

Residential Real Estate Sign Placement by Jurisdiction

Municipalities and counties have their own unique rules and regulations pertaining to where, or even if, you are allowed to place a For Sale, Open House, A-board, or directional sign within their jurisdiction. PMAR has compiled a guide to Residential Real Estate Sign Placement by Jurisdiction to assist you, by making available an abridgment of those rules to save you time, and potentially, money!

However, this document is merely a guide for your reference. It is not meant to fully reflect the ordinance. Ordinances do change from time to time so it is advised that Realtors® remain familiar with them. When overlapping jurisdictions occur, the more restrictive regulations usually govern. Questions should be directed to the telephone numbers listed on the guide.

Also, **Homeowner Associations (HOAs) and/or Covenants, Conditions & Restrictions (CC&Rs)** can, and often do, contain more restrictive limitations on sign use within their boundaries than those of the municipality in which the property is located. HOAs are very willing to share with you about when, where and what sign type you can place within the community as agreed by their homeowner members, and some provide access to this information online. Please check with your seller and follow-up on any possible sign restrictions from their HOA and/or CC&Rs before you or your sign installation company places it on the property.

Call Before You Dig--Dial 811: You are required by law to notify underground utilities at least two business days in advance before you dig on property (private property or public right of way). Call the Oregon Utility Notification Center to have underground utilities' lines located at no charge to you or your client.

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Beaverton	For single-family dwellings: 4 square feet per face.	Two double faced signs on the lot.	One sign per tax lot allowed for each property. May not be set out before sunrise. Must be removed by dusk. Not allowed in public right-of-way.	One sign per tax lot allowed between sunrise and sunset, 4 sq.ft. max size. No balloons allowed.	Planning Counter 503-526-2420; Code Enforcement 503-526-2270. Code is available online at http://www.codepublishing.com/OR/beaverton/

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Canby	<p>In residential zones - one temporary sign no taller than 5ft in height, and not exceeding 6 square feet in area. Must be removed within 14 days after sale. In addition, one temporary sign of any kind no taller than 4 feet in height, and not exceeding 6 square feet in area, may be displayed on residentially zoned property for a maximum of 8 days in any calendar month provided it is removed by sunset on any day it is erected. In commercial and industrial zones, one temporary sign not taller than 8 feet in height, and not exceeding 32 square feet in area. Must be removed within 14 days after sale or lease.</p>	See physical requirements.	See open house signs.	A-frame and lawn signs no taller than 3 feet in height and not exceeding 6 square feet in area may be displayed on weekends and holidays in right of way in relative close proximity to a property where an open house is being held for the sale or lease of the property.	Call Planning Office, 503-266-7001. Code available online at www.canbyoregon.gov

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Cornelius	4 square feet. Maximum height from ground to top of sign 6 feet.	1 sign only must be entirely within private property - not in clear vision or public right-of-way areas.	One off-site, on private property with the owner's permission.	If sign is in addition to another sign on property for sale - temporary sign permit required. Signs are not allowed in public right-of-way.	Tim Franz, Associate Planner 503-357-3011. Code online at http://www.codepublishing.com/or/Cornelius/ Signs are in chapter 18.175
Durham	Not to exceed 8 square feet. Must stand no less than 5 feet from property boundaries. No higher than 5 feet above average grade.	No more than two per site.	No signs allowed in right-of-way.	Code does not address.	City of Durham, 503-639-6851
Fairview	Lawn sign 64 Square feet total permitted area. Signs greater than 8 square feet in area require a temporary sign permit. No sign may be taller than 8 feet.	Code does not limit number of permitted temporary signs in residential zones. Must be on private property not in public right-of-way.	Directional signs permitted on private property with owner's permission not in public right-of-way.	Limited Duration Event A-board Signs. 24" width x max 42' height. Permitted only in residential and Village Mixed Use zones when in conformance with the following criteria: Two (2) signs permitted per major intersection within one half mile of location of the event. b. One (1) sign permitted on sidewalk within one block of the event. c. Placement of a sign is limited to 7am – 9pm and must be removed promptly after the event has ended.	Schuyler Warren, Assoc. Planner 503-674-6205 warrens@ci.fairview.or.us Code online at http://www.codepublishing.com/OR/fairview.html
Forest Grove	See Signs on Property for Sale	One temporary sign per frontage, not exceeding 6sq.ft. during the time of sale, lease or rental of the lot/structure provided that the sign is removed within 30 days of the sale, lease or rental of the lot/structure.	Up to 2 A-Frame Open House Type Signs (6sqft face x 30" max height) are permitted in the public right-of-way from 6am on Friday to 6pm on Sunday. Not permitted to be attached to utility poles, street signs, street trees or any other improvement in the public right-of-way.	One temporary sign per lot, up to 6 sq.ft. in area and 30" in height. See Additional "For Sale" signs Off Premises Directional Signs area for additional allowance in right-of-way.	James Reitz, Senior Planner, 503-992-3233 jreitz@forestgrove-or.gov Code online at http://www.forestgrove-or.gov/city-hall/community-development-planning-city-code.html

