



SIGHT DISTANCE TRIANGLE TEXT AMENDMENT

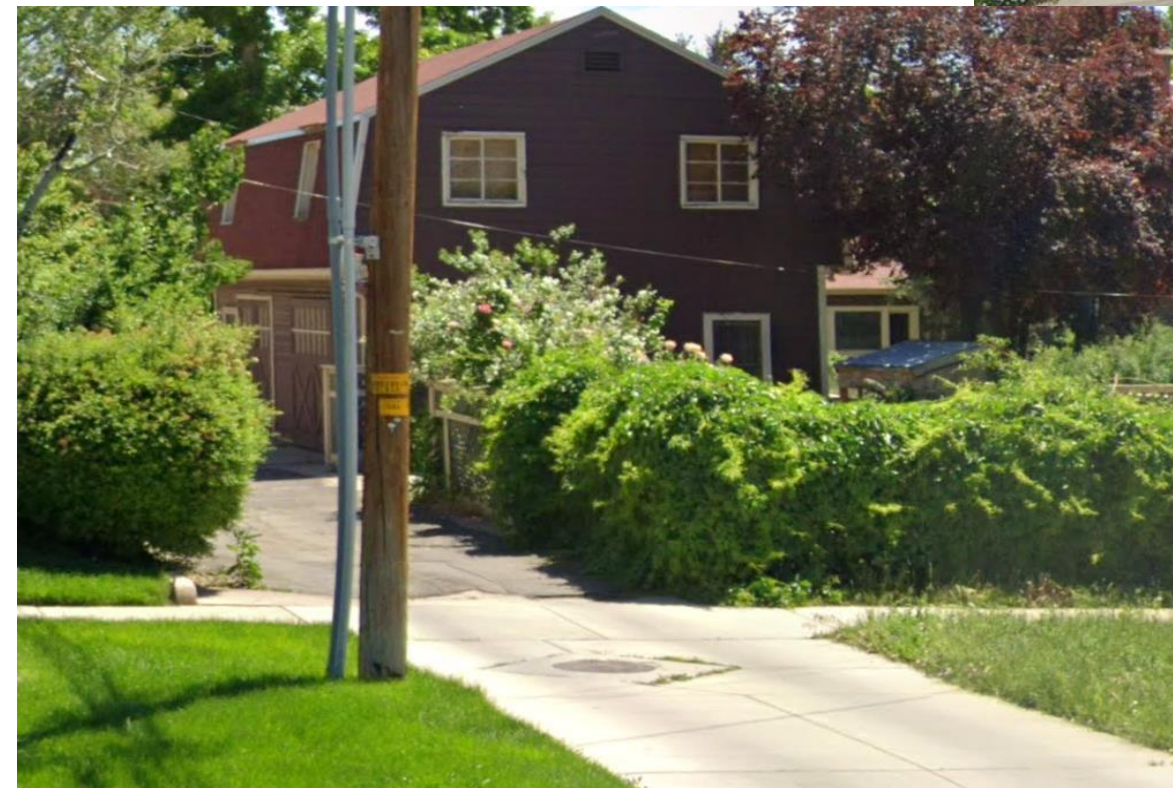
