

7. Construction, contractor, or subcontractor identification signs:

- For all zoning districts, one temporary construction-related sign is permitted for each contractor and subcontractor on each street frontage of a property, up to a maximum of 10 individual signs.
- Signs must be removed prior to City certificate of occupancy.
- In residential zoning districts, signs shall be non-illuminated.
- In non-residential zoning districts, signs must be non-illuminated or externally illuminated.
- Sign area shall not exceed 8 square feet.
- Height shall not exceed 6 feet.

Purpose

The purpose of the sign regulations is to promote the health, safety, and welfare of the City's residents and visitors. The sign code provides the legal framework for a comprehensive and balanced system of signage. The signage should provide easy, pleasant, and effective communication between people and their built environment; minimize hazards to pedestrians and vehicular traffic; protect property values; prevent sign clutter that is confusing for motorists and harmful to business success; and create a community appearance that promotes economic vitality, encourages tourism, and reflects civic pride, the City's heritage, and the natural environment.

No permits are required for the types of signs described within this brochure. For a complete description of all sign rules and regulations, please refer to Section 18.48 of the Municipal Code, available at City Hall or on the City's website below:

www.city-woodlandpark.org



GUIDELINES FOR REAL ESTATE & DEVELOPMENT SIGNS:

- Real Estate Signs
- Model Home Signs
- Development Project Signs
- Contractor Identification Signs



**CITY OF WOODLAND PARK
PLANNING DEPARTMENT**

719-687-5202

GENERAL GUIDELINES:

1. On-Premises Real Estate Signs:

One temporary sign on the premises is allowed on each street frontage to advertise a property for sale, lease or rent, providing:

- a. Within residential zones, such sign, including attached rider signs, shall not be illuminated and sign area shall not exceed 8 square feet. Height shall not exceed 6'. A brochure box may also be attached; and
- b. Within any non-residential zone, such sign shall not be illuminated and sign area shall not exceed 32 square feet. Height shall not exceed 8'. If the street frontage faced by such sign exceeds 200' one additional 32 square foot real estate sign is allowed, provided that the two signs are at least 100' apart.

Example of an On-Premises Real Estate Sign



2. Directional Real Estate Signs:

Within any zone, five directional open house and/or for sale, lease, or rent signs are allowed per property being advertised.

- a. The sign area shall not exceed 6 square feet.
- b. Sign(s) shall not be illuminated in residential zones, but may be externally illuminated in non-residential zones.



Example of a Directional Real Estate Sign

- c. The signs shall be erected no more than 24 hours prior to the open house and shall be removed within 24 hours of the end of the open house.
- d. Directional for sale, lease, or rent signs shall be displayed only between the hours of 5:00 p.m. on Friday and 5:00 p.m. on Sunday.

3. Model Home Signs:

A model home is defined as a house that is used as an exhibit, is not a private residence (and never has been a private residence), to advertise or market it or other houses.

- a. One non-illuminated sign advertising a model home is allowed on the premises.
- b. Sign area shall not exceed 24 square feet. Height shall not exceed 6 feet.

4. Directional Model Home Signs:

- a. One directional sign is allowed within 200' of access to a master-planned residential subdivision or to a particular filing of a residential development indicating the direction to one or more model homes.
- b. Signs shall not exceed a sign area of 8 square feet. Height shall not exceed 6 feet.

5. Development Project Signs:

A sign that identifies the owner, architect, financial institution, real estate agency, and/or general contractor and may contain other statements relevant to the development; meeting the following standards:

- a. One temporary, non-illuminated or externally illuminated development sign is allowed on each street frontage of a non-residential property;
- b. One temporary, non-illuminated sign is allowed within 200' of an access to a master-planned residential subdivision or to a particular filing of residential development. If the development contains more than one point of access, the developer may place two signs at one access in lieu of one sign at each access;
- c. The aggregate sign area shall not exceed 32 square feet divided between not more than two signs;
- d. The height shall not exceed 8 feet;

- e. Signs shall not be placed closer than 10 feet to any side or rear property line;
- f. In residential zones, all signs must be removed when the developer sells the last lot in the development, and;
- g. In commercial zones, signs must be removed when construction is complete. The City may withhold a certificate of occupancy until all signs have been removed. For phased development, each phase will be allowed a development project sign that must be removed prior to the City's authorization of the certificate of occupancy for that phase.



Example of a Development Project Sign, Large Lot

6. Development Project Signs, Large lot

This sign is allowed in new residential subdivisions with average lots greater than 1/2 acre.

- One sign is allowed per 8 lots held in common ownership plus the development project signs allowed in Section 5.b.
- Such sign may be installed on an individual lot and must comply with the setbacks in Section 5.e.
- Sign shall be removed within 7 days after the sale of the lot on which it is installed.
- Sign area shall not exceed 16 square feet.
- Height shall not exceed 6 feet.