

Scottsdale Ranch Community Association Signage Regulations

1. Permanent subdivision or project identification signs must be approved by the Architectural Committee and conform to the Scottsdale Ranch master signage plan.
2. The location and design of commercial signs will be carefully integrated into the building forms and must be approved by the Architectural Committee. Owners of multi-tenant buildings must submit a sign package for Architectural Committee approval prior to the commencement of construction.
3. Advertising signs of any kind, except at the commercial/retail center, may not be placed or maintained on any lot or parcel without the prior approval and authorization of the Architectural Committee, except residential nameplates and "for sale," "for lease" and "for rent" signs may be placed and maintained in conformity with such common specifications (including, without limitation, reasonable restrictions as to size) as the Architectural Committee may adopt.
4. The Architectural Committee may consider exterior signs of a regulatory nature. The applicant must submit size, color, number, location and graphics, as well as explanation of need to the Committee. Approval of these signs is at the discretion of the Architectural Committee.
5. Permitted signs:

For Sale/For Lease signs

- For Sale and For Lease signs shall conform to real estate standards and shall not exceed a size of 18 by 24 inches; **sign riders** may not exceed a size of 6 by 24 inches and are limited to two (2) per For Sale or For Lease sign.
- For Sale and For Lease signs shall be mounted on 4 inches by 4 inches painted wooden posts or painted metal stand of a height not to exceed five (5) feet above ground, and shall be set back from the sidewalk or right-of-way not less than three (3) feet, provided however, that no sign may extend beyond a property owner's lot boundary.
- A maximum of two (2) For Sale or For Lease signs are permitted per property and such signs shall be removed not later than twenty-four hours following the closing of the sale or the signing of a lease.
- In the event that SRCA sub-association sign rules are more restrictive, such rules shall prevail. Absent stricter sub-association sign rules, these SRCA rules apply.

Open House signs

- Open House signs shall conform to real estate standards and shall not exceed a size of 18 by 24 inches.
- Realtors representing SRCA homeowners' interest at Open Houses and SRCA homeowners who wish to sell without realtor representation may place their own signs on the property offered for sale during the Open House hours.
- All other Open House signs must be placed in accordance with City of Scottsdale sign ordinances and may not be placed on sidewalks, medians, in plantings, suspended from trees or posts or obstruct the vision of drivers.
- Open houses may be held between the hours of 8:00 a.m. and 6:00 p.m. Such signs may be set in place not more than one (1) hour prior to the commencement of the Open House and must be removed within one (1) hour following the closure of the Open House. During the Open House session, an owner's agent or an owner must be on the premises to receive interested individuals.
- Improperly placed signs will be removed by SRCA staff. Signs decorated with balloons and similar festoonery will also be removed.

Please check with the sub-association for rules regarding their open house policies, gate code policies, etc. If the ancillary association's rules are more restrictive, their rules prevail.

Security sign

- Each yard is permitted one (1) security sign, which should not exceed 11"x14". The sign may state the name of the security company, its logo and phone number.
- The security sign should be placed near the front entryway.
- The security sign should be supported by a post that is painted or stained a color that is compatible with the residence.

Address signs

A maximum of two (2) street address identification signs consistent with the theme of the subdivision is allowed at each residence.

Political signs *(in accordance with AZ Statute §§ 33-1808 & City of Scottsdale Sign Ordinance Sections 8.600 & 8.601 Temporary Non-Commercial Signage Regulations)*

- Political signs are permitted no earlier than seventy-one days (71) before the day of an election and no later than three (3) days after an election day.
- The size of political signs should not exceed a surface area of sixteen (16) square feet. Maximum height must not exceed ten (10) feet.
- "Political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.
- Campaign signs are prohibited in the public rights-of-way. Campaign signs can only be located on private property and must be twenty feet from back of improvements or edge of curb where no improvements exist.
- The Association may not require signs to be commercially produced or professionally manufactured.

CITY OF SCOTTSDALE CODE

OPEN HOUSE DIRECTIONAL SIGNS

Off-premises **open house directional signs** are regulated under [Section 8.601.I.D](#) 

The City of Scottsdale has an ordinance that addresses signage placement for open houses. The City requests that all residents and business owners adhere to the following sign requirements:

- Open house directional signs shall be used to direct traffic to a residence for sale.
- Such **sign shall be used only when a sales person or homeowner or homeowner's agent is present during the time of the open house.**
- An off-premises open house **directional sign shall be allowed at a rate of one (1) sign per each turning movement beginning at the residence for sale and allowed for a maximum one (1) mile distance from the residence for sale.**
- The maximum area of each such sign shall be four (4) square feet.
- The maximum height of such sign shall be three (3) feet.
- Such sign **shall not** be illuminated.
- Such sign **shall not** be placed in any right-of-way.
- Such sign **shall not** be placed so as to create a traffic hazard.

Unacceptable placement:

- On a street median or island
- On the sidewalk
- On light poles and traffic control devices

NOTE: Right-of-way distances may vary based on the street design and width. The actual right-of-way width for a specific street can be referenced by viewing Scottsdale's [Online Parcel Information Map](#). Signs found in the City's right-of-way or placed in a hazardous manner may be removed by [Code Enforcement](#) without prior notice.