



RESIDENTIAL SIGN REGULATION  
OFF-SITE DIRECTIONAL SIGN PLACEMENT  
ALLOWABLE REAL ESTATE SIGN RIDERS

# TABLE C (17.12.040) REAL ESTATE SIGN STANDARDS

- ▶ SINGLE FAMILY LOT/HOME
- ▶ Temporary for sale, rent/lease, or exchange real estate sign
- ▶ 1 per lot; or if fairway lot 1 per front and rear yards.
- ▶ Single or double faced; 3 square feet
- ▶ Mounted on a metal stake not to exceed 4' in height (permitted to be mounted on a wall if required by HOA). 18" x 24"

# TABLE C (17.12.040) REAL ESTATE SIGN STANDARDS

- ▶ SINGLE FAMILY LOT/HOME OFF-SITE DIRECTIONAL SIGN
- ▶ Temporary
- ▶ 1 per lot, corner lot, or common open space area at any one time. Violation of this provisions shall result in all signs being impounded pursuant to Sections 17.28.020 (a) and 17.28.020(d).
- ▶ Single or double faced 3 square feet
- ▶ Letter height not to exceed 3"
- ▶ Mounted on a metal stake not to exceed 4' in height as measured from grade level.18" x 24"
- ▶ a. Signs must be set back a minimum of five feet (5') from the back of curb on all lots fronting on local or collector sheets.
- ▶ b. Sign can only be displayed between 9:00 a.m. and dusk while agent or seller is in attendance.
- ▶ c. On a brown directional arrow inverse beige letters are allowed.

**COLDWELL  
BANKERS**

RESIDENTIAL BROKERAGE

**JO LOVE**

**(760) 774-7780**

**[californiamoves.com/jo.love](http://californiamoves.com/jo.love)**

- ▶ **THE CITY IS NOW ALLOWING THE REVERSE LETTERING ON THE REAL ESTATE SIGN, INCLUDING ART WORK AND DIFFERENT SCRIPT ON THE SIGN.**



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**OPEN  
HOUSE**



29 2:03 PM

# TABLE C (17.12.040) REAL ESTATE SIGN STANDARDS

- ▶ *17.12.020 (A) ALL PERMITTED TEMPORARY SIGNS ERECTED WITHIN THE CITY SHALL BE A BEIGE BACKGROUND WITH BROWN LETTERING.*
- ▶ *HANGING AND "A" FRAME SIGNS ARE NOT ALLOWED.*

PURSUANT TO CHAPTER 17.12 PERMITTED SIGNS; HERE ARE JUST A FEW EXAMPLES OF SIGNS THAT ARE NOT ALLOWED IN THE CITY OF INDIAN WELLS.



**NOT PERMITTED**

**COLDWELL  
BANKER**  
RESIDENTIAL BROKERAGE  
JANET PHELPS  
(760) 413-1829

▶ **HANGING FRAME SIGNS ARE NOT ALLOWED.**

24 1:58 PM

**NOT PERMITTED**

OPEN HOUSE  
Sotheby's  
INTERNATIONAL REALTY  
760.799.5942  
TIMOTHY P. BENOIT

▶ HANGING "A" SIGNS ARE NOT ALLOWED.

24 1:58 PM

# TABLE C (17.12.040) REAL ESTATE SIGN STANDARDS

- ▶ SINGLE FAMILY LOT/HOME REAL ESTATE RIDER
- ▶ Temporary (identify homes in escrow).
- ▶ 1 attachment per sign
- ▶ Single or double faced 24" x 3"
- ▶ Letter height not to exceed 3"x24" x 3"
- ▶ a. Magnetic Rider can be attached to sign face or rider may be mounted to the post below the sign.
- ▶ b. Material for Rider shall be metal only.



FLYER BOXES ARE NOT ALLOWED!!



# OFF-SITE DIRECTIONAL

- ▶ THE OFF-SITE DIRECTIONAL, OPEN HOUSE SIGNS MUST BE BEIGE AND BROWN.
- ▶ ALL OPEN HOUSE SIGNS MUST BE PICKED UP BY THE AGENT BY DUSK; IF NOT, THE SIGN SHALL BE CONFISCATED
- ▶ ONLY ONE SIGN CAN BE PLACED ON A CORNER.
- ▶ NO SIGNS SHALL HAVE ANY BALLOONS PENANTS ATTACHED TO THEM.
- ▶ NO RED AND WHITE SIGNS ARE ALLOWED.
- ▶ CAN NOT BE PLACED IN THE PUBLIC RIGHT OF WAY.

