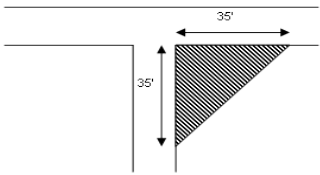


# TEMPORARY SIGNS ERECTED DURING REAL ESTATE SALE



This document is intended for guidance only and does not relieve property owners of the requirements of the Municipal Code Section (109-283).

<b>GENERAL REQUIREMENTS</b>	<p>Section 109-283 Signs allowed without a permit, Subsection (n).</p> <p><i>Temporary signs erected during real estate sale.</i> Temporary signs erected during any period when the sale, lease, or rent of real estate is being attempted shall be subject to the following limitations:</p> <ul style="list-style-type: none"> <li>▪ Signs during the sale of real estate do not require a permit but must have the property owner’s permission.</li> <li>▪ Signs must be made from a durable, and non-destructible weather resistant material.</li> <li>▪ Signs are prohibited on utility poles, street signs, or any other permanent sign; signs cannot obstruct driver’s vision clearances at an intersection; signs shall not be place in public rights-of-way.</li> </ul> <div style="text-align: right;">  <p style="text-align: center;">Sight Triangle</p> </div>		
<b>NON-RESIDENTIAL DISTRICTS</b>	<ul style="list-style-type: none"> <li>▪ Maximum Number: <ul style="list-style-type: none"> <li>• Freestanding: One per street frontage.</li> <li>• Wall: One per dwelling unit.</li> </ul> </li> <li>▪ Maximum Area per Sign: <ul style="list-style-type: none"> <li>• Freestanding: 32 sq. ft.</li> <li>• Wall: 9 sq. ft.</li> </ul> </li> <li>▪ Maximum Height Freestanding &amp; Wall: 9 ft.</li> <li>▪ Special Restrictions: <ul style="list-style-type: none"> <li>• Two riders permitted as long as maximum area not exceeded.</li> <li>• Signs must be removed within 72 hours of property closing.</li> <li>• May not be illuminated.</li> <li>• Balloons and attention getting devices prohibited.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Maximum Number: <ul style="list-style-type: none"> <li>• One freestanding per street frontage.</li> <li>• One wall per dwelling unit.</li> <li>• One freestanding per property line with golf course or lake frontage.</li> </ul> </li> <li>▪ Maximum Area per Sign: 6 sq. ft.</li> <li>▪ Maximum Height: 4 ft.</li> <li>▪ Special Restrictions: <ul style="list-style-type: none"> <li>• Two riders permitted as long as maximum area not exceeded.</li> <li>• Signs must be removed within 72 hours of property closing.</li> <li>• May not be illuminated.</li> <li>• Balloons and attention getting devices prohibited.</li> </ul> </li> </ul>	<b>RESIDENTIAL DISTRICTS</b>
<b>FOR OPEN HOUSES ONLY: OFF-SITE DIRECTIONAL SIGNS IN ALL DISTRICTS</b>	<ul style="list-style-type: none"> <li>▪ Maximum Number: Five per project or property.</li> <li>▪ Maximum Area per Sign: 6 sq. ft.</li> <li>▪ Maximum Height: Four ft.</li> <li>▪ Special Restrictions: <ul style="list-style-type: none"> <li>• Must include the property address and hours of the open house.</li> <li>• Two riders permitted as long as maximum area not exceeded.</li> <li>• May not be placed more than five miles from the property at intersections only.</li> <li>• May be placed on the morning of the open house.</li> <li>• Must be removed at the end of each day of the open house.</li> <li>• May not be illuminated.</li> <li>• Balloons and attention getting devices prohibited.</li> </ul> </li> </ul>		

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## ADMINISTRATIVE POLICIES

- Signs placed illegally within the right-of-way will be removed immediately.
- Rights-of-way in Bella Vista are difficult to determine due to a lack of visible monumentation. The Administration utilizes the following visual markers for enforcement of the right-of-way provisions of the ordinance:
  - Where electric poles are present, signs should be placed beyond the pole away from the road surface.
  - Where no poles are present, signs should be placed at the top of slope of drainage ditches away from the road surface.
  - Where no poles or ditches are present, signs should be placed no closer than 15' away from the road surface.
- Signs that have been removed 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 a fine of up to \$1,000.

## QUESTIONS?

**Community Development Services Department**  
616 W. Lancashire Blvd.  
Bella Vista, Arkansas 72715  
(479) 268-4980