



SCENIC ROAD RESTRICTIONS

The County Commission may adopt resolutions setting aside scenic roads for the purpose of preserving them. In preserving said scenic road, the County Commission shall have the power to impose the following restrictions:

- Providing and erecting markers designating such roads as scenic roads
- Prohibition of outdoor advertising signs within the protected area except small (7 ½ -square-foot maximum) signs advertising residential development or homes for sale on lots of parcels of property immediately adjacent to the road and subdivision entryway signs constructed in accordance with the County sign ordinance.
- The setting and posting of speed limits on such roadways
- The setting and posting of maximum weight limits on such roads
- The setting of classes of vehicular travel, including weight limitations, on such roadways
- Prohibiting the removal of trees which have attained a diameter of eight inches or more at a point of four and a half feet above average ground level within the protected area except under circumstances where trees have died and/or the overgrown trees have hindered sight lines and safety factors creating traffic hazards.
- Providing for preservative maintenance thereof to protect and enhance scenic quality.
- Prohibiting structures within the protected area.
- Prohibiting any commercial activity within the protected area
- Prohibiting overhead utilities within the protected area, except that:
 - Utility drops may be installed to previously existing buildings within the protected area
 - Primary electrical transmission lines carrying 25,000 volts or more may be exempted from this restriction by the County Commission after site plan approval when such transmissions lines propose to cross the protected area perpendicular to the scenic road
 - Utility lines carrying less than 25,000 volts shall be installed underground when making perpendicular crossing to service new development; however, the installation of an attractively landscaped electrical transformer to the buildings or structures in such new development from an underground electric connection shall be permitted within the protected area



- Providing for the mapping and description of designated scenic roads in the comprehensive plan as part of the recreation and open space element thereof.
- Nothing herein shall be construed as otherwise denying the use of the protected area as yard space.
- Providing limits to entryway structures as follows:
 - The line of sight is to be viewed as perpendicular to the centerline of the scenic roadway
 - The entryway structure is not to exceed eight feet in height. Structures may be allowed to extend eight feet in height and columns and posts to ten feet in height at pedestrian and bicycle access points.
 - The width of the entryway structure is not exceed 50 feet in a perpendicular direction from the entrance road edge of pavement
 - The entryway structure shall be designated in a manner that it is consistent with the intent of this chapter and blends with the natural surroundings and aesthetics of the scenic roads corridor. Materials used shall be earth tones or natural woods.
 - Landscaping shall be provided and maintained along those areas that are visible from the scenic road line of sight to “soften” the appearance of the entryway structure.
- The County Commission, after due public notice, may grant such variances from the terms of this chapter as will not be contrary to the public interest where, due to special conditions, a literal enforcement of the provisions hereof would result in unnecessary and undue hardship or safety hazard. The said notice shall include a description of the proposed variance and the property for which the variance is sought. In granting variances, the County Commission shall make a finding that:
 - Special conditions and circumstances exist which are popular to the land, such as size, shape or topography, which are not applicable to other lands in the protected area.
 - The special conditions and circumstances do not result from the actions of the applicant.
 - The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - The variance is necessary to promote public safety.