# OFF-SITE SIGN PLACEMENT

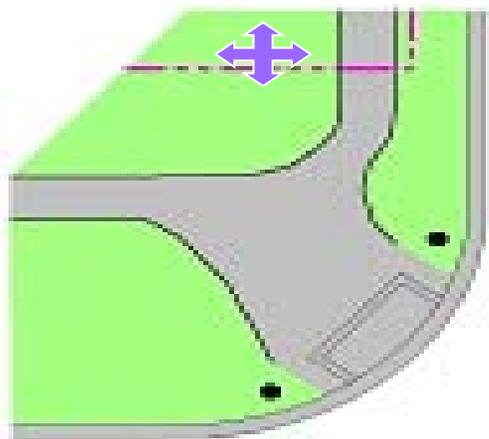
- ▶ SIGNS THAT ARE PLACED ON HIGHWAY 111 OR ANY OTHER STREETS:
- ▶ 17.12.010(b) Signs shall not be placed within any public right-of-way or public property. Placement of signs shall also be subject to all applicable provisions of Chapter 17.16 (Prohibited Signs).
- ▶ 17.16.010(k) Signs interfering with the driver's or pedestrian's view of public rights-of-way or in any other manner impair public safety, or interfere with the safe operation of a motor vehicle on public streets are prohibited.
- ▶ ILLEGAL TO BE IN FLOWER-BEDS, OR IN A CENTER MEDIAN OR IN A CITY RIGHT OF WAY.
- ▶ THE SIGN MUST BE BEHIND THE SIDE WALK AND 5' FROM THE CURB ON ALL CORNERS OF HWY 111

# PLACEMENT OF SIGNS

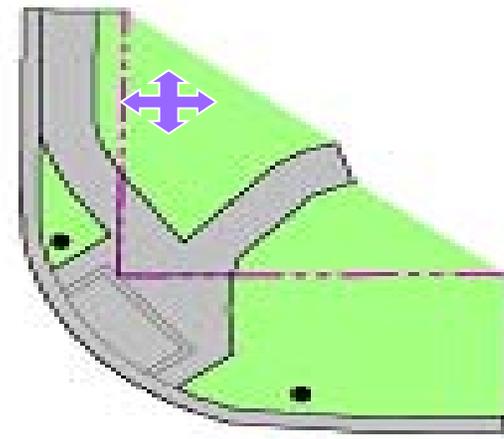
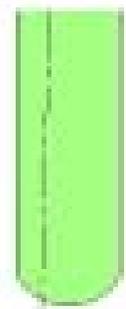
- ▶ THE OPEN HOUSE SIGNS CAN ONLY BE PLACED ON STREET CORNERS WHERE THE SIGN CAN BE PLACED 5' BEHIND THE CURB. (See Example)
- ▶ AN AGENT WHO PLACES AN "OPEN HOUSE SIGN" ON A CORNER LOT MUST HAVE THE PROPERTY OWNER'S PERMISSION.
- ▶ NO SIGNS SHALL BE PLACED IN ANY LANDSCAPED AREA OF A COUNTRY CLUB ENTRANCE OR IN AN ENTRY GATE MEDIAN OR MEDIAN.

