



ISSUE DATE:	December 15, 2008. Revised May 2010.
APPROVED:	Derek Fancon, Traffic Code Consistency Coordinator; Dan Matthews, Street Transportation Departments

POLICY

City staff are directed to allow access onto adjacent alleys without formal driveway hearing officer approval under the following conditions: if there are no single family homes directly adjacent to the alley; or, if there is currently existing commercial access elsewhere on the same alley. The applicant will be required to pave the alley if it is currently unimproved and dedicate a total of 20 feet of alley right-of-way.

For structures permitted prior to 2000, this policy applies to Tiers 1 automatically, and on a case by case analysis for Tiers 2 and 3. Staff should consult with the Traffic Code Consistency Coordinator for Tier 2 and Tier 3 applicability.

Tier 1: 5,000 sq. ft. maximum. This can include an addition to the existing building. The addition cannot exceed 50% of the square footage of the existing building and a combined total of 5,000 square feet.

Tier 2: Greater than 5,000 sq. ft. to 25,000 sq. ft.

Tier 3: Greater than 25,000 sq. ft. to 100,000 sq. ft. and Large Scale Commercial Retail as defined in the Zoning Ordinance “big box” (Mercantile Occupancy).