

**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.

## **CHAPTER VII - SIGNAGE**

### **SECTION 7.01 PURPOSE AND INTENT**

Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public. The intent of this Chapter is to regulate all signs within the County to ensure that they are appropriate for their respective uses, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety, and general welfare by:

- 7.01.010 Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists.
- 7.01.020 Avoiding excessive conflicts from large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion.

### **SECTION 7.02 PERMITTED SIGNS IN ZONING DISTRICTS**

7.02.010 Permitted signs in AG-80, AG-40, AG-20, SAG-10, SAG-5, WV, LL, districts shall be as follows:

- 1. Exempt signs;
- 2. One freestanding or ground sign plus one wall or window sign for each place of business; the sign area shall not exceed forty (40) square feet and a freestanding or ground sign shall not exceed sixteen (16) feet above ground elevation.

7.02.020 Permitted signs in R-2.5, R-1, R-2, R-3, R-4, R-5, LBL, HD, RL and AL districts shall be as follows:

- 1. Exempt signs;
- 2. One sign not exceeding six (6) square feet in area, in connection with a non-residential permitted or conditionally permitted use and a freestanding or ground sign shall not exceed eight (8) feet above ground elevation.

7.02.030 Permitted signs in BM-1, RC-1, RA-1, RR-1, CVR, and P districts shall be as follows:

- 1. Exempt signs;
- 2. One free-standing or ground sign that shall not exceed six (6) feet in height plus one wall or window sign provided the total sign area does not exceed forty (40) square.

7.02.040 Permitted signs in B-1, B-2, B-4, BR-2, B-3, BR-4, B-5, B-6, BM-2, BS and SC districts 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 footage found in Section 7.03.010:
  - 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;

7.02.050

Permitted signs in I-1, I-2, and I-1H districts shall be as follows:

1. Exempt signs;
2. Billboard signs (not allowed in I-1H zone);
3. One or the combination of the following signs provided the singular or combined square footage does not exceed the allowed footage found in Section 7.03.010:
  - A. Free-standing and ground signs;
  - B. Building signs;
  - C. Portable signs.
4. 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.
5. One portable sign per establishment;

7.02.060

Permitted signs in a PUD district shall be as follows:

1. Exempt signs;
2. As otherwise permitted in underlying districts.

## SECTION 7.03

## GENERAL REQUIREMENTS

7.03.010

Total Allowable Sign Square Footage:

1. The maximum sign area allowance for a particular property shall be calculated based on building frontage length or lot length, unless otherwise specified in Section 7.02.
  - A. Building Frontage Length:

TABLE 1

Building Frontage* (lineal feet)	Maximum Sign Area (square feet)
0-50	75
51-100	150
101-150	225
151-200	300
201-250	375
251 and over	432

\*The sign allowance shall be calculated on the basis of the length of the building frontage which is most nearly parallel to the street it faces. In the event a building does not have frontage on a dedicated public street, the owner of a building may designate which shall be used for the purpose of calculating the sign allowance.

**B. Lot Length:**

In lieu of using the length of building frontage as the means of calculating sign area allowance, the calculation may be based on lot frontage. In no event shall the total sign allowance for any property exceed one and a half (1.5) square feet of sign allowance for each lineal foot of lot.

2. Square footage can be divided as follows:
  - A. The total sign allowance for a property may be distributed in any manner among the permitted signs as specified in Sections 7.04.020, 7.04.030 and 7.04.040.
  - B. As applicable to shopping centers or lots containing multiple businesses, the allowable sign area can be divided in any way desired by the property owner.
3. Sign Area Calculation: The calculation of maximum total sign area shall be restricted to measuring only one face of multiple faced signs.

**7.03.010**

**General Standards for all Signage:**

1. Signs, if illuminated, shall be lighted by continuous, stationary, shielded light sources, directed solely at the sign, or internal to it. (Neon is permitted.) Signs shall not rotate, move, flash, change or blink, except if utilized by a government agency for public safety or information.
2. When electrical service is provided to, all such electrical service shall be underground and shall be in accordance with the National Electrical Code.
3. Any permitted sign may include reader board in up to seventy (70%) percent of its area.
4. Digital Display:

- A. A digital display may display changing information but shall not flash, pulsate, move, or scroll the message or picture display.
- B. The brightness of a sign is limited to no more than 0.3 foot-candles above ambient light levels, as measured at 150 feet from the sign.
- C. Are not permitted on billboards.
- D. Any permitted sign may include electronic message center in up to fifty (50%) percent of its area.

## **SECTION 7.04**

## **SIGNAGE TYPES**

### **7.04.010**

#### **Exempt Signs:**

- 1. Official traffic signs, government/regulatory signs, and other public signs erected or required by government agencies or utilities.
- 2. Signs bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations.
- 3. Flags and insignias of any government.
- 4. Memorial signs, public monument or historical identification signs, including plaque signs up to three (3) square feet.
- 5. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.
- 6. One temporary signs provided that:
  - A. Can be displayed for not more than 30 consecutive days, up to twice per calendar year;
  - B. In residential zoning district (see Sections 7.02.020 and 7.02.030) temporary signs do not exceed sixteen (16) square feet in area;
  - C. In non-residential zoning districts (see Section 7.02.010, 7.02.040 and 7.02.050) temporary signs do not exceed thirty-two (32) square feet in area;
  - D. When the frontage of the lot along a single road exceeds 500 feet up to two (2) signs may be permitted
- 7. One additional temporary sign shall be allowed per property when a property is offered for sale or lease, provided that:
  - A. Within residential zoning districts (see Sections 7.02.020 and 7.02.030), no sign shall exceed sixteen (16) square feet in area and six (6) feet in height;

