

REAL ESTATE SIGN FACT SHEET



This document is intended for guidance only and does not relieve property owners of the requirements of the Municipal Code. *Code references follow each statement below.

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| GENERAL REQUIREMENTS | <ul style="list-style-type: none"> Real estate signs do not require a permit but must have the property owner's permission.(109-282)(i) Real estate signs must be maintained in good condition. (109-282)(e) Real estate signs can be utilized for property either "For Sale," "For Lease," or "For Rent." (109-283)(4)(o) 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. (109-284)(b)(3) Real estate signs can not be attached to utility poles, boxes, rocks, trees, etc. in the right-of-way. (109-283)(k)(3) Real estate signs can not be illuminated. (109-283)(table) Real estate signs can not have attention getting devices such as balloons or banners.(109-283)(table) Real estate signs can not obstruct driver's vision clearance at intersections and so can not be located within the "sight triangle". This is a triangular area formed by a diagonal line connecting two points measured 35 feet away from the pavement edge intersection. See diagram to the right. (109-282)(h) | |
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| RESIDENTIAL DISTRICTS (109-283)(TABLE 2) | <ul style="list-style-type: none"> Must be removed within 72 hours of property closing. Maximum Area (with or without riders): <ul style="list-style-type: none"> Freestanding: 32 square feet Wall: 9 square feet Maximum Height: 9 feet Maximum No. of Riders: 2 Maximum Number: <ul style="list-style-type: none"> Freestanding: 1 per street frontage Wall: 1 per building façade or 1 per building unit | NON-RESIDENTIAL DISTRICTS (109-283)(TABLE 1) |
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| ADMINISTRATIVE POLICIES | <ul style="list-style-type: none"> 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. | <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 5 per property 1 per building unit | OFF-SITE DIRECTIONAL SIGNS (109-283)(TABLE 3) |
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| QUESTIONS? | <p>Community Development Services Department 616 W. Lancashire Blvd. Bella Vista, Arkansas 72715 (479) 268-4980</p> |
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