


Clear Vision Zones



Presented to DPARB

Oct. 22, 2008

Clear Vision Zones

- # Current regulations
- # Concerns and Issues
- # Approach & Methodology
- # Potential Changes
- # Questions?

City Ordinance

In Zoning Ordinance

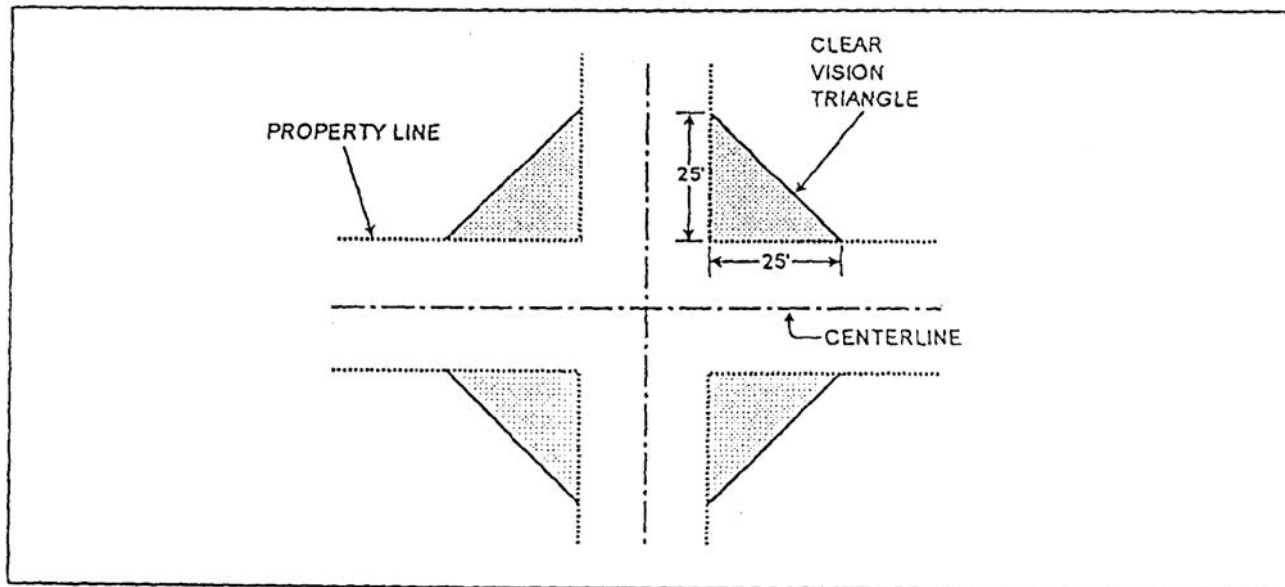
■ Sec. 27-615—

- Intersections
- Driveways

■ Sec. 27-618—Illustrations

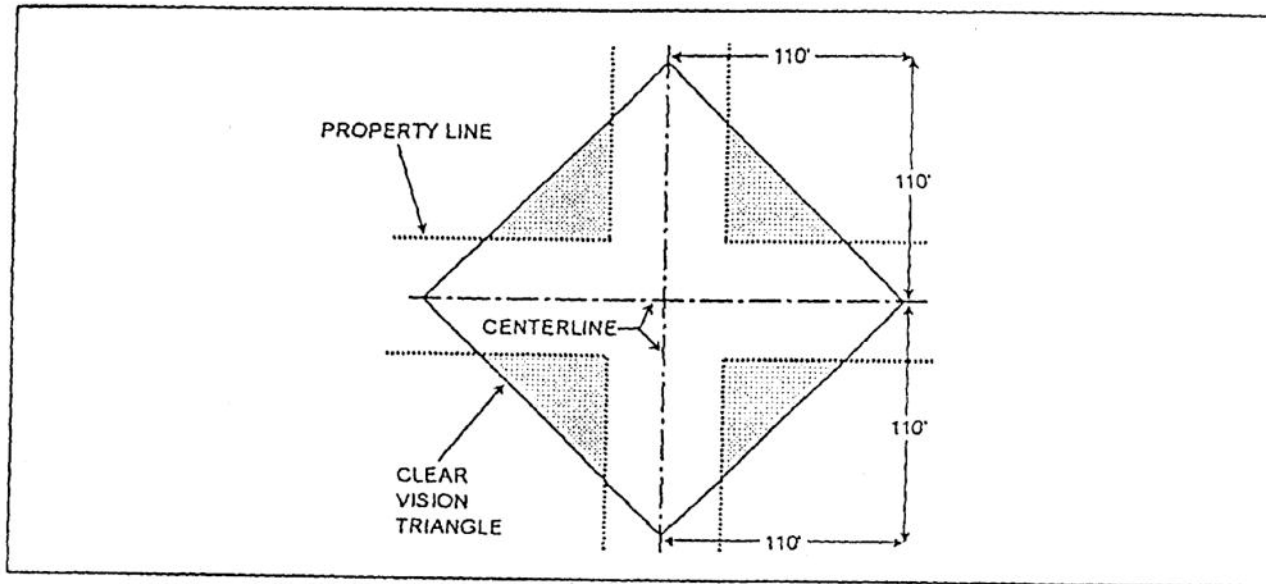
■ Sec. 27-610—Fences, Walls & Hedges

Controlled Intersections



