

TOWN OF BRECKENRIDGE SIGN CODE: [8-2-6: EXEMPTIONS](#)

For Sale/For Rent/Open House/Model Open Signs: "For sale", "for rent", "open house", and "model open" signs, subject to the following limitations:

1. **Within the conservation** and historic districts, **one "for sale" or "for rent" sign may be displayed on each lot, in addition to one on site "open house" sign**; provided, however, that if two (2) or more contiguous lots are held in common ownership only one "for sale" or "for rent" sign shall be displayed with respect to all of such lots.
2. Outside of the historic district, one "for sale" or "for rent" sign may be displayed on each lot.
3. **"For sale"** signs shall not be larger than **four (4) square feet per side**; "for rent" signs shall not be larger than one square foot per side. No "for sale" sign shall be located off the real property which is for sale. However, in cases where a condominium or townhouse footprint lot is for sale and no private land outside of the boundaries of the unit is associated with the sale of the real property, one additional "for sale" sign may be located on common property, with approval of the homeowners' association.
4. "For sale" and "for rent" signs shall be **removed within five (5) days after the sale** or rental of the subject real property.
5. A "model open" sign shall be allowed with the same limitations as an "open house" sign.
6. **"Open house" signs** are subject to the following limitations:
 - a. Location Of Open House Signs:
 - (1) **No off site** directional open house sign is allowed anywhere **within the conservation** and historic **districts**.
 - (2) No open house sign is allowed within the rights of way of Park Avenue and Main Street within the town.
 - (3) No open house sign may be placed on the paved driving surface of any town street, or on any public sidewalk.
 - (4) No open house sign may obstruct any public street, sidewalk, recreational path or any public snow removal operations.
 - (5) An on site open house sign must be located on the real property being shown for sale or rental at the open house event. No on site open house sign may be located off site (including at off site real estate offices and off site sales centers).
 - (6) No open house sign is allowed within any designated public pedestrian area.
 - (7) No open house sign may be located on private property without the consent of the property owner.
 - b. Number Of Signs:
 - (1) **Not more than three (3) open house directional signs** per real property for sale or for rent may be placed **within any town right of way or located at an off site private property**.
 - (2) **Not more than one directional open house sign** may be placed pointing in each direction **at each intersection of town streets**.
 - c. **Area: The maximum sign area of an open house sign is four (4) square feet.**
 - d. **Height:** The height of an open house sign may not exceed **five feet (5')** as measured from the top of the sign to the grade at the base of the sign.
 - e. Display **Duration:**
 - (1) An open house sign may only be displayed beginning **up to one hour before the start of the open house**, and must be **removed no later than one hour after** the conclusion of the open house.
 - (2) An open house sign may only be displayed between eight o'clock **(8:00) A.M. and eight o'clock (8:00) P.M.** each day.

(3) An open house sign may not be displayed for more than **three (3) consecutive days**.

f. Lighting: An open house sign may not be lighted.

g. Attention Getting Devices: No flags, pennants, banners, bunting, balloons, or any other similar item may be attached to an open house sign.

h. Color: The **background** color of each open house sign shall be **burgundy** color. The **lettering** of each open house sign shall be **white**.

i. Logo: A logo or name of the real estate company or agent conducting the open house, not larger than nine inches by six inches (9" x 6") in area, may be placed on each open house sign.

j. Town Not Liable: The town is not liable for damage done to an open house sign that is located within a public right of way.
(Ord. 9, Series 2009)