

## REAL ESTATE SIGN REGULATIONS

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The entire text of the Sign Ordinance can be found in Chapter 13 of the Zoning Ordinance of the City of Hendersonville.

- One (1) sign per lot (properties with more than one street frontage may have one (1) sign on each street frontage).
- Maximum Size:
  - **Residential** – nine (9) square feet
  - **Commercial** – twenty (20) square feet
- Maximum Height:
  - **Residential** – four (4) feet
  - **Commercial** – eight (8) feet
- Signs may remain as long as the property is for sale, auction, rental or lease. Must be removed within three (3) days of closing.
- Sign must be located out of the public right-of-way **AND** at least twelve (12) feet from the edge of pavement!
- Must have permission from Property Owner to place signage.

### OPEN HOUSE SIGNS

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- One (1) open house sign per lot (must meet above criteria).
- Four (4) off-premise open house directional signs per event.
  - Maximum Size: one (1) square foot
  - Maximum Height: three (3) feet
- Open House signs permitted on Friday, Saturday, and Sunday **ONLY**.
- Open House signs must be removed by Monday at 10:00 a.m.
- Must have permission from Property Owner to place signage.

### AUCTION SIGNS (OFF-PREMISE)

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- Four (4) auction signs per event.
  - Maximum Size: nine (9) square feet
  - Maximum Height: four (4) feet
- Signs may not be displayed more than ten (10) days in advance of the auction.
- Signs must be removed within three (3) days of the auction.
- Sign must be located out of the public right-of-way **AND** at least twelve (12) feet from the edge of pavement!
- Must have permission from Property Owner to place signage.

### REAL ESTATE DEVELOPMENT SIGNS

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As an accessory use to an approved Subdivision or Site Plan, each new subdivision or development (residential, commercial, or industrial) shall be allowed one (1) temporary real estate development sign to advertise lots for sale within the subdivision or to advertise the development of a commercial or industrial lot.

- RED Sign shall carry no other commercial messages.
- PERMIT IS REQUIRED (\$25)
- Maximum Size: thirty-two (32) square feet
- Maximum Height: ten (10) feet
- RED Sign shall be placed at least thirty (30) feet from the edge of any street, public or private.
- No additional real estate signage is allowed on a lot with a RED sign.
- RED sign must be removed when ninety percent (90%) of the lots are built on, but not longer than five (5) years (unless extension is granted by the Planning Commission).

If you have any questions or need further information, please contact the City of Hendersonville Planning Department at (615) 264-5316.