

Commentary

ATTACHMENT A – LEWIS COUNTY CODE 12.60.280 Road Development Standards

(2) is based on the number of parcels, existing and new. If there are more than two parcels, including both existing and new, then the private road standards apply. For example, if there is one existing parcel accessed by a driveway and two new parcels are created, resulting in three total parcels, then the driveway must be converted to a private road and all applicable private road standards must be met. In addition, the standard is not based on the number of dwelling units, it is based on the number of parcels.

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12.60.280 Driveways and private roads

- (1) A driveway is defined as an access from a public right-of-way or private access easement serving one to two lots or parcels constructed to the requirements in Standard Detail 3-2, Rural Road Section. If the driveway is longer than 300 feet, it shall be dimensioned to safely accommodate local fire safety and emergency vehicles, and approved by the county engineer. Driveway construction as required for a single family residential building permit is exempt from the requirements of LCC 12.60.140.
 - (a) Easements are required where parcels require legal access to the road over and across another parcel, or where the same access is shared between one or more parcels. Single parcels which front a county road and have safe and legal access do not require a separate easement for a driveway.
- (2) Private roadways are constructed to access more than two lots or parcels. Existing and newly created parcels are counted towards this standard.
- (3) A road approach permit shall be obtained from Lewis County public works prior to accessing any county road per Article VI of this chapter. Location, horizontal and vertical alignment, and width of the approach shall be as designated by the county engineer and stated on the permit.
- (4) All driveways and private roadways shall have an approved residential or commercial road approach constructed per Standard Detail 3-3, Residential and Commercial Driveway Approaches.
- (5) The location of driveways and private roadways shall be on property owned or with approved easement rights to serve the applicant. Joint use driveways are encouraged, and may be needed to meet vehicular safety. Minimum dimensions shall be per Standard Detail 3-3, Residential and Commercial Driveway Approaches, or as required by the county engineer.
- (6) Driveways and private roadways shall be of sufficient length so a vehicle in the driveway does not project into the road right-of-way, sidewalk, or pathway.
- (7) Access to a county road will normally be limited to one approach for each parcel. Multiple approaches for one parcel shall be approved only by the county engineer if public vehicular safety is met.
- (8) Surface drainage shall be consistent with the current stormwater regulations in Chapter 15.45 LCC unless otherwise stated in the road approach permit or by the county engineer. The applicant shall construct improvements to roadway ditches and replace affected roadway structures should the approach impact county road drainage.

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- (9) Driveways and private roadways shall not be permitted to access arterials or collectors unless the parcel has no other reasonable access to the public roadway. The parcel shall only be allowed to access an arterial or collector if located at the appropriate distance from the nearest intersecting road as per the Highway Access Management Guidelines in Chapter 468-52 WAC. A driveway or private roadway shall access the arterial or collector road with the lower functional classification.