

12.10.010--12.10.020

## Chapter 12.10

### VISUAL CLEARANCE AREAS

#### Sections:

- 12.10.010 Purpose.
- 12.10.015 Applicability of provisions.
- 12.10.020 Visual clearance--Required.
- 12.10.030 Visual clearance area dimensions.

12.10.010 Purpose. The purpose of this chapter is to establish standards which will assure proper sight distances at intersections in order to reduce the hazard from vehicular turning movements. (Ord. 820 §2, 2012)

12.10.015 Applicability of provisions. The provisions of this chapter shall apply to all intersections including private driveways. (Ord. 820 §2, 2012)

12.10.020 Visual clearance--Required. A. A visual clearance area shall be maintained on the corners of all property adjacent to an unregulated intersection of two streets, a street and a railroad, or a driveway providing access to a public or private street.

B. A visual clearance area shall contain no vehicle, recreational vehicle, watercraft, parts designed to be affixed to a vehicle of any type, hedge, planting, fence, wall structure, sign, or temporary or permanent obstruction that would impede visibility between a height of three feet and ten feet above the center line grades of the intersecting streets or railroad.

C. Where the crest of a hill or vertical curve conditions contribute to the obstruction of visual clearance areas at a street, driveway or railroad intersection, hedges, plantings, fences, walls, wall structures and temporary or permanent obstructions shall be further reduced in height or eliminated to comply with the intent of the required visual clearance area.

D. The preceding provisions shall not apply to the following:

1. A public utility pole;
2. A tree trimmed (to the trunk) to a line at least eight feet above the level of the intersection;
3. Another plant species of open growth habit that is not planted in the form of a hedge and which is so planted and trimmed as to leave at all seasons a clear and unobstructed cross-view;
4. A supporting member or appurtenance to a permanent building lawfully existing on the date this standard becomes effective;
5. An official warning sign or signal;

6. A place where the natural contour of the ground is such that there can be no cross-visibility at the intersection; and

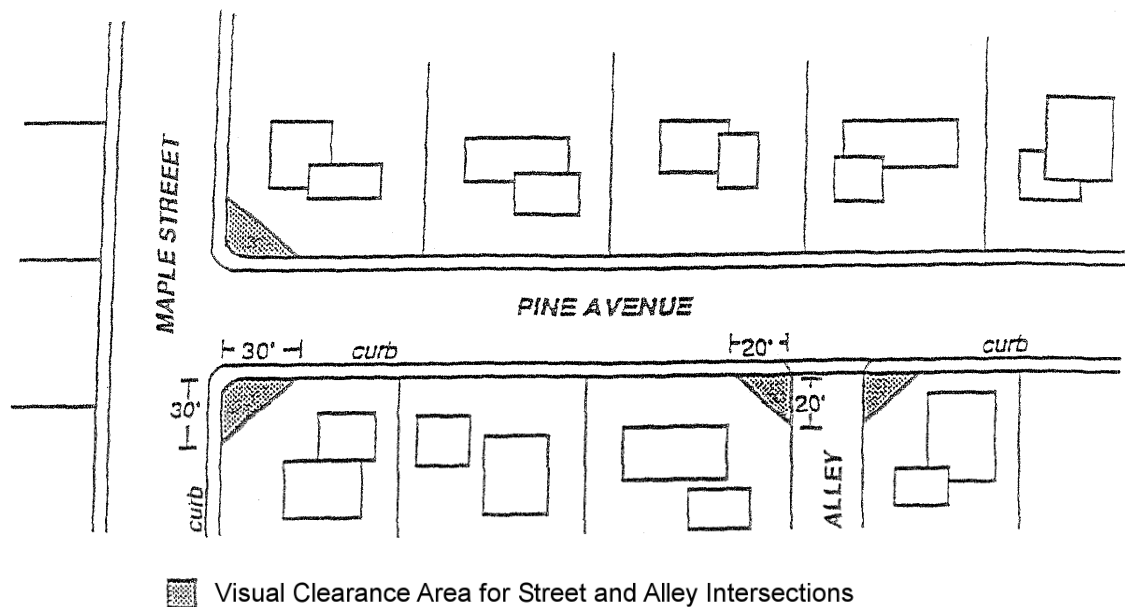
7. A sign support structure(s) if combined total width is twelve inches or less, and the combined total depth is twelve inches or less. (Ord. 820 §2, 2012)

**12.10.030 Visual clearance area dimensions.** A visual clearance area shall consist of a triangular area, two sides of which are lot lines for distances specified in this section, or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection and so measured, and the third side of which is a line across the corner of the lot joining the nonintersecting ends of the other two sides. The following measurements shall establish the visual clearance areas:

A. Street and Railroad Intersections (see also Figure 12.10.1):

<i>Intersection Classification</i>	<i>Measurement Along each Lot Line</i>
All streets except alleys	30 feet
Streets and railroads	30 feet
Alley	10 feet
Intersection of a street and alley	20 feet

**Figure 12.10.1: Visual Clearance Areas for Streets and Alleys**



B. Driveway Intersections (see also Figure 12.10.2):

1. Commercial, Industrial, Institutional, and Multi-Family Developments. Service drives to public or private streets shall have a minimum visual clearance area formed by the intersection of the edges of the service drive, the street

right-of-way line, and a straight line joining said lines through points twenty feet from their intersection. No off-street parking shall be located in a service drive visual clearance area.

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2. Single-Family and Two-Family Developments.  
Driveways to public or private streets shall have a minimum visual clearance area formed by the intersection of the edges of the driveway, the street right-of-way line, and a straight line joining said lines through points ten feet from their intersection. No off-street parking area shall be located in a driveway visual clearance area.  
(Ord. 820 §2, 2012)

**Figure 12.10.2: Visual Clearance Areas for Driveways**

