

Title 16 - ZONING AND COMMUNITY DEVELOPMENT CODE
Division V. - COMMUNITY DESIGN
Chapter 16.96 ON-SITE CIRCULATION

[Exhibit A13](#)

DELETE = ~~Strikethrough~~
NEW = Underlined

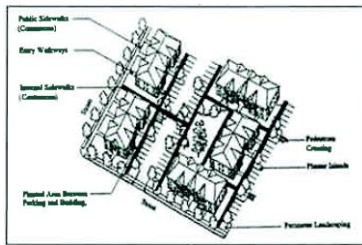
Chapter 16.96 ON-SITE CIRCULATION

16.96.010 General Requirements for On-site Pedestrian Circulation

A. Purpose

All new development, (except single-family detached and middle housing types), shall provide a continuous system of private pathways/sidewalks. ~~On-site facilities shall be provided that accommodate safe and convenient pedestrian access within new subdivisions, multi-family developments, planned unit developments, shopping centers and commercial districts, and The on-site facilities shall~~ connecting to adjacent residential areas and neighborhood activity centers within one-half mile of the development. Neighborhood activity centers include but are not limited to existing or planned schools, parks, shopping areas, transit stops or employment centers. ~~All new development, (except single-family detached and middle housing types), shall provide a continuous system of private pathways/sidewalks.~~

On-Site Circulation System (Multi-Family Example)



B. Maintenance

No building permit or other City permit shall be issued until plans for pedestrian ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter. Required ingress, egress and circulation improvements shall be kept clean and in good repair.

C. Joint Pedestrian Access

Two (2) or more uses, structures, or parcels of land may utilize the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfied the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use.

D. Connection to Streets

1. Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways with paved sidewalk.
2. Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

~~E.—Maintenance of Required Improvements~~

~~Required ingress, egress and circulation improvements shall be kept clean and in good repair.~~

~~F.—Access to Major Roadways~~

~~Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Appendix C of the Community Development Plan, Part II, shall be limited as follows:~~

- ~~1.—Single and two-family uses and manufactured homes on individual residential lots developed after the effective date of this Code shall not be granted permanent driveway ingress or egress from Highway 99W and arterial roadways. If alternative public access is not available at the time of development, provisions shall be made for temporary access which shall be discontinued upon the availability of alternative access.~~
- ~~2.—Other private ingress or egress from Highway 99W and arterial roadways shall be minimized. Where alternatives to Highway 99W or arterials exist or are proposed, any new or altered uses developed after the effective date of this Code shall be required to use the alternative ingress and egress.~~
- ~~3.—All site plans for new development submitted to the City for approval after the effective date of this Code shall show ingress and egress from existing or planned local or collector streets, consistent with the Transportation Plan Map and Section VI of the Community Development Plan.~~

~~G.—Service Drives~~

~~Service drives shall be provided pursuant to Section 16.94.030.~~

(Ord. No. 2012-008, § 2, 7-17-2012; Ord. No. 2010-015, § 2, 10-5-2010; Ord. 2006-021; Ord. 2005-009, § 6; Ord. 86-851)

16.96.020 Minimum Residential Pedestrian Circulation standards

Minimum standards for private, on-site pedestrian circulation improvements in residential developments:

~~A.—Driveways~~

- ~~1.—ADU/Single Family Detached: One (1) driveway improved with hard surface pavement with a minimum width of ten (10) feet, not to exceed a grade of 14%.~~
- ~~2.—Duplex: One (1) shared driveway improved with hard surface pavement with a minimum width of twenty (20) feet; or two (2) driveways improved with hard surface pavement with a minimum width of ten (10) feet each.~~
- ~~3.—Townhomes: A maximum of one (1) driveway per unit improved with hard surface pavement with a minimum width of ten (10) feet. See also the provisions of 16.14.020.D.~~
- ~~4.—Triplex and Quadplex: See the provisions of 16.14.030.A.~~
- ~~5.—Multi Family: Improved hard surface driveways are required as follows:~~

Number of Units	Number of Driveways	One-Way Drive Width (Pair)	Two-Way Drive Width
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3-49	1	15 feet	24 feet
50 or more	2	15 feet	24 feet

AB. Sidewalks, Pathways and Curbs

1. Single ~~Family Detached, Duplex, Triplex, Quadplex, Townhome, Cottage Clusters, middle housing types,~~ and Manufactured Homes on Individual Residential Lot: No on-site sidewalks and curbs are required when not part of a proposed partition or subdivision. Pedestrian circulation standards for subdivisions and partitions are located in Section 16.106.060 Sidewalks. For cottage clusters, on-site pedestrian pathways are required consistent with Section 16.14.040.
2. Multi-family:
 - a. A system of private pedestrian sidewalks/pathways extending throughout the development site shall connect each dwelling unit to vehicular parking areas, common open space, storage areas, recreation facilities, adjacent developments, transit facilities within five hundred (500) feet of the site, and future phases of development. Main building entrances shall also be connected to one another.
 - b. Required private pathways/sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators, on one (1) side of approved driveways connecting to the public sidewalk or curb of the public street that provides required ingress and egress. Curbs shall also be required at a standard approved by the Review Authority.
 - c. Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, brick/masonry pavers, or other durable surface, at least five (5) feet wide and conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump).
 - d. Exceptions Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.

