

PARK COUNTY US  
HIGHWAY 89 SOUTH-EAST  
RIVER ROAD-OLD  
YELLOWSTONE TRAIL  
ZONING DISTRICT  
REGULATIONS

Adopted by Resolution No.1286

On January 22, 2019



# **PARK COUNTY US HIGHWAY 89 SOUTH – EAST RIVER ROAD – OLD YELLOWSTONE TRAIL ZONING DISTRICT REGULATIONS**

## **I. TITLE**

These regulations and the accompanying map(s) shall be known as, and shall be cited and referred to as, the “Park County US Highway 89 South – East River Road – Old Yellowstone Trail Zoning District” in accordance with and exercising the authority of Section 76-2-201, MCA.

## **II. PURPOSE**

- A. The purpose of these regulations is to promote the public health, safety, and general welfare of the community by coordinating the type, placement, and physical dimensions of signs within the District;
- B. To protect the scenic, historic and cultural resources of the Paradise Valley area as outlined in the Montana Department of Transportation Paradise Valley Corridor Planning Study;
- C. To create a tool that will allow Park County to respond to and address evolving land use issues while recognizing and maintaining the value of Park County’s unique natural amenities as outlined by Objectives 16.3 and 17.2 of the Park County Growth Policy.
- D. To recognize the commercial communication requirements of the business community within the District;
- E. To encourage the innovative use of design;
- F. To promote both renovation and proper maintenance;
- G. To promote the aesthetic objectives of the Park County Growth Policy;
- H. To minimize the possible adverse effect of signs on public and private property within the District;
- I. To improve pedestrian and traffic safety;
- J. To allow for special circumstances; and
- K. To guarantee equal treatment under the law through accurate record keeping and enforcement. These shall be accomplished by the regulation of the display, erection, use and maintenance of signs.

## **III. AUTHORITY & ADMINISTRATION**

- A. The Park County US Highway 89 South – East River Road – Old Yellowstone Trail Zoning District is adopted under the authority of Section 76-2-201, MCA.

- B. The Planning Department is designated by the County Commissioners of Park County, Montana, to administer these regulations and is hereby referred to as the Zoning Administrator.

#### IV. SEVERABILITY

If any provision of this District is held invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end the provisions of this District are declared to be severable.

#### V. BOARD OF ADJUSTMENTS

The County Commissioners shall create and appoint a Board of Adjustment. The Board of Adjustment shall consist of five members of the public residing within the boundaries of the District. Board members shall serve without compensation. Board of Adjustment members shall be appointed for a term of 2 years, with staggered terms. The Board of Adjustments will review and determine all Variance requests from the Design Standards outlined under Section X of these regulations.

#### VI. APPLICABILITY

- A. This District applies for 3/4 of a mile on either side of the centerline of US Hwy 89 extending South from the city limits of Livingston, MT, and terminating at the northern edge of the Gardiner Resort Tax Area District boundary. The District also includes 3/4 of a mile on either side of East River Road, Old Yellowstone Trail South Road and Old Yellowstone North Road, and all areas between. An official GIS Map shall be created and reference for the purposes of this District.
- B. In their interpretation and application, the provisions of this District may be regarded as the minimum requirements for the protection of the public health, safety, and general welfare.
- C. This District is not intended to abrogate or annul any other regulations applicable to a tract of land, including but not limited to, zoning, building codes, private covenants, or floodplain regulations.
- D. Where the provisions of this District impose a greater restriction on land, buildings, or structures than is imposed or required by such existing provisions of law, ordinance, resolution, contract, or deed, the provisions of this District shall control. The powers, duties, and terms of office, including hearing appeals and Variances are set forth in Sections 76-2-221 through 76-2-228, MCA.

#### VII. DEFINITIONS

- 1. Abandoned Sign: Any Sign which for a period of at least thirty (30) days or longer no longer correctly depicts, describes, or refers to the purpose of the Sign.
- 2. Adjacent Landowner: An Adjacent Landowner is the landowner of any tract adjoining the property requesting a Variance from the Design Standards, regardless of any easement, stream, river or road right-of-way.

