

26-71. - Cross Access

(1) Description and Intent

- (a) Cross-access is an easement or service drive providing vehicular access between 2 or more contiguous sites/land-uses so that motorists and/or pedestrians do not need to reenter the public street system to gain access to an adjacent site/land-use, or to provide safer vehicular movements as determined by the Transportation Director.
- (b) Cross-access between adjacent properties reduces vehicular conflicts between motorists on the main street and motorists entering and leaving driveways. Reduced traffic conflicts result in fewer accidents and improved traffic flow on the main street. The intent of this section is to provide for cross-access between land-uses that front major/minor thoroughfares so that patrons leaving one land-use may access adjoining land-uses without having to reenter a busy public street system.
- (c) It is not the intent of this section to reduce the number of driveways beyond what is already allowed in other sections of the Driveway Manual.

(2) Cross-access is required in the following circumstances:

- (a) All new commercial, industrial, and office developments, or additions to existing developments of over 3,000 square feet of gross floor area; all uses of land without buildings involving more than 40,000 square feet; all multi-family developments; and all nonresidential subdivisions, including group developments and integrated multiple use developments that front thoroughfares and collectors must be designed to provide cross-access to above mentioned developments. Any instance where a traffic signal is involved, cross access shall be provided.
- (b) Review and approval of cross access shall be the responsibility of the Technical Review Committee. Request for modification of this requirement may be considered by the Transportation Director.

(3) Cross-access Not Required

Cross-access is not required when the subject adjacent properties have one or more of the following conditions or barriers:

- (a) the properties do not have common frontage along the same street;
- (b) significant topography differences in existing or proposed conditions;
- (c) significant natural features;

- (d) vehicular safety factors;
- (e) existing cross-access provisions;
- (f) other safety and security factors; or
- (g) existing infrastructure obstructions.

(4) Easement Recordation

A cross-access easement must be recorded on the final plat for property involving a subdivision, or recorded by separate instrument when no plat is proposed.

(5) No Obstruction of Access

All cross access must be built to the property line (or lease line). An accessway may not be blocked off, parked in, or otherwise “obstructed” unless approved by the Transportation Director.

(6) Parking Requirement Relief

Where a required cross-accessway eliminates otherwise required parking spaces, parking space requirements may be reduced by the number of spaces lost to the provision of the cross-accessway.

(7) Perimeter Landscaping Requirement Relief

Where a required cross-accessway eliminates otherwise required perimeter landscape planting area, perimeter tree and shrub requirements may be reduced by the length of the perimeter affected by the provision of the cross-accessway.

(8) Joint Maintenance

When a cross-access easement is created to serve more than one lot, an owners association or binding contract is required for the purpose of maintenance.

(9) Property Owner Cooperation

Applicants are not required to seek cooperation or permission from the adjacent property owner.