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Gladstone	Temp Sign - Height 6 feet; Face 8 sq ft; A-Frame - Height 4 ft; Face 6 sq ft	2 Temporary Signs. 180 day maximum display limit (includes display time of any previously or currently displayed temp signs).	Must not exceed two signs per parcel limit and combined area of the two signs not to exceed 16 sq ft.	A-Frames allowed dusk Fri thru dusk Sun (within setback on private property - not public right-of-way). Also allowed on 1 weekday (Mon-Thurs) from 10am to 2pm.	Clay Glasgow 503-742-4520 Code online at http://qcode.us/codes/gladstone/
Gresham	Lawn Signs. Lawn signs shall be pole or wall mounted. Temporary lawn signs and sign structures, if any, must be removed within six months of the date of installation. Pole-mounted lawn signs shall not exceed 42 inches in height. Wall mounted lawn signs shall not exceed 8 feet in height. The maximum area of a lawn sign shall be 6 square feet in area. Lawn signs shall not require a development permit, but shall conform to all other provisions of the Community Development Code.	Rigid Signs. Temporary rigid signs shall be pole or wall mounted. Temporary rigid signs and sign structures, if any must be removed within one year of the date of installation. Pole mounted rigid signs shall not exceed 8 feet in height. Wall mounted rigid signs shall not extend above the roof line at the wall or above the top of a parapet wall. The maximum area of a rigid sign shall be 16 square feet in area. Rigid signs shall not require a development permit, but shall conform to all other provisions of the Standards Document.	Shall not block clear vision, must be on private property (with owners permission). Maintained in good condition (neat, clean, and in good repair). No pole, tree or fence postings. Must be removed after 90 days.	A-Frame 1 per street frontage, on private property (with property owner consent), 12 sq ft per face max, 6am to 7pm only. Shall not extend into or over the public right-of-way, clear vision area, vehicular circulation areas or pedestrian areas. Shall not be displayed for more than two consecutive days. Must be wood or finished metal only.	Planner On Duty Desk 503-618-2780, pod@greshamoregon.gov CodeCompliance@GreshamOregon.gov. Code online at http://greshamoregon.gov/code/