- B. For non-residential zoning districts (see Section 7.02.010, 7.02.040 and 7.02.050), as well as for any parcel larger than five (5) acres in any zoning district, signs may be up to ninety six (96) square feet in area or twelve (12) feet in height;
  - C. When the frontage of the lot along a single road exceeds 500 feet up to two (2) signs may be permitted.
8. One monument signs which shall not exceed thirty-two (32) square feet per sign face and no part of the sign structure may exceed eight (8) feet in height placed at the entrance of a subdivision. Signs visible from any public roadway shall have an earth tone background with white lettering which may be reflective and shall be constructed of native material visually compatible with the surroundings. Lighting is allowed and may be external and indirect only.

## 7.04.020

## Freestanding and Ground Signs:

1. The sign area allowance for a freestanding or ground sign shall not exceed the total allowable sign square footage in Section 7.03 and shall be calculated as follows;

TABLE 2

Distance to Edge Of Right-of-Way* (feet)	Maximum Size Allowed per Face (square feet)
0-10	72
11-20	84
21-30	96
31-40	108
41-50	120
51 and greater	150

\*Distance from edge of right-of-way shall be measured from the edge of the right-of-way of the road, street, or highway fronting the property to the closest plane of the sign.

- 2. No free-standing or ground signs may be erected or placed closer than 25 feet from a side or rear lot line abutting a zoned residential district.
- 3. No freestanding or ground signs shall be placed within any public right-of-way.
- 4. No freestanding, or ground sign shall exceed 28 feet in height. The height of a free-standing or ground sign shall be measured from the grade at the lowest point of the sign structure to the highest point of the sign or its supporting structure.
- 5. One sign is permitted on a lot having at least 25 feet of frontage along a public road, except when the frontage of the lot along a single road exceeds 500 feet up to two (2) signs may be permitted. A corner lot with frontage along two public roads is permitted one sign along each frontage.

## 7.04.030

**Building Signs:** Building signs are signs that are attached to and supported by a building; whether it is the wall, window, or roof of the building.

1. Wall or Roof Signs:
  - A. When building frontage is less than 200 feet the maximum building sign area for the property shall be equal to one and one half (1.5) square feet for each lineal foot of building frontage length.
  - B. When building frontage exceeds 200 feet, the maximum building sign area shall be equal to 300 square feet plus one (1) square foot for each lineal foot of building frontage length.
  - C. No portion of a sign shall be mounted less than eight (8) feet above the finished grade.
2. Window Sign:
  - A. A maximum area of 20% of the window or 50 square feet, whichever is less, is allowed for permanent and temporary signage.
  - B. The window sign area shall be computed by calculating each windowpane or panel. A group of windowpanes or panels may be considered one (1) window if they are adjoining or are not separated by more than 6 inches.
3. Projecting Signs:
  - A. The sign shall be erected at right angles to the building face and be at least nine (9) feet above grade and shall not extend over any vehicular right-of-way.
  - B. The maximum area per sign face shall not exceed sixty-four (64) square feet.
4. Canopy or Awning Signs:
  - A. The lowest edge of the canopy or awning sign shall be at least eight (8) feet above the finished grade.
  - B. The maximum area per sign face shall not exceed sixty-four (64) square feet.

7.04.040

Portable Signs:

1. Each sign shall have a maximum area of seven (7) square feet per sign face.
2. Signs shall have a maximum height of three and one-half (3.5) feet.
3. Sign Placement:
  - A. If a sign is located on a public or private sidewalk, a minimum of 36 inches of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.

- B. The sign must be located on the premises, and within 12 feet of the primary public entrance, of the establishment it advertises.

7.04.050

Billboard Signs:

1. No billboard sign shall exceed 432 square feet.
2. A billboard sign may be either single face or back-to-back, with no more than one face visible and readable from the same direction. Back to back would permit a “V” shaped sign provided that the angle of the “V” is no more than 30 degrees.
3. No billboard sign shall exceed 28 feet above grade. The height shall be measured from the grade at the lowest point of the sign structure to the highest point of the sign or its supporting structures.
4. No billboard sign may be constructed within 500 feet of any other billboard sign as measured along the road right-of-way.
5. No billboard sign may be set nearer to the lot line adjacent to a street than the required minimum setback for the principal uses in the district in which they are placed. No sign may be erected or placed closer than 25 feet from a side or rear lot line abutting a residential district.
6. No billboard structure may be increased in size or height, notwithstanding any provision to the contrary in Section 2.07 of these regulations.
7. When electrical service is provided to a billboard sign, all such electrical service shall be installed underground and shall be in accordance with the National Electrical Code.
8. Illumination of billboard signs shall be continuous, stationary, shielded light sources directed solely at the sign.
9. All proposed construction, reconstruction, replacement or any type of alteration beyond the normal change of copy and normal maintenance, shall be preceded by an application for, and issuance of, a conformance permit from Flathead County Planning & Zoning Office, prior to the start of any work.

7.04.060

Non-Conforming Signs:

All legal non-conforming signs shall be removed or brought into compliance with these regulations upon the following events:

1. The sign is relocated or replaced, except when the sign is displaced for right-of-way or utility easement condemnation.
2. The structure or size of the sign is altered in any way except toward compliance with these regulations. This does not refer to change of copy or normal maintenance.
3. The sign suffers more than 50% appraised damage or deterioration except in the case of vandalism.