

SECTION 14.4 "SC" SCENIC CORRIDOR COMBINING ZONE

(Added by Ord. No. 2282, effective 10-25-79; amended by Ord. No. 2417, effective 5-28-81)

PURPOSE A.

The purpose of the Scenic Corridor Combining Zone shall be to preserve and protect the scenic quality of the immediately visible land area adjacent to those scenic highways and scenic roads established by the Tulare County General Plan, and to prevent visual obstructions of the extended view from such scenic highways and roads

APPLICATION B.

This zone is intended to be combined with other zones and may be applied only to those areas visible from and adjacent to those scenic highways and scenic roads established by the Tulare County General Plan. When this zone is applied to property in conjunction with another zone set forth in this Ordinance, a new zone is thereby created and the regulations set forth in this section shall be applicable in addition to those otherwise applicable in the underlying or base zone. In addition, where the provisions of the underlying or base zone conflict with the requirements of this section, the requirements of this section shall prevail over those in the underlying or base zone. The new combined zone shall be shown on the Zoning Map by the letters "SC" following the symbol of the underlying or base zone.

PROHIBITION OF OFF-SITE SIGNS C.

No person, firm, or corporation shall erect, build or paint any off-site outdoor advertising display sign on any parcel of real property located within this zone.

COMBINATION WITH PD-F AND AF ZONES D.

When combined with the PD-F, Planned Development-Foothill Zone or the AF, Foothill Agricultural Zone, the following additional requirements shall apply:

1. On-premises outdoor advertising signs shall be permitted subject to the following regulations:
 - a. If an on-premises advertising structure pertaining to the identification of a permitted use is to be attached to the primary building facade, such signs shall be permitted without review by the Site Plan Review Committee. However, the requirement for the size, shape and lighting of such signs shall be determined based upon standards adopted by the Planning Commission.
 - b. Any free-standing, outdoor advertising display sign identifying a permitted use of the property shall not be installed or constructed without approval by the Site Plan Review Committee in accordance with the procedures set forth in Paragraph 1 of Subsection G of Section 16.2 of this Ordinance. The review by the Site Plan Review Committee shall be limited to the design, setback, size and architectural compatibility of the proposed sign, and its impact on traffic safety and visibility of scenic resources from scenic highways and roads.
2. For any proposed development project which is subject to review by the Site Plan

Review Committee in accordance with Section 16.2 of this Ordinance, the following additional standards for development shall apply:

- a. All new utility improvements shall be located underground.
 - b. Grading and/or cut and fill on sloping lands shall be kept to a minimum and shall be prohibited whenever it can be determined that such activities will have an adverse impact on scenic resources visible from scenic highways and roads.
 - c. Any exposed slopes resulting from grading and/or cut and fill activity shall be stabilized by plantings of compatible materials as a condition of approval of the project.
 - d. Existing vegetation and unique land forms, such as rock outcrops, shall be retained and protected from any unnecessary grading or other development related activities, except where necessary to open up or provide better views of desirable scenic features.
3. Yard and Lot Requirements:
- a. Front Yard: The minimum front yard for lots which front upon a Scenic Highway shall be one hundred (100) feet. The minimum front yard for lots which front upon a scenic road shall be one hundred (100) feet minus a distance equal to one half of the width of the right-of-way of the scenic road across the front of the lot.
 - b. Side Yards: The minimum side yard shall be ten (10) percent of the width of the lot, but not to exceed twenty-five (25) feet, except for corner lots adjacent to a Scenic Highway or road. In this case, there shall be a side yard on the street side of the corner lot which is equivalent to the front yard requirements set forth in Subparagraph a of this paragraph.
 - c. Lot Width: The minimum lot width of any lot with frontage along a scenic highway or a scenic road shall be one hundred and fifty (150) feet.