

SECTION 9 SIGN REGULATIONS

9.1 Definitions:

1. Animated Sign: Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.
2. Business Sign: A sign that directs attention to a business, activity or profession conducted, or to a commodity or service sold, offered, or manufactured, or to an entertainment offered on the premises where the sign is located.
3. Facade Sign: A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, and that does not project more than twelve inches from such building or structure.
4. Freestanding Sign: Any nonmovable sign not affixed to a building.
5. Monument Sign: A freestanding sign which is supported by an enclosed structure (base) which has at least the same length and width as the sign face it supports.
6. Sign: Any face of any lettered or pictorial device and/or structure designed to inform or attract attention.
7. Sign Face: The area or display surface used for the message.

9.2 Signs Permitted as a Matter of Right:

1. Residential nameplate signs for single family residences.
2. Street number signs.
3. Home occupation signs (*see Section 9.10*).
4. Temporary signs as follows:
 - A. Identifying the location of rummage or garage sales.
 - B. Advertising property for sale, lease or rent, including open house directional signs, not exceeding a sign face of six square feet in residential areas or twenty square feet in commercial / industrial areas.
 - C. Contractor, developer, or construction project identification signs, not exceeding a sign face of thirty-two square feet.
5. Notices posted by public agencies.
6. Public utility signs and safety signs required by law.
7. Signs located on private property not visible from public lands or streets.
8. "No Trespassing" signs on private property.

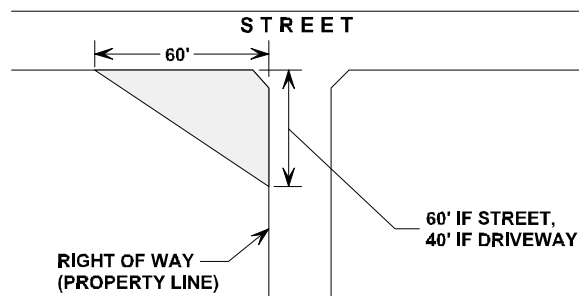
9. Political campaign signs.
10. Seasonal signs, with no commercial messages, erected for periods of time not exceeding the customary duration of general celebration.
11. Flags and flagpoles.

9.3 Signs Requiring a Sign Permit:

1. Business signs.
2. Signs used in conjunction with a bed and breakfast inn or boarding home.
3. Subdivision and mobile home park identification signs.

9.4 Signs Prohibited: The following signs are specifically prohibited in all zones:

1. Signs which resemble an official traffic sign or signal, and signs which resemble traffic signs because they predominately display the words "stop", "slow", "caution", "danger", "warning", or similar words which are commonly used by agencies of government or construction contractors to draw attention to traffic or roadway hazards.
2. Flashing, blinking, or scintillating signs.
3. Animated signs.
4. Signs located so as to obstruct the view of traffic and pedestrians at intersections. No sign shall be located in the shaded area (shown below) formed at the street intersection and/or driveway access intersection with the street.



9.5 General Sign Regulations:

1. In no case shall a lighted sign or lighting device be placed or directed so as to permit the beams and illumination to be directed or beamed upon a public street or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
2. All signs shall be located on the same property as the use the sign refers to.
3. No sign shall be placed within 6 feet of a public right-of-way, with the exception of mailbox signs for home occupations.

4. No sign shall be placed nearer to an adjoining property than a distance of sixty feet.
5. All signs shall be free of any exposed bracing, guy wires, cables, or similar devices.
6. All signs shall be maintained in good repair, including display surfaces which shall be kept neatly painted or posted.
7. The height of all signs shall be measured from the highest point of the sign.

9.6 Computation of Sign Area:

1. Area of individual signs: The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, triangle, rectangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly incidental to the display itself.
2. Area of multifaced signs: The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are a part of the same sign structure and are not more than twenty-four inches apart, the sign area shall be computed by the measurement of one of the faces.

9.7 Business Sign Requirements:

1. Business signs shall only be allowed in the LB (Light Business) zone of this District, with the exception of places of worship.
2. Monument and facade signs shall be the only signs allowed.
3. A sign permit application is required for submittal with all land use permit applications.