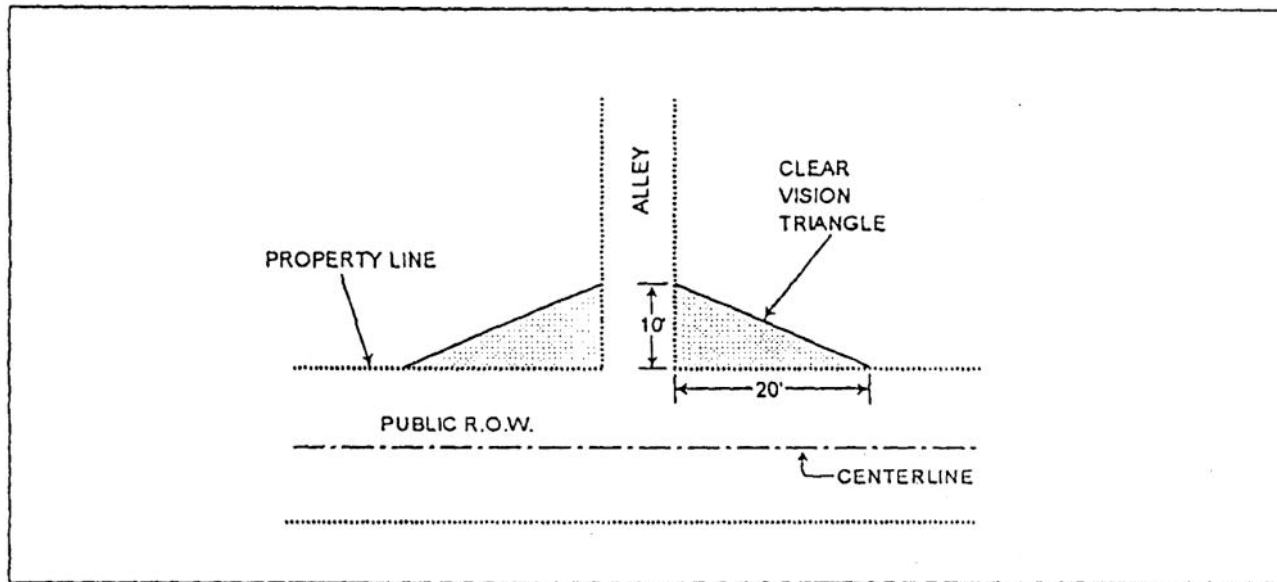
- # 25' triangle—measured along property line

"Uncontrolled" Intersections



110'--Measured along street centerline

Driveways & alley approaches



- # Measured along back of sidewalk and edge of driveway

Concerns & Issues

- # Higher Speed Streets (Arterial & Collector)
 - Example: Virginia Ln & Rimrock Road
- # "Curves" vs. intersections
- # "T" Intersections
- # Measurement confusion—property line vs. centerline