# RIGHT OF WAY

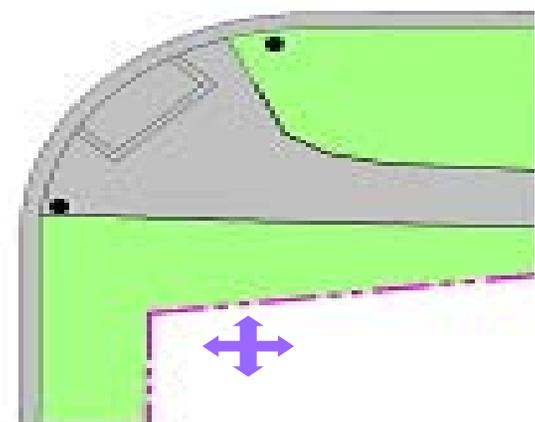
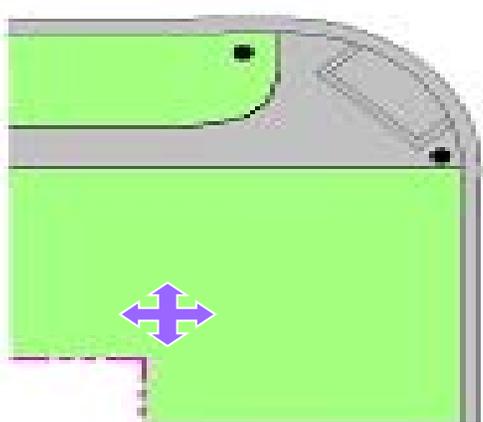
- ▶ THE DIAGRAMS BELOW SHOWS A TYPICAL RIGHT OF WAY ON HIGHWAY 111 AND ON COOK STREET.
- ▶ THE RED LINE ON THE MAP INDICATES RIGHT OF WAY AND THE BLUE CROSS SHOWS THE LOCATIONS WHERE THE SIGNS CAN BE POSTED.



COOK STREET

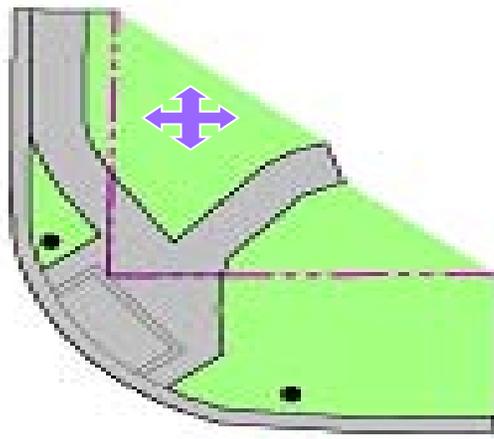
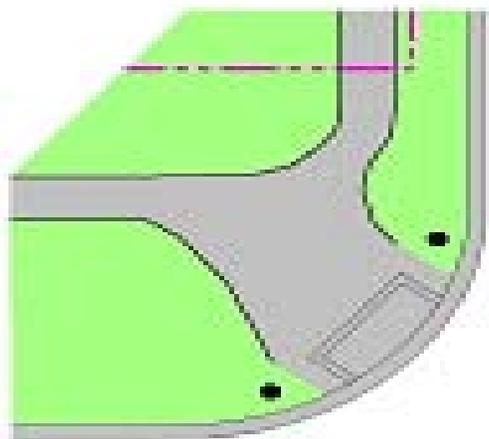


Highway 111



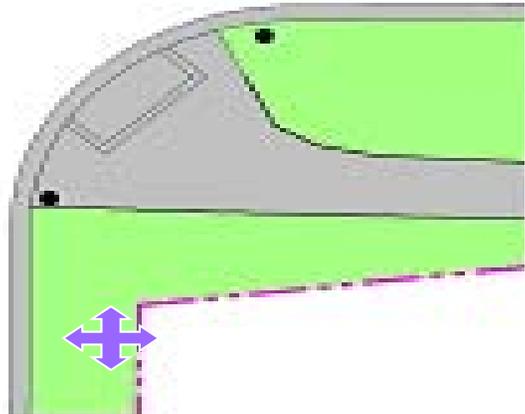
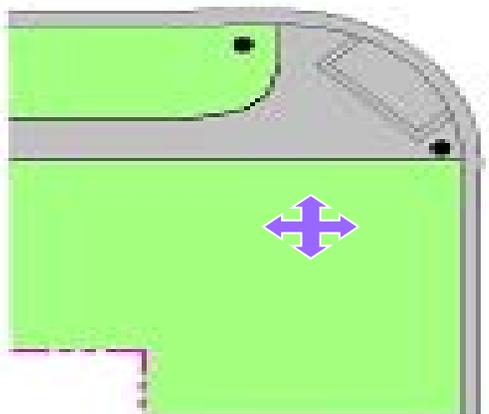
# RIGHT OF WAY

- ▶ THE DIAGRAMS BELOW SHOW A TYPICAL RIGHT OF WAY ON HIGHWAY 111 AND ON MANITOU DR.
- ▶ THE RED LINE ON THE MAP INDICATES RIGHT OF WAY AND THE BLUE CROSS SHOWS THE LOCATIONS WHERE THE SIGNS CAN BE POSTED.



