

SECTION 3.34 SC SCENIC CORRIDOR

3.34.010 Definition.

An overlay or standing district intended to protect the scenic vistas and provide greater traffic safety along the highway corridors by restricting the number, size and location of signage and regulating cellular towers. This district can function as a standing district or can be applied to zoned areas. If an overlay district, the Scenic Corridor would regulate signage and cellular towers. No other land use restrictions apply in this district.

3.34.020 Cellular towers: Cellular towers are a permitted use in this district and subject to the performance standards found in Section 5.12 of these regulations.

3.34.030 Off-premise signs and billboards, as defined in Section 8.18.080(2), are prohibited in this district.

3.34.040 Permitted signs in conjunction with residential use shall be as follows:

1. Exempt signs;
2. One sign not exceeding six (6) square feet in area. A freestanding or ground sign shall not exceed eight (8) feet above ground elevation.

3.34.050 Permitted signs in conjunction with a commercial or industrial use shall be as follows:

1. Exempt signs;
2. One or the combination of the following signs provided the singular or combined square footage does not exceed the allowed square footage found in Chapter 7:
 - A. Free-standing and ground signs;
 - B. Building signs;
 - C. Portable signs;
3. If the lot contains a drive-thru window:
 - A. One sign that does not exceed eight (8) square feet in size, four (4) feet in height and within six (6) feet from a curb cut;
 - B. One sign that does not exceed thirty-two (32) square feet in size, eight (8) feet in height and within ten (10) feet from the building;
4. One portable sign per establishment.

3.34.060 Permitted signs when the property is vacant shall be as follows:

1. Exempt signs.

3.34.070 Legal, non-conforming signs are addressed in Section 2.07.