

COACHELLA VALLEY MUNICIPAL RESIDENTIAL SIGN REGULATIONS OUTLINE

MUNICIPAL SIGN REGULATIONS OVERVIEW

Each municipality in Coachella Valley has defined its own set of sign regulations as identified in the Municipal Code of each jurisdiction. This document contains an abridged outline of key points in the sign regulations of each City that Real Estate Agents and Brokers should be aware of when placing For Sale, For Lease or Open House directional signs, both on-site and off-site for the promotion of their property listings.

As a general overview, regulations from each City include the following:

1. Signs may not be placed on public property or in the public right-of-way unless they are specially permitted.
2. Each City has its own requirement for sign dimensions; typically most standard real estate signs comply with those requirements. Permits are required for larger signage.
3. Most cities have set-back requirements for sign placement; generally 5' to 15' back from the curb.
4. In most cases Agents are allowed one (1) For Sale/Lease sign per property, plus one (1) Open House sign. This is one of the areas that sign regulations vary greatly from City to City.
5. In addition, there is a great deal of variation in the regulations regarding off-site signage, such as Open House directional signs.
6. Most cities will confiscate offending signs but the rules regarding confiscation, recovery and associated fees or citations also vary greatly.

Please review the attached document for a summary of sign regulations that pertain to each Coachella Valley municipality.

The information contained herein has been compiled for the benefit of members of the California Desert Association of REALTORS® and the Desert Area MLS. Though considerable effort has been made to properly summarize the various ordinances, the outline is not a verbatim recitation of the respective ordinances. The outline is intended to provide general information and users are encouraged to contact the City of jurisdiction in the event there is any question regarding the interpretation of any of the ordinances. The outline is not intended to constitute legal advice and is not a substitute for consultation with a qualified attorney in the event an issue arises concerning the interpretation of a sign ordinance. Local jurisdictions may change their sign ordinances from time to time, and members should check with local jurisdictions if this summary is more than twelve months old and has not been updated. The California Desert Association of REALTORS® and the Desert Area MLS assumes no responsibility or liability for the use of the information provided herein.

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Cathedral City

1. Signs on public property that project over or into the public right-of-way are prohibited, unless otherwise authorized.
2. Verify with local jurisdiction to determine set-back requirements for a specific street; typical set-backs are 9' to 14'.
3. Maximum sign size is 4 sq. ft.; maximum height is 7'; Open House signs with same maximum size with maximum height of 3'.
4. One (1) For Sale sign per street frontage; maximum of two (2) per property.
5. Recommended maximum of three (3) Open House signs to include one (1) on subject property, in addition to For Sale sign. Number of Open House signs is enforced to what is "prudent and logical".
6. Open House signs are to be removed "same day".
7. Code Enforcement looks for obvious encroachment of right-of-way (i.e., placement at curb). Officer may attempt to locate Agent to discuss sign placement offenses. Signs located in the right-of-way may be confiscated.
8. If signs are confiscated they are destroyed.
9. Planning Department: 760-770-0370
10. Municipal Code: <http://qcode.us/codes/cathedralcity/>
Select "Title 9 PLANNING & ZONING" then "Division III. General Provisions" then "Chapter 9.62 SIGNS"

Rancho Mirage

1. Prohibited from public right-of-way, public property and public utility poles.
2. Signs may be placed in residential subdivision center islands or their entrance medians as long as they are not in the public right-of-way.
3. Maximum two (2) signs per lot for lots of less than two (2) acres.
4. Signs may be placed anywhere on lot.
5. Maximum of 3 sq. ft. per sign; maximum of 4 sq. ft., total for two (2) signs.
6. Prohibited signs will be confiscated and may be retrieved within 30 days - No Fine.
7. Code Compliance: 760-328-2266
8. Municipal Code:
[http://www.amlegal.com/nxt/gateway.dll/California/ranchomirage/ranchomiragemunicipalcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:ranchomirage_ca](http://www.amlegal.com/nxt/gateway.dll/California/ranchomirage/ranchomiragemunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:ranchomirage_ca)
Search "signs" then select "item 38 Chapter 17.28 SIGNS"

