



SCENIC HIGHWAY DESIGN REVIEW GENERAL INFORMATION

Mariposa County Planning Department
5100 Bullion Street, P.O. Box 2039
Mariposa, CA 95338
Telephone (209) 966-5151 FAX (209) 742-5024
www.mariposacounty.org planningdept@mariposacounty.org

To the Applicant:

The attached application package contains all the necessary information and materials needed to submit a Scenic Highway Application. This package includes a list of materials and items that must be submitted by the applicant in order to meet the application filing requirements. In addition, general information is provided relating to costs, the processing of a Scenic Highway application, and requirements for development within the scenic highway overlay zone. This office strongly encourages the applicant to review all the materials included in this package.

General Information and Instructions:

When preparing the Scenic Highway Application, it is important to provide as much detail and information in the application as possible. Applications that are confusing, missing information or inaccurate may cause delays in processing. By providing complete and accurate information the applicant will lessen the chance for delays and requests for additional information. In order for the application to be considered complete, all the items listed in the "Required Materials and Items" section must be submitted with the required application form and fees to Mariposa Planning.

Applicants are strongly encouraged to have a pre-application meeting with Mariposa Planning staff to discuss the application. Staff will review and discuss with you the application requirements, costs, processing of the application, and possible Scenic Highway requirements. Such pre-application meetings are at no cost to the applicant, and could save both application costs and time. Please call the Mariposa Planning at (209) 966-5151 or toll free (866) 723-5151 if you wish to schedule a meeting to discuss the application or if you have any questions regarding the application package.

Applications may be mailed to our office. Please be aware, however, that incomplete applications will be mailed back to the applicant along with a written list describing information needing to be part of the application. This will cause a delay in the processing of the application. For this reason, we strongly encourage applicants to submit their application in person.

Application Requirements:

The materials and items that are required to submit a Scenic Highway Application are listed on the following pages of this information sheet.

Scenic Highway Overlay Zone

The Scenic Highway Overlay Zone is combined with other districts to protect the scenic qualities of public highways and roadways designated a scenic highway by the State of California or the Board of Supervisors. In reviewing and approving an application for scenic highway review, Mariposa Planning shall find that the development is harmonious with the scenic quality of the designated highway, complies with all applicable standards pursuant to Chapter 17.65 (Scenic Highway Overlay) of the Zoning Ordinance, and is consistent with the goals, policies and standards of the General Plan.

Exempt Projects

Under the following cases, projects located within the Scenic Highway Overlay Zone may be determined by Mariposa Planning to be exempt from its regulations: (1) where the applicant can demonstrate that the project is not visible from the scenic highway; (2) where the project will not result in any exterior modifications; and (3) single family residential developments that do not require a grading permit.

Costs

Application fees must be paid before the application will be accepted for processing. See the fee schedule within this application for fee costs. Payment of application fees as determined by Mariposa Planning.

The California Department of Fish and Game may require environmental filing fees when a Scenic Highway Design Review application is approved. The environmental filing fee is required for any project subject to review as required by the California Environmental Quality Act (CEQA). The Department of Fish & Game environmental filing fees are adjusted annually on the 1st of January. Additionally a County Clerk fee is required.

Review and Approval Process:

Once the application is received, Mariposa Planning will determine within five (5) working days if the application is complete. The Planning Director shall consider the scenic highway review plan and act to approve, conditionally approve, or deny the plan within thirty (30) days. If this project is in conjunction with a Conditional Use Permit or a CIM Plan it will be reviewed by the Planning Commission.

Appeal Period:

Any determination made by Mariposa Planning relating to the completeness of the application or requirements for additional materials or information may be appealed to the Planning Commission or to the Board of Supervisors. Determinations made by Mariposa Planning relating to the application fees may only be appealed to the Board of Supervisors. **The appeal period to appeal a Planning Department determination is twenty (20) calendar days from the date the written determination was made.**

Any action by the Planning Commission relating to the environmental determination or the approval, conditional approval or denial of the application may be appealed to the Board of Supervisors. **The appeal period to appeal a Planning Commission determination is twenty (20) calendar days from the date of the Commission's action.**

Appeals to the Planning Commission must be submitted to the Mariposa County Planning Department, while appeals to the Board of Supervisors must be submitted to the Clerk of the Board of Supervisors. Further information regarding the appeal process and appeal fees may be obtained from Mariposa Planning.

