

Chapter 108-9 Motor Vehicle Access

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Sec 108-9-1 Businesses Requiring Access

Gas stations, commercial uses, public or quasi-public uses, and any use generating regular vehicular traffic shall comply with this chapter.

Agricultural uses shall be exempt except where a commercial access is created.

Access standards shall be applied only to the extent reasonably necessary to address:

- Traffic safety
- Emergency access
- Drainage impacts
- Pedestrian safety
- Protection of irrigation infrastructure

Access requirements shall be based on measurable safety or infrastructure impacts and shall not be used to regulate land use beyond these purposes.

Sec 108-9-2 Driveways And Curbs

Access to the station or other structure or parking lot shall be controlled as follows:

driveways Access points shall be limited to the minimum number reasonably necessary for safe and functional site access.

Shared access between adjacent commercial or mixed-use properties shall be required where reasonably feasible to reduce the number of access points.

Driveway spacing shall be based on driveway classification and safety considerations as determined by the City Engineer or adopted engineering standards.

Agricultural field access points necessary for farm operations shall be permitted.

driveways Driveways shall be separated by a distance reasonably necessary to maintain safe traffic operations based on roadway speed, traffic volumes, and engineering standards.

Where feasible, multiple access points shall be consolidated into shared access points.

Driveways shall not exceed 36 feet in width unless a greater width is reasonably necessary to accommodate:

- Agricultural equipment
- Emergency vehicle access
- Commercial vehicle circulation
- Shared access drives
- Agritourism uses

Additional width may be approved administratively where justified by operational needs.

Driveways shall not be located within 50 feet of an intersection unless a lesser distance is approved by the City Engineer based on demonstrated safety.

Greater separation may be required where necessary to maintain sight distance, snow storage, or traffic safety.

Agricultural access points may be allowed closer where no reasonable alternative exists and safety impacts are mitigated.

drivewaysdriveways

Where curb, sidewalk, or access control improvements are necessary to address traffic safety impacts created by a proposed commercial use, such improvements may be required.

These requirements shall not apply to:

- Agricultural uses
- Agritourism uses
- Rural residential uses
- Temporary or seasonal farm stands

Required improvements shall not unreasonably interfere with agricultural operations, irrigation infrastructure, emergency access, or snow removal operations.

Alternative access control measures appropriate to rural conditions may be approved.

Sec 108-9-3 Location Of Gasoline Pumps

Gasoline pumps shall be set back not less than 18 feet from any public right of way to which the pump island is vertical and 12 feet from any public right of way to which the pump island is parallel, and not less than 10 feet from any dwelling or occupied building on an adjoining lot. If the pump island is set at an angle on the property, it shall be so located that vehicles stopped for service will not extend over the property line.

Sec 108-9-4 Location Of Service Station Canopies

Service station canopies may extend into required setbacks to cover pump islands and vehicle service areas provided:

- No portion of the canopy encroaches into the public right-of-way
- The canopy is at least 10 feet from the front property line
- Minimum vertical clearance is 13 feet 6 inches
- Drainage and snow shedding does not create hazards on adjacent properties or sidewalks

Outdoor lighting must comply with Chapter 108-16

Minor reductions may be approved where safety is maintained.

Sec 108-9-5 Applicability and exemptions

This chapter applies to commercial, industrial, public, and mixed-use developments requiring vehicular access to public streets.

This chapter shall not apply to:

- Agricultural field access drives
- Irrigation access crossings
- Internal farm roads
- Single-family residential driveways
- Temporary agricultural uses
- Access drives serving bona fide agricultural operations

Where a property contains both agricultural and commercial uses, only the commercial access areas shall be subject to this chapter.

Nothing in this chapter shall be interpreted to require modification of existing lawful agricultural access points.

Nothing in this chapter shall prohibit agricultural equipment crossings reasonably necessary for farm operations.

This protects:

- hay movement
- livestock movement
- seasonal crossings

Sec 108-9-6 Administrative adjustments

The City may approve minor modifications to the standards of this chapter where strict compliance would:

- Reduce traffic safety
- Conflict with site constraints
- Interfere with agricultural operations
- Conflict with irrigation infrastructure
- Interfere with emergency access

Such adjustments shall be limited to the minimum necessary and shall be based on written findings.