3. After-the-fact Zoning Compliance Permit: An application for a Zoning Compliance Permit submitted after a Sign has been erected, constructed, reconstructed, altered, repaired, converted or maintained following the adoption of the District and without the required Zoning Compliance Permit.
4. Alter: Alter means to modify, change, increase in size any Sign or support structure for a Sign. Does not include Maintenance of a Sign or structure.
5. District: Park County US Highway 89 South – East River Road – Old Yellowstone Trail Zoning District.
6. Existing Grade: Refers to the centerline of the nearest right-of-way, from the location of the proposed Sign.
7. Maintenance: To maintain a Sign(s) is to do work on the Sign without Altering any portion of the Sign or support structure.
8. Nonconforming Sign: A Sign that does not conform to the requirements of this District but was lawfully in place at the time of the adoption of this District.
9. Off-Premise Sign: A Sign that pertains to a business, person, organization, activity, event, place, service, product, or etc. not principally located on the premises on which the Sign is located.
10. On-Premise Sign: Sign which identifies or advertises a business, organization, person, activity, event, services, product, etc., and installed and maintained on the same premise on which the Sign is located.
11. Sign: Any medium or visual communication, including its supporting structure and source of light, which is used or intended to be used to attract attention to a location or subject matter.
12. Temporary Sign: Any Sign, handbill, or poster which is placed on a property which is not designed or intended to be placed permanently.
13. Variance: A grant or relief from the Design Standards of this District which would permit construction in a manner that would otherwise be prohibited by these regulations.

## VIII. REQUIREMENTS OF DISTRICT

- A. This District will only regulate Signs within the District boundaries. Off-Premise Signs are prohibited on any property within the District, except as set forth in these regulations. On-Premise Signs must meet the Design Standards outlined in these regulations, and all On-Premise Signs shall not be erected, Altered, or constructed until the landowner(s) applies for and receives a Zoning Compliance Permit. No other land use restrictions apply in this District other than those relating to Signs.
- B. Temporary Signs: Temporary Signs are allowed within the District without a Zoning Compliance Permit, for a period of no more than sixty (60) days and only if the Sign is less than twenty-four (24) square feet, does not have a lighting source, and if no point of the Sign is higher than six feet above adjacent grade.

- C. Off-Premise Directional Signs: Off-Premise Directional Signs are permitted within the District without a Zoning Compliance Permit and shall be no more than eight (8) square feet of Sign Area per Sign Face, with no more than two Sign Faces, and mounted with its highest point no higher than ten (10) feet above the Existing Grade and a minimum of ten (10) feet from the nearest property line. Additionally, Off-Premise Directional Signs shall carry only plain text messages and directional arrows.
- D. Content Modification: All landowners who have received a Zoning Compliance Permit under these regulations are allowed to modify the content without obtaining any additional permits.
- E. Back-to-Back and V-Shaped Signs: On-Premise Signs with displays on both sides and On-Premise Signs aligned in a V-Shape are permitted as long as a valid Zoning Compliance Permit has been obtained and the Sign meets the Design Standards Section X of these regulations.
- F. Exemptions: the following Signs are exempt from the requirements of these regulations:
1. Government and official signs and notices;
  2. Address Signs;
  3. Signs smaller than two square feet, such as private property, no hunting, no trespassing Signs;
  4. Signs located within the District that are not visible by line of sight from any portion of the US HWY 89 right-of-way, East River Road right-of-way or Old Yellowstone Trail North and South right-of-way;
  5. Archway: An Archway that spans a road or driveway at the entry point of a property is exempt from the District regulations, provided that the archway is made of natural materials, such as log, rock and wood, and limits the amount of information to the name of the property, address Signs or symbols;
  6. On-premise Signs that only direct and guide traffic and parking on private property shall not exceed nine (9) square feet.

## IX. PREEXISTING NONCONFORMING SIGNS

A Nonconforming Sign that was in place before the adoption of this District may continue as nonconforming until one of the following occurs:

- The underlying property changes ownership; or
- The Nonconforming Sign becomes an Abandoned Sign;

Nonconforming Signs under this section may be Altered as to content only—no other Alterations are permitted.

## X. DESIGN STANDARDS:

All On-Premise Signs shall meet the standards outlined in this section. Landowner(s) shall apply for, and receive a Zoning Compliance Permit prior to construction and placement or Alteration of a Sign within the District:

- A. Height: All free-standing On-Premise Signs shall not exceed ten feet (10) in height from the ground level, including any framing/foundation support structures, unless placed on the side of a building. If placed on the side of a building the Sign may exceed the ten-foot (10) height requirement but shall not be located on a roof or top of any structure.

- B. Size: All On-Premise Signs shall be limited to fifty (50) square feet.
- C. Materials: All On-Premise Signs shall be made of materials that are non-reflective. Electric, digital displays of any kind is prohibited.
- D. Lighting: Permitted On-Premise Signs may utilize downward-facing, subdued lighting in which the lighting element is not visible from the adjacent roadway.
- E. Setback: All On-Premise Signs shall be set back a minimum of twenty-five (25) feet from any property line and shall not be located within any privately owned road right-of-way.
- F. Public Right-of-Way: No Sign shall be permitted within a county right-of-way without first obtaining a Park County encroachment permit.

