



• STANDARD 4 • ACCESS ROADS AND DRIVEWAYS

SCOPE:

The purpose for access to residential and commercial parcels is to allow emergency evacuation for occupants and for emergency vehicles to safely approach a building as closely as practical in order to deploy hoses, ladders and other equipment necessary for fire control, and rescue operations. (CFC 902, LUO, PRC 4290/4291)

DEFINITIONS:

- **PRIVATE ACCESS ROAD(S):** Must be constructed to Cal Fire/San Luis Obispo County Fire and San Luis Obispo County Department of Public Works Standards when serving more than one parcel; provides access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units. (PRC 4290/4291)
- **LUO:** Land Use Ordinance of San Luis Obispo County

RESIDENTIAL ACCESS ROAD:

- The road must be named.
- The access road must be 20 feet in width for two way traffic. “No Parking - Fire Lane” signs may be required.
- The access road must be 10 feet in width for one way traffic (only allowed in limited circumstances).
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- Access road must be able to maintain a 95% compaction.
- All roads must have an all-weather surface.
- If the road is 12% to 15% grade, it must have a non-skid paved surface.
- Roads that exceed a 16% grade must be designed by a Registered Civil Engineer, and must have a non-skid surface. They may also require special mitigations, generally fire sprinklers for all structures.
- Roads shall not exceed 20% grade.
- Vertical clearance of 13’6” is required. (See Exhibit 14)
- All roads must be able to support a minimum 20 ton live load.
- Access road shall also provide a 10 foot fuel modification zone on both sides. (See Exhibit 14)

COMMERCIAL ACCESS ROAD:

- A commercial access road must be 20 feet wide for two way traffic. “No Parking - Fire Lane” signs may be required.
- A commercial access road must be 16 feet wide for one way traffic (only allowed in limited circumstances).

- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- Fire lanes shall be provided as set forth in Chapter 5 of the 2007 California Fire Code .
- Fire access shall be provided within 150 feet of the outside building perimeter.
- All commercial roads must have an all weather non-skid paved surface.
- All roads must be able to support a 20 ton fire engine
- Vertical clearance of 13'6" is required. (See Exhibit 14)

SECONDARY DWELLING:

An addition to the first dwelling on a site allowed by section 22.10.130 LUO, provided the site and the existing primary dwelling comply with all other applicable provisions of the Land Use Ordinance.

DRIVEWAY:

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units on a single legal parcel, and any number of accessory buildings.

- Driveway minimum width for moderate fire severity zones is 10 feet.
- Driveway minimum width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required.
 - 50-199 feet, 12 feet is required.
 - Greater than 200 feet, 16 feet is required.
- Driveways must be able to maintain a 95% compaction.
- All driveways must have an all weather surface.
- If the driveway has a 12%-15% grade, it must have a non-skid paved surface.
- Driveways may not exceed 16% grade without being designed by a Registered Civil Engineer, and must be a non-skid paved surface and require special mitigations, generally fire sprinklers for all structures.
- Driveways shall not exceed 20% grade.
- If the driveway exceeds 300 feet, a turnaround is required within 50 feet of building. (See Exhibits 8, 9 &10).
- If the driveway is less than 16' wide and exceeds 800 feet in length, turnouts are required at the mid point or every 400 feet.
- Vertical clearance of 13'6" is required. (See Exhibit 14).
- All driveways must be able to support a 20 ton fire engine.
- Driveways shall also provide for a 10 foot fuel modification zone on both sides. (See Exhibit 14).

DEAD-END ROAD:

A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

★ Parcels less than 1 acres	800 feet
★ Parcels 1 acre to 4.99 acres	1320 feet
★ Parcels 5 acres to 19.99 acres	2640 feet
★ Parcels 20 acres or larger	5280 feet

- A turnaround must be provided if the dead end road exceeds 150 feet.
- Access road shall also provide for a 10 foot fuel modification zone on each side. (See Exhibit 14).

ONE-WAY ROADS:

- When allowed, all one-way roads serving residential use only shall be constructed to provide a minimum of one 10-foot traffic lane.
- All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2,640 feet in length.
- A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (See Exhibit 7).

CURVES AND INTERSECTIONS:

- Curves must have a horizontal inside radius of 50' minimum.
- Additional widths are required:
 - ★ 4' if radius is less than 100' and has a central angle $>45^\circ$.
 - ★ 2' if radius is 100' to 200' and has a central angle $> 45^\circ$.
- Intersections must have a 25' radius.
- Turnouts are not allowed on the inside of curves. (See Exhibit 6).