

#### 23.53.005 - Access to lots

##### A. Street or private easement abutment required

1. For residential uses, at least 10 feet of a lot line shall abut a street or a private permanent vehicle access easement meeting the standards of Section 23.53.025, or the provisions of subsection 23.53.025.F for pedestrian access easements shall be met.
2. For non-residential uses that do not provide parking, at least 5 feet of a lot line shall abut a street or a private permanent vehicle access easement meeting the standards of Section 23.53.025, or the provisions of subsection 23.53.025.F for pedestrian access easements to residential uses shall be met.
3. For non-residential uses and live-work units that provide parking, an amount of lot line sufficient to provide the required driveway width shall abut a street, or an alley improved to the standards of Section 23.53.030; or a private permanent vehicle access easement to a street meeting the standards of Section 23.53.025. If no vehicular access is required or provided, then pedestrian access meeting the provisions of subsection 23.53.025.F for pedestrian access easements to residential uses shall be met.

##### B. New Easements. When a new private easement is proposed for vehicular access to a lot, the Director may instead require access by a street when one (1) or more of the following conditions exist:

1. Where access by easement would compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures;
2. If the improvement of a dedicated street is necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage;
3. If improvement of a dedicated street is necessary or desirable in order to provide on-street parking for overflow conditions;
4. Where it is demonstrated that potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines;
5. If the dedication and improvement of a street would provide better and/or more identifiable access for the public or for emergency vehicles; or
6. Where a potential exists for extending the street system.

(Ord. [124378](#), § 54, 2013; Ord. 123649, § 33, 2011; Ord. 121196 § 19, 2003; Ord. 115568 § 4, 1991; Ord. 115326 § 26(part), 1990.)

#### 23.53.010 - Improvement requirements for new streets in all zones

##### A. General Requirements. New streets created through the platting process or otherwise dedicated shall meet the requirements of this chapter and the Right-of-Way Improvements Manual.

##### B. Required right-of-way widths for new streets.

1. Arterial and downtown streets. New streets located in downtown zones, and new arterials, shall be designed according to the Right-of-Way Improvements Manual.
2. Nonarterials not in downtown zones.
  - a. The required right-of-way widths for new nonarterial streets not located in downtown zones shall be as shown on Table A for Section 23.53.010:

**Table A**  
**for Section 23.53.010**

Zone Category	Required Right-of-Way Width
1. SF, LR1, NC1	50 feet
2. LR2, LR3, NC2	56 feet
3. MR, HR, NC3, C1, C2, SCM, IB, IC	60 feet
4. IG1, IG2	66 feet

- b. If a block is split into more than one zone, the required right-of-way width is determined based on the requirement in Table A for Section 23.53.010 for the zone category with the most frontage. If the zone categories have equal frontage, the one with the wider requirement shall be used to determine the minimum right-of-way width.
3. Exceptions to required right-of-way widths. The Director, after consulting with the Director of Transportation, may reduce the required right-of-way width for a new street if its location in an environmentally critical area or buffer, disruption of existing drainage patterns, or the presence of natural features such as significant trees makes the required right-of-way width impractical or undesirable.

(Ord. 123495, § 60, 2011; Ord. 123046, § 65, 2009; Ord. 122205, § 7, 2006; Ord. 122050, § 11, 2006; Ord. 121782, § 26, 2005; Ord. 118409, § 195, 1996; Ord. 118302, § 10, 1996; Ord. 116262, § 14, 1992; Ord. 115326, § 26(part), 1990.)

#### 23.53.025 - Access easement standards

If access by easement has been approved by the Director, the easement shall meet the following standards. Surfacing of easements, pedestrian walkways required within easements, and turnaround dimensions shall meet the requirements of the Right-of-Way Improvements Manual.

- A. Vehicle access easements serving one or two single-family dwelling units or one multifamily residential use with a maximum of two units shall meet the following standards:
  1. Easement width shall be a minimum of 10 feet, or 12 feet if required by the Fire Chief due to distance of the structure from the easement, or a minimum width as needed to meet the driveway standards of subsection 23.54.030.D.1.
  2. No maximum easement length shall be set. If easement length is more than 150 feet, a vehicle turnaround shall be provided.
  3. Curbcut width from the easement to the street shall be the minimum necessary for safety and access.

