

Real Estate Marketing Signs

Summary of Requirements

The following signs **DO** require a sign permit and may only be placed with property owner permission (refer to MMC Section 9-10 for specifics):

Type of Sign	Max. Area per Sign Face	Max. Height of Signs	Zoning Category (see MMC for specifics)	Number of Signs Permitted per Sign Type	Display Period	Required Removal
Construction Sign	16 sq. ft.	8 ft.	Residential/ Non-residential	One (1) per street frontage	During construction	Three (3) days after receiving Certificate of Occupancy
Development Entry Sign	40 sq. ft.	6 ft	Residential/ Non-residential, PUD	One (1) per development	Permanent	Permanent
Flags	12 sq. ft.	35 ft. or max. height of building	Residential/ Non-residential, PUD	Not to exceed three (3) free standing and eight (8) building mounted	During construction	When 90% occupancy has been reached
New Development Sign or Banner	Sign – 96 sq. ft. Banner – 40 sq. ft.	Sign – 8 ft. Banners must be placed on building façade only	Residential/ Non-residential	One (1) per development	During construction through 95% occupancy	No more than two (2) years, regardless of occupancy May be renewed

Please note: A sign permit is required prior to the construction, reconstruction, location, relocation, alteration, modification or use of any signs listed above.

Summary of Requirements

The following signs **DO NOT** require a sign permit and may only be placed with property owner permission (refer to MMC Section 9-10 for specifics):

Type of Sign	Max. Area per Sign Face	Max. Height of Signs	Zoning Category (see MMC for specifics)	Number of Signs Permitted per Sign Type	Display Period	Required Removal
Real Estate Directional Sign (Open House)	4 sq. ft.	30 in.	Residential	Not to exceed three (3) off-site signs	Duration of Open House, not to exceed three (3) consecutive days, between 8:00 am – 9:00 pm	Daily (Close of Open House)
Real Estate Sale, Rental or Lease signs on lot less than one-half (1/2) acre	24 in. x 30 in.	30 in.	Residential/ Non-residential	One (1) per lot or parcel	Duration of listing	Closing/Lease commencement date
Real Estate Sale, Rental or Lease signs on lot at least one-half (1/2) acre but no greater than five (5) acres	16 sq. ft.	8 ft.	Residential/ Non-residential	One (1) per lot or parcel	Duration of listing	Closing/Lease commencement date
Real Estate Sale, Rental or Lease signs on lot greater than five (5) acres	32 sq. ft.	8 ft.	Residential/ Non-residential	One (1) per lot or parcel	Duration of listing	Closing/Lease commencement date
Real Estate Sale, Rental or Lease Banner	40 sq. ft.	Banners must be placed on building façade only	Non-residential	One (1) per lot or parcel	Duration of listing	Closing/Lease commencement date

The City of Mesquite operates a Community Directional Sign Program that guides residents and visitors to points of interest including private housing developments. Please contact us for more information at (702) 346-2835.