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Happy Valley	Four temporary signs where display surface area does not exceed six square feet per sign face and sign height does not exceed six feet. Temporary signs larger than 6 sq ft but smaller than 32 sq ft are allowed as long as a sign-permit is obtained from city planning prior to installation.	Four temporary signs on private property. No sign allowed in public right-of-way. A person or entity selling a property shall remove temporary signs twelve (12) days within the closing of the sale. Violators of sign code will incur penalties as follows: \$500 per sign, per location, per day.	Allowed on private property only with owners permission. See Signs on Property for Sale.	A-frame signs allowed on private property only with owner's permission. Sign not allowed in public right-of-way, on sidewalks or planting strips.	City Planning Division 503-783-3800 Code online at http://qcode.us/codes/happyvalley/
Hillsboro	Temporary and portable signs shall be kept neat, clean and in good repair. Signs which are faded, torn, damaged or otherwise unsightly or in a state of disrepair shall be immediately repaired, replaced or removed. Maximum sign size: No more than one (1) sign shall be up to six (6) square feet in area and six (6) feet in height. For property bordering on more than one public street, one additional sign may be displayed on each additional public street frontage. All other signs shall be no larger than six (6) square feet in area and four (4) feet in height.	Total maximum number of signs shall not exceed five (5), including any permanent, temporary, and portable signs allowed via other subsections of the Sign Code, with the exception that for property bordering on more than one public street, one additional sign may be displayed on each additional public street frontage.	Signs may be placed within the property's boundaries or within the public right-of-way between the property's front lot line and the street, but in all cases shall be located according to the following requirements: a. at least ten (10) feet from the street pavement; OR, behind the outside edge of sidewalk, whichever is further from the street pavement. Signs shall not be placed in the median or in the planter strip between curb and sidewalk. Utilities shall be located prior to placement of any sign which extends deeper than two feet into the ground. Hours allowed 6am to 9pm. Max size: 6 sq.ft., 30" height. Max of one per property per intersection. Must be at least 2 ft. from vehicle travel areas.	Allowed on Private Property (see also Additional "For Sale" signs / Off premises Direction Signs).	Planner on Duty 503-681-6153; Code Enforcement 503-615-6645. Code online at http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/cdc-community-development-code.cfm#Anchor410
Johnson City	18 by 24 inches maximum.	One sign on house or window. None allowed on the property.	Small directional signs are allowed at the entrance to the city from Roots Road.	Allowed only while house is open. Allowed in right-of-way so long as not blocking clear vision.	Kay Murdock, Mayor, or Judy Davis, City Recorder: 503.655.9710

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King City	4 square feet maximum.	One double-faced, free standing.	None permitted.	May only have one (1) sign total per property. No signs allowed in public right of way	503-639-4082 Code online at http://www.ci.king-city.or.us/municipal_code/Muni_Code.pdf
Lake Oswego	6 sq feet. On tracts of 2+ acres in residential zones sign may be increased up to 32 sq feet.	One additional sign if the property borders a second street, as long as the signs are not simultaneously visible (6 sq ft only).	None permitted.	A-frame signs only (5 sq ft in area & 30 inches max height) allowed in right-of-way in residential zones only. Sunday 8 a.m.-6 p.m. Must make effort to contact abutting property owner & if not home, must leave card w/ contact info & description of effort made to contact. Signs to include legible name, address, and phone number of owner of the sign. Do not block sidewalks or travel lanes. Where no curb exists, the sign shall be placed outside the roadway at least 5 feet from the edge of the roadway; cannot be placed in a median, traffic island, or other area within the roadway. The sign is to be entirely outside the roadway and any shoulder. The sign shall not obstruct a continuous through pedestrian zone of at least five feet in width. The sign shall not be anchored to trees or other public property, light poles parking meters or public buildings.	Code Enforcement Officer (Bill Youngblood) at 503-699-7473 or Planning Department, 503-635-0290. Code online at http://www.ci.oswego.or.us/planning/signs
Maywood Park	City code does not address signs.	City code does not address signs.	City code does not address signs.	City code does not address signs.	City of Maywood Park, 503-255-9805

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Milwaukie	Overall face area of signs not exceeding 16 square feet. Nonilluminated.	Exempt from sign permit. On private property only not in public right-of way. Allowed for duration of activity. Signs to be removed within a reasonable period of time. Limited to physical requirements listed above.	Prohibited in public right-of-way. Limited to physical requirements listed above.	Allowed for duration of the activity on property for sale. No balloons allowed. No strings of banners or pennants allowed. Limited to physical requirements listed above.	Planner on Duty 503-786-7630. Code online at http://www.qcode.us/codes/milwaukie . Select Title 14.

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Molalla	One temporary sign not exceeding 6 square feet provided the sign is removed within 15 days from the sale, lease or rental of the property or within 7 days of completion of any construction or remodeling. An additional sign of the same size may be erected if the property borders a second street and the signs are not visible simultaneously. On tracts of land of more than 2 acres in residential zones the sign area may be increased to 32 square feet. In no case shall the sign or signs be erected for more than 12 months.	See Physical Requirements		One temporary sign not exceeding 4 square feet in area which is erected for a maximum of 8 days in any calendar month and is removed by sunset on any day it is erected.	Nicolas Lennartz 503-829-6855 Code online at: http://www.qcode.us/codes/molalla/view.php?topic=18-18_32&frames=off
Oregon City	6 square feet sign face or if A-Frame no wider than 28", no deeper than 24" and not taller than 36".	Two signs on property to not exceed 6 sq feet per sign face.	See physical requirements.	One (1) A-Frame no wider than 28", no deeper than 24" and no taller than 36" allowed within planter strip, sidewalk or right-of-way per frontage Tuesday: 6 a.m.-1p.m.and Thursday - Sunday Noon -8p.m. Must have permission from abutting property owner. No permit required in residential or mixed used zones (with exceptions - see code at www.ORcity.org Chapter15.28.04).	Planning Staff Diliانا Vassileva 503-974-5501.

