



## Chapter 6-25 - Realty Signs

### 6-2502 – Definitions

In this chapter, unless the context otherwise requires:

(51) "Realty sign" means a temporary commercial sign designed and intended to be used for less than 90 days, which pertains to the sale, lease or rental of an existing lot, building or other facility.

### 6-2519 – Prohibited signs

The following signs are prohibited:

(c) A sign on a tree, shrub or other natural object;

(d) A sign placed across or in the public right-of-way, utility easement or on public or publicly maintained property without an encroachment permit approved by the city council other than notices of public hearing placed on utility poles and city-owned banner signs placed on city-owned lampposts in the redevelopment project area along Mount Diablo Boulevard;

(k) A portable, mobile or A-board sign, except as permitted by Section 6-2568;

(l) An off-site commercial sign except as permitted by this chapter (e.g., Sections 6-2521(k), 6-2521(n), 6-2568, 6-2569, 6-2571);

### 6-2521 - Signs exempted from permit requirements.

Each of the following signs is permitted without a sign permit if it otherwise complies with the applicable requirements and restrictions of this chapter. Unless otherwise provided, and with the exception of temporary light bulbs on a string (subsection (j)), exempt signs are included in calculating the aggregate sign area allowance (see Sections 6-2560 and 6-2565). Unless otherwise provided no exempt sign shall exceed six feet in height.

(n) Temporary realty sign which complies with Section 6-2568 or 6-2569;

### 6-2568 - Temporary residential realty signs.

This section is intended to complement Civil Code Sections 712 and 713. A real property owner or his agent may display on the owner's real property and on real property owned by others, with the other's consent, one sign each which is reasonably located, in plain view of the public, and which does not adversely affect public safety, including traffic safety, provided the sign meets the requirements of this section:

(a) The sign may advertise that the property is for sale, for lease or for exchange. It may include directions to the property, the owner's or agent's name, and the owner's or agent's address and telephone number.

(b) The sign shall not exceed four square feet in area.

(c) An off-site open house real estate sign that complies with Sections 6-2568(a) and (b) is permitted and may be placed only on the day and during the hours that the property is available for public showing and may be a portable or A-board sign. For each parcel there may be only one

sign per intersection and no sign may be located farther from the property than the closest main thoroughfare intersection. The sign must be removed after each day of showing.

(d) On an unimproved lot that is capable of being subdivided, a for sale, for lease or for exchange sign shall not exceed 16 square feet in area.

(e) For a recorded subdivision, no more than one on-site subdivision sign and one off-site subdivision sign on real property owned by another with the other's consent is allowed. A subdivision sign shall not exceed 16 square feet in area or eight feet in height and shall not be placed within 100 feet of an occupied residence.

(f) A temporary residential realty sign may not be internally or externally illuminated.

(g) A temporary residential realty sign shall be removed either: (1) no more than 90 days after placement; or (2) ten days after the sale of the property to which it relates, whichever is earlier. (Ord. 565 § 2 (Exh. A) (part), 2007)

#### 6-2569 - Temporary commercial realty signs.

A commercial property owner or his agent may display on the owner's commercial property and on commercial property owned by another, with the other's consent, one sign each which is reasonably located, in plain view of the public, and which does not adversely affect public safety, including traffic safety, provided the sign meets the requirements of this section:

(a) A for sale, for lease, or for exchange sign that is placed on commercial property shall not exceed 32 square feet in area and shall not be internally or externally illuminated.

(b) No more than one temporary commercial realty sign is allowed per site.

(c) The copy shall be limited to the name of the seller or agent, address and telephone number, directions to the property and whether the property is for sale, lease or exchange.

(d) The sign shall be removed either: (1) no more than 90 days after placement; or (2) ten days after the sale of the property to which it relates, whichever is earlier.

#### 6-2580 - Violation.

A violation of this chapter may be subject to enforcement in accordance with Chapter 1-9 and/or chapter 8-21 of this municipal code. (Ord. 565 § 2 (Exh. A) (part), 2007)

#### 6-2582 - Abatement of illegal signs.

(a) If the code enforcement officer determines that an illegal sign poses an immediate danger to the general welfare, health and safety, the sign may be abated without the necessity for prior notice or hearing.

(b) If an illegal sign is located in the public right-of-way, the code enforcement officer may remove such signage without prior notice of hearing. The officer shall notify the sign's owner or sponsor of the removal and give 30 days notice for retrieval of the sign. If the owner or sponsor does not retrieve the sign within 30 days, the officer may dispose of the sign as it sees fit without further liability to the owner or sponsor for this action.

(c) Any other illegal signs may be subject to abatement in accordance with Chapter 8-21 of this code.

(d) The owner or sponsor of an abated sign shall be responsible for all the city's abatement and associated administrative costs. (Ord. 565 § 2 (Exh. A) (part), 2007)