

Little Elm Fire Department Fire Marshal's Office



Residential Site Development Guidelines

These guidelines are provided to assist the developer of commercial and residential properties to meet requirements of the Town of Little Elm's Fire Marshal's Office. The information provided are guidelines only and are not intended to address all requirements.

RESIDENTIAL DEVELOPMENTS

SINGLE FAMILY DWELLING

Fire Lane Coverage

- All Exterior walls within 150 feet
- Cul-de-sac length (500' Maximum)
- 10' path around building
- 5' path between cars or through gates
- Required Radii
 - Fire Lane Width 24' – Radii 20'
 - Fire Lane Width 30' – Radii 10'
- 14' height clearance over fire lanes
- Two Points of access

Fire Hydrants

- Building Sprinkled – 600' spacing
- Building without sprinkler – 500' spacing
- 2 to 6 feet behind curb
- Not located in the fire lane radii
- 50' from building or height of building + 10'
- Minimum 3' clearance around hydrants
- 12" looped main for more than 2 hydrants
- 12" for up to 2 hydrants
- Two Sources of Water

Fire Sprinklers Required

- Buildings 5,000 sq. ft. or greater

Access Gates

- Gates crossing fire lanes, require approved access control

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Residential Site Development Guidelines

MULTI FAMILY AND SINGLE FAMILY ATTACHED

Fire Lane Coverage

- All Exterior walls within 150 feet
- Cul-de-sac length (500' Maximum)
- 10' path around building
- 5' path between cars or through gates
- Required Radii
 - Fire Lane Width 24' – Radii 20'
 - Fire Lane Width 30' – Radii 10'
- 14' height clearance over fire lanes
- Two Points of access

Fire Hydrants

- Building Sprinkled – 400' spacing
- Building without sprinkler – 300' spacing
- 2 to 6 feet behind curb
- Not located in the fire lane radii
- 50' from building or height of building + 10'
- Minimum 3' clearance around hydrants
- 12" looped main for more than 2 hydrants
- 12" for up to 2 hydrants
- Two Sources of Water

Fire Sprinklers Required

- Buildings 5,000 sq. ft. or greater

Access Gates

- Gates crossing fire lanes, require approved access control