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Portland	3 square feet maximum per sign face.	Lawn signs allowed without limit on private property in all zones. Not allowed in parking/grassy planting strips or medians.	Signs placed off-site in the public right-of-way are illegal, except for temporary portable signs (see Open House signs).	Temporary portable signs allowed in right-of-way (except in Hillsdale plan district) between 6 p.m. Friday and 8 p.m. Sunday, and 6 a.m. through 1 p.m. Tuesdays. 4 square feet per sign, with vertical dimension of sign no more than 24 inches.	Sign Permit Hotline 503-823-7996, Sign Team Members 503-823 0678, 823-7298 or 823-5133. Code online at http://www.portlandonline.com/auditor/index.cfm?c=28196
Rivergrove	4 square feet. 4-foot maximum height or width.	Code does not address.	Code does not address.	Code does not address.	Leanne Moll, City Manager, City of Rivergrove, 503-639-6919
Sherwood	Temporary Signs - Maximum height 6 feet Maximum sign face 6 square feet (max width 3ft). A-Frames 48" max height and 7sq feet face or stake/wire 24" max height and sign face no larger than 18" x 24".	Up to two temporary signs permitted when the site has more than 300 feet of frontage or frontage on two streets. Up to 4 portable signs (A-Frames, stake/wire) allowed per lot on residentially zoned properties.		Allowed in public right-of-way from 6am Friday until 6pm Sunday only. Otherwise must be on private property.	Code online at http://www.sherwoodoregon.gov/planning/page/portable-banner-temporary-signs or planning at 503-925-2308
Tigard	Lawn signs must not exceed 12 square feet per face in residential zones and must be 50 feet apart. Maximum 6 feet in height.	A total of 24 square feet of signage is allowed in residential zones - on private property only.	Signs allowed off-site on private property in residential zones with owner's permission. Zone regulated size and placement requirements still apply.	A-Board signs allowed between the hours of 8:00 a.m. and 6:00 p.m. on private property in residential zones only. May not exceed six square feet per face. Not allowed in right-of-way (which includes sidewalks and planter strips or visual clearance area).	Development Service Technicians, 503-639-4171, x2421. Code online: www.tigard-or.gov/business/municipal_code/docs/title18/18780-1.pdf

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Troutdale	Resident (1-5 dwellings) 12 sq ft max / 6 ft height, 6+ units residential 32 sq ft max / 10ft height.	One sign per parcel. Signs must be removed within 15 days after the property is sold.	None allowed.	On subject property during daylight hours with the consent of occupant or allowed off-site during daylight hours on private property with consent of occupant. MUST be removed prior to sunset of the day of placement.	Chris Damgen, Sr. Planner 503-674-7228. Code online at www.ci.troutdale.or.us/documents/developmentcode/10.pdf
Tualatin	For developed residential lots: 6 square feet per side. 2 feet maximum height for temporary A-frame. 6 feet maximum for temporary pole sign. (b) For undeveloped residential lots. 12 square feet per side. 6 feet maximum height for temporary pole or monument.	One for each street frontage.	Permitted off-site on private property, with consent of documented owner where placed. No balloons allowed.	See additional "For Sale" signs.	Planning, 503-691-3026. Code online at http://www.tualatinoregon.gov/developmentcode/tdc-38-sign-regulations

