

Commercial Developments

Traffic-volume generation from commercial developments, such as shopping centers, large manufacturing plants, and even suburban or rural subdivisions can be significant, particularly at peak hours. Appropriate planning for access and impacts on public roads and streets is very important to reduce potential congestion and safety concerns.

An area that may be overlooked in this process is the establishment and maintenance of proper traffic control at entrance locations from these developments to public roadways. Section 321.321 of the Code of Iowa requires that drivers stop or yield at the entrance to a through highway but does not provide specific requirements for signing or other traffic control. Since entrances to these developments are predominantly under private control, placement of signing, specifically Stop signs, is generally not considered to be the responsibility of road agencies, although Code Section 321.345 does grant this authority. Installation of traffic control signs and devices in private developments often results in substandard and nonuniform sign size

and shape. This can be a particular concern when Stop signs are not furnished and placed in compliance with *MUTCD* requirements.

Section 1A.07 of the *MUTCD* focuses on this subject by recommending that states adopt provisions of the Uniform Vehicle Code, Section 15-117: “No person shall install or maintain in any area of private property used by the public, any sign, signal, marking or other device intended to regulate, warn, or guide traffic unless it conforms with the State manual and specifications adopted under Section 15-104.” Section 321.259 of the Iowa Code also addresses this issue.

Considering applicable Code provisions, *MUTCD* recommendations for uniformity of design, application, driver respect, and compliance with established traffic control, it is suggested that commercial developers be advised and encouraged to follow standard accepted practice for traffic control devices either informally or through a permitting process.

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