Highway 111

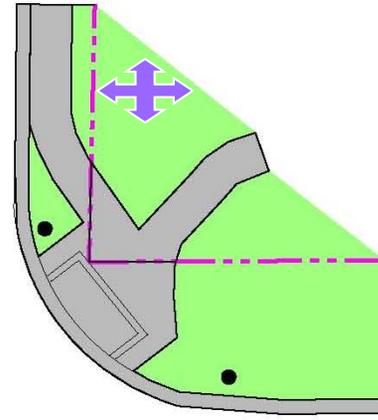
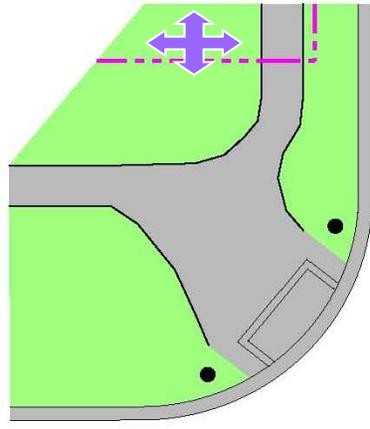
MILES AVE/MANITOU DRIVE



# RIGHT OF WAY

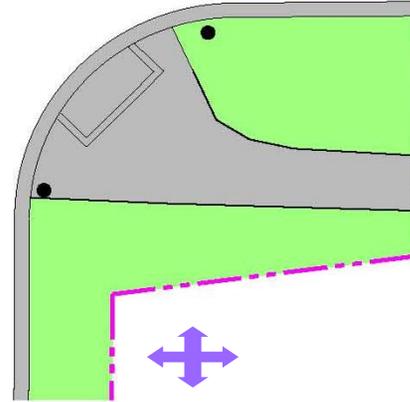
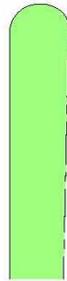
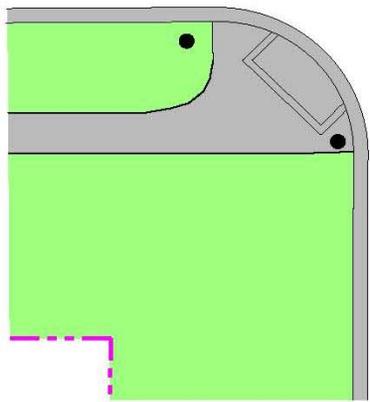
- ▶ THE DIAGRAMS BELOW SHOW A TYPICAL RIGHT OF WAY ON HIGHWAY 111 AND ON ELDORADO DR.
- ▶ THE RED LINE ON THE MAP INDICATES RIGHT OF WAY AND THE BLUE CROSS SHOWS THE LOCATIONS WHERE THE SIGNS CAN BE POSTED.





Highway 111

Eldorado Drive



# RIGHT OF WAY

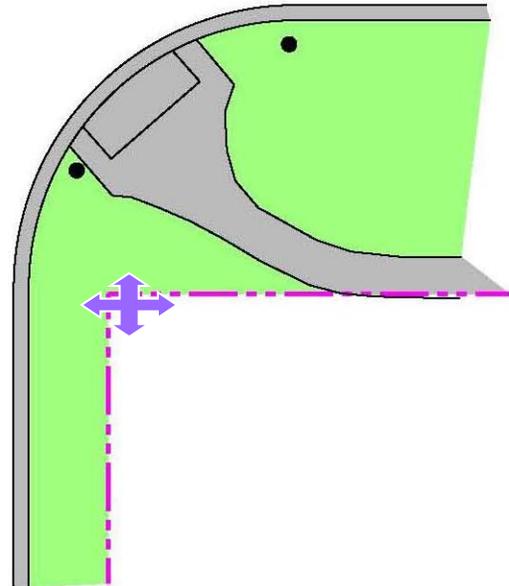
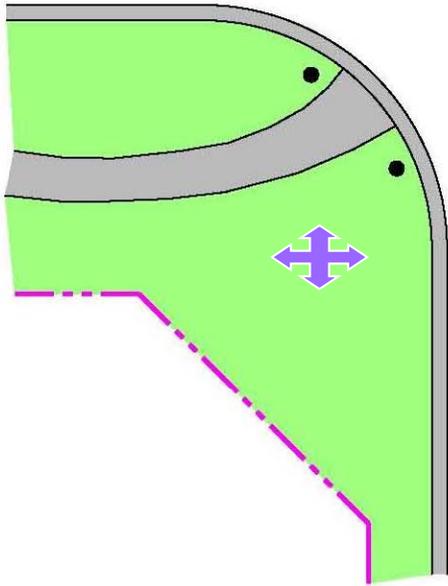
- ▶ THE DIAGRAMS BELOW SHOWS A TYPICAL RIGHT OF WAY ON HIGHWAY 111 AND ON CLUB DR.
- ▶ THE RED LINE ON THE MAP INDICATES RIGHT OF WAY AND THE BLUE CROSS SHOWS THE LOCATIONS WHERE THE SIGNS CAN BE POSTED.





