



Placement of Real Estate Signs

CE-3

The City appreciates the fact that the Real Estate Industry continues to be an indispensable part of the development occurring in our City today. Currently, San Clemente Zoning Code Section 17.84.030 places specific limitations on the placement, size and number of portable real estate signs allowed per property:

Placement of portable real estate signage

- Maximum of (1) one sign per property, at any intersection directing traffic in the same direction.
- One on-site and five off-site directional signs are allowed for each property being sold. (Flags, balloons or other types of wind driven signs used in conjunction with open house events are prohibited in the Zoning Code).
- Only allowed while the open house is in progress (cannot remain overnight).
- Signs cannot interfere with pedestrian or vehicular traffic.
- Signs can be no larger than 4 square feet in area and 4 feet tall.

Permanent Real Estate Signs

- Maximum of (1) one sign per building or property.
- Commercial property-No larger than 24 square feet in sign area.
- Residential property- 12 square feet maximum in sign area.
- Freestanding signs-6 foot maximum height.
- These signs cannot be lighted/illuminated.
- Must be located on-site.
- Sign area does not count towards total sign area for the site. (Flags prohibited).
- These types of Real Estate signs do require an administrative sign permit.

Real estate signs cannot be placed in the public right-of-way examples of this are signs:

- Placed along any curb along any street.
- Anywhere on a sidewalk or anywhere on or along a street or alley.
- Any parkway, parking strip or median strip that separates streets.
- Any sign on private property that protrudes beyond the curb or sidewalk into the street.
- Any public structure erected on or near the sidewalk, i.e., any utility pole, fire hydrants, street signs, and traffic signals.

Violations of these standards could result in the issuance of Administrative fines ranging from \$100-500. For retrieval of a sign confiscated from the right-of-way, please contact Code Compliance at (949) 361-6174. A storage fee of \$10 will be applied at the time the sign is returned.