

**BCC 14.60.130 Private roads.**

A. Private roads shall be contained in an easement or tract and will be allowed when:

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4. At least one of the following conditions exists:

- a. The road would ultimately serve no fewer than three lots and no more than nine lots; or
- b. The road would ultimately serve more than nine lots, and the review engineer and the fire marshal determine that due to physical site constraints or preexisting development no other reasonable access is available. In addition, the proposed private road would be adequate for transportation and fire access needs, and the private road would be compatible with the surrounding neighborhood character; or
- c. The private road would be part of a commercial or residential planned unit development; or
- d. The private road would serve commercial or industrial facilities where no circulation continuity is necessary; or
- e. The private road would serve a dense residential development of four or more units, such as a Unit Lot Subdivision or Condominium, and the road is not part of any existing or future public road grid.

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