Attachments:

- Application
- Required materials and items
- Title 17.65 Scenic Highway Overlay



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FOR OFFICE USE ONLY

Date Submitted _____ Received By _____

Fees Paid \$ _____ Receipt No. _____ Received By _____

Application No. _____ Application Complete _____

Final Action _____ Date _____

Applicant Name _____

Day Phone _____

Mailing Address _____

Zip _____ E-Mail _____

Property Owner Name _____

Day Phone _____

Mailing Address _____

Zip _____ E-Mail _____

Agent Name _____

Day Phone _____

Mailing Address _____

Zip _____ E-Mail _____

Assessor Parcel Number _____

Address of Site _____

Town _____

Project Description (Examples: structural changes to a building, type of new building, re-roof, grading, sign, etc.)

Is the structure within a National Historic District or on the Mariposa County Historic Resources Survey?

Yes _____ No _____ Don't Know _____

Commercial _____

Residential _____

Institutional _____

Industrial _____

190104

In addition to the standard site plan requirements for a building permit, please include the information contained in section 17.65.010.B as shown in the attached

- Structure - Elevations and floor layout. Written description or samples of the colors and materials (building, windows, roofing, doors, etc.)
- Preliminary Grading Plan for site, including retaining walls if they are necessary
- Landscaping plan
- Sign - Layout / design
Dimensions
Written description or samples of the colors and materials

REQUIRED MATERIALS AND ITEMS FOR A COMPLETE SCENIC HIGHWAY DESIGN REVIEW APPLICATION

1. The attached application form filled out completely and signed by the applicant. If the applicant is not the property owner, the applicant must provide a letter of authorization or other document that authorizes the applicant to submit an application on the owner's behalf. If there is more than one property owner, the applicant shall list the names and addresses of all other individuals who have an interest in the property.

2. Payment of application fees as determined by Mariposa Planning. Deposit fees are for applications that are to be charged time and materials and are estimated using the assigned lower staff hour charge of \$58 per hour. Should the Director or Deputy Director work on the project, the time charge will be rated at \$114 per hour. All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at the disclosed rate at the time that services are rendered. On average, invoices will be calculated on a quarterly basis and forwarded to the applicant for payment. If the deposit falls below a balance of 20% of the initial deposit, the applicant will be asked to make a subsequent deposit in an amount estimated to be necessary to complete the processing. Applicants will be expected to pay the subsequent deposit within 30 days of the invoice date or prior to the public hearing, whichever comes first. In the event that the billing is not paid timely, processing will be suspended until payment is made. Any remaining balance will be used to reconcile the final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to the applicant. If the application requires a public hearing, the public hearing will not be scheduled until payment in full is received. It should be noted that the fees do not include consultants fee, specialized studies, CEQA charges, publication fees and any additional fees that maybe charged by other agencies or county offices.

Scenic Highway Design Review Deposit Fee.....	1,330.00
Document Conversion Fee.....	15.00
Environmental Review Fee (Categorical Exemption)	230.00
Vehicle Mileage Fee (_____ miles at \$0.58 per mile.....)	_____
TOTAL FEE:	_____

INFORMATION AS PERTINENT TO THE PROJECT, WHICH MAY INCLUDE:

3. Elevations and Floor Layout
4. Preliminary Grading Plan
5. Landscaping Plan
6. Sign Design Information
7. Site Plan

REQUIRED SIGNATURE(S)

Affidavit

I/we, the undersigned (Property Owner and Applicant), agree to defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County arising from the Property Owner and Applicant project.

I/we declare under the penalty of perjury that the statements and information submitted in this application are in all respects true and correct to the best of my/our knowledge.

I/we acknowledge that I/we have read and understand the information contained in the application package relating to the submittal and processing of this application.

I/we understand that the processing of the application will be delayed if any required information is incorrect, omitted, or illegible.

I/we declare that if an entity listed below is a Partnership, Limited Liability Corporation, Corporation or Trust the signer(s) below certifies that he/she is authorized by that entity to apply and sign the application attached herewithin.

