

SIGNS – REAL ESTATE & RELATED SIGNS

(TCLUR Chapter 5, Section 5.8)

SECTION 5.8.B.2

2. Exterior Lighted Signs

- a. Type. All exterior lighted signs shall either be:
- (1) Lit solely from above in conformance to the provisions of *Section 5.5 Lighting* of these Regulations to illuminate **only** the sign itself, and cause no stray light or glare either on adjoining and/or adjacent property, roadways, or into the sky; **or**
 - (2) A fully enclosed, self-lighted, semi-transparent sign box ("sign can"); **or**
 - (3) A specific alternative sign lighting device, approved by the Planning Director in writing, that clearly demonstrates by technical or other explicit evidence that it will cause no stray light or glare, either on adjoining and/or adjacent property, roadways, or into the sky, and solely illuminate the proposed sign in any weather conditions, including fog, rain, or snow.

SECTION 5.8.B.4

4. Road Right-of-Way. No sign other than Official Notices Posted by Government, Official Signs, or Public Notices shall be placed in County road rights-of-way at any time.

NOTE: SUCH SIGNS MAY BE REMOVED BY THE COUNTY WITHOUT NOTICE

SECTION 5.8.C – SELECTED ENTRIES

C. Signs Prohibited in All Zone Districts

1. Off-Premise Signs. Any sign placed other than on the parcel of land or premises for which the business or activity advertised is located is specifically prohibited unless specifically exempted, or as specifically conditioned according to *Section 5.8.E Allowed Off-Premise Signs*.
2. Specific Sign Types. The following types of signs or advertising devices are specifically prohibited unless excepted or conditioned by other provisions of these Regulations.
 - a. Balloons. Balloons or similar types of lighter-than-air objects tethered to the ground or a structure by lines or other methods, except for those used in conjunction with special events. (See *Chapter 12 General Definitions: Special Event*.)
 - c. Fluttering and Spinning Signs. Pennants, banners (including political banners), streamers, and all other fluttering, spinning or similar types of signs or advertising devices, except for those used in conjunction with special events. (See *Chapter 12 Definitions: Special Event*.)
 - d. Metal Signs. Signs with metallic surfaces, unless such surfaces are treated to reduce reflection from sunlight or artificial illumination.
 - g. Signs Blocking Ingress or Egress. Signs that have been installed or maintained so as to prevent free ingress or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape, except those signs that may be required by other applicable Federal, State and local statutes, laws, codes, resolutions, ordinances, and regulations.
 - j. Signs Obstructing Visibility. Signs that obstruct or interfere with traffic signs or signals or with the visibility of operators of vehicles, bicycles or other conveyances using the public right-of-way or that are located within a clear vision area.
 - n. Structurally Unsafe. Signs that are structurally unsafe or constitute a hazard to safety

or health by reason of inadequate maintenance or dilapidation.

- o. **Stationary Vehicle Signs.** Signs placed on vehicles or trailers that are commonly and consistently parked or located for the purpose of advertising a product, service or activity or to attract or direct people to a business or activity located on the premises or nearby. "Commonly and consistently parked or located" means parked in the same, or a proximate location, for 30 or more consecutive 24-hour days.

SECTION 5.8.D.1.m

- 1. **No Permit Required.** The following **on-premise** signs, solely as may be restricted, require no permit:

- m. **Real Estate Signs.** A sign placed on private property for the sole purpose of indicating that the property is for sale, rental, or lease.

(1) **General Restrictions**

- (a) **Placement.** No real estate sign, including directional arrow signs, may be placed (a) in the public right-of-way; or (b) on a property or properties **other than** the property or properties specifically offered for sale, rental or lease by the advertising real estate brokerage or property owner. (See exception for Open House signs, *Section 5.8.E.3.*)
- (b) **Prompt Removal.** A real estate sign must be removed within seven days following completion of the property sale, rental, or lease.
- (c) **Signage Permitted.** See *Table 5-8 Real Estate Signage* below.