Highway 111

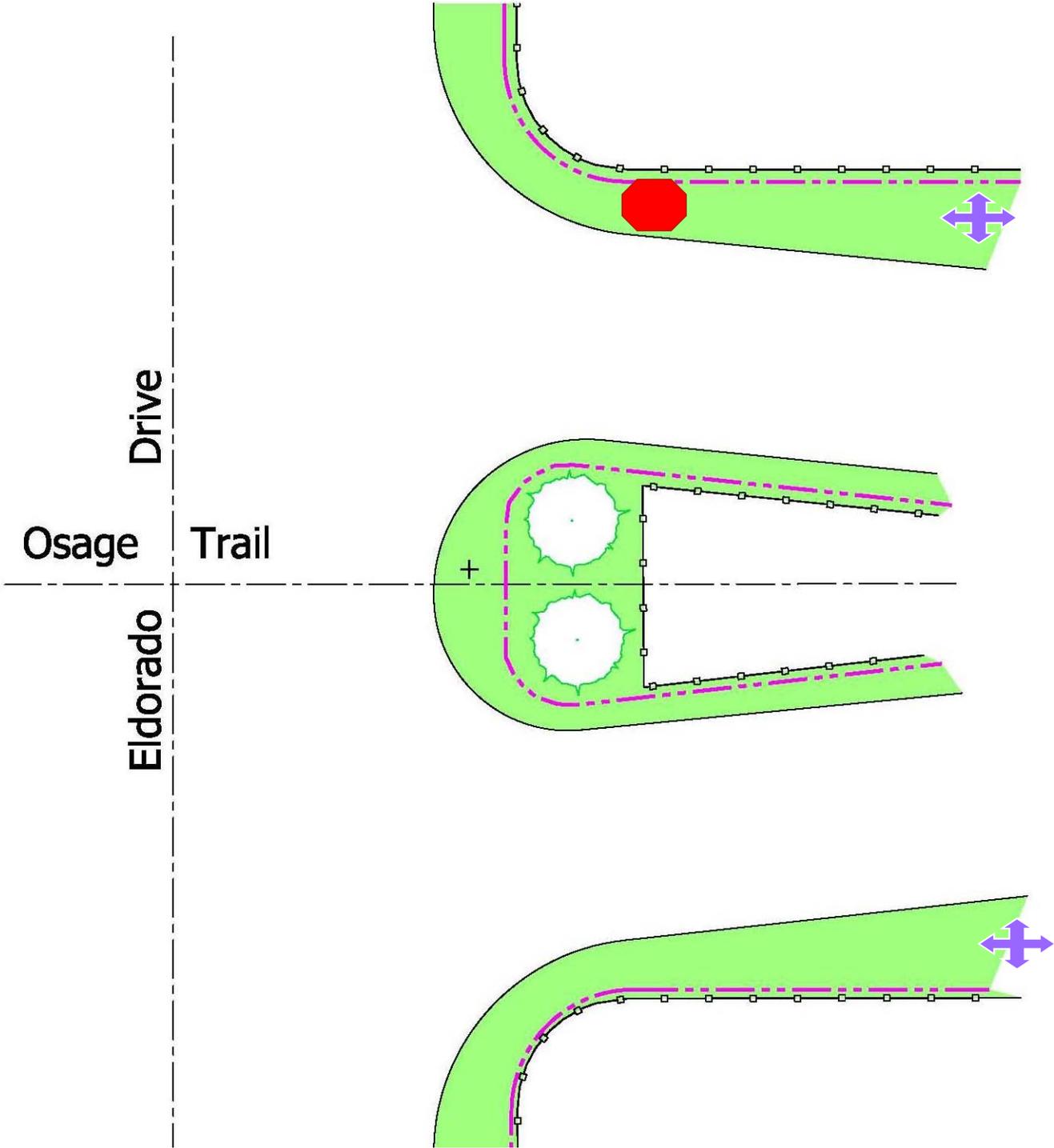
Club Drive



# RIGHT OF WAY