<u>Property Owner (printed name):</u>	<u>2nd Property Owner (printed name):</u>	<u>Applicant (printed name):</u>
<u>Property Owner (signature):</u>	<u>2nd Property Owner (signature):</u>	<u>Applicant (signature):</u>
Date:	Date:	Date:

If there are more than two property owners, additional copies of this page shall be provided.

IMPORTANT: This page must be signed by all property owners and any authorized applicant.

IMPORTANT: Please note that if the property owner/s is/are authorizing someone other than themselves to act as the applicant or agent, the next page must also be signed.

IMPORTANT: Failure to have all necessary signatures will DELAY the commencement of processing the application. The application will be returned to the applicant to provide all necessary signatures.

This page to be signed **IF** the property owner(s) is (are) authorizing someone to act as an agent or applicant for this application.

Affidavit

Applicant/Agent Authorization:

I/we, _____, Property Owner(s) hereby authorize _____ to act as a representative/Applicant and/or _____ to act as a representative/Agent in all matters pertaining to the processing and approval of this application, including modifying the project, and agree to be bound by all representations and agreements made by the designated Applicant and/or Agent.

I/we declare that if the Property Owner and/or Applicant is a Partnership, Limited Liability Corporation, Corporation or Trust, the individual(s) listed below certifies that he/she/they is/are authorized by that entity to execute the application form attached herewithin.

<u>Property Owner (printed name):</u>	<u>Applicant (printed name):</u>	<u>Agent (printed name):</u>
<u>Property Owner (signature):</u>	<u>Applicant (signature):</u>	<u>Agent (capacity/title):</u>
<u>Property Owner (capacity/title):</u>	<u>Applicant (capacity/title):</u>	
Date:	Date:	
<u>2nd Property Owner (printed name):</u>	<u>Co-Applicant (printed name):</u>	
<u>2nd Property Owner (signature):</u>	<u>Co-Applicant (signature):</u>	
Date:	Date:	

Chapter 17.65

SCENIC HIGHWAY OVERLAY (SHO)

Sections:

17.65.010 Scenic highway overlay (SHO).

17.65.010 Scenic highway overlay zone (SHO).

The scenic highway overlay zone (SHO) is an overlay district which is intended to be combined with any other district to protect the scenic qualities of public highways or roadways designated a scenic highway by the State of California and/or the board of supervisors. The purpose of this district is to maintain the recreational, social and economic values of the County by protecting and enhancing the designated highway, for the benefit of residents and visitors. This zone will function to promote the overall economic vitality of a district, enhance tourism, and stabilize and increase property values. (Ord. 801 Sec.I, 1991)

A. SHO plan - required review.

Except as provided for in this section, no commercial, industrial, multi-family residential, or single family residential use (including home enterprises) shall be established, no development or grading shall occur, no sign shall be installed, and no building or grading permit shall be issued for any use which is located wholly or partially within the SHO district until an application for scenic highway review plan has been submitted to and approved by the planning director in accordance with the procedures and standards established in this chapter. In reviewing and approving an application for scenic highway review, the planning director shall find that the development is harmonious with the scenic quality of the designated highway, complies with all applicable standards pursuant to this chapter, and is consistent with the goals, policies, and standards of the General Plan. Where the applicant can demonstrate to the planning director that the proposed development is not visible from the scenic highway, the project shall be exempt from the requirements of this chapter. In addition, building permits which will not result in any exterior modifications are exempt, as are single family residential developments which do not require a grading permit. (Ord. 801 Sec.I, 1991)

B. SHO plan - application contents.

An application for scenic highway review plan for commercial, industrial or multi-family residential use (including home enterprises not entirely operated within a residential structure) or any use requiring a conditional use permit shall include the following:

1. A completed commercial, industrial and multi-family dwelling building permit application.

2. A plot plan drawn to the scale specified by the planning director and other such maps, plans, photographs, drawings and sketches necessary to illustrate the information specified in section 17.08.150 of this title and the following information:

a. Site vegetation, including trees and shrubs - their approximate location, species, proposed treatment (to be removed or retained), and size (tree measurement to be given as diameter at four (4) feet above ground level, and shrub measurement to be given as overall height);

b. Rock outcroppings and boulders larger than twenty-four (24) square feet - approximate location, proposed treatment (to be removed or retained) and size (measurement to be calculated by multiplying approximate width by length);

c. Existing topography of scenic highway if scenic highway is immediately adjacent to site;

d. Signs - materials, colors, and lighting;

e. Location of all utilities (including existing and proposed electric and communication lines and facilities, and propane tanks), mechanical equipment, dumpsters, and exterior work areas.

