

City of Coral Gables Zoning Code Text Amendment Request

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Date of request:

12.09.08

Sponsoring department(s):

Building and Zoning

Code section(s) to be amended (attach additional sheets as necessary):

5-1406. Visibility requirements

Purpose or explanation of text amendment (attach additional sheets as necessary):

Update triangle of visibility requirements in order to be consistent with Miami-Dade County standards.

Proposed text amendment (attach additional sheets as necessary):

A. General.

1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of ~~three (3)~~ two and a half (2.5) feet and eight (8) feet above the established grade.
2. ~~The standards of this section are intended to provide a higher standard for visibility than that set out in the Miami-Dade County Code for rights-of-way that are fifty (50) feet in width or less.~~ Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.

B. Ingress and egress driveways. All ingress and egress driveways in residential districts and Special Use Districts that connect to streets ~~with rights-of-way of fifty (50) feet or less in width~~ shall provide triangles of visibility as follows:

1. ~~If a sidewalk is located between the property line and the street (see Figure B.1), then the legs of the triangle of visibility shall:~~ Triangles shall be located within the edge of driveway leading to a public right-of-way. The legs of the triangle shall be ten (10) feet long (see Figure B):
 - a. ~~Be fifteen (15) feet long; and~~
 - b. ~~Meet at the point of intersection of the driveway and the edge of the sidewalk that is closest to or on the property line.~~
2. ~~If there is no sidewalk located between the property line and the street (see Figure B.2), then the legs of the triangle of visibility shall (see Figure C):~~
 - a. ~~Be twenty (20) feet long; and~~
 - b. ~~Meet at the point of intersection of a line that extends from the edge of the driveway and a line that extends from the edge of pavement of the abutting street (flare outs are included within the triangle of visibility).~~

C. Street intersections. Triangles of visibility shall be maintained at all street intersections ~~where the widths of the rights-of-way are fifty (50) feet or less and the streets are within or abutting residential and special use districts.~~ The legs of the triangles of visibility shall:

1. Be a minimum of thirty (30) feet long; and
2. Meet at the point of intersection of a line that extends from the edge of pavement of the intersecting streets (curb radii are included within the triangle of visibility).

D. In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

Sponsoring department(s) signature:

Marta Salazar-Blanco

Martha Salazar-Blanco

12.15.08

Print name

Signature

Date

