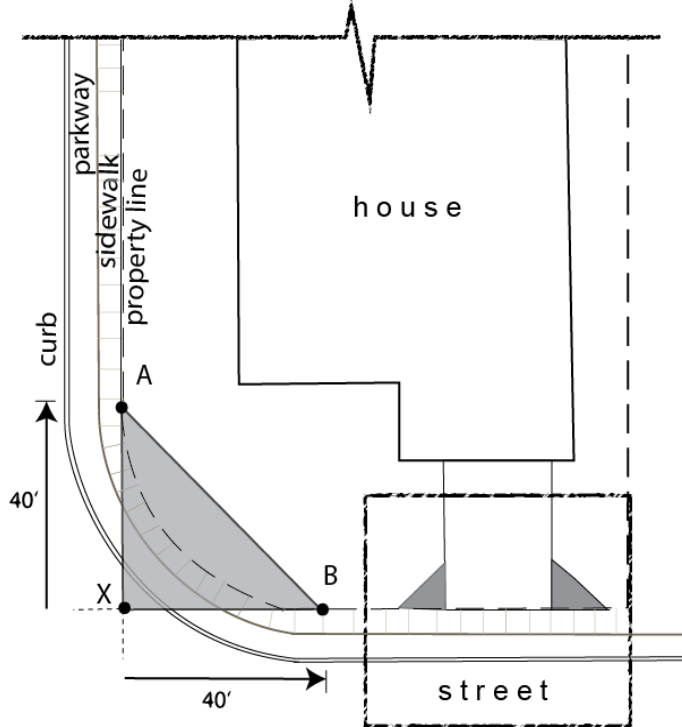




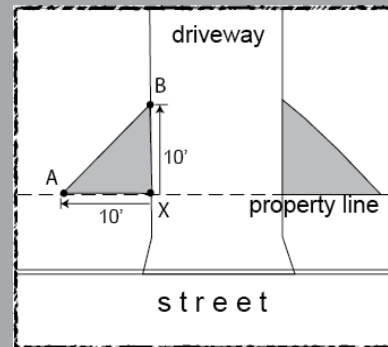
Sunnyvale

VISION TRIANGLES

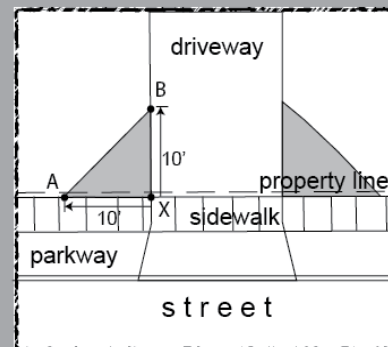
CORNER Vision Triangle



DRIVEWAY Vision Triangles

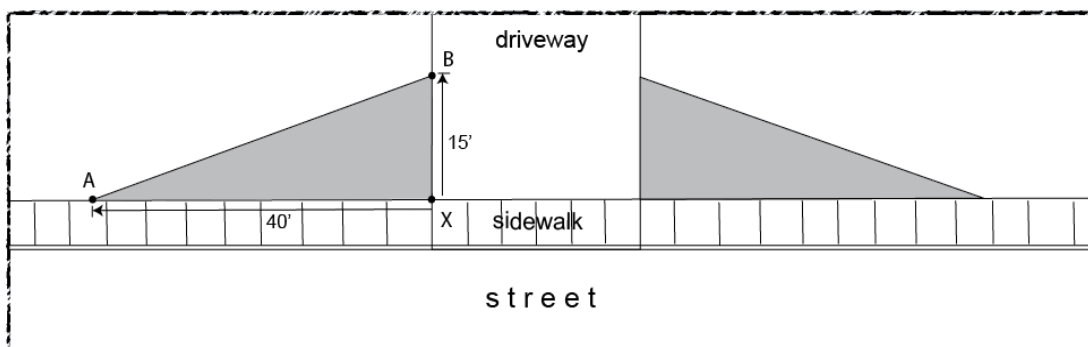


no sidewalk example



sidewalk example

EXTENDED DRIVEWAY Vision Triangle



(NOTE: Property lines do not necessarily match up with sidewalks. You can verify your property line location by contacting Sunnyvale Engineering at the One-Stop Counter.)

HOW TO DETERMINE VISION TRIANGLE AREA

Corner vision triangle means a triangular area on corner lots with specific height limitations for structures and vegetation, including fences, buildings and hedges. The triangle is formed by following three steps (see Figure 19.34.060 Vision Triangles for illustration):

- A) Draw imaginary straight lines that extend the front property lines until they intersect at a single point (Point X);
- B) Locate 2 points along each property line that are 40 feet from the intersection point (Points A and B); and
- C) Connect all 3 points to form a triangle.

Driveway vision triangle means a triangular area next to a driveway, alleyway or multi-use path with specific height limitations for structures and vegetation, including fences, buildings and hedges. The triangle is formed by the following three steps (see Figure 19.34.060 Vision Triangles for illustration):

- A) Use the point where the inside edge of the sidewalk and the edge of the driveway intersect (Point X);
- B) Locate two points along the edge of the driveway and sidewalk that are 10 feet from the intersection point (Points A and B). If there is no sidewalk, the vision triangle is measured along the property line. If a driveway has been widened without a corresponding widening of the curb approach, the driveway vision triangle is measured from the original driveway edge.
- C) Connect all 3 points to form a triangle.

Extended driveway vision triangle means a triangular area measured in a similar manner as a driveway vision triangle but with the following dimensions (see Figure 19.34.060 Vision Triangles for illustration):

- A) The point along the edge of the sidewalk (Point A) is 40 feet from the intersection point (Point X); and
- B) The point along the edge of the driveway (Point B) is 15 feet from Point X.

New structures, including signs, are subject to extended vision triangle requirements when located on lots with more than 100 parking spaces.

VISION TRIANGLE REQUIREMENTS

Parking Spaces - Parking areas are prohibited in all vision triangles.

Structures and Vegetation in Vision Triangles - Structures and vegetation are limited to 3.5 feet in height within any vision triangle. A structure may include buildings, fences, accessory structures, signs or any other physical object. Vegetation may include plants, shrubs and trees. The following structures and vegetation are exempt from vision triangle requirements:

- **Trees with Circumferences Less than 38 Inches.** A tree of 38 inches in circumference as measured 4.5 feet from the ground may be located within a vision triangle if the lowest tree branches and foliage are at least 10 feet from the ground at maturity.
- **Building Canopies.** A building canopy may project 5 feet into a vision triangle if the canopy is at least 10 feet high as measured from the top of curb closest to the canopy. Ground-mounted support posts are prohibited within any vision triangle.
- **Open Fences.** "Open fences" as defined in Section 19.48.020 (General Fence Requirements) may be located in a vision triangle.
- **Special Requirements for Safety.** The Director may require additional setbacks if needed for pedestrian, motorist, or bicyclist safety.
- **Downtown Specific Plan District.** Properties within the DSP Blocks 1, 1a, 2, 3, 7 and 18 are exempt from vision triangle requirements.