

**BOARD BILL # 285            INTRODUCED BY ALDERMEN DONNA BARINGER AND  
JEFFREY BOYD**

An ordinance pertaining to real estate signs; repealing Ordinances 55302 and 55606 and enacting in lieu thereof a new ordinance establishing rules for the regulation and placement of real estate signs and real estate open house signs within the City of St. Louis.

**BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

**SECTION ONE.** Ordinance 55302 and Ordinance 55606 are hereby repealed and in lieu thereof the following provisions are enacted.

**SECTION TWO.** Definitions.

For purposes of this ordinance the following definitions shall apply:

"Real Estate Sign" shall mean a temporary sign indicating that property, or portion thereof, is for sale, lease or rent.

"Residential Real Estate Open House Sign" shall mean a temporary sign that solely indicates that residential property, or portion thereof, is for sale, lease, or rent and provides directions to the property and "open house" information.

**SECTION THREE.** Notwithstanding any ordinance to the contrary, the display of Real Estate Signs is permitted only during the time that a property is for rent, lease or sale. Such signs must be located on the property to which the sign refers and shall not be located closer than ten (10) feet to a side lot line. Such signs shall not be illuminated. Real Estate Signs on a property within a residential zoning district shall not exceed six (6) square feet in size. Real Estate Signs on a property within a commercial zoning district shall not exceed twelve (12) square feet. Real Estate Signs shall be removed within seven (7) days of closing upon the sale or lease of the

October 14, 2005

Page 1 of 3

Board Bill # 285

Sponsor: Aldermen Baringer and Boyd

property.

**SECTION FOUR.** Residential Real Estate "Open House" Signs On Public Streets.

(a) Residential Real Estate Open House Signs may be placed on public right-of-way in accordance with the restrictions on signs set forth in this section.

(b) All Residential Real Estate Open House Signs are subject to the following conditions:

1. Size. The total face area of the signs shall not exceed twenty-four (24) inches by twenty-four (24) inches in size.

2. Height. The vertical distance measured from ground level to the highest point of such sign or sign structure or other support shall not exceed three (3) feet.

3. Local address. Signs shall only advertise a residence in the City of St. Louis.

4. Limit. No more than four (4) signs per property for sale, lease or rent shall be posted within the public rights-of-way.

5. Type. Signs shall be mounted either on stakes placed in the ground or with an A-frame support of sufficient weight so that the sign remains upright when mounted. Signs and any supporting structures shall be maintained in good condition at all times and shall be constructed out of quality materials normally used in professional signage.

6. Location. No sign shall be placed, used or maintained; (1) on trees, traffic signs or utility poles, nor be placed in such a manner as to obstruct the view of any official public sign.

(2) on right-of-way if the location obstructs the safe and convenient use by the public of any street, sidewalk, or curbside parkway area.

(3) in any roadway area or center median area.

(4) at any location whereby the clear space for the passageway of pedestrians is reduced to a

October 14, 2005

Page 2 of 3

Board Bill # 285

Sponsor: Aldermen Baringer and Boyd

width that violates the American with Disabilities Act.

(5) within 18" from the face of curb.

(6) on streets undergoing construction, nor on streets with special events.

(7) within five (5) feet of any of the following: driveway; traffic signal; traffic sign; designated bus stop sign; bus bench or any other bench on the sidewalk.

**SECTION FIVE.** Signs shall only be displayed during the "open house" and shall not be displayed earlier than 8am and must be removed no later than dusk or 6pm, whichever is earlier.

**SECTION SIX.** Identification required. Every person who places or maintains a Residential Real Estate Open House Sign on the streets of the City of St. Louis shall have his or her name, address, and telephone number affixed to the sign in an area not to exceed 2" X 3".

**SECTION SEVEN.** Any sign installed, placed or deposited in violation of the provisions of this ordinance may be summarily removed by City and placed in storage. Upon failure of the owner to claim such sign and pay the expenses of removal and storage within fifteen (15) days after removal, the sign may be disposed of without any further notice to such owner.