COACHELLA VALLEY MUNICIPAL RESIDENTIAL SIGN REGULATIONS OUTLINE

Desert Hot Springs

1. Signs on Public Property or Right-of-Way or Attached to Any Public Property are prohibited.
2. Signs for real estate sales shall be limited to one (1) sign per street frontage; signs should be set back 10' from curb.
3. In undeveloped areas signs should be set back 5' behind power lines at front (street side) of property.
4. Real estate signs shall not exceed 3 sq. ft. in size and 4' in height above the ground; they must be unlit and removed within 15 days of close of escrow.
5. Banners, flags or pennants without a temporary use permit are prohibited.
6. No off-site directional signs are allowed.
7. Offending signs are confiscated and may be destroyed. If Agent attempts to recover confiscated signs and they have not been destroyed, there may be a recovery fee based on the time and materials associated confiscation.
8. Planning Department or Code Enforcement: 760-329-6411
9. Municipal Code:
<http://www.qcode.us/codes/deserthotsprings/>
Select

Indio

1. One (1) Real Estate sign (For Sale, For Lease, For Rent, etc.) per property.
2. Signs not to exceed 6 sq. ft. or 4' in height.
3. Signs are to be placed no closer to the right-of-way than 5' from property line (i.e., curb).
4. Signs to be removed within 5 days of COE.
5. Open House signs are limited to two (2) per Open House, one (1) on property and one (1) off-site, for the period of the Open House.
6. Illegally placed signs may be confiscated by Code Enforcement. At the discretion of the Code Enforcement Officer a citation may be issued when the Agent attempts to claim the sign.
7. Code Enforcement: 760-347-8522
8. Municipal Code:
[http://www.amlegal.com/nxt/gateway.dll/California/indio/cityofindiocaliforniacodeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:indio_ca](http://www.amlegal.com/nxt/gateway.dll/California/indio/cityofindiocaliforniacodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:indio_ca)
Select "TITLE XV LAND USAGE" then "Chapter 150 Billboards and Signs" then "Section 150.065 REAL ESTATE, RESIDENTIAL SIGNS"

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Indian Wells

Residential Sign Regulation

1. One (1) sign per lot at any one time; if on fairway, one (1) sign, each per front and back yards.
2. Single or double metal stake, up to 3 sq. ft. and height of 4'.
3. Hanging or "A" Frame signs are prohibited.
4. Set-back is a minimum of 10' from curb.
5. Beige/Brown signs only are allowed.
6. One (1) Rider per sign; limited to "In Escrow" or "Sale Pending"; all riders shall be brown and beige and can be either be metal or magnetic. All riders shall have letter height not to exceed 3" and the rider shall not exceed 24" x 3" in size.
7. Flyer boxes are not allowed.

Off-Site Sign Placement

1. Signs are not allowed within public right-of-way or on public property.
2. Signs are prohibited in flower beds or center medians.
3. At any intersection on the on Hwy 111 the signs are to be placed behind the sidewalk. Any sign placed along Hwy 111 in the right-of-way will be removed.
4. One (1) sign, only per lot, corner lot or common open space; two (2) signs on one (1) lot or corner will result in all signs on that lot or corner being impounded by City.
5. Impounded signs are subject to \$100 fine for retrieval.

Code Enforcement: 760-346-2489

Municipal Code: <http://cms2.cityofindianwells.org/page219.html>
Select "Permitted Signs"

COACHELLA VALLEY MUNICIPAL RESIDENTIAL SIGN REGULATIONS OUTLINE

Palm Desert

1. Prohibited from public right-of-way, public property and public utility poles.
2. One (1) sign per each lot frontage (front/back or corner).
3. Not to exceed 3 sq. ft. and 4' in height.
4. One (1) Rider not to exceed 5" x 16" may be attached to bottom of main sign.
5. Portable signs are prohibited from being placed on vehicles.
6. Signs are not to be placed on roof or project from building or move in any manner.
7. To be removed upon Close of Escrow or Rental of property.
8. Code Enforcement will attempt to contact Agent or Company (Broker) regarding prohibited signs and issue a verbal or written warning. If no contact is made sign will be confiscated and company is called for sign pick-up. If the same sign goes back-up in the same location, the second offense will result in a court ordered citation.
9. Planning Department: 760-346-0611
10. Municipal Code: <http://www.qcode.us/codes/palmdesert/>
Select "Title 25 ZONING" then "Chapter 25.68 SIGNS"

