

SECTION 9.0200 CLEAR VISION AREA

General

9.0201 Street and Railroad Clear Vision Area

9.0202 Driveway Clear Vision Area

General

9.0201 Street and Railroad Clear Vision Area

- A. A clear-vision area shall be maintained on each corner of property at the intersection of two streets or a street and a railroad. No fence, wall, landscaping, sign, structure or parked vehicle that would impede visibility between height of 3 feet and 10 feet above the center line grades of the intersecting streets or railroad shall be located within the clear vision area. No driveway or parking area shall be located in an intersection clear vision area.
- B. 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 8 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 and;
 6. A place where the natural contour of the ground is such that there can be no cross-visibility at the intersection.
 7. A sign support structure(s) if combined total width is 12 inches or less, and the combined total depth is 12 inches or less.
- C. The clear vision area requirement shall be waived in the Downtown Plan District, Civic Neighborhood Plan District and Rockwood Town Center land use district if the applicant requests the waiver and the applicant can demonstrate that sightlines meet American Association of State Highway and Transportation Officials engineering guidelines without applying a clear vision area on private property.
- D. A clear-vision area shall consist of a triangular area two sides of which are lot lines for a distance 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 non-intersecting ends of the other two sides. The following measurements shall establish the clear-vision areas.

| Functional Street Classification | Measurement Along Each Lot Line |
|---|---------------------------------|
| (a) All Streets except Alleys | 30 feet |
| (b) Alley | 10 feet |
| (c) At the intersection of a Street and Alley | 20 feet |

9.0202 Driveway Clear Vision Area

- A.** Commercial, Industrial, Three or more Attached Dwellings and Institutional Developments. Service drives to public streets shall have a minimum clear-vision 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 20 feet from their intersection. No fence, wall, landscaping, sign, structure or parked vehicle that would impede visibility between a height of 3 feet to 10 feet above the center line grade of the intersecting street shall be located within the clear vision area. No off-street parking area shall be located in a driveway clear vision area.
- B.** One-and Two- Unit Residential Developments. Driveways to public streets shall have a minimum clear vision 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 10 feet from their intersection. No fence, wall, landscaping, sign or other structure that would impede visibility between a height of 3 feet to 10 feet above the center line grade of the intersecting street shall be located within the clear vision area. No off-street parking area shall be located in a driveway clear vision area.

Figure 9.0202



