

Chapter 18.930
VISION CLEARANCE AREAS

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18.930.010 Purpose

The purpose of this chapter is to establish standards that will assure proper sight distances at intersections to reduce the hazard from vehicular turning movements. (Ord. 17-22 §2)

18.930.020 Applicability

- A. Applicability. The provisions of this chapter apply to all development, including the construction of new structures, the remodeling of existing structures, and to a change of use that increases the on-site parking or loading requirements or changes the access requirements.
- B. When site development review is not required. Where the provisions of Chapter 18.780, Site Development Review, do not apply, the approval authority will approve, approve with conditions, or deny a plan submitted under the provisions of this chapter through a Type I procedure, as provided in Section 18.710.050, using the standards in this chapter. (Ord. 18-23 §2; Ord. 17-22 §2)

18.930.030 Vision Clearance Requirements

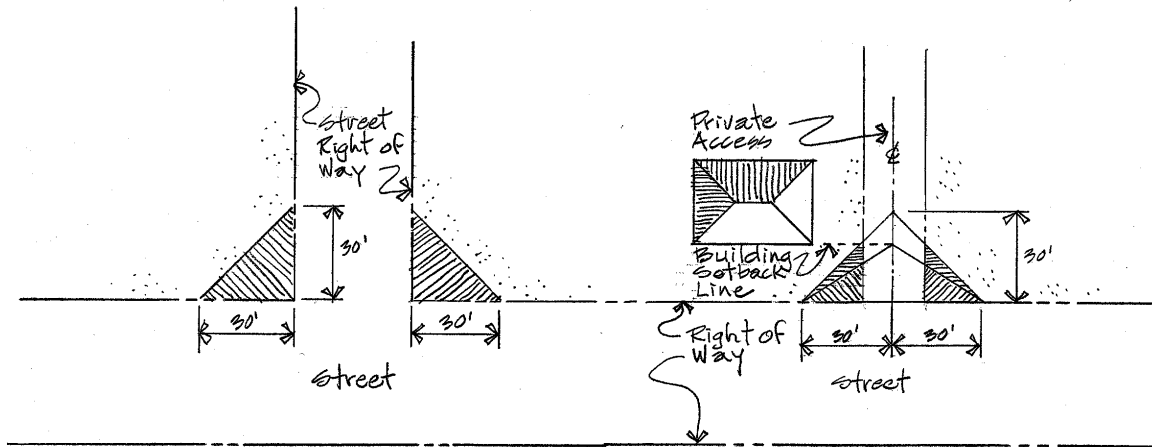
- A. At corners. Except within the MU-CBD zone, a vision clearance area must be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing access to a public or private street.
- B. Obstructions prohibited. A clear vision area must be maintained free of vehicles, hedges, plantings, fences, wall structures, and temporary or permanent obstructions (except for an occasional utility pole or tree), exceeding 3 feet in height, measured from the top of the curb, or where no curb exists, from the street center line grade. Trees exceeding 3 feet in height may be located in this area, provided all branches below 8 feet are removed.
- C. Additional topographical constraints. Where the crest of a hill or vertical curve conditions contribute to the obstruction of clear vision areas at a street or driveway intersection, hedges, plantings, fences, walls, wall structures, and temporary or permanent obstructions must be further reduced in height or eliminated to comply with the intent of the required clear vision area. (Ord. 18-23 §2; Ord. 17-22 §2)

18.930.040 Computations

- A. Arterial streets. The vision clearance area is not less than 35 feet on each side of the intersection.
- B. Non-arterial streets.
 - 1. Non-arterial streets 24 feet or more in width. At all intersections of 2 non-arterial streets, a non-arterial street and a driveway, and a non-arterial street or driveway and railroad where at least 1 of

the streets or driveways is 24 feet or more in width, the vision clearance area is a triangle formed by the right-of-way or property lines along such lots and a straight line joining the right-of-way or property line at points that are 30 feet distance from the intersection of the right-of-way line and measured along such lines. See Figure 18.930.1:

Figure 18.930.1
Illustrations of Vision Clearance Requirements



2. Non-arterial streets less than 24 feet in width. At all intersections of two non-arterial streets, a non-arterial street and a driveway, and a non-arterial street or driveway and railroad where both streets or driveways are less than 24 feet in width, the vision clearance area is a triangle whose base extends 30 feet along the street right-of-way line in both directions from the centerline of the accessway at the front setback line of single detached houses, and 30 feet back from the property line on all other types of uses. (Ord. 18-23 §2; Ord. 17-22 §2) ■