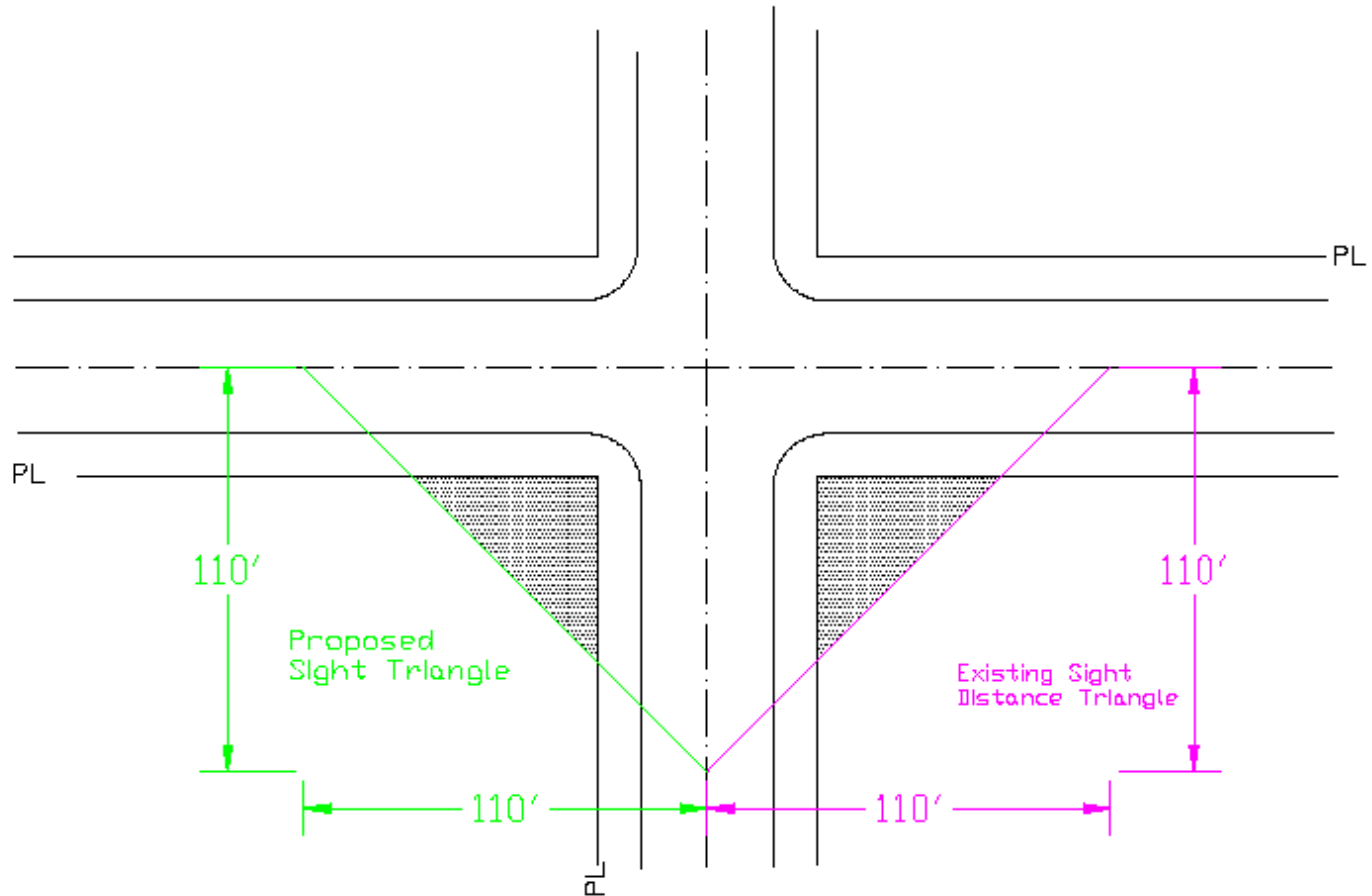
Approach & Methodology

- # Avoid case-by-case technical review
- # Reduce impact of future changes
 - Street Widening
 - Speed Limit Changes
- # Applies to existing neighborhoods as well as new development

Proposed Changes — “Uncontrolled” Intersections

- # Majority of intersections
- # Current method based on sound technical approach
- # No Change proposed at standard four-leg

"Uncontrolled" Intersection



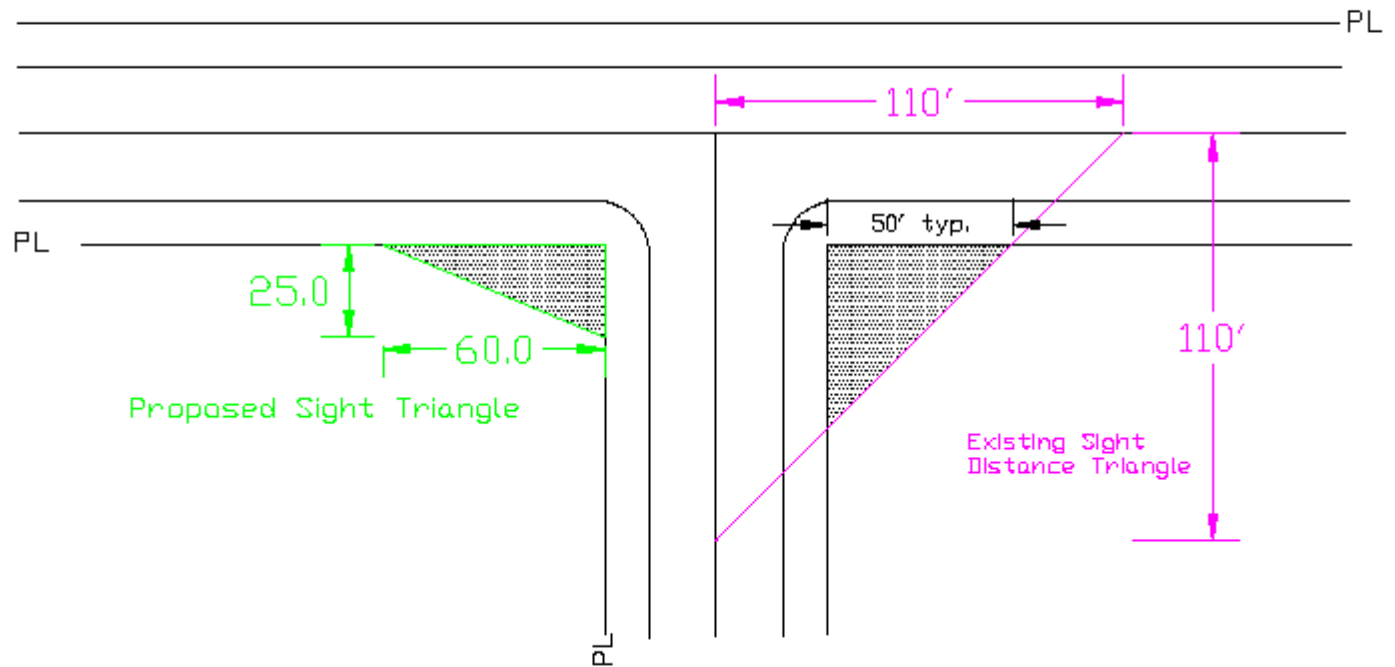
Proposed Changes — “Uncontrolled” Intersections (cont.)