- B. Vehicle Access Easements Serving at Least Three (3) but Fewer Than Five (5) Single-Family Dwelling Units.
1. Easement width shall be a minimum of twenty (20) feet;
  2. The easement shall provide a hard-surfaced roadway at least twenty (20) feet wide;
  3. No maximum easement length shall be set. If the easement is over six hundred (600) feet long, a fire hydrant may be required by the Director;
  4. A turnaround shall be provided unless the easement extends from street to street;
  5. Curbscut width from the easement to the street shall be the minimum necessary for safety and access.
- C. Vehicle Access Easements Serving at Least Five but Fewer Than Ten Single-Family Dwelling Units, or at Least Three but Fewer than Ten Multifamily Dwelling Units.
1. Easement width, surfaced width, length, turn around and curbscut width shall be as required in subsection 23.53.025.B;
  2. No single-family structure shall be closer than 5 feet to the easement, except that structural features allowed to extend into required yards under Section 23.44.014.D.6 are also allowed to extend into the five-foot setback from an easement.
- D. Vehicle Access Easements Serving Ten or more Residential Units.
1. Easement width shall be a minimum of 32 feet;
  2. The easement shall provide a surfaced roadway at least 24 feet wide, except in the MPC-YT zone, where the minimum surfaced roadway width is 20 feet;
  3. No maximum length shall be set. If the easement is over 600 feet long, a fire hydrant may be required by the Director;
  4. A turnaround shall be provided unless the easement extends from street to street;
  5. Curbscut width from the easement to the street shall be the minimum necessary for safety access;
  6. No single-family structure shall be located closer than 10 feet to an easement;
  7. One pedestrian walkway shall be provided, extending the length of the easement.
- E. Vehicle Access Easements Serving Nonresidential or Live-work Uses.
1. For nonresidential or live-work uses providing fewer than ten (10) parking spaces, the easement shall meet the requirements of subsection C.
  2. For nonresidential or live-work uses providing ten (10) or more parking spaces, the easement shall meet the requirements of subsection D.
- F. Pedestrian Access Easements. Where a lot proposed for a residential use abuts an alley but does not abut a street and the provisions of the zone require access by vehicles from the alley, or where the alley access is an exercised option, an easement providing pedestrian access to a street from the lot shall be provided meeting the following standards:
1. Easement width shall be a minimum of five (5) feet;
  2. Easements serving one (1) or two (2) dwelling units shall provide a paved pedestrian walkway at least three (3) feet wide;
  3. Easements serving three (3) or more dwelling units shall provide a paved pedestrian walkway at least five (5) feet wide;
  4. Easements over one hundred (100) feet in length shall provide lighting at intervals not to exceed fifty (50) feet. Lighting placement shall not exceed fifteen (15) feet in height;

5. Pedestrian access easements shall not exceed two hundred (200) feet in length.
- G. Vertical Clearance Above Easements. When an easement serves fewer than ten (10) residential units and crosses a residentially zoned lot, portions of structures may be built over the easement provided that a minimum vertical clearance of sixteen and one-half (16 ½) feet is maintained above the surface of the easement roadway and a minimum turning path radius in accordance with Section 23.54.030 C is maintained. (See Exhibit 23.53.025 A.)
- H. Exceptions From Access Easement Standards. The Director, in consultation with the Fire Chief, may modify the requirements for easement width and surfacing for properties located in environmentally critical areas or their buffers when it is determined that:
  1. Such modification(s) would reduce adverse effects to identified environmentally critical areas or buffers; and
  2. Adequate access and provisions for fire protection can be provided for structures served by the easement.

(Ord. 123963, § 19, 2012; Ord. 123649, § 36, 2011; Ord. 123495, § 62, 2011; Ord. 122205, § 10, 2006; Ord. 122050 § 14, 2006; Ord. 121196 § 21, 2003; Ord. 118414 § 38, 1996; Ord. 117263 § 49, 1994; Ord. 115568 § 8, 1991; Ord. 115326 § 26(part), 1990.)