3. Elevations of all sides of the proposed building or structures visible from the scenic highway showing:

- a. Dimensions;
- b. Proposed architectural treatment, building and roofing materials and colors;
- c. Signs;
- d. Lighting;
- e. Mechanical equipment and utilities.

4. Preliminary grading plan indicating grading necessary for all proposed site development.

5. The applicant may submit a narrative description of the proposed development to assist in the scenic highway review process. This narrative may describe how the development was designed to be harmonious with the scenic quality of the corridor, and to comply with the design guidelines.

An application for scenic highway review plan for single family residential development (including home enterprises entirely operated within a residential structure) shall include the following:

1. A completed single family dwelling building permit application.
2. A plot plan drawn to the scale specified by the planning director which illustrates the information specified in section 17.08.140 of this title, and the location of existing and proposed electric and communication lines and facilities.
3. Preliminary grading plan indicating grading necessary for all proposed site development. (Ord. 801 Sec.I, 1991)

C. SHO plan application - processing procedures.

Upon receipt of a scenic highway review plan application, the planning department shall, within five (5) working days determine whether the application is complete. Upon acceptance of the application as complete, the planning director shall consider the scenic highway review plan and act to approve, conditionally approve, or deny the scenic highway review plan within thirty (30) days. The planning director's action shall be based upon the findings and standards listed in section 17.65.010(A) of this chapter. The planning commission's action on uses subject to a conditional use permit shall also be based upon the findings listed in section 17.65.010(A) of this chapter. The planning director shall provide specific findings if a scenic highway review plan is denied. Determinations made regarding a scenic highway review plan application may be appealed in accordance with chapter 17.136 of this title. (Ord. 801 Sec.I, 1991)

D. Development standards for the SHO.

1. Uses and general development standards: permitted, conditional and prohibited uses shall be as set forth in the Principal Zone, with the following exceptions:

a. The following uses shall be permitted within the scenic highway overlay:

(1) Commercial timber harvesting, when in compliance with the standards for special treatment areas established by Title 14, California Administrative Code, Section 953.4 and other appurtenant sections; and upon approval by the planning director of a timber harvest plan as described in Public Resources Code 4582.

b. The following uses shall be conditional within the scenic highway overlay:

- (1) Mining, mineral and construction material processing.
- (2) Outdoor storage.
- (3) Portable sawmills.
- (4) Communications and transmission towers.
- (5) Rural home industries.

c. The following uses shall be prohibited within the scenic highway overlay:

- (1) Off-site signs.

- 2. Minimum parcel or lot size:
As established by the Principal Zone.
- 3. Density:
As established by the Principal Zone.
- 4. Setbacks, building height, parking and other applicable development standards:

As established by the Principal Zone and/or the additional standards contained within this chapter.

5. In the instance that a permitted use and/or development standard of the Principal Zone conflicts with a standard of the Scenic Highway Overlay Zone, the more restrictive standard shall apply. (Ord. 801 Sec.I, 1991)

E. Special development standards for multi-family residential, commercial and industrial uses within the SHO.

All multi-family residential, commercial and industrial development (including home enterprises not entirely operated within a residential structure) in the SHO district shall comply with the following standards:

- 1. Site development standards.
 - a. Minimize grading by utilization of multiple parking areas and multiple or stepped buildings which conform to the natural topography; and by design of access and interior roads or routes which conform to the natural topography.

- b. All earthmoving activities which expose soil surfaces shall be followed by application of soil stabilization and revegetation measures to prevent erosion and revegetate exposed surfaces. Revegetation and soil stabilization methods as recommended by the soil conservation service or the Mariposa County resource conservation district shall be required.

- c. Preserve significant natural features which contribute to the corridor's scenic quality including vegetation, boulders and rock outcroppings, natural waterways and drainages, and existing topography or topographic features. Incorporation of these natural features into the proposed site grading and development is encouraged.