- # Permanent “T” Intersections

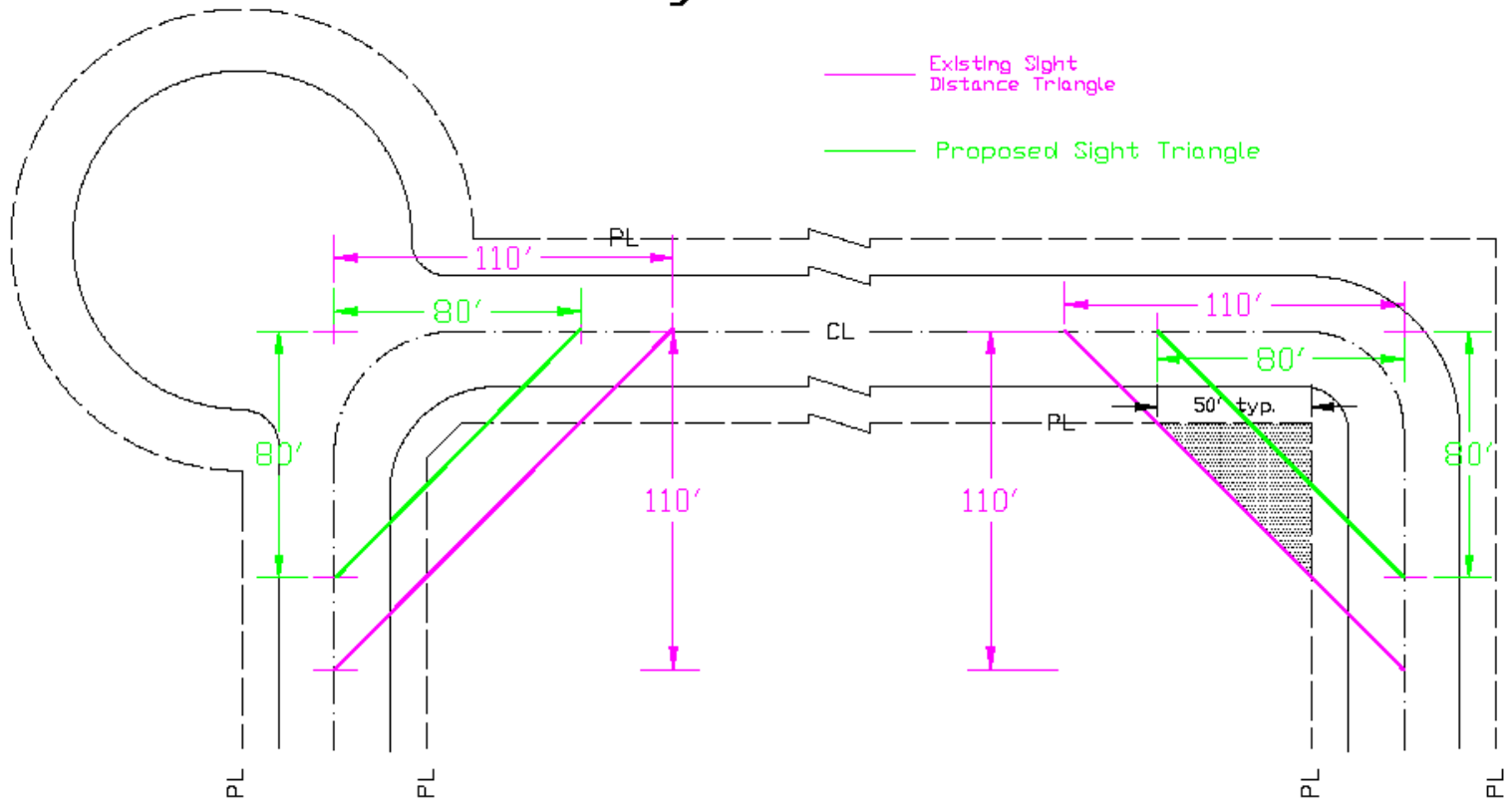
- # 2-leg uncontrolled

 - aka substandard curves

Permanent "T" Intersection



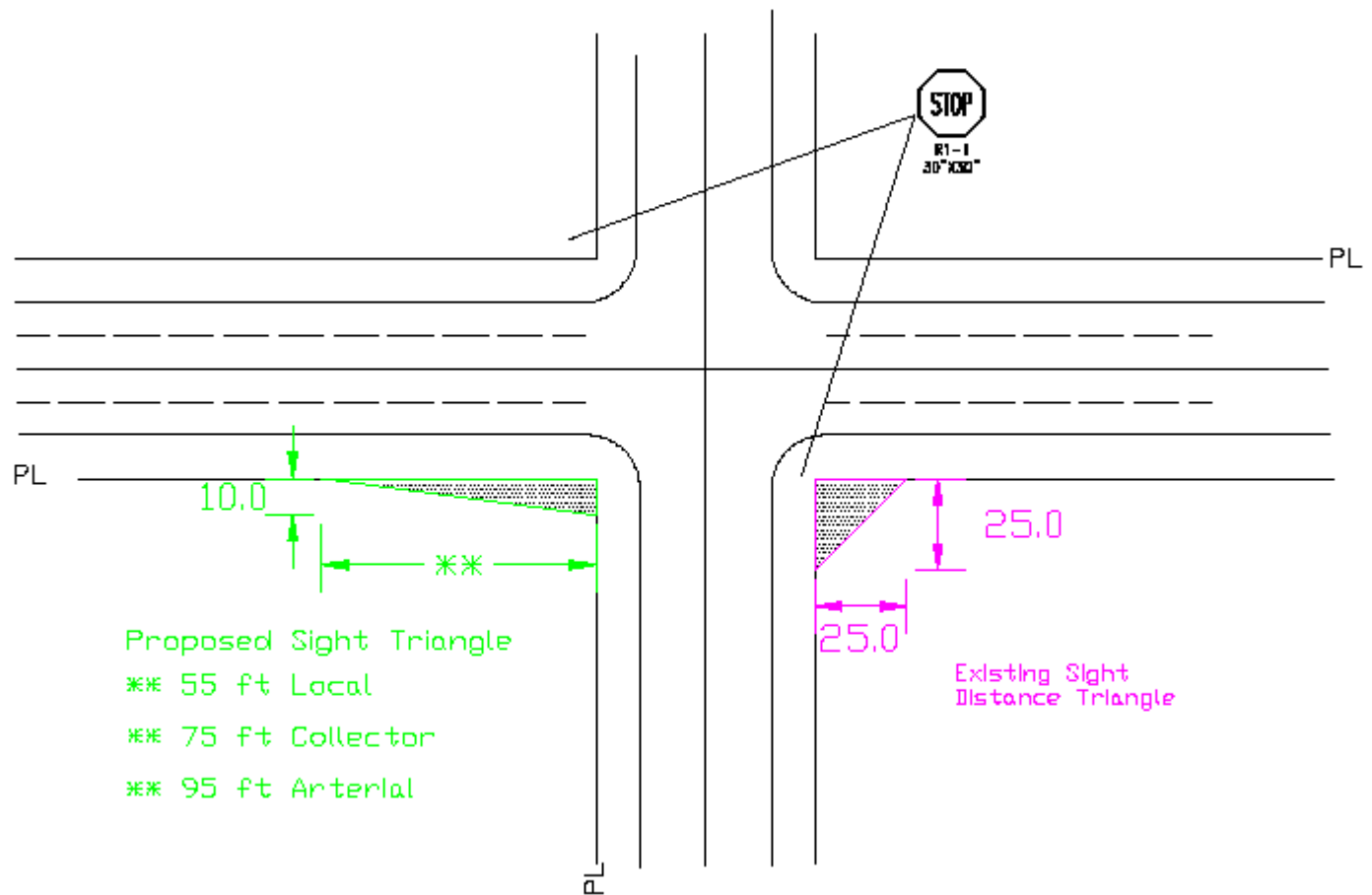
2-Leg Intersection



Proposed Changes— Controlled Intersections

- # Minor street stop—base on classification of major street
- # Yield — need time to see oncoming car and make decision

