

## **Chapter 6**

### **Shared-Access Facilities and Alleys**

Design and Construction of shared-access facilities and alleys shall conform to the requirements of this chapter.

#### **6-1 Drainage**

All storm drainage elements associated with shared-access facilities and alleys must be designed and constructed in accordance with the requirements of Title 17A PCC and the *Pierce County Stormwater Management and Site Development Manual*.

#### **6-2 Length**

The maximum length of a shared-access facility serving single-family, or two-family, dwelling unit lots is 500 feet. The length of a shared-access facility serving commercial or industrial use lots shall not be greater than 500 feet, unless provisions are implemented that assure vehicle speeds of less than 20 miles per hour.

The maximum length of an alley is 750 feet.

The maximum length of an alley that is intended to provide emergency vehicle access to lots is 150 feet without an approved turnaround.

Lengths are measured from the centerline/centerline intersection of the shared-access facility or alley with the public or private road.

#### **6-3 Connection**

Shared-access facilities must connect to one of the following road classifications: arterial, local road feeder, local road minor, or local road cul-de-sac. Shared-access facilities are not allowed in a Small Lot Development. Alleys must connect only to the local road system or a shared access facility (Ref. 2-1.3.5).

#### **6-4 Width**

The driving surface width of shared access facilities and alleys shall be in accordance with the table below:

### Shared Access / Alley Required Width

	Dwelling Units	Width (minimum driving surface) (3)	Width (minimum driving surface with sprinklers) (2)(3)	
<b>Shared Access</b>	$\leq 2$	18'	<b>15' if one dwelling unit is sprinklered, 12' with 2' clear area (1) if all are sprinkled</b>	
	$\leq 4$	20'		18'
	$>4$ (10 max)	24'		22'
<b>Commercial Shared Access</b>	N/A	24'	22'	
<b>One Way Alley</b>	N/A	12'	N/A	
<b>Two Way Alley</b>	N/A	16'	N/A	

Notes:

- (1) The cleared area must be maintained on each side of the minimum driving surface, be at the same grade, and be free of obstructions such as trees or large boulders.
- (2) These structure(s) must have an approved National Fire Protection Association (NFPA) fire sprinkler system installed.
- (3) In order to accommodate ladder trucks, multi-family and commercial structures three stories and greater or over 30' in height shall have access roads in accordance with International Fire Code Appendix D105.

## 6-5 Easement or Tract Width

Shared-access facilities and alleys are required to be in private easements or private tracts. The easement or tract widths must exceed the driving surface width by two feet on each side.

## 6-6 Vertical Clearance

Shared-access facilities and alleys shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

## 6-7 Driving Surface Structural Section

Shared access and alley structural sections must be designed and constructed to support the imposed loads of fire apparatus and must provide an all-weather driving surface. Compliance with the Stormwater Management and Site Development Manual may require that the shared accesses and alleys be designed and constructed using permeable pavement.

The following are additional criteria related to the required driving surface structural section:

- Shared accesses with grades of 12 percent or greater must be paved with asphalt or portland cement concrete.
- Shared accesses located in the urban area of the County must be paved.
- Shared accesses located in the rural area of the County may be gravel if permeable pavement is not required in accordance with the Stormwater Management and Site Development Manual.
- Shared accesses serving a subdivision in the urban area that proposes the creation of not more than two lots and limits each lot to not more than one primary dwelling unit and one accessory dwelling unit is not required to pave the shared access facility except when the grade of the shared access facility exceeds 12 percent, or permeable pavement is required in accordance with the Stormwater Management and Site Development Manual.
- All alleys must be paved.

Acceptable shared access and alley pavement structural sections can be found in the Pierce County Standard Drawings.

## **6-8 Turning Radii**

For shared-access facilities and alleys that are intended to provide access for emergency vehicles, the minimum outside turning radii for the driving surface shall be 45 feet for all curves.

For alleys that are not intended to provide access for emergency vehicles, the driving surface must be designed to allow for reasonable ingress and egress from each lot or garage. To be considered reasonable, the alleys must be designed to minimize turning movements by a passenger vehicle (P vehicle as per the American Association of State Highway and Transportation Officials).

## **6-9 Turnarounds**

A cul-de-sac is required at the end of any dead end, shared-access facility which is longer than 150 feet. Cul-de-sacs are not allowed on alleys.

## **6-10 Bridges and Structures**

All bridges and structures (including non-standard drainage structures such as custom vaults) that are necessary to provide structural support to the driving surface width must

be designed to meet HL-93 live loading.

## **6-11 Gates**

Gates on shared-access facilities and alleys must meet the requirements of Chapter 5, Section 5 of this Manual.

## **6-12 Grade**

The maximum longitudinal gradient of the driving surface of a shared-access facility is 15 percent. Any shared-access facility with grades over 12 percent must be paved.

The maximum longitudinal gradient of the driving surface of an alley is 15 percent.

## **6-13 Obstruction**

The required driving surface width for alleys and shared-access facilities is not intended for parking. The minimum required width and vertical clearance must be maintained at all times.

## **6-14 Signs**

When required by the County, approved signs or other approved notices shall be provided and maintained for the purposes of identifying such shared access facility or alley. One-way alleys must have a “Do Not Enter” sign installed, meeting the requirements of the *“Manual on Uniform Traffic Control Devices”*.