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TITLE 3 LAND USE AND DEVELOPMENT CODE CHAPTER II: ZONING REGULATIONS ARTICLE 2 ZONING DISTRICTS							

Sec. L-II 2.7.7 Scenic Corridor Combining District (SC)

- A. **Purpose.** To protect and preserve the scenic resources of areas which are adjacent to highways and roads which have been identified as having high scenic quality and requiring protection for the benefit of residents and visitors.
- B. **District Regulations.** In any district with which the SC District is applied, the land use regulations of the base district shall apply unless otherwise made more restrictive in this Article. The boundaries of the SC District shall be defined by the zoning district map based on an adopted scenic corridor study.
- C. **Applicability.** The provisions of this Section shall apply to all Development Permits, Use Permits, and subdivisions. Where an adopted Area Plan or Specific Plan includes specific scenic corridor standards for the subject property, the adopted Plan standards shall take precedence.
- D. The following standards shall apply to all applicable projects within the Scenic Corridor
1. A Scenic Corridor Analysis shall be required for all applicable development. The Analysis shall be submitted on forms provided by the Planning Department and shall describe the scenic and/or historic resources of the project setting, how the development will ensure compatibility with the scenic nature of the surrounding area, and how it will minimize impacts to identified scenic resources. If a Scenic Corridor Study has been adopted for the subject corridor, the Analysis must be consistent with the adopted study.
 2. Solid fencing within the front yard setback is prohibited. Fencing within the scenic corridor shall be landscaped to buffer its view from the roadway or adjacent properties. The scale, color, and materials used should be compatible with the site and surrounding viewsheds.
 3. All structures and improvements shall comply with Section 4.2 Community Design Standards.
 4. Signs shall be designed to ensure compatibility with the scenic and natural character of the area. Monument signs shall be constructed with natural materials in colors compatible with the natural surroundings. No internally lit or neon-type signs shall be allowed.
 5. Required parking shall not be allowed within the front yard setback.
 6. Required landscaping may be increased up to 50% if needed to ensure the aesthetic quality of the proposed development.
 7. All development shall be clustered in such a manner to ensure that impacts to the scenic corridor are minimized. Proposed parcels within a subdivision shall be clustered away from the corridor.
 8. The front yard setbacks established for the base district shall be considered a minimum and shall be reviewed for conformity with the form and aesthetics of the corridor.
- E. **Approval.** The action taken by the Planning Agency shall be final unless appealed to the Board of Supervisors in accordance with Section 5.12.

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