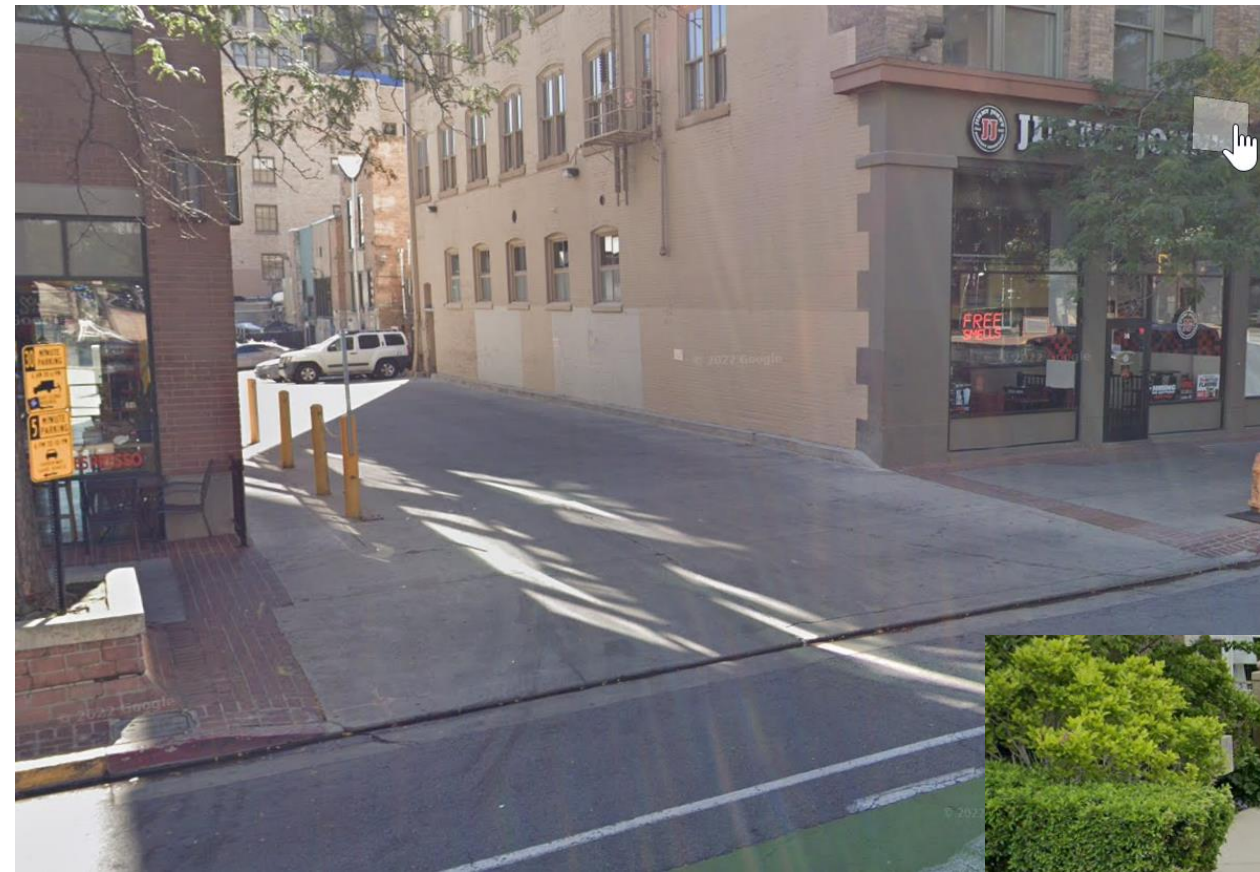
PROJECT REQUEST

- Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance regulations regarding the sight distance triangle
- Proposed changes to sections:
 - 21A.62.040: update the definition of sight distance triangle.
 - 21A.36.020 & 21A.40.050: apply standards to principal & accessory buildings
 - 21A.40.120: regulations for fences, walls and hedges
 - Related provisions of Title 21A

Recommendation: Council adopt proposal

BACKGROUND

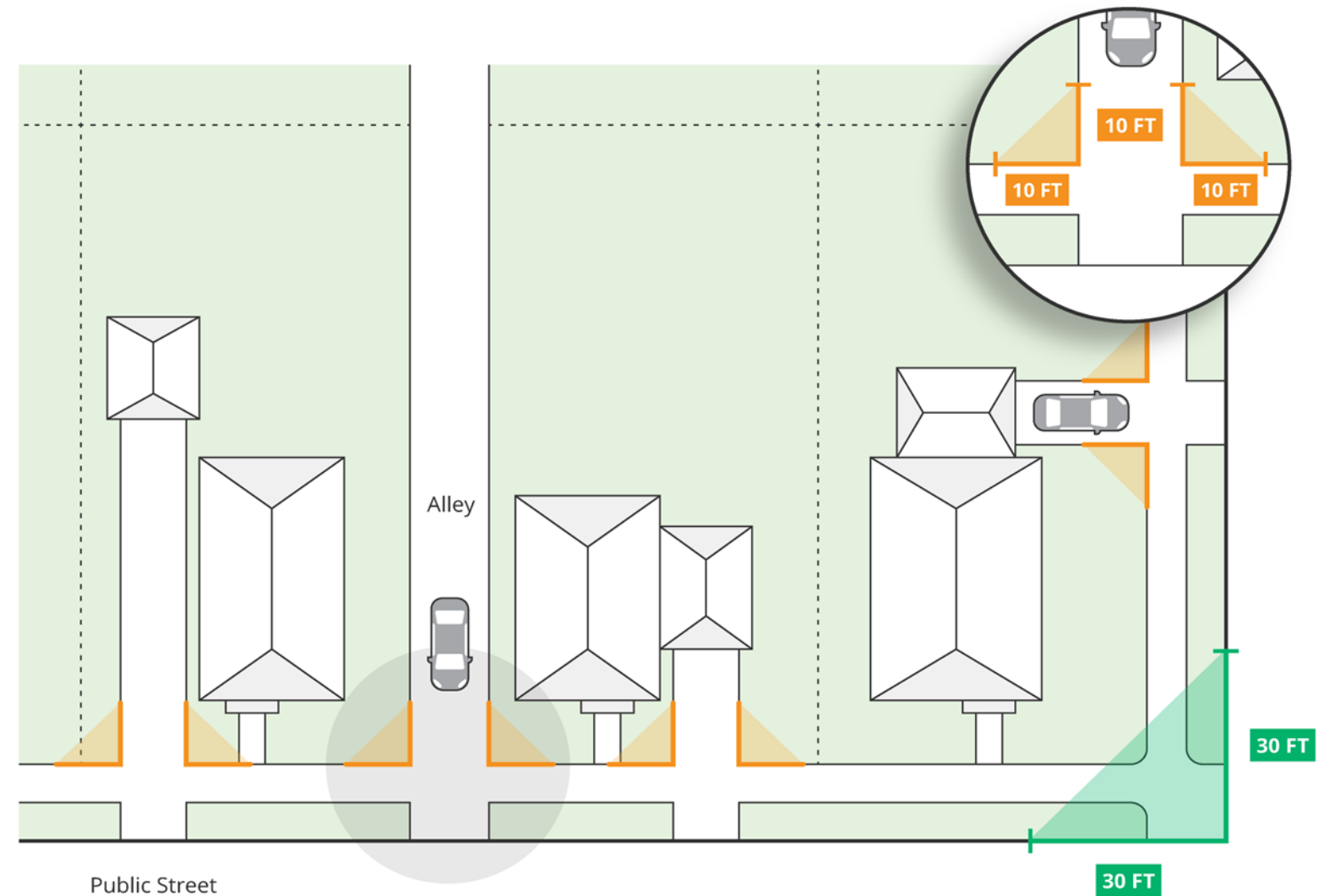
- **Sight distance triangle:** a clear zone area identified at the intersections of streets, driveways or alleys & streets, and driveways or alleys & sidewalks where obstructions are restricted
- Purpose: increase safety for all modes of transportation at potential points of conflict



PROPOSED CHANGES

- Adding language:
 - Include alleys to the definition of sight distance triangle
 - Height restrictions to apply to buildings and other structures in the sight distance triangle
- Clarifying language
 - 21A.44.060 – parking regulations
 - 21A.40.120 – fence regulations

