

Orange County Planning and Inspections Department

Access Parameters

Planning and Inspections

- Expedited Subdivision regulations state, “A permanent means of ingress and egress is recorded for each lot”. This may include an access easement, right of way, private road, or public road. One of these items must be shown on the recorded plat.
- Expedited Subdivisions do not require additional elements beyond the recording of a final plat. However, Planning Staff recommends that the applicant consider recording additional documents as necessary and/or applicable to the overall development of the properties. These documents may avoid future issues related to the development and maintenance of the proposed lots. Examples of beneficial documents to consider recording along with the final plat include:
 - A Declaration of Development Restrictions with Impervious allocations for the lots and driveway and/or roads;
 - Road Maintenance Agreement with defined maintenance responsibilities and pro-rated costs; and/or
 - Access and/or Utility Easements.
- Expedited subdivision approval does not mean the lots are “developable”. In order to be “developable”, all standards contained within the Orange County Unified Development Ordinance (UDO) must be met.
- Access easements and right of ways shall range from 30-50 feet in width.
- Private Road standards are contained in Sections 7.8.4 and 7.8.5 of the Orange County Unified Development Ordinance.
- Public Road standards are contained in Sections 7.8.2 and 7.8.3 of the Orange County Unified Development Ordinance.

Emergency Services

The following standards apply to all access types including, but not limited to, driveways, joint driveways, access easements, right of ways, and private roads.

- If applicant/property owner proposes three lots, they do not need to meet Fire Code regulations
 - If there are future plans to build three homes on the three lots, applicants/property owners are encouraged to consider meeting Fire Code regulations prior to development when it may be easier.
- If applicant/property owner proposes three homes, they need to meet Fire Code regulations
- If the road includes three existing homes, the road is grandfathered in and is not required to meet Fire Code regulations.
- If the road includes three existing homes and the applicant is proposing to extend the road or add another road to the existing road, the road is required to meet Fire Code regulations.
- General Fire Code standards:
 - Asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds
 - Shall not exceed 10 percent in grade
 - 20 feet wide, not including shoulders
 - Clearance over the road would have to be no lower than 13 ½ feet
 - Dead-end access in excess of 151 feet or more shall meet width and turnaround provisions in accordance with Table D103.4 of the Fire Code

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0—150	20	None required
151— 500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501— 750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

- If hydrant(s) are installed, the road must be a minimum of 26 feet wide, not including shoulders.
- There are other requirements if you have gates and/or bridges.
- Road requirements may be waived if the homes are built with sprinklers.
- Fire Code links provided below
 - https://up.codes/viewer/north_carolina/ifc-2015/chapter/5/fire-service-features#5
 - http://ecodes.biz/ecodes_support/free_resources/2006NorthCarolina/fire/PDFs/Appendix%20D_Fire%20Apparatus%20Access%20Roads.pdf
- For additional information, please refer to:
 - Elizabeth Farnan, Fire Marshal, at 919-245-6153 or efarnan@orangecountync.gov

Addressing/Land Records

- Request access easements to include metes and bounds for recording.
- Road containing three homes or more must be named and addressed.
- Road Naming and Addressing Ordinance Information
 - <https://www.orangecountync.gov/851/Road-Naming-Addressing-Ordinance-Infoma>
- For additional information, please refer to:
 - Michael Burton, GIS and Land Records Manager, at 919-245-2502 or mburton@orangecountync.gov
 - Britney Pendleton: GIS Tech II, at 919-245-2576 or brpendleton@orangecountync.gov