- d. The minimum open space required per parcel shall be determined by parcel size and topography as follows:

	if average slopes on project parcel are less than 30%	if average slopes on project parcel are 30% or more
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PARCEL SIZE	if average slopes on project parcel are less than 30%	if average slopes on project parcel are 30% or more
0-99 acres	20%	40%
1.0-1.99 acres	30%	50%
2.0 acres or more	40%	60%

- e. Location and grouping of buildings, structures, and site development shall have an appropriate scale which is harmonious with the scenic quality of the corridor and the area immediately surrounding the parcel.

- f. Location of structures shall not unnecessarily obstruct scenic views from the designated highway, including all views of rivers and streams.

- g. A transition area shall be required from the designated highway to buildings and structures to minimize the views of the buildings or structures from the scenic highway. Use of existing topography, existing vegetation, and landscaping are appropriate within this area to achieve this standard.

- h. All utilities, with the exception of propane storage, shall be located underground within the project parcel.

- i. Refuse storage areas, dumpsters, service yards, exterior work areas, mechanical equipment and propane tanks shall be screened from view from the designated highway by landscaping or other methods which meet the standards established for this district.

- j. Exterior lighting shall be designed to minimize all off-site impacts. Methods to minimize impacts may include, but not be limited to, such details as directing light fixtures downward, and locating fixtures so that the sphere of lighting is entirely on-site.

k. All proposed new construction of electric and communication distribution facilities which are within one thousand (1,000) feet from each edge of the right-of-way of the designated highway shall be located underground if those facilities would be visible from the designated highway if erected above ground. This requirement shall not apply to the upgrading of existing above ground lines, or to the installation of additional lines on existing poles which support operating lines. An exception to this requirement may be granted upon a finding by the planning director that such undergrounding is infeasible and inconsistent with sound environmental planning. Standards which may be required as conditions of the exception include, but are not limited to, the following:

- (1) Avoid prominent ridge lines and barren sides of mountains or hills;
- (2) Keep alignment along the bottom or lower slopes and valleys between hills;
- (3) Avoid crossing hill contours at right angles; avoid steep grades which expose the right-of-way to view from the designated highway.

Substations, pad mount transformer facilities, and similar pad mount equipment operating within the distribution facility voltages may be located above ground, but shall not be visible from the scenic highway.

2. Building and structure design.

a. Buildings and structures include all buildings, fences, walls, retaining walls, signs, and other structural elements on-site.

b. Buildings, structures, and appurtenant mechanical and electrical equipment shall be designed so as to minimize their visual impact on the scenic highway. Materials and colors selected for the exterior of all buildings, structures and equipment shall blend with the natural colors of the surrounding environment. Use of natural materials such as wood and stone shall be encouraged. Reflective materials shall be prohibited.

3. Landscaping.

a. Landscaping shall include existing and planned vegetation, berms, and irrigation systems.

b. Landscaping shall screen views of site development from the scenic highway and shall be used to revegetate soils exposed by grading activities. Vegetation utilized for screening shall be equally effective at all times of the year.

c. Utilization of indigenous and/or water conserving plants shall be strongly encouraged. Utilization of plants which are susceptible to insects and disease shall be prohibited.

d. Landscaping shall be required for all new parking lots where the aggregate size of all new parking lots on the parcel is greater than two thousand (2,000) square feet, or expansion of existing parking lots which exceed fifty percent (50%) of the original parking lot size.

e. A differentiation between requirements for parking lot perimeter landscaping and interior landscaping is made in these standards. The purpose of perimeter landscaping is to screen parking areas and vehicles utilizing parking areas from the designated highway. The purpose of interior landscaping is to break up the expanse of paved or graveled surfaces. Where the applicant can demonstrate that the proposed parking area and vehicles utilizing the proposed parking area are not visible from the designated highway, no perimeter or interior landscaping shall be required.

f. Planting areas for perimeter landscaping shall be designed so as to maximize the effectiveness of the landscaping as a screen. Plant species and spacing shall be chosen such that full screening from the road is achieved within five (5) years of project completion. Planting areas for perimeter landscaping shall be a minimum of three (3) feet wide.

g. Planting areas for interior landscaping shall be designed to break up the surface of parking areas. The minimum area for interior landscaping shall be ten percent (10%) of the total parking area, including drive aisles, curbs and gutters.

h. Shrub materials shall be a minimum of five (5) gallons in size at the time of planting. Trees shall be selected from the planning department's approved tree list, and shall be a minimum of fifteen (15) gallons

in size at the time of planting. Landscaping plans shall consider the full growth of vegetation.