4. Monument signs: One monument sign shall be permitted on any lot, for each street frontage, when the following requirements are met (including the general requirements):
 - A. Maximum Area: Thirty-two square feet of total sign face area.
 - B. Maximum Height: Seven feet (six feet for subdivision and mobile home park identification signs), including a minimum of 2.5 feet of height for the base, measured vertically from ground level at the base of the sign.
 - C. Lighting: Sign may be internally or externally lighted.
 - D. The sign face shall be placed within one base structure, and no other signage shall be attached to or placed on the monument sign.
 - E. All electrical service to the sign shall be underground and hidden from view.

5. Facade signs:
 - A. Maximum Area: Each ground floor wall of a single business establishment fronting on and/or oriented towards one or more public road will be permitted a maximum of .75 square feet of sign face area for every one linear foot of wall frontage of that single business. Permitted sign area shall be used only on the side of the building for which it was calculated.
 - B. Maximum Height: Signs shall not extend above eighteen inches below the top of a wall of a business establishment.
 - C. Projection: Signs shall not project more than eighteen inches from the building wall to which they are attached.
 - D. Lighting: Signs may be internally or externally lighted.
 - E. Each business establishment located on the ground floor or second floor which each have an individual entrance from the outside of the building may be allowed a facade sign near the individual entrance, in accordance with the maximum area standards.

9.8 Bed and Breakfast Inn and Boarding Home Sign Requirements:

1. Only one sign per establishment shall be permitted, either mounted permanently on wooden posts, or constructed as a facade or window sign.
2. Maximum sign area shall be sixteen square feet.
3. Lighting of signs is prohibited.
4. Colors used must be of subdued tones. Bright colors, fluorescents, and other colors that do not blend in with the principle structure are prohibited.
5. Signs placed on rooftops are prohibited.

9.9 Subdivision and Mobile Home Park Identification Signs:

1. Identification signs shall be constructed as a monument sign, according to the standards for monument signs (*see Section 9.7*).
2. A sign permit application is required for submittal with all land use permit applications.

9.10 Home Occupation Sign Requirements:

1. Those operating home occupations shall be permitted one of the following:
 - A. One window or facade sign, which must be placed on the wall of the dwelling fronting a public road. Maximum sign face area shall be sixteen square feet.
 - B. One sign attached to the mailbox, or attached to the mailbox support structure. Where no mailbox exists on the property, then this sign can be affixed to a permanent wooden post. Maximum sign face area shall be six square feet.

9.11 Sign Permit Procedures:

1. For signs requiring permits, no person shall erect, construct, affix, paint, change copy, alter or relocate any sign, unless a sign permit has been issued by the Zoning Enforcement Agent. A separate permit shall be required for each sign.
2. Application for a sign permit shall be made in writing on an application form provided by the Zoning Enforcement Agent. All sign permit applications must be complete before the Zoning Enforcement Agent is required to consider the permit. An application is complete when it contains all of the information necessary for the Zoning Enforcement Agent to decide whether or not the development, if completed as proposed, will comply with all of the requirements of this regulation and the development plan.
3. Fee: A sign permit application fee of \$75 shall be paid by the applicant at the time the application is submitted to the Planning Department. If the sign permit is submitted in conjunction with a land use permit, then the fee shall be \$25. This fee shall be established by resolution of the Commission. Failure to obtain a permit prior to the beginning of construction on any sign shall result in a triple fee.
4. The applicant shall be required to provide plans, drawn to a scale of no smaller than 1/2"=1' architectural scale, showing the location, height, dimensions, structural design and calculations, including attachment to a building or structure, and such other pertinent information as necessary to insure compliance with this Section.

5. If a sign authorized by a sign permit is not installed within 180 days after the date of issue, such permit shall be void.
6. Inspection: The permit holder shall notify the Zoning Enforcement Agent upon completion of the work for which the sign permit was issued. The Zoning Enforcement Agent shall conduct an inspection of the sign(s) to determine if the sign(s) were constructed according to the plans as approved by the Planning Department.

SECTION 10 GENERAL BUILDING AND DEVELOPMENT STANDARDS

10.1 Purpose and Intent:

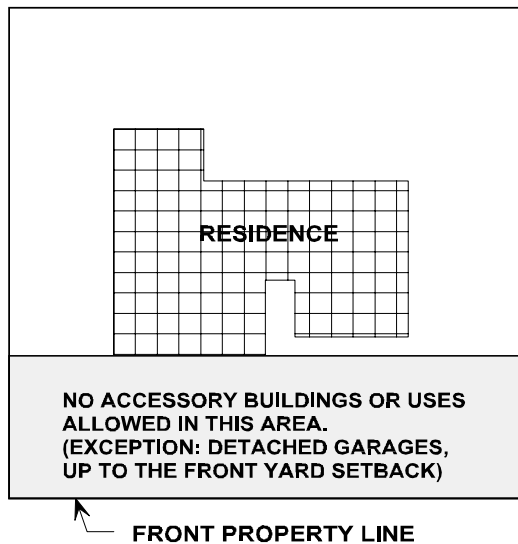
The purpose of this section is to describe the standards and conditions under which certain uses may be permitted within the District. These standards are intended to promote the compatibility of uses, and enhance the peace, health, safety, and general welfare of District residents and Gallatin County.