(Ord. No. 2012-008, § 2, 7-17-2012; Ord. No. 2010-015, § 2, 10-5-2010; Ord. 2006-021; Ord. 2005-009, §§ 5, 8; 91-922)

16.96.030 Minimum Non-Residential Pedestrian Circulation Standards

Minimum standards for private, on-site pedestrian circulation improvements in non-residential developments:

A. Driveways

1. Commercial: Improved hard surface driveways are required as follows:

Required Parking Spaces	# Driveways	Minimum Width	
		One-Way Pair	Two-Way
1-49	1	15 feet	24 feet
50 & above	2	15 feet	24 feet

~~2.—Industrial: Improved hard surfaced driveways are required as follows:~~

Required Parking Spaces	# Driveways	Minimum Width	
		One-Way Pair	Two-Way
1–249	1	15 feet	24 feet
250 & above	2	15 feet	24 feet

~~3.—Surface materials are encouraged to be pervious when appropriate considering soils, anticipated vehicle usage and other pertinent factors.~~

~~AB.~~ Sidewalks and Curbs

1. A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.
2. Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.
3. Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.
4. Exceptions. Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.

(Ord. No. 2010-015, § 2, 10-5-2010; Ord. 2006-021; Ord. 2005-009, § 8; Ord. 86-851)

16.96.040 General Requirements for On-Site Vehicle Circulation

A. Maintenance

No building permit or other City permit shall be issued until plans for vehicle ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter.

B. Joint Access ~~{See also Chapter 16.108}~~

Two (2) or more uses, structures, or parcels of land are strongly encouraged to utilize jointly the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfy the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use. In some cases, the City may require a joint access

to improve safety, vision clearance, site distance, and comply with access spacing standards for the applicable street classification.

C. Connection to Streets

1. Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways.
2. Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

D. Maintenance of Required Improvements

Required vehicle ingress, egress and circulation improvements shall be kept clean and in good repair.

E. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

(Ord. No. 2010-015, § 2, 10-5-2010; Ord. 2005-009 § 8)

16.96.050 Minimum Residential Vehicle Circulation Standards

Minimum standards for private, on-site vehicle circulation improvements in residential developments:

A. Driveways

1. ADU/Single-Family Detached with or without an Accessory Dwelling Unit (ADU). One (1) driveway improved with hard surface pavement with a minimum width of ten (10) feet and maximum width of 24 ft., not to exceed a grade of 14%. Lots with more than 60 ft. of frontage on a public street are permitted a maximum width of 30 ft. Permeable surfaces and planting strips between driveway ramps are encouraged in order to reduce stormwater runoff.
2. Duplex: One (1) shared driveway improved with hard surface pavement with a minimum width of twenty (20) feet; or two (2) driveways improved with hard surface pavement with a minimum width of ten (10) feet each. Permeable surfaces and planting strips between driveway ramps are encouraged in order to reduce stormwater runoff.
3. Townhome: A maximum of one (1) driveway per unit improved with hard surface pavement with a minimum width of ten (10) feet. See also the provisions of 16.14.020.D.
4. Triplex and Quadplex: See the provisions of 16.14.030.A.
5. Cottage Clusters: See the provisions of 16.14.040.C
6. Multi-Family: Improved hard surface driveways are required as follows:

<u>Number of Units</u>	<u>Number of Driveways</u>	<u>One Way Drive Width (Pair)</u>	<u>Two Way Drive Width</u>
<u>5-49</u>	<u>1</u>	<u>15 feet</u>	<u>24 feet</u>
<u>50 or more</u>	<u>2</u>	<u>15 feet</u>	<u>24 feet</u>

Commented [EP1]: Multi-family is more than 3 units – 5 or more.

16.96.060 Minimum Non-Residential Vehicle Circulation Standards

Minimum standards for private, on-site circulation improvements in non-residential developments:

A. Driveways

1. Commercial and Mixed-Use: Improved hard surface driveways are required as follows:

<u>Required Parking Spaces</u>	<u>Number of Driveways</u>	<u>Minimum Width One-Way (Pair)</u>	<u>Minimum Width Two-Way</u>
<u>1—49</u>	<u>1</u>	<u>15 feet</u>	<u>24 feet</u>
<u>50 or more</u>	<u>2</u>	<u>15 feet</u>	<u>24 feet</u>

2. Industrial: Improved hard surfaced driveways are required as follows:

<u>Required Parking Spaces</u>	<u>Number of Driveways</u>	<u>Minimum Width One-Way (Pair)</u>	<u>Minimum Width Two-Way</u>
<u>1—249</u>	<u>1</u>	<u>15 feet</u>	<u>24 feet</u>
<u>250 or more</u>	<u>2</u>	<u>15 feet</u>	<u>24 feet</u>

3. Surface materials are encouraged to be pervious when appropriate, considering soils, anticipated vehicle usage, and other pertinent factors.