



July 28, 2009

To: Real estate companies doing business in North Liberty
From: North Liberty City Staff
Subject: Real Estate Signage

Folks –

This follow-up memo is to remind you that the City of North Liberty is more closely enforcing existing city law regarding placement of real estate signs. We understand that the market is very competitive, and are willing to make reasonable accommodations for market exposure, but illegally-placed signs are unsightly, potentially dangerous for drivers and pedestrians, and a nuisance for property owners. For those signs in violation of the requirements noted below, we will either remove the signs or issue municipal infraction citations, with repeated violations leading to increasing levels of enforcement. If a sign is removed, you will have approximately a week to retrieve it at the City's Public Works area at 437 South Front Street, unless you are a repeat offender. If a municipal infraction is cited, the first fine is up to \$500 plus court costs, and subsequent citations will be \$750 plus court costs.

Following are paraphrased provisions found in the North Liberty Zoning Ordinance, Chapter 18 – Sign Regulations, for your reference:

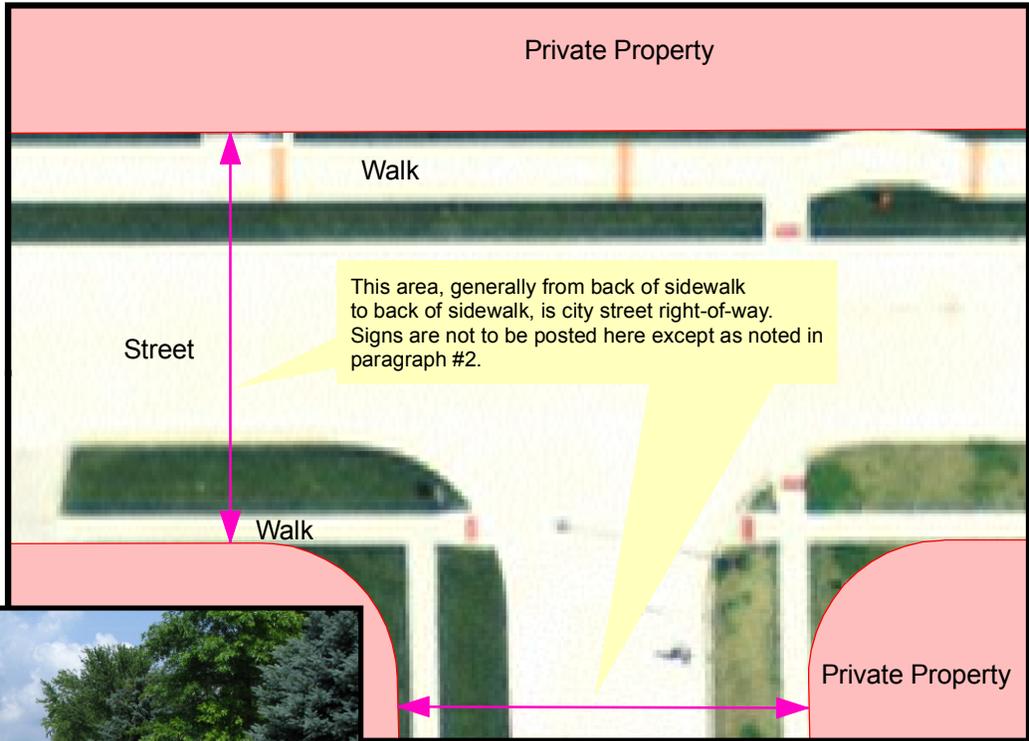
1. **No signs are to be placed in the City right-of-way**, with the exception noted in paragraph 2. City right-of-way is generally the street paving and the area from the edge of the street curb to about one foot behind the sidewalk. If there is no sidewalk, you can usually look up or down the street to see some on other lots. If there are no sidewalks on the street, assume about 15 feet (5 big paces) back from the edge of the street pavement. Please see the attached exhibit for a graphic depiction of the areas mentioned in this paragraph.
2. Of course, you should not be placing real estate signs on others' private property. Signs are to be placed on the lot with the property for sale, with one exception: directional signs pointing toward open houses may be placed **IMMEDIATELY BEHIND THE SIDEWALK** for the day of the open house only (up to but not more than 24 hours before the open house starts).
3. For the sale of lots (not homes), no more than one real estate sign advertising the sale of lots within a subdivision is permitted per entrance into the subdivision. Each such sign is to be no greater than 32 square feet in area and no greater than 8 feet in height. Note that these subdivision signs require a City sign permit.

Please distribute this memo to all realtors at your place of business, and ensure that all are aware of the requirements. This information will also be posted on the City website, www.northlibertyiowa.org for your reference. You may call either staff person listed here with any questions. Thank you for your cooperation.

A. Dean Wheatley, Planning Director
City of North Liberty, Iowa
319-626-5747
dewheatley@ci.north-liberty.ia.us

Tom Palmer, Code Official
City of North Liberty, Iowa
319-626-5736
tpalmer@ci.north-liberty.ia.us

**City of North Liberty
Sign Placement Exhibit
See attached memo**



Examples of right-of-way in different North Liberty locations.