Minor Street Stop



Proposed Sight Triangle

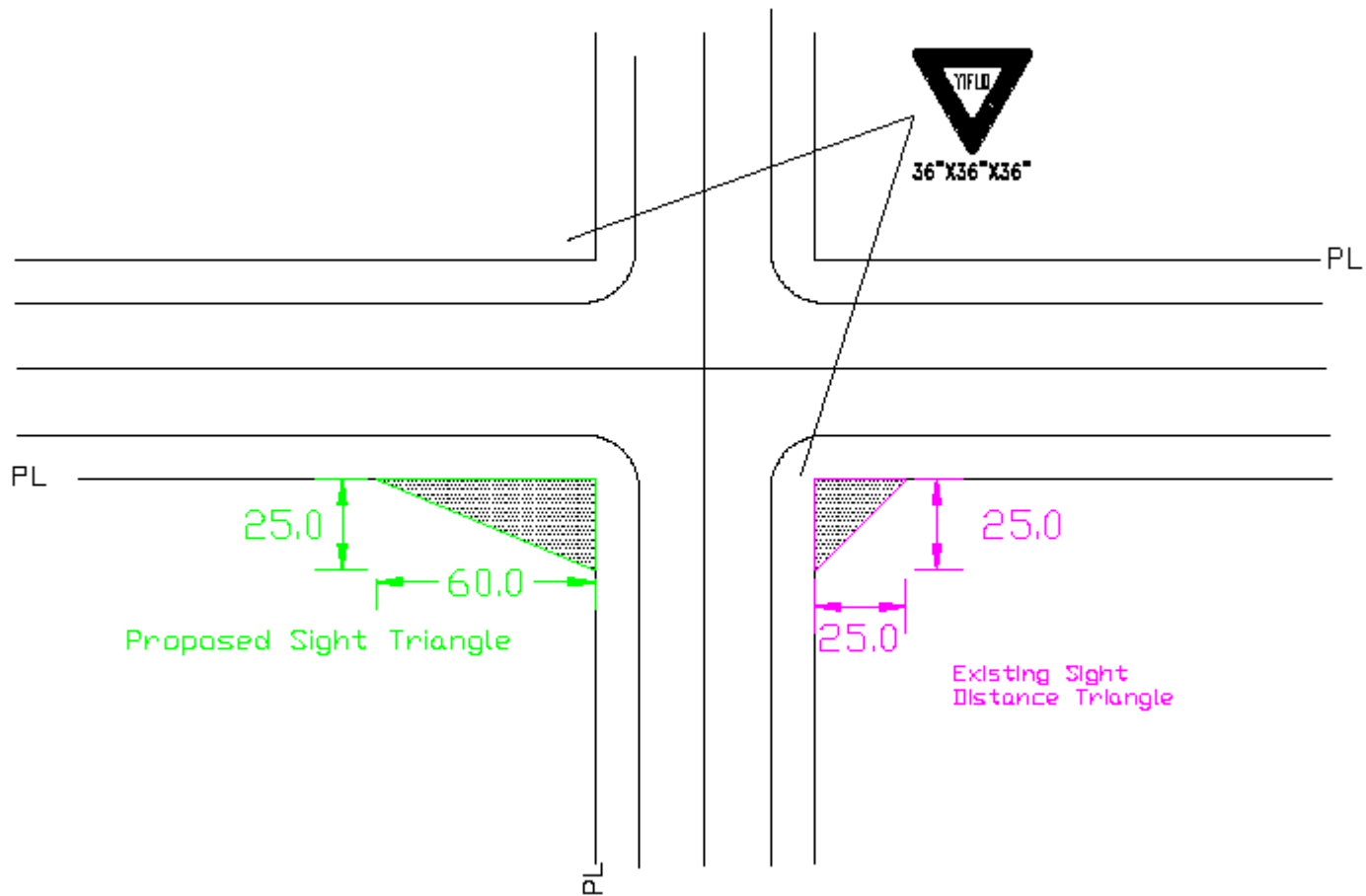
** 55 ft Local

** 75 ft Collector

** 95 ft Arterial

Existing Sight
Distance Triangle

Minor Street Yield



Proposed Changes— Other Controlled Intersections

- # Add signal control to ordinance
 - Why?
 - Propose:
 - Same as minor street stop looking toward on-coming traffic (near side)
 - Same as all-way stop looking opposite direction
- # All-way stop — need to see other vehicles
 - Propose: 20' x 20' triangle along property lines

Special Cases

- # Streets w/ posted speed limit greater than 45 MPH require specific site review
- # Locations where there is a curve coming into intersection or street alignment near intersection deviates by more than 5 degrees from tangent

Special Cases cont.

