

## GROUP 4, ITEM D

### ENTRANCE GATES AND GATEHOUSES

#### AMENDMENT SUMMARY

- Issue: Current regulations pertaining to entrance gates and gatehouses contain incorrect cross-references, duplicative language, and ambiguities, leading to difficulty in administration.
- Solution: Staff proposes modifications to renumber and reorganize this section, remove duplicative language, correct incorrect cross-references, and clarify applicability of section.
- Outcome: Reduces duplicative language to streamline LDC, codifies existing Department interpretations, and clarifies language where necessary.

## CHAPTER 34- ZONING

### ARTICLE VII. – SUPPLEMENTARY DISTRICT REGULATIONS

#### DIVISION 17. – FENCES, WALLS, GATES, AND GATEHOUSES

##### Sec. 34-1748. Entrance gates and gatehouses.

**Staff note:** Renumber section consistent with numbering system used elsewhere in the LDC. Revise section for clarity and to codify department interpretations. Delete duplicative language as needed.

The following regulations apply to entrance gates or gatehouses that control access to three or more dwelling units or recreational vehicles, or any commercial, industrial or recreational facility:

- (a) An entrance gate or gatehouse that will control ~~access~~entry to property 24 hours a day may be permitted, provided that:
- ~~(1)~~a. It is not located on a publicly dedicated ~~street or~~ street right-of-way or street easement;
  - ~~(2)~~b. Appropriate evidence of consent is submitted from all property owners who have the right to use the subject road or from a property owner's association with sufficient authority;
  - ~~(3)~~c. If it is to be located within a planned development, it is an approved use in the schedule of uses;
  - ~~(4)~~d. The gate or gatehouse is ~~located~~:
    - a. ~~Located a~~A minimum of 100 feet ~~back~~ from the existing or planned intersecting street right-of-way or easement.
    - b. ~~The gate or gatehouse is d~~Designed in such a manner that a minimum of five vehicles or one vehicle per dwelling unit, whichever is less, can pull safely off the intersecting public or private street while waiting to enter.
    - c. ~~The development provides~~ Designed with accompanying right turn and left turn auxiliary lanes on the intersecting street at the project entrance. The design of the auxiliary lanes must be approved by the Development Services ~~Manager~~Director.
    - d. ~~Located where it~~In a manner that does not impede or interfere with the normal operation and use of individual driveways or access points.
    - e. ~~Turn-arounds.~~ Designed with a paved turn-around, on the ingress side of the gate or gatehouse having with a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle as specified in the AASHTO Green Book, current edition, ~~must be provided on the ingress side of the gate or gatehouse.~~

- ~~(5)5-~~ Where, in the opinion of the ~~Director~~ of Development Services Manager, traffic volumes on the intersecting street are so low that interference with through traffic will be practically nonexistent, the ~~Manager~~ Director may waive or modify the ~~locational~~ requirements set forth in ~~this Subsection~~ section (a)(4)(1)d of this section. If the intersecting street is County-maintained, then the Director of the County Department of Transportation must concur. The decision to waive or to modify the locational requirements is discretionary and may not be appealed.
- ~~e.~~ The development provides right turn and left turn auxiliary lanes on the intersecting street at the project entrance. The design of the auxiliary lanes must be approved by the Development Services ~~Director~~.
- ~~(b2)~~ *Access for emergency vehicles must be provided.*
- a. Any ~~security~~ entrance gate or similar device that is not manned 24 hours per day must be equipped with an override mechanism acceptable to the local emergency services agencies or an override switch installed in a glass-covered box for the use of emergency vehicles.
- b. If an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle if applicable, will be the responsibility of the owner or operator of the gate.
- ~~(c3)~~ *Extension of fences or walls to an entrance gate or gatehouse.* A fence or wall may be extended into the a required setback where it abuts an entrance gate or gatehouse, provided vehicle visibility requirements (see §section 34-3131) are met.
- ~~(d4)~~ Entrance gates that are installed solely for security purposes for nonresidential uses, and that will remain open during normal working hours, are not subject to the location or emergency access requirements set forth in section (a)(4) and (b)Subsection (1)c of this section and are not required to be equipped with an override mechanism acceptable to the local emergency services agencies or an override switch installed in a glass-covered box for the use of emergency vehicles. However, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle if applicable, will be the responsibility of the owner or operator of the gate.
- ~~(5)~~ Turn-arounds. A paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single-unit truck (SU) vehicle as specified in the AASHTO Green Book, current edition, must be provided on the ingress side of the gate or gatehouse.