

## **21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:**

D. Notwithstanding any other provision of this Code, all structures shall comply with the Sight Distance Triangle Requirements as noted in section 21A.62.050, illustration I of this title. The planning director, in consulting with the transportation director, may approve alternative design solutions that result in similar visual clearance and effectively mitigate safety concerns.

## **21A.40.050: GENERAL YARD, BULK AND HEIGHT LIMITATIONS:**

D. Notwithstanding any other provision of this Code, all structures shall comply with the Sight Distance Triangle Requirements as noted in section 21A.62.050, illustration I of this title. The planning director, in consulting with the transportation director, may approve alternative design solutions that result in similar visual clearance and effectively mitigate safety concerns.

## **21A.40.120: REGULATION OF FENCES, WALLS AND HEDGES**

### **E. Height Restrictions and Gates:**

1. Fences, walls, and hedges shall comply with the following regulations based on the following zoning districts:

#### **a. Residential Zoning Districts:**

(1) Except as permitted in subsection 21A.24.010.P and 21A.12.E.4 21A.40.120.E.4 of this code a fence, wall or hedge located between the front property line and front building line of the facade of the principal structure that contains the primary entrance shall not exceed four (4) feet in height.

#### **b. Nonresidential Zoning Districts:**

(3) ~~Notwithstanding~~ Notwithstanding Subsection 21A.40.120.1.b.(1) 21A.40.120.E.1.b.(1), in the M-2 and EI zoning districts fences, walls, or hedges may be up to six (6) feet in height if when located between the front property line and the front yard setback line.

5. Vision Clearance and Safety. Notwithstanding any other provision of this Code, a fence, wall, or hedge shall comply with the Sight Distance Triangle Requirements of this Section.

a. Corner Lots; Sight Distance Triangle: No solid fence, wall or hedge shall be erected to a height in excess of three (3) feet if the fence, wall or hedge is located within the sight distance triangle extending thirty (30) feet either side of the intersection of the respective street curb lines, or edge lines of roadway where curbing is not provided as noted in section 21A.62.050, illustration I of this title.

~~—b. Corner Side, Side, Rear Yards; Sight Distance Triangle: Fences, walls or hedges may be erected in any required corner side yard (extending to a point in line with the front facade of the principal structure for residential zoning districts and up to any required front yard setback line for all other zoning districts), required side yard or required rear yard to a height not to exceed six (6) feet. The zoning administrator may require either increased fence setback or lower fence height along corner side yards to provide adequate line of sight for driveways and alleys.~~

~~c.—b.~~ b. Intersection of Street and Driveway; Intersection of Alley or Driveway and Sidewalk; Sight Distance Triangle: Solid fences, walls and hedges shall not exceed thirty (30) inches in

height within the sight distance triangle as defined in section 21A.62.050, illustration I of this title.

d. c. Sight Distance Triangle And See Through Fences: Within the area defined as a sight distance triangle, see through fences that are at least fifty percent (50%) open shall be allowed to a height of four (4) feet.

e. d. Alternative Design Solutions. To provide adequate line of sight for driveways and alleys, the zoning administrator, in consulting with the development review team, may require alternative design solutions, including, but not restricted to, requiring increased fence setback and/or lower fence height, to mitigate safety concerns created by the location of buildings, grade change or other preexisting conditions.

7. Gates. No gate, whether crossing a driveway, walkway, or part of a fence, shall be erected to a height in excess of the standards outlined in this subsection E. To regulate the location of gates and their impact on vehicular staging within the public right of way, passenger vehicles shall require a minimum seventeen (17) foot six (6) inch setback from back edge of sidewalk, or property line when a sidewalk is not provided, and large truck driveways shall require a one hundred (100) foot setback from back edge of sidewalk, or property line. This requirement does not apply to gates abutting alleys. All gates are to swing inward to the property or be a roll gate that does not impact the staging area.

## **21A.62.040: DEFINITIONS OF TERMS**

SIGHT DISTANCE TRIANGLE: A triangular area formed by a diagonal line connecting two (2) points when measured as follows:

A. For corner lots: Extending thirty feet (30') from the intersecting line of each street face of curb, or edge of roadway where curbing is not provided. ~~Proposals in commercial and industrial districts which have a minimum front or corner side yard setback requirement, that seem to allow encroachment into the sight distance triangle, shall be reviewed through the site plan review process by the city's development review team.~~

B. For intersections of street or large truck and driveways or alleys: Extending thirty feet (30') ten feet (10') from each intersecting edge of the driveway or alley and street ~~face of curb line~~, or edge of roadway where curbing is not provided.

C. For alley or passenger vehicle and light truck driveways crossing a sidewalk: Extending ten feet (10') from each intersecting edge of the alley or driveway and back edge of the sidewalk.

The purpose of the sight distance triangle is to define an area in which vision obstructions are prohibited. (See illustration in section [21A.62.050](#) of this chapter.)