

Sight Triangles

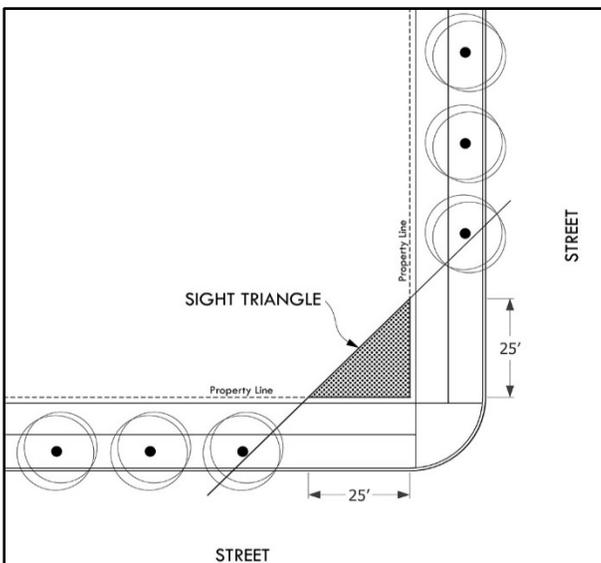


Sight Triangles are areas of unobstructed vision at the intersections of streets, alleys and driveways. The purpose of the sight triangle is to enhance safety by ensuring visibility for drivers, cyclists and pedestrians at these intersections. This guide is meant to demonstrate how sight triangles are enforced by the City of Bismarck.

Definition of Sight Triangle

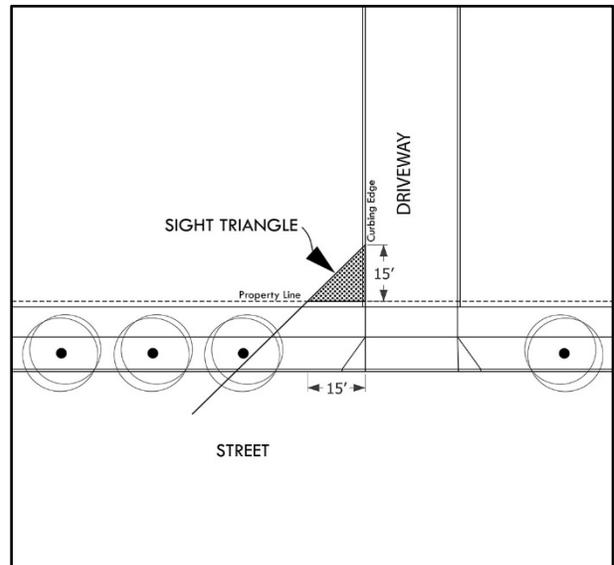
Sight triangles are measured on properties adjacent to intersections of roadways, driveways, or alleys. The definitions are as follows:

Roadway Intersections



For any use on a corner lot, the sight triangle is the triangle formed by measuring from the point of intersection of the two property lines a distance of 25 feet in both directions along the street right-of-way lines and connecting the points to form a sight triangle, on the area of the lot adjacent to the street intersection.

Driveway Intersections



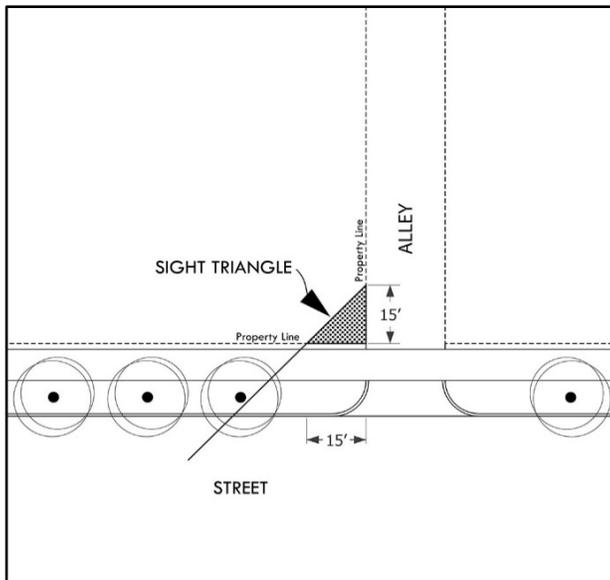
For a commercial, industrial, institutional or multifamily use with a driveway, the sight triangle is formed by measuring from the point of intersection of the property line adjacent to a street and the edge of the driveway a distance of 15 feet in along the street right-of-way line and 15 feet along the edge of the driveway and connecting the points to form a sight triangle on the lot adjacent to the intersection of the street and driveway.

Alley Intersections

For a commercial, industrial, institutional or multifamily use on a lot at the intersection of a street and an alley, the sight triangle is formed by measuring from the point of intersection of the two property lines a distance of 15 feet along the street right-of-way line and a distance of fifteen 15 feet along the alley right-of-way line and

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connecting the points to form a sight triangle of the lot adjacent to the intersection of the street and alley.



Application of Sight Triangle

Generally, no obstruction to vision having a height greater than three feet and less than ten feet above the curb level may be located within a sight triangle. Pole signs may be allowed within the sight triangle if the sign portion is greater than ten feet above the curb level and the pole diameter is eight inches or less.

In commercial and industrial zoning districts, no portion of a building or other obstruction between three and ten feet above the curb level, except a post or column, may be located in the sight triangle.



Extension of Sight Triangle Boundary

The requirements to maintain areas of unobstructed vision on private property within the sight triangle also apply to extensions of the triangle's hypotenuse through the boulevard and sidewalk areas within public right-of-way. See the illustrations in this guide to determine how that boundary line is applied.

Trees and Shrubbery in Sight Triangles

For new construction projects, no tree trunks may be located in a sight triangle. Any existing trees that are planted within a sight triangle must be pruned to provide unobstructed vision between three feet and ten feet above the height of curb. All shrubs and plant material must maintain a mature height of no greater than three feet in height.

Additional Requirements of City Engineer

For commercial, industrial, institutional or multifamily uses, the City Engineer may require a greater sight triangle than indicated herein on a case-by-case basis, when it is warranted based on the posted speed and traffic volumes on the adjacent roadway, topography, sight distances or any other engineering concern.

Downtown Exemptions

Buildings and improvements in the Downtown Core and Downtown Fringe zoning districts are exempt from these sight triangle requirements, but monument signs greater than three feet in height in these zoning districts cannot be located in the sight triangle.

Ordinance References

Most requirements referenced in this guide may be found in the Sections 14-03-03 (Definitions), 14-03-05(3) (Supplementary Provisions), 14-03.1-05(5) (Signs) of the City Code of Ordinances.

For additional information, contact the City of Bismarck's Community Development Department - Planning Division at 355-1840 or the Building Inspections Division at 355-1465 or visit the City-County Office Building at 221 N. 5th Street during standard office hours