## **XI. Zoning Compliance Permit**

All landowner(s) shall receive a Zoning Compliance Permit prior to the construction/placement, and/or Alteration of any On-Premise Signs located within the District.

- A. Landowner(s) shall submit a Zoning Compliance Permit application (in electronic form) and applicable fee to the Park County Planning Department.
- B. The Zoning Administrator shall review the application for completeness and determine compliance with the District regulations within fifteen (15) working days of receipt of the application.
- C. Incomplete or noncompliant applications shall be denied by the Zoning Administrator.
- D. Approved applications shall be filed electronically in the Planning Department and the landowner shall be notified of the approval in writing. The location of the approved Sign shall be included in the District GIS.
- E. Applicants may appeal any determination made by the Zoning Administrator to the Board of Adjustment as outlined under Section 76-2-226, MCA.

## **XII. VARIANCES**

- A. A Variance from the Design Standards of this District may be permitted if approved by the Board of Adjustments. An approved Variance would permit construction in a manner as otherwise required under the Design Standards, and shall not apply to any other sections within these regulations. Criteria for granting a Variance:
  - 1. The Variance is the minimum allowance necessary to afford relief from Design Standards.
  - 2. Exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity and that result from circumstances which the landowners of the property have had no control since adoption of this District;

3. The Variance is necessary for the preservation of a property right of the applicant that is substantially the same as that possessed by landowners of other property in the same area; and,
4. The Variance would not be materially detrimental to property in the vicinity in which the property is located.

B. Variance Procedure:

1. Written applications for Variance shall be filed with the Park County Planning Department along with the applicable review fee.
2. After-the-fact Variance Request: If a Variance request follows enforcement proceedings for failure to comply with the District regulations, the landowner will be required to submit an additional \$200.00 after-the-fact application fee, in addition to the regular Variance fee.
3. The Zoning Administrator shall review the application and determine if all applicable and required information is included in the application.
  - a. If the application is missing any applicable or required information, the Zoning Administrator shall notify the applicant in writing and no further action shall be taken on the application.
  - b. The applicant shall submit the required information within thirty (30) days or the application becomes null and void.
  - c. Upon receipt of the required information, the Zoning Administrator shall continue with the review process.
4. The Zoning Administrator shall review the application and generate a Staff Report to be submitted to the Board of Adjustment prior to the public hearing.
5. The Board of Adjustment shall review the Variance proposal at a formal public hearing. Public comment shall be taken during the public hearing by the Board of Adjustment. All application materials, public comment, staff recommendations and any other applicable information shall be considered by the Board of Adjustment prior to any determination. In making a determination, the Board of Adjustment may place conditions necessary to mitigate impacts to the District goals, review criteria and surrounding area. The Board of Adjustment shall make written findings of fact justifying any Variance determination and shall provide the findings to the applicant within fifteen (15) working days.
6. Notice of public hearing shall be published twice in a newspaper of general circulation within the county and mailed to Adjacent Landowner at least fifteen (15) days prior to the public hearing date. Adjoining Landowner mailing shall be certified.
7. Upon receipt of the Findings the applicant may appeal the decision of the Board of Adjustment to the Park County Commission as outlined in Section 76-2-227, MCA.