10.2 Standards for Specific Uses:

1. Residential Structures: General Standards:
 - A. The minimum living area for all dwelling units shall be 1,300 square feet.
 - B. The minimum width for dwelling units shall be 24 feet.
 - C. All structures shall have a minimum roof pitch of not less than one foot of rise for every four feet of run (1:4). Roof material shall consist of shingles or other non-reflective materials.
 - D. Dwellings, including manufactured homes, shall be built on permanent wood or concrete foundations. Mobile home support structures shall be fastened to concrete footings set below ground level.
 - E. Mobile homes and manufactured housing shall meet current Department of Housing and Urban Development (HUD) codes.
 - F. Any mobile home support structures used shall be enclosed on all sides by materials consistent with the exterior appearance of the mobile home.
 - G. New additions to existing single family dwellings may continue at the existing side yard setback of the existing dwelling, provided that such additions are in no case closer than 5 feet to any property line. However, proof of compliance with regulations in effect at the time of creation or construction of the existing dwelling shall be the sole burden of the applicant or property owner.

2. Residential Accessory Buildings:

- A. No accessory buildings or uses shall be built within the area between the front property line and a line running along the front of the principle building (residence), parallel to the front property line, except that detached garages may be located up to the required front yard setback. See diagram below for clarification:



- B. Accessory buildings shall conform to all required setbacks.
- C. No accessory building or use shall be built closer than ten feet to any principle building.
- D. Patios and decks are to be considered a part of the principle structure, not as separate accessory structures. However, patios and decks shall not be counted towards the minimum living area standard of this regulation.

3. Bed and Breakfast Inns and Boarding Homes:

- A. The bed and breakfast inn or boarding home must be the proprietor's actual residence.
- B. Meals shall be served only to registered guests or tenants.
- C. There shall be no alteration to the exterior of the structure which would change the character thereof. Any alteration to the exterior of the structure which is for the purpose of increasing the number of guest / boarding rooms shall be reviewed as a conditional use.

- D. The number of guest / boarding rooms shall be limited to four.
 - E. Bed and breakfast inns and boarding homes must meet the parking and signage requirements of this regulation.
4. Condominiums:
- A. Multi-story buildings: Where multi-story buildings are located within 100 feet of any existing single-family use, such buildings shall be located or oriented in a manner which will minimize visual intrusion into the neighboring single-family residence.
5. Family Day Care and Nursery Facilities:
- A. All family day care and nursery facilities must first be approved by the State Department of Family Services and / or the State Department of Health and Environmental Sciences, whichever is appropriate.
 - B. Family day care and nursery facilities shall comply with the requirements for home occupations, as required in this Section.
6. Gasoline Service Stations:
- A. Canopies: Gasoline pump island canopies are to be located no closer than fifteen feet from any property line. The design of the canopy shall architecturally match the design of the main building. All canopy lighting must project downward from underneath the canopy, and must be low-pressure sodium. The maximum height of the canopy shall not exceed eighteen feet.
 - B. All outside lighting shall be directed on the premises, reflected away from any residential property.
 - C. Renderings and elevation drawings of buildings shall be submitted with the application for conditional use permit.
 - D. Restroom entrances shall be screened from view of adjacent properties or streets by a decorative wall and/or landscaping, or restrooms shall be accessed from the inside of the main building.
 - E. No outside storage of, and no sale, lease or rental of trailers, trucks or similar equipment shall be permitted.