i. Landscaping shall be designed so that it will not obstruct sightlines necessary for safe vehicular and pedestrian circulation, and will not interfere with public utilities.

j. Planting areas subject to damage from pedestrian or vehicular traffic shall be protected by curbing, fencing or walls.

k. Provisions for irrigation shall be provided within all landscaped areas where necessary. Drip irrigation systems shall be encouraged as a water conservation measure.

l. The property owner shall be responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance for the life of the development. Dead or diseased plants shall be immediately replaced with plants which meet size requirements.

m. Grades for berms used in perimeter landscaping areas shall not exceed thirty-three percent (33%).

4. Sign standards.

a. Low lying monument signs are encouraged. Signs attached to buildings shall not extend more than sixteen (16) inches from the face of the building and shall not extend above the roofline of the building.

b. If all signs on a parcel are constructed of natural materials such as wood or stone, the maximum aggregate area for all signs shall be one hundred and twenty (120) square feet per parcel. If one or more signs on a parcel are not constructed of natural materials, the maximum aggregate area for all signs shall be sixty-four (64) square feet per parcel. Smaller signs may be required depending upon scale and type of development.

c. Signs for home enterprises and rural home industries shall have a maximum area of sixteen (16) square feet. One sign for home enterprises shall be permitted per parcel.

d. Temporary political, election, or campaign signs shall have a maximum area of sixteen (16) square feet and shall be removed within two (2) weeks following the election.

e. Maximum aggregate area of signs advertising the sale, lease or rental of use of parcel or of parcel itself shall be sixteen (16) square feet. These signs shall contain no outline tubing, flashing lights or moving parts. These signs shall be required to comply with all standards of this chapter if displayed for longer than six (6) months.

f. Signs shall not contain any flashing or intermittent lights, or any parts which are moving or appear to be moving. No sign shall be directly or indirectly illuminated by artificial light which is not maintained stationary and constant in color and intensity at all times when in use.

g. One free standing sign shall be permitted per parcel providing the sign meets all other standards of this section. The height of freestanding signs shall be limited to twenty (20) feet.

h. Signs used as directional and informational aids which are approved (if necessary) by the U.S. Forest Service, Caltrans or the County for concessionaires, private commercial recreation facilities and public recreation facilities shall be considered appurtenant on-site signs if located within a reasonable distance of the access road to these facilities.

i. Federal, State, and County signs shall not require review pursuant to this title. (Ord. 801 Sec.I, 1991)

F. Special development standards for single family residential uses within the SHO

All single family residential development in the SHO district (including home enterprises entirely operated within a residential structure) shall comply with the following standards:

1. Site development standards.

a. Site development standards 1(a), 1(b), 1(c), and 1(k) as listed in subsection E of section 17.65.010 of this chapter shall apply to all single family residential development within the SHO district.

2. Sign standards.

a. Signs for home enterprises shall have a maximum area of sixteen (16) square feet. One sign for home enterprises shall be permitted per parcel.

b. All other standards as listed in subsection B of section 17.65.010 of this chapter shall apply to signs for home enterprises. (Ord. 801 Sec.I, 1991)

G. SHO - Nonconforming uses and structures.

Nonconforming uses and structures within the SHO district shall comply with the provisions of section 17.08.020 of this title, except as modified below:

1. A nonconforming use or structure may be expanded through approval of a site plan application processed in conformance with sections 17.08.140, 17.08.150, and 17.08.160 of this title, and through approval of a scenic highway review plan processed in conformance with this chapter. All exterior modification of a nonconforming use or structure must comply with the provisions of the scenic highway overlay.

2. If the use of a building or premises does not conform to the land use regulations of this district, and that use is discontinued for a period of twelve (12) consecutive months, any subsequent use of the building or premises for that

nonconforming use shall conform to the regulations of this district, and the Principal Zone in which it is located.

3. When a building or other structure which does not conform to the provisions of this title is damaged or destroyed, it may be reconstructed, repaired or rebuilt to accommodate its original use, including nonconforming uses. Such reconstruction, restoration, or rebuilding shall conform to the provisions of this title, and all other existing applicable policies, and regulations, and shall require the submission and approval of a scenic highway review plan. (Ord. 801 Sec.I, 1991)