

410.400 Access Management

1. Freeways, Expressways, Primary Arterials.

1. When subdividing land, all parcels shall have direct frontage on a dedicated street to obtain access. Access to property via ingress/ egress easements shall not be allowed.
2. When subdividing land adjacent to Freeways, Expressways and Primary Arterials, direct access from parcels to the arterial shall be prohibited. Access shall be provided to Freeways, Expressways and Primary Arterials via Local Streets, Collector Streets and Secondary Arterial Streets.
3. If the land adjacent to the Freeway, Expressway or Primary Arterial is zoned for commercial land uses, a Secondary Circulation System shall be constructed according to the Major Thoroughfare Plan to control access and maintain traffic flow. The Secondary Circulation System shall be located at least four hundred forty (440) feet from the highway and run parallel to the highway thus creating reverse frontage lots.
4. In the case of infill development along Freeways, Expressways and Primary Arterials, where direct access cannot be prevented because of prior platting or existing development patterns, joint access driveways shall be constructed.
5. In the Site Plan review process, commercial property along Freeways, Expressways and Primary Arterials shall be required to construct Internal Circulation Systems between parcels to provide access management to the Arterial Street.

2. Collector Streets And Secondary Arterial Streets.

1. When subdividing land adjacent to Secondary Arterial Streets and Collector Streets, direct access from parcels to the arterial or collector shall be prohibited.
2. If the land adjacent to the Collector Street or Secondary Arterial Street is zoned for commercial land uses, a Secondary Circulation System shall be constructed according to the Major Thoroughfare Plan to control access and maintain traffic flow. The Secondary Circulation System shall be located at least two hundred twenty (220) feet from a Secondary Arterial and one hundred twenty (120) feet from a Collector and shall run parallel to the highway thus creating reverse frontage lots.
3. In the case of infill development where direct access cannot be prevented because of prior platting or existing development patterns, the construction of turnaround drives shall be provided.

3. Access Restrictions by Classification of Roadway

1. All Distances are centerline-to-centerline. If roadway is owned/operated by another Authority Having Jurisdiction (AHJ) then follow their access spacing guidelines.

1. Local

1. Full access roadway intersections spacing shall be a minimum of 220'.
2. Determinations for commercial driveway spacing shall be made by the Director of the Community Development Department or their designee.

2. Collector

1. Full access roadway intersections spacing shall be a minimum distance of 660'
2. Commercial driveway spacing shall be a minimum distance of 160'

3. Secondary Arterial

1. Full access roadway intersections spacing shall be a minimum distance of 660'
2. Commercial driveway spacing shall be a minimum distance of 210'

4. Primary Arterial

1. Full access roadway intersections spacing shall be a minimum distance of 1/4 mile.
2. Commercial driveway spacing shall be a minimum distance of 330'

[Ord. No. 04-19 §1, 3-8-2004]