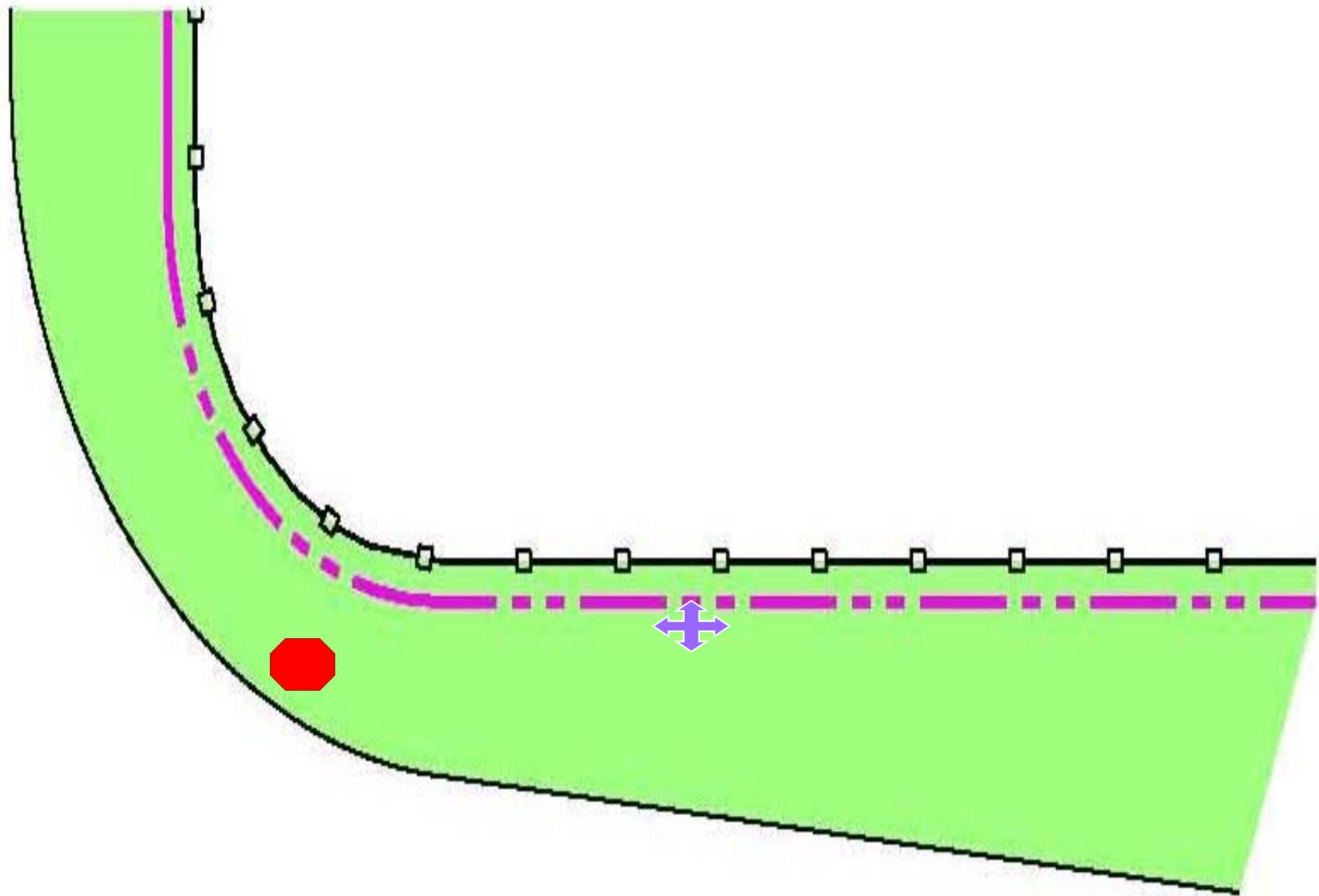
- ▶ THE DIAGRAMS BELOW SHOW A TYPICAL RIGHT OF WAY ON ELDORADO DR AND OSAGE TRAIL.

