

- 2) Outdoor merchandise shall not extend more than fifty (50) percent along the linear length of the building façade.
 - 3) So as to not obstruct pedestrian or vehicular traffic.
- (12) **REAL ESTATE SIGNS** shall be exempt from building permit, comply with all provisions of Article VIII, and meet the following standards:
- (A) The maximum allowed size of the real estate sign shall be three (3) square feet in area, for example, one and one half (1.5) feet by two (2) feet as measured from outside of frame to outside of frame.
 - (B) A real estate sign shall be freestanding or, for a condominium, townhouse, or commercial unit, the sign may be placed in a window.
 - (C) Any freestanding real estate sign shall be mounted on single or double stakes or posts which shall be the only method of anchoring the sign to the ground, except for “Open House” signs, which shall be a sandwich or tent style.
 - (D) The maximum height of a freestanding real estate sign shall not exceed five (5) feet above finished grade directly below the sign, except for “Open House” signs, which shall not exceed a height of three (3) feet.
 - (E) Real estate signs shall have no riders or attachments, except for the following:
 - 1) Real estate signs may have one (1) rider having maximum dimensions of 6” X 24”, only displaying the name and/or contact information for the owner of the subject property, or the respective selling broker, architect, or contractor.
 - 2) “For Sale” or “For Lease” signs may also have one (1) enclosed information box having maximum dimensions of 2” X 10” X 12”; or one (1) enclosed tube having maximum dimensions of 3” in diameter by 12” in length.

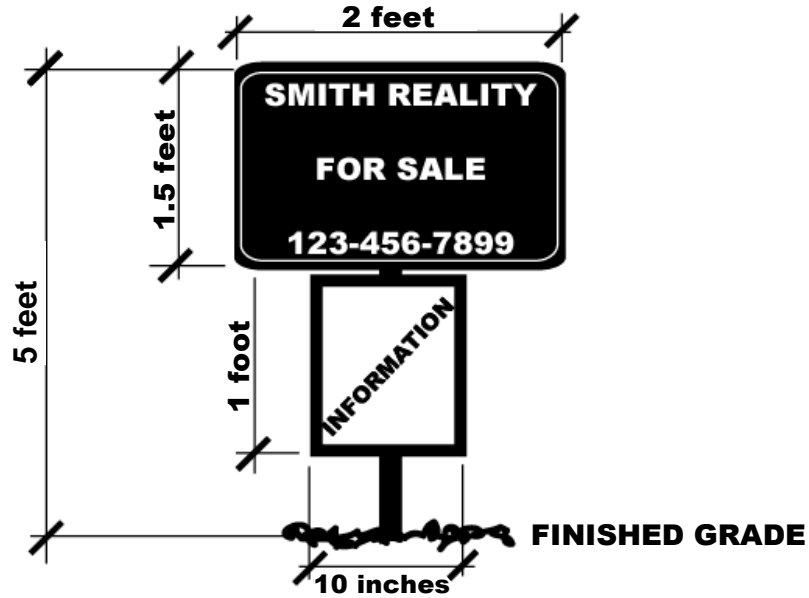


Figure 8.8: Example of single-family residential real estate sign.

- (F) Real estate signs shall not be illuminated.
- (G) “For Sale” or “For Lease” signs shall be removed within five (5) days after the sale or lease of the property or building.
- (H) A contractor’s or architect’s sign may only be displayed after a building permit has been issued and only during construction. It may include the name and telephone number of the general contractor and/or the architect, but no other information.
- (I) For residential uses only:
 - 1) One (1) “For Sale” sign, one (1) “Open House” sign, and one (1) contractor’s and/or architect’s sign are allowed onsite for each subject lot, house, or unit.
 - 2) The maximum height of freestanding real estate signs, other than “Open House” signs, shall not exceed five (5) feet above finished grade directly below the sign.
 - 3) In gated communities or non-gated condominium or townhouse complexes, only one (1) additional “For Sale” or “For Lease” sign may be displayed on common property at the entrance to the community or complex, subject to the following:

- a) The homeowners' association shall approve the additional sign.
 - b) The additional sign shall be either generic or branded by the homeowners' association, and no real estate company name shall be shown.
 - c) When the subdivision has only one real estate company representing property within the subdivision, then, only during that time, such "For Sale" sign may contain the name of the subdivision or complex, the property address, and the name and/or logotype and phone number of the listing broker or agent.
 - d) The sign shall not exceed a height of five (5) feet.
- 4) For a property in a **NEW** single-family subdivision or for a unit in **NEW** condominium or townhouse complex:
- a) A "For Sale" sign may contain only the name of the subdivision or complex, the property address, and the name and/or logotype and phone number of the listing broker.
 - b) A "Model Home" or "Sales Office" sign is allowed, which may contain only the words "Model Home" or "Sales Office," the address of the property, and a directional arrow.
 - c) To advertise the entire subdivision or complex, one (1) "For Sale" sign, one (1) "Model Home" sign or "Sales Office" sign, and one (1) contractor's or architect's sign are allowed along each street frontage of the subdivision or complex. Each sign shall be freestanding.
 - d) New subdivisions or complexes with more than two hundred (200) feet of frontage along an arterial or collector road are allowed a maximum of two (2) onsite "For Sale" or "For Lease" signs per street frontage.

(J) For nonresidential uses only:

- 1) One (1) "For Sale" or "For Lease" sign is allowed on the exterior wall or window of each unit that is for sale or for lease.
- 2) A maximum of one (1) "For Sale" or "For Lease" sign and one (1) contractor's or architect's sign are allowed onsite for each

street frontage for nonresidential properties with more than one tenant.

- 3) Nonresidential properties with more than two hundred (200) feet of frontage along an arterial road are allowed a maximum of two (2) onsite "For Sale" or "For Lease" signs per street frontage.
- 4) The maximum height of a freestanding real estate sign shall not exceed five (5) feet above finished grade directly below the sign.
- 5) If the real estate sign is attached to a building, the top of the sign shall not project above the building façade.

(K) "Open House" signs are further regulated as follows:

- 1) An "Open House" sign is allowed only for any residential use and nonresidential condominiums.
- 2) An "Open House" sign shall be a sandwich or tent style with a maximum height of three (3) feet.
- 3) An "Open House" sign shall contain the words "Open House" and/or an arrow. It may also include:
 - a) The address of the property, and/or
 - b) The name and/or logotype of the listing broker, or agent and/or their contact information, or
 - c) If the home is "For Sale by Owner" ("FSBO"), the name and/or contact information of the property owner or their representative.
- 4) An "Open House" sign may only be displayed during the actual hours of the open house and while the property owner or selling broker/representative is present at the open house.
- 5) "Open House" signs shall have no riders or attachments, except one (1) rider having maximum dimensions of 6" X 24", only displaying the name and/or contact information for the owner of the subject property, or the respective selling broker.
- 6) One (1) onsite "Open House" sign is allowed on the subject property. No permit is required for this sign.

- 7) In addition to the onsite "Open House" sign, up to eight (8) additional offsite "Open House" signs located in the Town right-of-way may be allowed per any one (1) open house, subject to the following:
- a) Pursuant to Carefree Town Code Article 11-3, Section 11-3-3, an open house sign permit is required for offsite "Open House" signs.
 - b) An offsite "Open House" sign shall pertain only to a property located in the Town of Carefree.
 - c) One (1) "Open House" sign is allowed at the intersection of two (2) or more streets.
 - d) Two (2) signs are allowed at street intersections on Cave Creek Road or Tom Darlington Drive, one on each side of the right-of-way.
 - e) Properties which are not located at the corner of an intersection, but which have access fronting Cave Creek Road or Tom Darlington Drive, may have one (1) sign in the right-of-way on the side opposite to their property.
 - f) One (1) sign may be placed in the right-of-way where a curve in the street is sharper than a right angle, but where there is no intersecting street.
 - g) For gated communities, one (1) "Open House" sign may be placed at the entrance in the common area or the right-of-way adjacent to the gated entrance. Such sign shall be approved by the respective homeowners' association.
 - h) Signs are not allowed in any medians that divide portions of paved or unpaved roads
 - i) The "Open House" sign shall be placed a minimum of one (1) foot behind the curb. If no curb is present, signs shall be located a minimum of three (3) feet from the edge of the pavement.
 - j) No sign shall be placed so as to obstruct pedestrian, bicycle, and/or vehicular traffic and visibility.
 - k) Sign placement and/or quantity of signs, other than as described above, may be approved by the town zoning administrator.