

A visual access corridor is a zoning requirement that applies to new construction or major renovations. Generally, the provision provides that structures cannot block the view of the waterfront from any public street that extends to the waterway or terminates prior to reaching the waterfront. The visual corridor generally must be the same width as the public right of way and continue to the waterfront. Alternatively, visual corridors may be required at regular intervals regardless of the existence of public streets. These types of ordinances are great ways to ensure public access to water resources.

Example Visual Access Corridor Ordinance

Definition –

Visual Access Corridor - The line of sight, identified as to width and distance of an observer looking toward an object of significance to the community from a public space. In the River District, the focus of the visual access is the riverfront.

Standard –

Visual Access along Street Corridors:

- (1) No structure may block the Visual Access Corridor between the riverfront and any Street perpendicular to the riverfront where the Visual Access Corridor:
 - (a) Extends to the riverfront.
 - (b) Terminates before reaching the riverfront but is within the River District.
- (2) Corridors must be at least the same width as the public right-of-way and must continue to the riverfront as a straight-line extension of the Street.
- (3) Primary Structures may set back farther from the Visual Access Corridor.
- (4) The encroachment of a structure into any Visual Access Corridor is limited to no more than 10% of the width of the Corridor.
- (5) Requirements for visual access along Street Corridors shall apply to all new structures and uses regardless of existing structures and uses located within the Corridors. No Accessory Structures may be located in the Corridor.
- (6) Building passages cannot be used to meet the requirement of this Section.