### **XIII. ENFORCEMENT, PENALTIES AND AFTER-THE-FACT SIGNS**

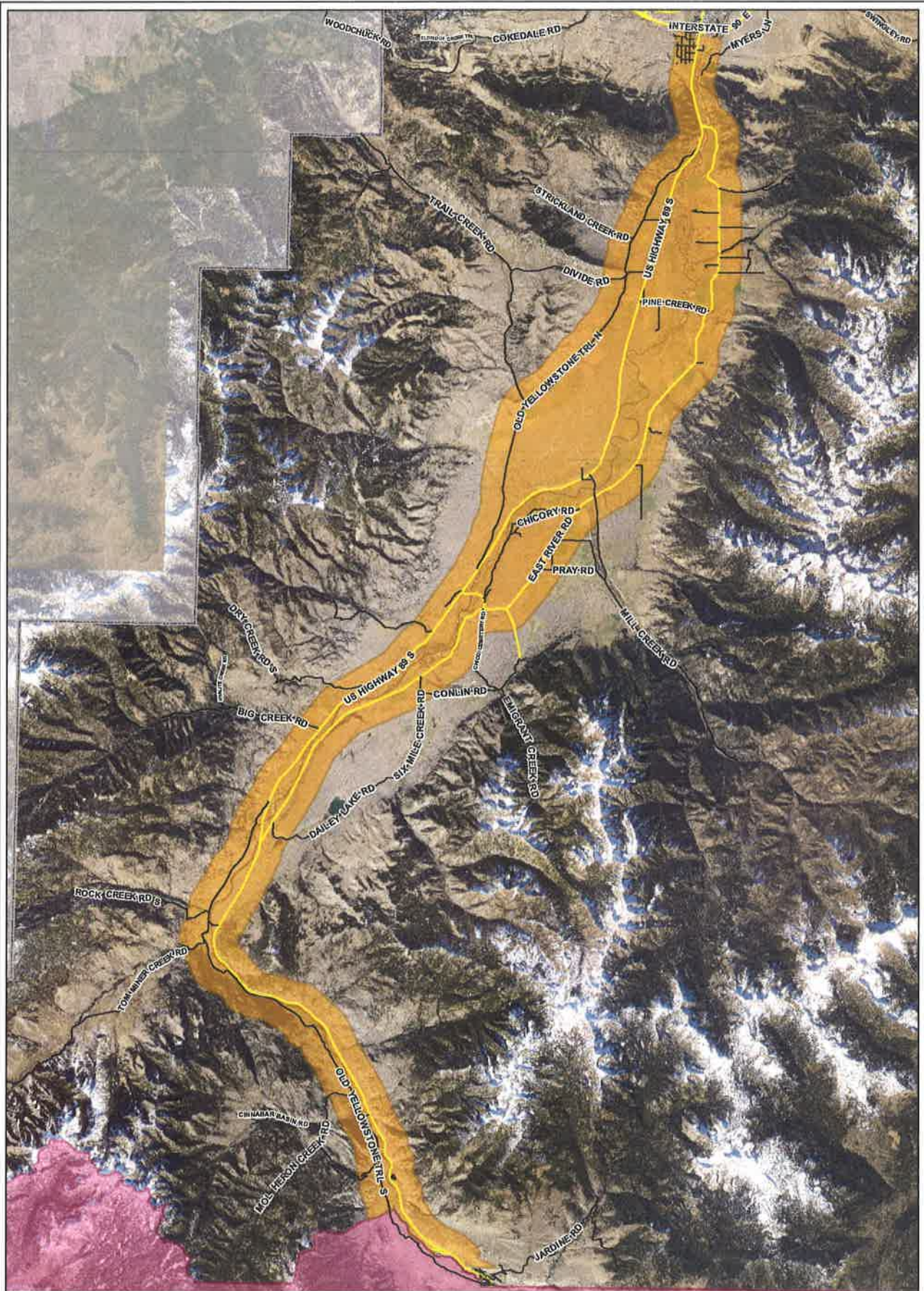
Whenever a violation of these regulations occurs or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning



Administrator. The Zoning Administrator shall then properly record the complaint and immediately investigate and take action thereon as provided by this District.

- A. Any Sign within the District erected, constructed, reconstructed, Altered, repaired, or converted following the adoption of the District and without the required Zoning Compliance Permit will require an After-the-Fact Zoning Compliance Permit, which will include an additional \$200.00 review fee.
- B. If any Sign is erected, constructed, reconstructed, Altered, repaired, or converted in violation of this part or of any resolution adopted under this part, the county, in addition to other remedies, may institute any appropriate action or proceedings to:
  1. Prevent the unlawful erection, construction, reconstruction, Alteration, repair, conversion, or use; or
  2. Restrain, correct, or abate a violation.
- C. Upon receipt of information pertaining to a potential Sign violation, the Zoning Administrator will investigate the claim and verify nonconformance with the District regulations. The Zoning Administrator will notify the landowner(s) of the perceived violation and order the Sign be removed or require submittal of the proper permits within thirty (30) days of receipt of the formal notification. If the landowner does not comply, the matter will be submitted to the Park County Attorney's Office for continued enforcement proceeding.
- D. Landowner(s) may appeal any enforcement proceeding as outlined under Sections 76-2-226 and 76-2-227, MCA.





Park County  
 US Highway 89 South  
 East River Road  
 Old Yellowstone Trail  
 Zoning District



This map is for informational purposes only and not for legal engineering or surveying purposes. Park County assumes no legal responsibility for this information and shall not be liable for any claims or damages arising out of the use of this information. Date: 1/24/19 Author: JAV

