

**CUSTOMER
TRAINING
SERIES**

**POINTS OF
INTEREST:**

**TND and Hillside
land use zone allow
for modified fire
lane width require-
ments.**

For TNDs:

- <22' = no parking
- ≥22' <28' = one side no parking
- ≥28' = parking both sides

For Hillside:

- <20' = no parking
- ≥20' <24' = one side no parking
- ≥24' = general fire lane width provisions

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Fire Department Connection



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Fire Lanes Part 3/3 - Dimensions Based on Land Use Zone

Learning Objective: The student will be able to identify fire lane requirements within different land use zones.

Part 1 of this series defined the minimum width for fire lanes and Part 2 discussed the theory behind minimum widths in general areas of the city. Part 3 of the series discusses fire lane dimensions based on Land Use Zone.

There are multiple land-use zones throughout the city but two in particular allow fire lanes to be at widths other than the standard 20 feet. The two zones are Traditional Neighborhood Development (TND) and Hillside.

TND's are land use zones where the roadway design and layout is similar to what is found in larger cities on the east coast. Roads are more interconnected creating multiple blocks and laid out in more of a grid pattern. Roadways are also narrower than other areas of the city so as to create a more pedestrian oriented neighborhood. The narrower roadways directly impact fire lane widths. In order to allow on street parking, fire lane widths in TND's are reduced as follows:

- Roadways less than 22 feet in width must be marked on both sides as no parking.
- Roadways 22 feet or more and less than 28 feet in width must be marked along



one side as no parking.

- Roadways 28 feet or greater allow parking on both sides of the roadway.

The Hillside overlay zone is similar to the TND zone in that narrower road widths are utilized. Within the Hillside, the narrow width is to allow a smaller impact to the hillside itself. As such, fire lane widths within the Hillside are as follows:

- Roadways less than 20 feet in width must be marked as no parking on both sides.
- Roadways 20 feet or greater and less than 24 feet in width must be marked along one side as no parking.

**Example of a fire lane in a Traditional
Neighborhood Development (TND)**

- Roadways 24 feet or greater are typically not permitted within the Hillside and therefore would fall under general provisions in terms of allowable parking and fire lane widths.

To wrap up this series, it is important to remember that fire lane width requirements are dependent upon which what area within the city the fire apparatus access road is located. What may apply in one part of the city may not apply in another. The user must first determine which area of the city the fire lane is located and then determine the applicable fire lane widths and parking allowances.