft.

Maximum height 12 feet

Such signs shall be removed within 5 years of the issuance of the first building permit in the project or if the lots are sold out before 5 years immediately upon sale of the last lot.

(2) On-Premise Real Estate Signs.

A. Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each such sign shall not exceed 6 square feet in size and 6 feet in height.

B. One real estate sign per street frontage is allowed for any multi-use residential or professional office building or lot intended for such and may not exceed 32 square feet in area or 8 feet in height. If the parcel is over 2 acres in size, the sign may not exceed 64 square feet.

C. Model home signs shall not exceed 16 square feet in area nor exceed 6 feet in height and shall be placed entirely upon the premises of the model.

(3) Temporary/Open House Real Estate Signs.

Open house signs shall not to exceed 6 square feet in area and 4 feet in height, advertising real estate open for inspection may be placed on private property in the vicinity of the property open for inspection. They shall not be placed in the parkstrip. They shall not be attached to trees, poles or street signs, etc. Open house signs shall be displayed only during those hours/day(s) which the house is open for actual inspection.

(4) On-Premise Signs for Home Occupations & Home Based Business Occupations in Residential Zones.

A. Home Occupations may need some form of identification. Because of their nature and restrictions on the intensity of use, they are not required to obtain a permit. Signs shall be limited to one (1) non-flashing sign not larger in area than six (6) square feet. If lighted the sign shall be diffused or shielded.