

Review for future code amendment - YES

Planning and Land Services Department
DEVELOPMENT ENGINEERING SECTION POLICY

Policy Number: DE POL-4007
Title: Applicability of Title 17B for Lot Access
Date: February 16, 2016
Revised Date:
Management Approval: Mitch Brels 
Related Documents: PCC Title 17B

Purpose: This policy establishes and clarifies the specific types of residential projects for which vehicle access improvements per Title 17B are required.

Discussion: 17B.10.040.A states that “This Title applies to all proposals for subdivisions, buildings, land use actions, tenant improvements, change of use, and forest practices.” This policy is needed as not all “buildings” or residential projects requiring a building permit are significant enough to require vehicle access improvements.

Conclusion: Lot access requirements per 17B.20.012 and 17B.20.014 are applicable for the following types of residential projects:

- A new house on a previously undeveloped lot.
- A replacement house on a lot that had a house previously, if the new house is an expansion of 1,000* square feet or more over the prior home.
- Replacement of a mobile/manufactured home with conventional construction, if the new home is an expansion of 1,000* square feet or more.
- Remodel/Improvement of an existing house, if the home will be expanded by 1,000* square feet or more.
- Construction of an Additional Dwelling Unit, or ADU.

Lot access requirements are not applicable for the following type of residential projects:

- A replacement house that is not being expanded by 1,000* sq. ft. or more.
- Remodel/Improvement of an existing house that is not being expanded by 1,000* sq. ft. or more.
- Replacement of a mobile home with a new mobile home.
- Temporary mother-in-law structures
- Garages without living space, walls, fences, decks, docks, etc.

*The 1,000 square foot threshold is determined by the square footage measure for the residential building permit fee, not including space such as garages, decks, docks or sheds.