Table 5-8 Real Estate Signage		
	Residential & Agricultural Zoning	Commercial & Industrial Zoning
Lots or parcels 2.0 acres or Less	<u>Regardless of road frontage:</u> One Standard Real Estate Sign	<u>Regardless of road frontage:</u> Either one Standard Real Estate Sign OR one sign not to exceed 16 square feet
Lots or parcels greater than 2.0 acres	<u>Per road frontage:</u> Either one Standard Real Estate Sign OR one 2-sided sign not to exceed 16 square feet per side face area provided it is installed no less than 25' from the property line	

- (i) **Standard Real Estate Sign.** For the purposes of these Regulations, a Standard Real Estate Sign is a non-reflective and unlighted two-sided sign with a face area not exceeding four square feet per side, together with sign attachments, supported by a frame of two posts not exceeding four feet in height whether or not cross-braced, or a similar arc frame of the same height, or a cross-arm stake of the same height. Sign attachments are restricted to one brochure box and not more than two additional attachments, each attachment not to exceed six inches by two and one-half feet in dimension. The total area of the sign face and all attachments must not exceed seven square feet per side, and the height of the sign when installed, including all attachments, can not exceed 42 inches above the natural ground level.

- (2) **Real Estate Developer/Development Signs.** Real Estate Developer/Development Signs are signs placed on a part of the project by a real estate

developer to promote the sale, rent, or lease of undeveloped lots, or dwellings, or commercial units in a specific real estate development project.

- (a) **Temporary Marketing Sign.** For the purpose of these Regulation, a Temporary Marketing Sign is single on-premise sign on a part of the project not to exceed 48 square feet in size erected to promote the initial development and sale, rent, or lease of the specific real estate development project. Temporary marketing signs must be removed, without replacement, immediately upon the sale, rent, or lease of the last undeveloped lot or dwelling or commercial unit in the project, or after a period of two years, whichever occurs
- (b) **Individual Lot Sign.** For the purpose of these Regulations and in the context of *Section 5.8.D.1.m(2)*, Individual Lot Signs are “for sale” or “for rent/lease” signs on initially unsold or unleased developed or undeveloped subdivision lots when such lots are held by the **original developer**, its heirs or assigns. There can be no more than one sign per unsold platted lot; however, in no case shall signs be spaced closer than one sign per 200 linear feet of road frontage.
- (c) **Project Identification Sign.** A permanent on-premise freestanding or embedded decorative sign, lighted or unlighted, erected at the entrance of a real estate development project for the sole and explicit purpose of identifying the project by name. There can be only one such sign at each project entrance; the general provisions of *Section 5.8* for all signs applies.

SECTION 5.8.E.2 and 5.8.e.3

E. Allowed Off-Premise Signs. The following off-premise signs, solely as they are restricted, are allowed in unincorporated Teller County:

- 2. **Construction Directional and Access Signs.** Construction Directional and Access Signs are off-premise signs used to facilitate contractors, sub-contractors, and materials suppliers in locating job sites. Such signs are allowed only (a) with the express written consent of any off-premises property owner; and (b) by specific permit separately applied for and issued to the General Contractor by Teller County upon payment of the fee as set forth in the fee schedule established by Resolution of the Board of County Commissioners.

SEE SEPARATE PERMIT APPLICATION

- 3. **Real Estate Open House Signs.** No more than a total of three directional on and/or off-premise Open House signs directing the public to the property for sale, rent or lease are allowed per Open House property. Such signs must not exceed three square feet, and shall not be displayed other than between Friday, 5:00 p.m. and Sunday, 5:00 p.m.. No Open House sign can be placed off-premise without the express written permission of the off-premise property owner. No Open House sign can be placed in the road right-of-way.

CONTACT US!

The information above is a **summary only**. The Land Use Regulations may require more or less than is stated in this brochure.



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