THE RED LINE ON THE MAP INDICATES RIGHT OF WAY AND THE BLUE CROSS SHOWS THE LOCATIONS WHERE THE SIGNS CAN BE POSTED.



# RIGHT OF WAY

- ▶ THE DIAGRAMS BELOW SHOW A TYPICAL RIGHT OF WAY ON A RESIDENTIAL CORNER IN THE CITY.
- ▶ THE RED LINE ON THE MAP INDICATES RIGHT OF WAY AND THE BLUE CROSS SHOWS THE LOCATIONS WHERE THE SIGNS CAN BE POSTED.



**NOT PERMITTED**



20 10:28 AM

This is a permitted sign



- ▶ THIS SHOWS A SIGN THAT HAS BEEN PLACED ON OSAGE AND ELDORADO DR WHICH IS PERMITTED.



CACHUMA RD  
INDIAN BELLS

NOT PERMITTED

OPEN HOUSE

20 10:48 AM

**NOT PERMITTED**

OPEN HOUSE

OPEN HOUSE

OPEN HOUSE

OPEN HOUSE

20 10:24 AM

**NOT PERMITTED, THE SIGN IS IN THE PUBLIC RIGHT OF WAY**



Public ROW = 10' to 35' typical (see example),  
may vary from local to collector streets

20 11:25 AM



▶ THIS SHOWS A SIGN THAT HAS BEEN PLACED BETWEEN THE SIDEWALK AND THE CURB ON HWY 111, THIS IS **NOT PERMITTED!**

**NOT ALLOWED, THE SIGN IS IN THE PUBLIC RIGHT OF WAY**



OPEN HOUSE

20 10:28 AM



- ▶ THIS SHOWS A RESIDENTIAL OPEN HOUSE SIGN THAT HAS BEEN PLACED 5 FEET BACK FROM THE CURB AND IS THE CORRECT COLOR AND SIZE.
- ▶ THE SAME APPLIES TO ALL SIGNS THAT THE AGENT POSTS THROUGHOUT THE CITY.



**NOT PERMITTED, THE SIGN IS IN THE PUBLIC RIGHT OF WAY**

**OPEN HOUSE**

**VILLAGGIO**

**INDIAN COUNTRY**

**20 11:30 AM**



- ▶ THIS SHOWS A RESIDENTIAL OPEN HOUSE SIGN THAT HAS BEEN PLACED 5 FEET BACK FROM THE SIDEWALK AND IS THE CORRECT COLOR AND SIZE.
- ▶ THE SAME APPLIES TO ALL SIGNS THAT THE AGENT POSTS THROUGHOUT THE CITY.

# SIGN REMOVAL

- ▶ ONLY ONE PER LOT, CORNER LOT, OR COMMON OPEN SPACE AREA AT ANY ONE TIME. VIOLATION OF THIS PROVISION SHALL RESULT IN ALL SIGNS BEING IMPOUNDED PURSUANT TO SECTIONS 17.28.020 (A) AND 17.28.020(D).
- ▶ IF THE SIGN IS IMPOUNDED, IT WILL COST THE AGENT \$25.00 DOLLAR TO GET THE SIGN BACK.
- ▶ IF THE AGENT OR PROPERTY OWNER HAVE ANY QUESTIONS ON THE REAL ESTATE PROCEDURE, PLEASE HAVE THEM CONTACT THE CITY'S CODE ENFORCEMENT OFFICER AT (760) 346-2489.
- ▶ IF IT IS ON A WEEKEND OR HOLIDAY PLEASE HAVE THEM CALL ON THE NEXT BUSINESS DAY.