

LUO Amendments – One Page Summary

Overview

These amendments to Chapter 120 integrate fire protection and emergency response into site plan and subdivision review. Developments must comply with Chapter 70 (Fire Prevention and Life Safety), with Fire Department review, while updated standards improve emergency vehicle access and maneuverability.

Purpose

- Incorporate fire protection into development review
- Clarify street connection requirements
- Align access drive and street design standards
- Improve emergency access and safety

Key Changes

Fire Protection Integration

Fire protection review is required for all projects. The Fire Chief reviews applications for compliance with Chapter 70 and may certify or require revisions prior to permits.

Coordinated Review (Ch. 70 & 120)

Chapter 120 governs site design and approvals, while Chapter 70 establishes fire safety standards. The amendments coordinate both without duplication, ensuring continuous review.

Access Drive Standards

Multifamily access drives must meet Appendix B standards: 18 ft width for ≤ 10 units and 24 ft for 11+ units, aligning with private road standards and improving emergency access.

Subdivision Fire Protection

Establishes fire protection as a standalone performance standard, requiring evaluation of access, connectivity, and turnaround during design review.

Curb Radii Update

Increases minimum curb radii from 15 to 25 feet to improve turning movements and operational flexibility for emergency vehicles.

Planning Board Summary

The Planning Board retains authority over road standards, with Fire Department input. Access drives follow private road standards (without a 50-foot ROW). Chapter 70 already governs fire protection at permitting, avoiding duplication.

Bottom Line

The amendments integrate fire safety into development review, improve access design, and create a coordinated framework between land use and fire code requirements.