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West Linn	<p>24 square feet total signage allowed. Example: 1 sign at 4'x6' or 5 signs 2'x2' placing 5-signs allowed per property; maximum height 7 feet. Must be 1 foot from right-of-way.</p> <p>Two signs up to 24sq ft each for a developing property of more than 1 acre, 2 signs up to 6sq ft for a developing property of less than 1 acre. 10sq foot setback from intersection corners. 2-foot setback from sidewalk. 3-foot setback from street pavement if no sidewalk.</p>	<p>5 signs permitted per property (24 square foot total sign area). 2 per property on developing property. Clear vision area of 30' x 30' applies to corner lots.</p>	<p>If you place a sign on private property you must have the property owners permission. The sign must be 2' back of the sidewalk or, in areas with no sidewalk, 3' from the edge of the street and 1' back from right of way. Signs over 3' tall on corner lots cannot be in the clear vision area. Directional signs are permitted for a maximum of 60 days annually.</p>	<p>A-Frame Sign allowed in city right of way Sundays 8am-6pm. No larger than 5 sq.ft., no taller than 30", and must display the sign user's name, address and phone number (business card). Signs may not be attached to trees or other public property. Must be located outside any paved roadway, shoulder, median, traffic island, parking space, bicycle path, driveway or curb ramp (if no curb, at least 5' from edge of roadway). Signs must allow continuous pedestrian passageway or 4' and must not obstruct pedestrian and wheelchair access to transit stops, disabled parking spaces or building exits. Not allowed in parts of right of way abutting property owned by the City or another public agency. 30' x 30' clear vision area applies on corner lots.</p>	<p>Tom Soppe - Assoc Planner - 503-742-8660 Peggy Jones - Code Enforcement Officer - 503-742-8656 Code available online: http://westlinnoregon.gov/planning/052-signs</p>

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Wilsonville	Maximum 6 square feet and 6' in height. Directional signs: 3sq.ft. max with a 1sq.ft. max logo; one per tax lot, not allowed in public right of way.	2 Lawn Signs and 1 Rigid (Colonial) Sign or 3 Lawn Signs (only one colonial allowed at any time).	3 Lawn signs 30" or 3 A-Frames 24" x 30" (or combination) placed no closer than 1 every 50' allowed off-site only between 6:00 p.m. Friday to 8:00 p.m. Sunday, and 9:00 a.m. to 4:00 p.m. Tuesday. No closer than 10 feet from any other temporary sign.	No more than 3 A-Frame or lawn signs 24"x30" signs allowed per person in public right-of-way between the hours of 6am Fri and 8pm Sun and on Tue from 9am and 4pm THESE SIGNS ARE PROHIBITED IN CERTAIN IDENTIFIED LOCATIONS - SEE ON-LINE CODE Also not allowed on street surfaces, sidewalks, paths, median strips or bicycle ways. Located within forty (40) feet of an intersection; No more than three (3) signs per person; and placed no more than one every fifty (50) feet and at least ten (10) feet away from any other temporary sign.	Planning Department, 503-682-4960. Code online at http://www.ci.wilsonville.or.us/Index.aspx?page=111 Sign Code is found under Section 4.156
Wood Village	Maximum 12 square feet total for up to 2 signs.	Allows 2 signs on site.	None allowed.	Included in the maximum 12 square feet total for up to 2 signs.	Marie Kizzar 503-489-6859 or kizzar@ci.wood-village.or.us . Code online at http://www.ci.wood-village.or.us/city-administration/municipal-code/
Multnomah County	3 square feet, no more than 42 inches in height. Note: National scenic area has different sign standards - refer directly to code.	Temporary signs must be removed within 6 months. Not allowed in public right-of-way.	Not allowed in right-of-way.	Not allowed in right-of-way.	Planner on Duty, 503-988-3043 x29152. Code online at https://multco.us.landuse
Clackamas County	3 square feet or less.	One per site. Allowed for no more than 60 days in any calendar year.	Code does not allow.	Must follow regulations of "For Sale" signs. No balloons allowed.	Linda Preisz, 503-742-4528. Code online at http://www.clackamas.us/code/

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Washington County	Not to exceed 16 square feet.	Must be on private property, not within any dedicated right-of-way. No permit required. Must be removed within 14 days after conclusion of event.	None allowed.	Must be on private property - not within any public right-of-way. And must comply with corner vision standards of Community Development Code Section 414-5.1.	Development Assistance 503-846-8761 Code online at http://library.municode.com/index.aspx?clientId=16681