

Where can't signs be posted? The Right-of-Way

Under no circumstances can any real estate signage be posted in the City's right-of-way. The Loveland Municipal Code uses this definition:

"Right-of-way" means a strip of land dedicated to the public, the city and/or public utilities which have been constructed or will be constructed, for public transportation, drainage or utility improvements including but not limited to *street paving, curb and gutter, sidewalks, bicycle lanes* and buried or overhead utilities.

In general, this means signs should be posted "inside" the sidewalk *on* the property being advertised. If the property has no sidewalk it is trickier to determine where the City's right-of-way is located and the best thing to do be sure signs comply with the law is to contact the Development Services Department's Code Enforcement Division, **970.962.2506**.



This sign is not legal. For one thing, it is not located on the property. In addition, the grass strip is part of the right-of-way. Real estate signs should not be posted in any location like this one.

All photographs courtesy of John Lewis

What REALTORS® Need to Know to Comply



Is this a legal sign in Loveland?



The City of Loveland's Sign Code:

In Loveland many types of signs are regulated by the City's municipal code.* Real estate signs belong to a class of signs known as permit-exempt, that is, no permit is needed to post them -- but REALTORS® need to know where, when and for how long -- signs may be posted. Illegal signs – those that are posted in prohibited places or are too large – may be removed by City employees.



This sign is legal. It is properly sized and located on the property for sale.

Three types of real estate signs are permitted by the City's municipal code: real estate signs (otherwise known as "for sale" signs), model home signs and open house signs.

Real Estate Signs

How many?

- One sign is allowed per street frontage on the property being advertised.

What size?

- In residential zones, signs cannot exceed eight square feet of sign per face (including riders). Signs may not exceed six feet in height.
- Signs on vacant lots can be larger – no more than sixteen square feet in size.
- Signs in non-residentially zoned districts may be larger, as long as they do not exceed thirty-two square feet in size and seven feet in height.

* Read the Sign Code online:

<http://www.ci.loveland.co.us/cityclerks/MunicipalCode/Title18.pdf>

Note that the height limits include all surfaces of

the sign, as well as the pole, covers, sign bases and background surfaces.



This sign is *not* legal; it is in the right-of-way. Notice that the sign is *in between* the sidewalk and the curb.

Model Home Signs

How many?

- One real estate model home sign is permitted per street frontage of the premise on which a model home or a temporary real estate sales office is located.

What size?

- Model home signs must not exceed thirty-two square feet of sign area per face.
- Free-standing real estate model home signs are limited to six (6) feet in height.
- Wall mounted real estate model home signs can't extend above the top of the wall or parapet wall of the building to which the wall sign is attached.
- Note that the height limits include all surfaces of the sign, as well as pole covers, monument style sign bases, and background surfaces.

Open House Signs

How many?

- Six open house signs are allowed for an open house event.

When can they be posted?

- They can be displayed only on the day of the open house and the day prior to the open house.

Where can they be posted?

- Open house signs can be displayed on-premise or off-premise (with the permission of the property owner if the sign is placed off-premise).

What Size?

- Open house signs can't exceed six square feet of sign area per face and four feet in height.

What About Balloons and Pennants?

- Pennants and balloons may be affixed to open house signs as long as they do not encroach upon street or sidewalk right-of-way or create a street or sidewalk safety hazard.
- Balloons that are attached to open house signs can't be larger than two feet across.



This open house sign (with a rider) is legal. It conforms to the size requirements and is located on the property it is advertising.