

TEMPORARY SIGNS (CLASSES 16-24):

Section 500.4, B.C.Z.R., requires a use permit as prescribed and issued by the Zoning Commissioner. A use permit is only applicable where no building permit is required.

Any applicant for a temporary sign must first make application with the Enforcement Section of the Zoning Office for approval of such use permit prior to the placement of any temporary sign on the property. Failure to secure such use permit will be deemed a violation of Section 500.4, B.C.Z.R., and subject to civil violation notice.

Real Estate Signs (Class 18):

Section 413 does not prescribe any temporary "For Sale" or "For Lease" signs for commercial or industrial buildings. Such signs shall be permitted only on the site of such building. A sign or signs totaling not more than 50 square feet in area, counting both sides of each sign, for each 500 feet of frontage may be posted.

Residentially zoned portions of shopping centers that have been approved and improved as parking areas shall be considered when computing the acreage and/or frontage and signs will be permitted in this area.

The sign(s) shall be removed from the premises within thirty (30) days after the sale or rental thereof or not later than one year after its date of erection, whichever comes first.

See the following cases: 88-486X  
88-487X  
88-507X  
89-78X

Real Estate Directional Signs (Class 19):

Off-site signs will be considered outdoor advertising signs under Section 413.3, except that off-premise directional signs for new apartments, subdivisions and certain other uses may be allowed, subject to the following:

- a. a letter of permission from the owner of the property accompany the request. The letter must include the owner's address, phone number and must state that the owner understands that if any complaints are received, he is responsible for removing the sign immediately upon notification from the Zoning Office; and
- b. a scaled site plan accompany the request showing the exact location of the sign on private property with the property lines and streets shown; and
- c. the size will be limited to six square feet or smaller with a height of less than 3 feet; and
- d. a time limitation for display may be imposed.

This determination may be subject to a Special Hearing at the discretion of the Zoning Commissioner.

Realtor's Weekend Directional Signs (Class 20):

Realtor's temporary directional signs, indicating properties which are "For Sale", "Lease", or "Open For Inspection", may only be displayed in Baltimore County between the hours of 10 a.m. Saturday and 8 p.m. Sunday, provided that:

- a. The sign must bear NO ADVERTISING other than a REALTOR logo and the words "Open", "For Sale", or "For Lease". No company names or logos are permitted on the directional sign.
- b. The color scheme must be red on white.
- c. The sign must not exceed a size of 6 inches by 24 inches nor a height greater than 3 feet, measured perpendicular to the ground.
- d. Only one sign for each of the three specified purposes (Sale, Lease, Open) shall be posted on any given street intersection. This does not mean one sign per broker, but ONE SIGN ONLY - regardless of how many homes are open for inspection off that particular intersection.
- e. There will be no County requirement for written authorization by the property owner to be filed with the Zoning Office. However, State law does require the verbal consent of the property owner before the sign is posted.