

Town of Yucca Valley Sign Ordinance: Real Estate Signs

Section 87.0790. Non-applicable pieces of the ordinance are omitted with the original numbering intact for referential purposes. The following non-illuminated signs shall be permitted without the requirements of a sign permit obtained from the Director of Community Development Department subject to limitations provided in this Chapter or as otherwise provided by State law:

3. One (1) double faced real estate advertising sign, for sale, lease or rent of a single-family residence and residential lots:
 - A. Such sign shall not exceed nine (9) square feet in area and six (6) feet in height.
 - B. Such sign shall be situated within the property line and in no event shall encroach **upon** public right-of-way. Such sign shall remain only during the period of time that the premises are being offered for sale, lease or rent and in any event shall be removed fifteen (15) days after the property is sold or the lease is terminated. Property is deemed to be sold upon the close of escrow, upon transfer of legal title, or upon execution of an installment sale, contract, whichever occurs first.
 - C. Open House signs, for the purpose of selling a single house or condominium and not exceeding nine (9) square feet in area and six (6) feet in height, are permitted for directing prospective buyers to property offered for sale.
 - D. Three (3) Open House banners per dwelling unit are allowed on the lot where the open house is conducted with a maximum sign area of sixteen (16) square feet each, for a period not to exceed three (3) days.
4. Until such time as a formal kiosk program is implemented by the Town Council, temporary off-site weekend directional signs shall be permitted for purposes of providing direction subject to the following regulations:
 - A. Maximum area of a directional sign shall not exceed three (3) square-feet nor shall the maximum height of any part of the sign exceed height of three (3) feet.
 - B. Signs shall only be posted on weekends between 3:00 p.m. on Friday and 8:00 a.m. on Monday, or between 3:00 p.m. on the day preceding a holiday occurring on Friday and 8:00 a.m. on the following Monday, or between 3:00 p.m. Friday and 8:00 a.m. on the following Tuesday following a holiday occurring on a Monday.
 - C. Signs shall be posted in the right-of-way.
 - D. There shall be no more than one (1) sign per direction of traffic at any intersection.
 - E. Signs shall be at least five hundred (500) feet from any other sign for the residential development, except at intersections. Signs shall not be within twenty (20) feet of a sign for any other residential development and shall in no way obscure, obstruct, detract, or interfere with any traffic or safety sign.
 - F. Signs left within the right-of-way beyond the time specified in *Subsection (B)* above will

be removed by Town forces and any costs for removal will be billed to the project developer

Commercial Signs:

2. Non-illuminated real estate signs for the initial sale, rental, or lease of commercial and industrial premises subject to the following:

One (1) sign per street frontage not to exceed 32 square feet in area to advertise the sale, lease, or rent of the premises. No such sign shall exceed eight (8) feet in overall height and shall be removed upon sale, lease or rental of the premises or 24 months, whichever comes first. Thereafter, one sign per premise not to exceed 16 square feet in size and eight (8) feet in height is permitted for the sale, lease or rent of the premise.

6. Vacant commercial parcels may have real estate freestanding signs which do not exceed a maximum of eight (8) feet in height with a maximum of two (2) signs not to exceed an area of sixteen (16) square feet each, not to exceed a combined total of 32 square-feet.

City of 29 Palms Development Code: Sign Ordinance

Section 19.88.190. (Real Estate Signs)

- A. Placement: Real Estate Signs may be placed on any real property or structure that is for sale, rent or lease.
- B. Off-site placement. Real estate directional signs may be placed off-site in any land use district subject to the standards for off-site direction signs contained in this chapter.
- C. Projection into public right-of-way. No real estate sign or real estate directional sign shall project into any public right-of-way, or private street easement.
- D. Placement on roof. No real estate sign or real estate directional sign may be placed on the roof of any building.
- E. Sign Area.
 1. The sign area of an on-site real estate sign shall not exceed 32 square feet.
 2. An on-site real estate sign may have a sign area of up to 6 square feet for each acre of unimproved land being advertised in excess of 1 acre, or 6 square feet for each 1,000 square feet of available improved commercial, industrial, office or multiple-family residential floor area, not to exceed 32 square feet in size.
- F. Sign Height. The sign height of a real estate sign shall not exceed 8 feet.
- G. Real Estate Signs and real estate directional signs having a sign area of less than 32 square feet or less in size do not require a sign permit. All signs shall comply with the location and height standards of this chapter. A building permit shall be obtained prior to installation if such permit is required pursuant to the Building Code.
- H. Removal. Real estate signs and real estate directional signs shall be removed within 15 days after the sale, rental or lease of the advertised property.

