

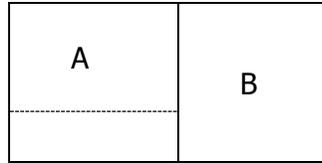
CITY OF KIRKLAND

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PRE-APPROVED PLANS POLICY

Policy R-23: FREQUENTLY ASKED QUESTIONS ABOUT EASEMENTS AND ROADS

- 1) Where is fire access needed?
 - A fire vehicle has to be able to park in an easement or a public right-of-way within 150 feet of the farthest point on a lot where a house could be built.
- 2) How does the fire department measure fire access distances?
 - From the face of the curb in the adjacent right-of-way, or if the curb is not required, from the edge of the asphalt (public road edge).
- 3) When is right-of-way dedication required?
 - When serving five or more detached dwelling units.
- 4) If right-of-way dedication isn't required, what is the minimum pavement width for an easement ?
 - 20 feet if providing access to more than 2 homes.
 - 16 feet if providing access to no more than 2 homes.
 - 10 feet if providing access to no more than 2 homes and the furthest point of the property where a home could be built is less than 150 feet from the right-of-way.
- 5) What is the required easement width?
 - Private roads adjacent to exterior property lines must be setback 5 feet from neighboring property. Therefore, the easement width must be 5 feet wider than the pavement width (15 foot easement for a 10 foot road, 21 foot easement for a 16 foot wide road...).
 - To avoid additional setbacks on the subject property, roads requiring 20 feet of pavement will have the 5 foot setback in a separate landscape easement.
- 6) If an easement or private road runs down the middle of the property, are there landscape buffers required on each side?
 - No
- 7) When is a fire vehicle turn around required on a private single-family (or two unit home) road?
 - If the access road is 150 feet or longer.
 - Access roads 150 to 200 feet in length which have 20 feet of paved surface do not require a turn-around.
- 8) How many lots can be served by an easement while retaining the easement area in lot square footage?
 - One. The area of a vehicular-access easement shall be included if it serves only one lot that doesn't have a direct access to the right-of-way and the serving lot has direct access to the right-of-way. However, the paved surface within the easement will be included in lot coverage.



- 9) Can an easement be divided in $\frac{1}{2}$ with two lots each owning $\frac{1}{2}$ and having use of the other $\frac{1}{2}$?
- Yes, if both lots have frontage on the right-of-way. This would be considered a driveway easement.
 - There are no setbacks from a driveway easement.



- 10) How are the setbacks determined?
- The required setback from any right-of-way or easement 21 feet or less in width is a rear yard.
 - The required setback from any right-of-way or easement greater than 21 feet in width is a front yard.
 - The required setback from an easement serving only one lot that doesn't have direct access to the right-of-way is a side yard.
- 11) What is the maximum length a public road can be without a cul-de-sac?
- The Zoning Code states that a public road longer than 200 feet in length shall have a cul-de-sac. Public roads less than 200 feet in length shall have a vehicular hammerhead turn-around; in this case the vehicular turn-around may be added to the end of the 200 foot long road, thus, making the overall length of the road 220 feet.
- 12) When measuring the length of a public road to determine if a cul-de-sac is required, where do you measure?
- The measurement is taken from the face of the curb at the intersection street.
- 13) When should a parking pad be provided?
- Chapter 105.47 of the KZC requires a 20' x 20' minimum parking pad between the garage and the access easement, tract, or right-of-way serving the garage (public alleys are exempt). As an example, if a home fronts on an access easement and the required setback from the access easement is only 10', a 20' x 20' parking pad should be provided in front of the garage (garage will be set back 20 ft. minimum from access easement).
 - Intent: A parking pad is required to assure that the access easement is kept unobstructed. When a parking pad is not provided, parking will often occur within the access easement where parking is not allowed.