

Ocean City Sign Ordinance:

Ordinance 25-1700.29.7, (g)

g. Temporary Signs.

1. For Sale or Rent (also codified in subsection 4-39.1 of the General Revised Code of Ocean City) – Each residential or commercial dwelling unit shall be permitted to have a single sign advertising the unit for sale, rent, or both. The sign shall be attached to the building or placed immediately next to, and within one foot (1'), of the building. The size of the sign shall not exceed three (3) square feet in area. The sign shall be parallel to the road or roads on which the property is located.

(a) In the event that more than one (1) real estate office is advertising the property for sale or lease, the signs of the respective real estate offices shall be placed together attached in a vertical alignment, but in no event shall the total area of all of the signs of the individual real estate offices exceed three (3) square feet in area.

(b) In the event the property being offered for sale or lease is located on the ocean, bay or lagoon, a sign complying with subsection 4-39.4a. and b. may be located on that portion of the building facing the street and the ocean, bay or lagoon.

(c) In the event the residential or commercial dwelling being offered for sale or lease is located on a corner, a sign may be affixed to each side of the building facing, or abutting a street. The size of any sign shall not exceed three (3) square feet in area. In the event there is more than one (1) real estate office advertising a property for sale or lease, the signs of the respective real estate offices shall be placed together attached in a vertical alignment, but in no event shall the total area of all of the signs of the individual real estate offices exceed three (3) square feet in area.

(d) For vacant land, there shall be one (1) sign announcing the property for sale or lease. The sign may be double sided. Each side of the sign shall not exceed three feet (3') in area and shall be placed as near as practical to the center of the lot.

(e) While the building is undergoing construction, the real estate sign shall be placed upon the temporary utility pole. The size of the sign shall comply with subsection g.1. (this subsection) above. Once the building has been framed, and the final texture or material (for example: vinyl siding, brick, stone, wood) applied, the signs shall be attached to the building as required in paragraph g.1. (this paragraph) above.

(f) Following the sale of a property, all real estate signs announcing the property for sale, or announcing that the property has been sold, shall be removed within five (5) calendar days of the settlement.

(g) Banners, flags, balloons, open house signs, and other advertising products announcing an open house, associated with a property for sale, shall be permitted to be placed on the property only during the time of the open house, provided they do not block or protrude over any part of a sidewalk or driveway and further provided that a sales agent is present on the property during the open house.

(h) In addition, two (2) off premises directional signs are permitted per open house property, only if all of the following conditions are met:

(1) The two (2) permitted signs must be at different intersections

(2) The maximum size of the signs shall be three (3) square feet in area, with nothing attached (including, but not limited to, balloons, pennants and riders)

(3) No more than one (1) sign per corner, with no part of the sign to block or protrude over any part of a sidewalk or driveway

(4) Signs are permitted only during the time of the open house (defined as period during which a sales agent is present on the property for sale)

(5) Signs are permitted only if anchored to the ground. No signs are permitted on vehicles, poles or structures.

(6) No signs are permitted on Gardens Parkway, 9th Street, 34th Street or 55th Street.

(7) Signs shall not exceed thirty inches (30") in height, in compliance with subsection 25-1700.13.3, Sight Triangle Easements.

(i) Compliance with real estate sign regulations contained herein shall be the responsibility of the real estate agency or agencies whose signs appear on the property, and/or the owner of the property. The owner shall be solely responsible if the property is being offered for sale or rent by the owner without the assistance of a broker. (Ord. #06-06 § 1)

2. During the construction of a building the general contractor shall place a sign on the temporary utility pole, containing the name, address and telephone number of the general contractor and the lot, block and street address of the project. Once the building has been framed, and the final texture or material (for example: vinyl siding, brick, stone, wood) applied, the sign shall be attached to the building as required in paragraph g.1. above. The sign shall not exceed three (3) square feet in area. The sign shall be removed within five (5) days of the issuance of the Certificate of Occupancy. In the event the building contains more than one (1) unit the sign shall be removed within five (5) days of the issuance of the final Certificate of Occupancy. Compliance with this section shall be the responsibility of the business, company, or institution advertised on the sign. (Ord. #06-06 § 1)

3. Temporary political signs shall be permitted to be placed upon private property for a period of thirty (30) days prior to an election. The signs shall be removed within five (5) calendar days of the election. Each political sign in residential zones shall not exceed three (3) square feet in area, per side. Political signs may be double sided. Political signs in nonresidential zones shall not exceed twenty-four (24) square feet in area. (Ord. #06-06 § 1)

4. Signs with a maximum size of two (2) square feet, posted inside windows advertising help wanted.

5. Yard Sale and/or Garage Sale Signs. Signs advertising yard sales and/or garage sales shall be permitted but must be removed within twenty-four (24) hours after the event.

6. Each commercial use may have temporary signs or other advertising materials attached to a wall or window which shall not exceed one (1) square foot in area for each one lineal foot (1') of storefront shall be limited to not more than thirty (30) days in any quarter year. Banners may not exceed twenty-four (24) square feet.

7. Temporary signs for advertising public functions or fund raising events for charitable or religious organizations shall be permitted for a period of thirty (30) days prior to and during the event and shall be removed within five (5) days after the event. The sign shall be non-illuminated, not larger than twenty-four (24) square feet in area, and may be erected flat against the building or freestanding, providing the sign is installed at the location of the event, otherwise, it may not be larger than twelve (12) square feet in area and not exceed eight feet (8') in height.

8. Event posters with a maximum of four (4) square feet, posted inside windows advertising public and nonprofit events only.

(Ord. #09-13, §3; Ord. #10-11, §2; Ord. #11-14 §2)