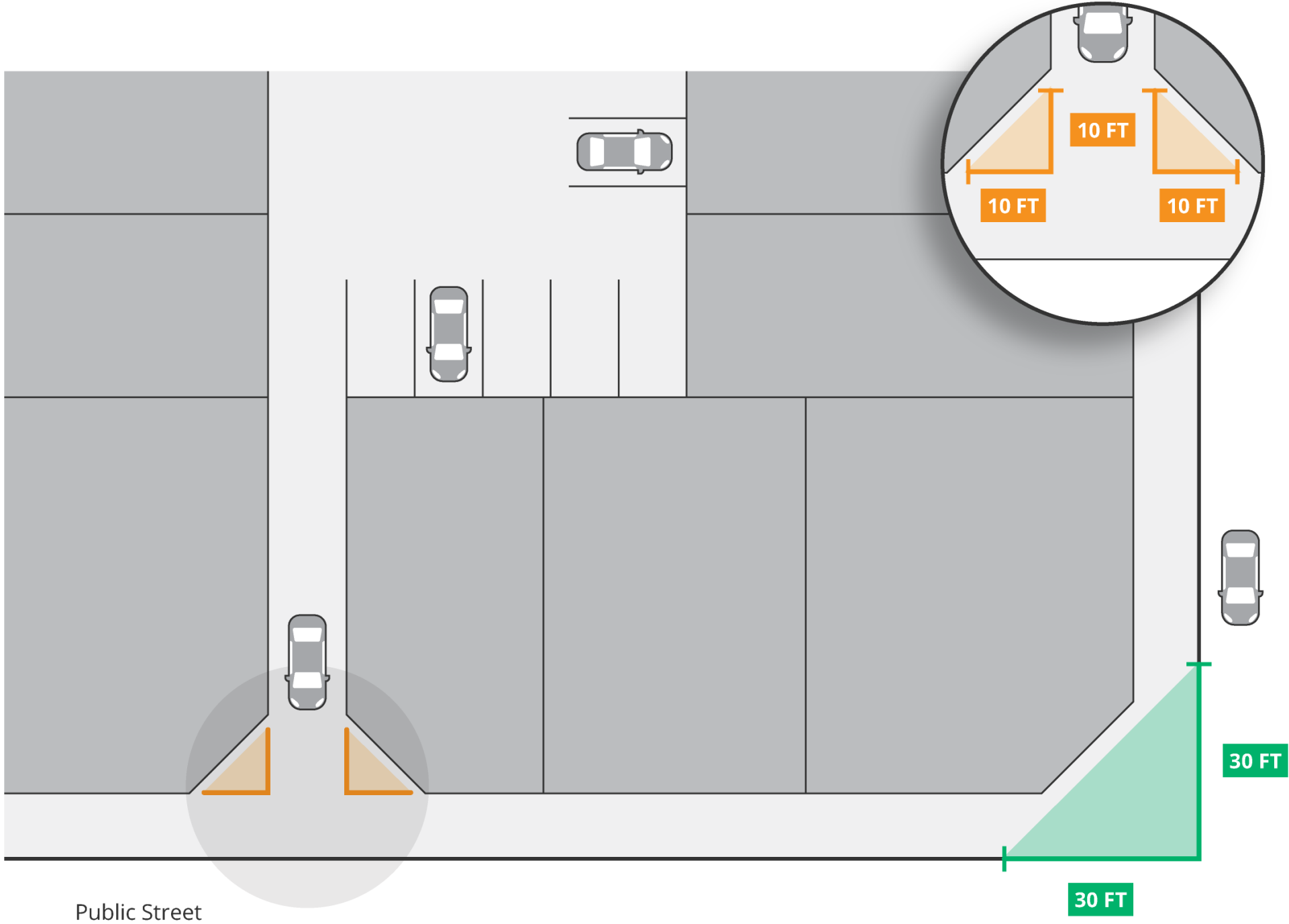
CLEAR ZONE AREAS | STREET WITH A SIDEWALK



○ Alley/Driveway Intersections (10 ft*) | ○ Corner Lot/Street Intersection (30 ft**) |

*Structures in clear zone areas restricted to 30 inches in height.
**Structures in clear zone areas restricted to 3 ft in height.

CLEAR ZONE AREAS | EXAMPLE OF CITY BLOCK WITH BUILDINGS



○ Alley/Driveway Intersections (10 ft*) | ○ Corner Lot/Street Intersection (30 ft**) |

**Structures in clear zone areas restricted to 30 inches in height.
**Structures in clear zone areas restricted to 3 ft in height.*

IMPACT TO EXISTING STRUCTURES

- Continued use of legally existing structures would not be impacted
 - Fences, walls & hedges
 - Buildings
 - Other structures
- Subject to provisions of Chapter 21A.38