- # Along arterial or collector streets where major street curbline is more than 20 feet from property line
 - Reduce clear vision zone to dimensions for local street stop controlled

Special Cases cont.

- # Private Streets---**NO Property Line!**
 - Controlled intersection zones measured as though there is PL 12 foot behind the curbline of the private street

Driveways

Issues

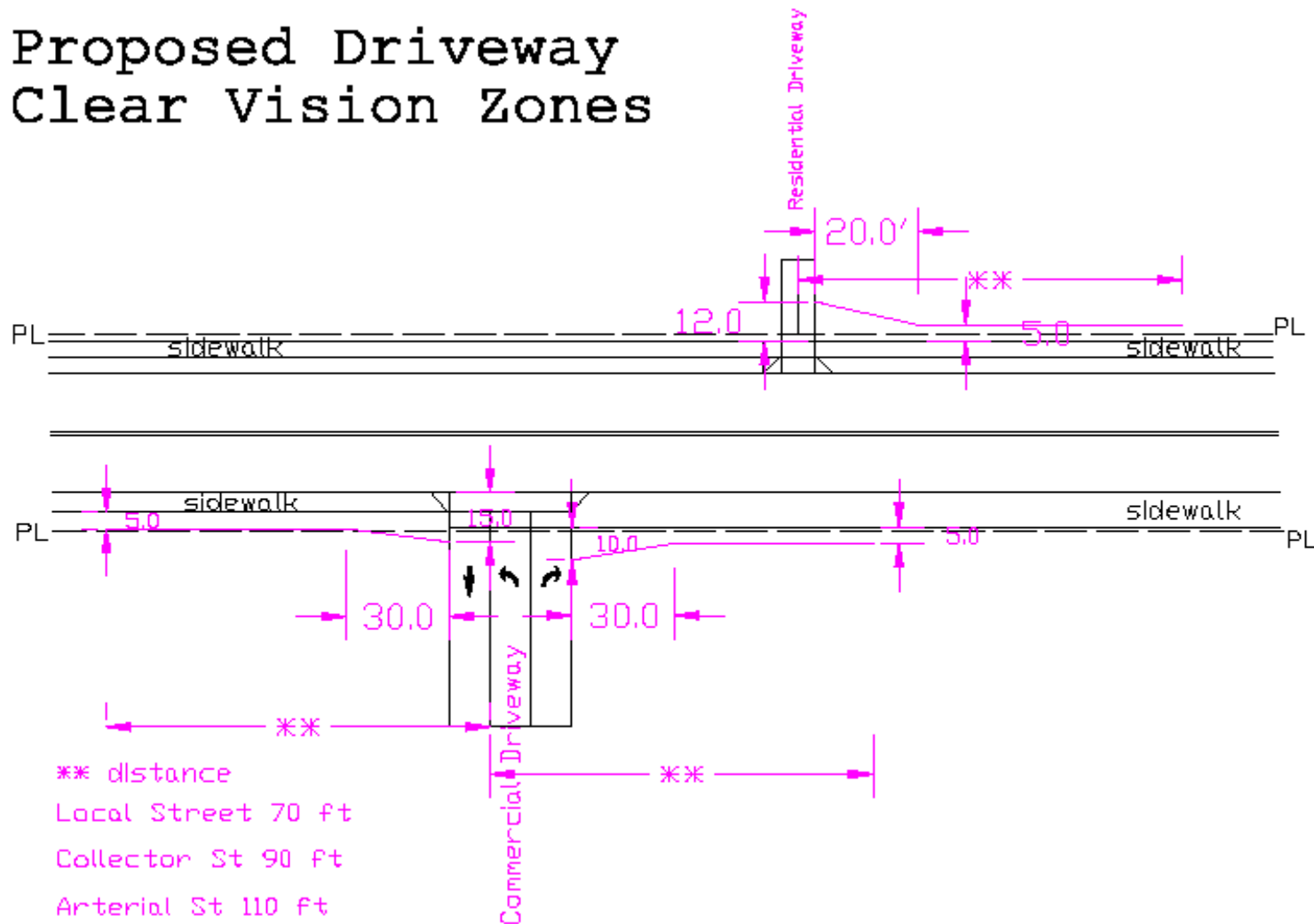
- Speed along street
 - "higher" class (speed) streets require more sight distance
- SF & Duplex drives typically require backing out of driveway
- Need to see pedestrians walking along sidewalk

Driveways — changes

Residential (SF & Duplex)

