

Tucson Sign Code Revisions

The City of Tucson's sign code currently requires temporary signs such as open house signs to be placed at least 20 feet away from the curb and prohibits signs from being placed within public right of ways.

The current draft of the revised City of Tucson sign code has not made any changes to these requirements.

The Tucson Association of REALTORS® is concerned that if these setback requirements and lack of access to public right of ways are enforced the sign code as currently written and contemplated would effectively outlaw almost every temporary open house or directional sign within the City of Tucson.

To demonstrate how impractical the current and contemplated City of Tucson sign code is I have included just a few pictures of temporary open house sign locations that would be allowed under the sign code.

The current and contemplated revised sign code, if enforced, would be the single largest obstacle to Mayor Rothschild's goal to increase home ownership within the City of Tucson.

Plumer & Third Street



This sign is not an open house sign. This sign is a directional sign trying to direct traffic to a different property for an open house placed on private property 20 feet away from the curb as required by the code.

In order to place this sign I would need to secure the permission of the property owner allowing me to place this sign on their private property.

You can also imagine how many people might accidentally disturb the homeowner thinking the open house sign was advertising an open house at that property because it is placed so far into the front yard.

Campbell and 3rd Street

This sign is also a directional sign attempting to attract buyers to an open house.



This sign is visible from Southbound Campbell and again is placed on private property which would require the permission of the property owner and carries the risk of people mistaking a directional sign for an actual open house sign which would create unnecessary disturbance of a property owner whose house is not actually for sale.



This is the same almost invisible sign from Northbound Campbell.

Norton and Drachman

This would be the closest we could place an actual open house sign at an open house and remain in compliance with the sign code.



Conclusions

As written, the current and contemplated City of Tucson sign code would serve as a major impediment to our daily business practices if it was actually being enforced.

As stated earlier, if the current sign code was being enforced as written, open house and directional signs would effectively be illegal.

We want to work with the City of Tucson to develop a sign code that works for the whole community.

Even under the proposed master sign permit program which reduces the setback to a 10 foot setback we are still prohibited from placing signs in the public right of way and are limited to only 4 signs for every 150 feet of street frontage of the property for sale.

These limitations are completely arbitrary and seem to have no practical basis for our industry practice.

Keep in mind these signs are not permanent. They are up for a few hours but have a dramatic impact on our ability to assist with Tucson's stated goal of increasing home ownership.

The Town of Oro Valley has one of the most restrictive sign codes in our region and they allow temporary signs to be placed in the public right of way either 5 or 10 feet away from the curb depending on the speed limit of the road.

These requirements are much more reasonable and in line with industry practice. They also do not have an overall limit on the number of signs we can use. Oro Valley allows one sign per change in direction. We strongly encourage examination of a similar sign code for the City of Tucson.

For more information please contact

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