7. Home Occupations:
 - A. Home occupation activities shall not be visible or audible beyond the property lines of the site where such home occupation is located.
 - B. Home occupations shall not generate vehicular traffic / parking which is outstanding to the residential nature of the neighborhood.
 - C. Home occupation activities shall not create electrical or mechanical interference to radio or television reception in the neighborhood.
 - D. Outside Storage: All materials, supplies, merchandise or other similar matter stored outside in conjunction with a home occupation shall be screened from adjoining properties and public roads.
 - E. All signs shall be in conformance with all applicable sign requirements of this regulation.
8. Mobile Home Parks:
 - A. All yards and setbacks required for mobile home parks shall be landscaped.
 - B. A decorative masonry wall, hedge, or combination thereof, six feet in height, shall be placed around the perimeter of the mobile home park, except for where the perimeter abuts a street frontage.
 - C. Mobile home parks must be in conformance with the development standards as set forth in the County Subdivision Regulations, and other requirements of this regulation.
9. Self-Service Storage Facilities:
 - A. Self-service storage facilities shall be single story only.
 - B. Self-service storage facilities shall be surrounded by a perimeter wall of not less than eight feet in height, with the exception of access driveways. This fence may be located within required setbacks, but in no case closer than twenty feet to any property line.
 - C. A landscape buffer, a minimum of three feet in width, shall be placed around the outside of the perimeter wall. The base material may be either grass or rock. However, at least one tree with a minimum 1.5 inch caliper trunk shall be planted within the buffer for every twelve lineal feet of buffer length.

10.3 Refuse Storage:

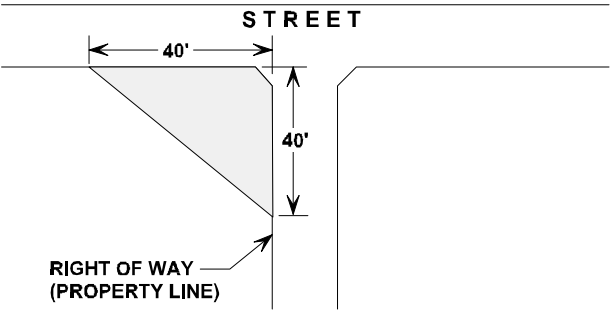
A trash enclosure for the temporary storage of garbage and other refuse shall be provided for every use, with the exception of single-family dwellings, duplexes, triplexes, fourplexes, townhomes and condominiums.

- 1. Location: Trash enclosures, surrounding standard steel bins, (dumpsters), shall be located on site for convenient pick-up service. The proposed location of the trash enclosure shall be shown on the required site plan submitted with the land use permit application. Trash enclosures shall not be located within required front yard setbacks, and shall be situated so that containers can be pulled straight out of the enclosure or so sanitation vehicles can safely access all containers.

- 2. Construction: Trash enclosures shall be constructed of solid masonry walls or other appropriate materials, with a solid concrete floor sloped for drainage. Trash enclosures shall be architecturally compatible with the principle structure(s), and shall be of sufficient height to conceal all contents, but in no case shall be less than five feet in height above grade.

10.4 Visibility at Intersections:

Nothing shall be erected, placed, planted or allowed to grow above a height of 2.5 feet (measured from the existing grade) so as to obstruct the view of traffic and pedestrians at intersections. This standard applies only in the shaded area (shown below) formed at the street intersection.



10.5 Noise Standards:

- 1. Developments that create excessive levels of sound beyond their property line shall be prohibited. This includes sound generated by motor vehicles and other equipment on site. An excessive level of sound is that which is measured at the property line of the *receiving* use, exceeding the maximum decibel levels as described in the table below:

Receiving Use	Maximum Sound Level
Residential	60 dBA, 6:30 a.m. to 10:00 p.m. 50 dBA, 10:00 p.m. to 6:30 a.m.
Commercial & Industrial	70 dBA, any time

- 2. Speakers used in conjunction with drive-thru operations shall not be audible from any adjoining residential uses.

10.6 Livestock Regulations:

The keeping of livestock shall be in accordance with the following:

- 1. Minimum lot area: one acre.
- 2. Maximum livestock density: One livestock unit for the first one acre, then one livestock unit for each additional 1/2 acre.
- 3. Livestock unit: Any one of the following:
 - A. One horse.
 - B. One cow, bull or steer.
 - C. One llama.
 - D. Two sheep.
 - E. Two goats.
 - F. Fifty fowl.
 - G. Fifty rabbits.
- 4. Keeping of livestock shall be prohibited in townhome, condominium, triplex, fourplex and mobile home park developments.
- 5. Livestock may only be kept to the rear of the primary structure.
- 6. Livestock regulations shall not apply to agricultural uses over ten acres in size.