La Quinta

1. Prohibited from public right-of-way, public property and public utility poles.
2. One (1) sign per street frontage (i.e., corner property will accommodate two signs).
3. Maximum size is 6 sq. ft.; maximum height is 4'.
4. No off-site signs allowed; this means no Open House directional signs.
5. Open House signs are allowed but ONLY if on-site and affixed to "For Sale" sign. A separate Open House sign is a second sign and is not allowed.
6. Confiscated signs will be held for up to 30 days and may be reclaimed from Code Enforcement. Fines may be levied for first offense, non-complying and confiscated signs. Subsequent offenses may result in fines of \$50 to \$250.
7. Code Enforcement: 760-777-7000
8. Municipal Code:
<http://www.qualitycodepublishing.com/codes/laquinta/>
Select "TITLE 9 ZONING" then "Chapter 9.160 SIGNS"

COACHELLA VALLEY MUNICIPAL RESIDENTIAL SIGN REGULATIONS OUTLINE

Palm Springs

Single Family and Condominium Property

1. One (1) Sign per property for Sale, Lease or Exchange.
2. Sign size shall not exceed 3 sq. ft.; bottom of sign shall not be more than 3' above the ground.
3. Sign shall be placed parallel to street frontage.
4. One (1) Rider may be attached to bottom of Main Sign, not to exceed 3" x width of Main Sign.
5. A metal or plastic box for brochures may be attached to main Sign or post is not to exceed 9" x 12" x 2 ½".

Open House Signs

1. One (1) Open House sign is allowed while agent is present.
2. Open House signs permitted from 8:00 AM until sunset.
3. Sign shall not exceed 3 sq ft, per face and may be double-sided.
4. Bottom of Sign shall not be more than 3' above the ground.
5. Sign shall only be located on property being offered For Sale.

Temporary Open House Directional Signs

1. Must be associated with a single family home or condominium which is being offered For Sale, only.
2. Sign shall be ground mounted and shall not exceed 2 sq ft, with bottom not more than 3' above the ground.
3. Sign may be double-faced and colors shall be brown/ivory; posts shall be brown, black or ivory.
4. Sign shall not be placed in the public right-of-way or on any public property, and shall only be placed on private property with consent of property owner.
5. Two (2) signs are allowed for each re-sale unit or property.
6. No flags, banners, streamers or other adornment on or with signs is permitted.

Sign Violations

1. If a sign is placed in violation of existing codes, the owner of the property where the sign is located is cited for the violation.
2. 1st offense is \$100; 2nd offense is \$200; third and/or subsequent offenses or days are \$500 per day.
3. No attempt is made to locate the agent who placed the sign and the property owner is held responsible for the violation and associated fines.

Planning Department: 760-323-8245

Municipal Code: <http://www.qcode.us/codes/palmsprings/>

Select "ZONING CODE" then "Chapter 93.00 GENERAL CONDITIONS" then "93.20.07 Permitted Signs - Real Estate

COACHELLA VALLEY MUNICIPAL RESIDENTIAL SIGN REGULATIONS OUTLINE

Coachella

1. Signs on Public Property or Right-of-Way or Attached to Any Public Property are prohibited.
2. The use of sandwich or “A” frame type signs are prohibited.
3. For Single Family property of one (1) acre or less, on-site signs shall not exceed 6 sq. ft. in size or 4’ in height from the ground.
4. For all properties except Single Family Properties of less than 1 acre, refer to City of Coachella Municipal Code Title 17, Zoning, Chapter 17.56 SIGNS.
5. For Multi-tenant buildings, one (1) sign may be placed in the window or adjacent to the front door of each unit in the building.
6. In addition to a For Sale sign one (1) Open House sign may be placed on the property, but only when an Agent is on the premises and only between the hours of eight a.m. and sunset.
7. An Open House sign shall not exceed 4 sq. ft. in size, or 4’ in height from the ground.
8. In addition to an on-site Open House sign, one (1) other Open House sign with the same size/height restrictions may be placed off-site.
9. When an offending sign is confiscated, Code Enforcement will attempt to contact Agent/Broker and allow them to pick-up sign with 2-3 days. If sign is not picked-up within that time frame, Agent may be issued a citation and a fine of approximately \$100.00.
10. Code Enforcement: 760-398-4978
11. Municipal Code:
<http://www.coachella.org/sign%20requirements.htm>
Scroll to paragraph H. “Permitted Signs - Real Estate”