- 12' from back of walk into property measured along the edge of the drive, to a point 5' behind sidewalk & 20 feet from edge of drive, thence continuing along a line 5' behind and parallel to the back of walk to a point located
 - --- 70' from centerline drive on local streets
 - --- 90' from centerline drive on collector streets
 - --- 110' from centerline drive on arterial streets

Proposed Driveway Clear Vision Zones

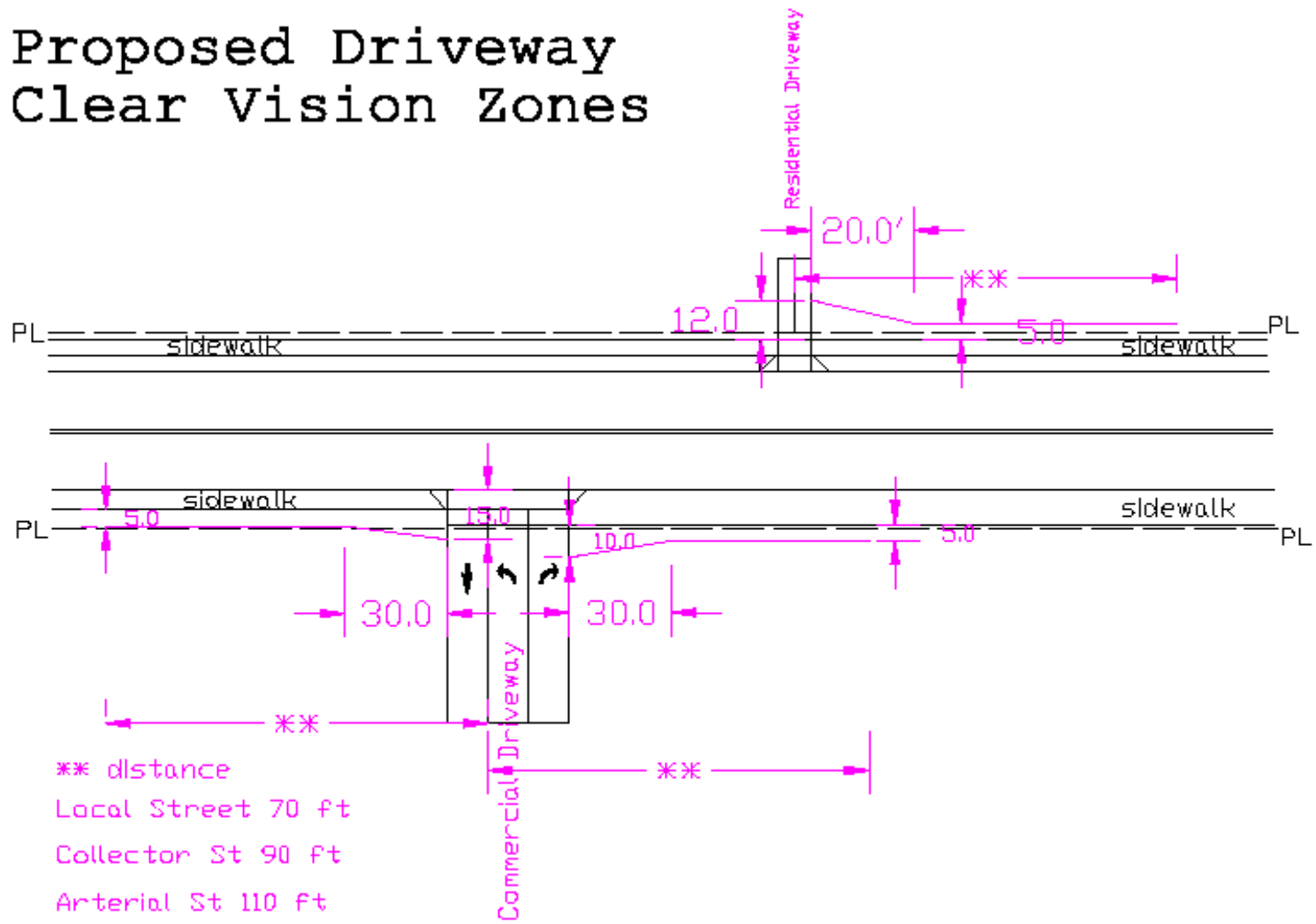


Driveways—changes

Commercial & Multi-family

- 15' from back curb or 10' from back walk, whichever is greater, measured into the property along the edge of the driveway, then continuing to a point 5' behind walk and 30' from the edge of the driveway, then continuing along a line 5' from and parallel to the back of walk to a point located
 - --- 70' from centerline drive along local streets
 - --- 90' from centerline drive along collector streets
 - --- 110' from centerline drive along arterial streets

Proposed Driveway Clear Vision Zones



Changes — Fences & Hedges

- # Return to 30" height above top of curb

Questions & Discussion

