

## **SECTION 25. SCENIC CONSERVATION OVERLAY ZONE "SC"**

- A. **GENERAL DESCRIPTION:** To identify the areas of unusual scenic qualities which are unique to Trinity County and to provide the necessary degree of control on the placement of structures, development of roads, and vegetative management within those areas.
- B. **APPLICABILITY OF OVERLAY ZONE:**
1. The "SC" appearing after a zone abbreviation on the sectional District Maps indicates that the property so classified is subject to the provisions of this section in addition to those of the underlying zone.
  2. Application of the "SC" overlay zone shall be based upon, but not limited to, the following:
    - a. The areas lying within the 100 year flood plain of the streams and reservoirs designated as public waterways in the County Subdivision Ordinance.
    - b. The areas lying adjacent to and within 50' of public roads and highways designated as Scenic Highways by the Board of Supervisors.
    - c. Other such streams designated in the General Plan as scenic waterways.
- C. **PERMITTED USES:** All uses permitted in the underlying zone shall be permitted within the "SC" overlay zone; provided, however, a Planning Director use permit shall be required for those activities or developments indicated in paragraph D, and within only that portion of the parcel with the overlay "SC" zone.
- D. **SCOPE OF REVIEW:** The scope of the Planning Director's review on use permits required by this section shall be limited to:
1. The location of buildings;
  2. The development of private and public roads or driveways;
  3. Decks, boat landings, wells, or similar improvements accessory to the structures;
  4. The removal of vegetation provided that removal of bushes and trees under 20 feet tall is permitted without the benefit of a use permit if such vegetative management does not involve the use of machinery (except for chain saws and other similar hand tools).
- E. **EXCEPTIONS:** A Planning Director's use permit will not be required where such a review was provided as part of a Timber Harvest Plan or environmental document prepared pursuant to the California Environmental Quality Act or National Environmental Protection Act.