

Ordinance No. 119836

Council Bill No. 113043

The City of Seattle  
Council Bill/Ordinance

AN ORDINANCE relating to land use and zoning, amending Section 23.45.006 and adding new Sections 23.47.029, 23.48.031, and 23.49.015 to the Seattle Municipal Code to require storage space for solid waste and recycling materials containers in new commercial developments and new and expanded multifamily developments.

CF No. \_\_\_\_\_

Date Introduced:	DEC - 6 1999	
Date 1st Referred:	To: (committee)	Business, Economic & Community Development Committee
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
1-18-00	9-0	
Date Presented to Mayor:	Date Approved:	
1-19-00	1/24/2000	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
1/25/2000	9 pp.	
Date Vetoes by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

1/11/00 Do

1-18-00 Pass

This file is complete and ready

Law Department

Law Dept. Review

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: DRAGO  
Councilmember

## Committee Action:

1/11/00 *Do pass as amended* 2-0 *Drago*

*McIVER*

1-18-00 *Passed* 9-0

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_  
(initial/date)

*Law Department*

Law Dept. Review

OMP  
Review

City Clerk  
Review

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ORDINANCE 119836

AN ORDINANCE relating to land use and zoning, amending Section 23.45.006 and adding new Sections 23.47.029, 23.48.031, and 23.49.015 to the Seattle Municipal Code to require storage space for solid waste and recycling materials containers in new commercial developments and new and expanded multifamily developments.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new subsection K is added to Section 23.45.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 119242, as follows:

**23.45.006 General development standards for structures in multifamily zones.**

\* \* \*

K. Solid Waste and Recyclable Materials Storage Space.

1. Storage space for solid waste and recyclable materials containers shall be provided for all new and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.

<u>Multifamily Development Size</u>	<u>Minimum Area for Storage Space</u>	<u>Container Type</u>
<u>1 - 15 units</u>	<u>75 sq. ft.</u>	<u>Rear - Loading Containers</u>
<u>16 - 25 units</u>	<u>100 sq. ft.</u>	<u>Rear - Loading Containers</u>
<u>26 - 50 units</u>	<u>150 sq. ft.</u>	<u>Front - Loading Containers</u>
<u>51 - 100 units</u>	<u>200 sq. ft.</u>	<u>Front - Loading Containers</u>
<u>More than 100 units</u>	<u>200 sq. ft plus 2 sq. ft. for each additional unit</u>	<u>Front - Loading Containers</u>

2. The design of the storage space shall meet the following requirements:

a. The storage space shall have no minimum dimension (width and length) less than six (6) feet;

b. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and





1 c. If located outdoors, the storage space shall be screened from  
2 public view and designed to minimize any light and glare impacts.

3 3. The location of the storage space shall meet the following  
4 requirements:

5 a. The storage space shall be located on private property:

6 b. The storage space shall not be located in any required parking  
7 area:

8 c. The storage space shall not block or impede any fire exits,  
9 public rights-of-ways or any pedestrian or vehicular access; and

10 d. The storage space shall be located to minimize noise and odor  
11 to building occupants and neighboring developments.

12 4. Access to the storage space for occupants and service providers shall  
13 meet the following requirements:

14 a. For rear-loading containers (usually two (2) cubic yards or  
15 smaller):

16 (1) Any proposed ramps to the storage space shall be of  
17 six percent (6%) slope or less; and

18 (2) Any proposed gates or access routes shall be a  
19 minimum of six (6) feet wide; and

20 b. For front-loading containers (usually larger than two (2) cubic  
21 yards):

22 (1) Direct access shall be provided from the alley or street  
23 to the containers;

24 (2) Any proposed gates or access routes shall be a  
25 minimum of ten (10) feet wide; and

26 (3) When accessed directly by a collection vehicle into a  
27 structure, a twenty-one (21) foot overhead clearance shall be provided.

28 5. The solid waste and recyclable materials storage space specifications  
29 required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of  
30 containers, shall be included on the plans submitted with the permit application.

31 6. The Director, in consultation with the Director of Seattle Public  
32 Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4  
33 above under the following circumstances:

34 a. When the applicant can demonstrate difficulty in meeting any  
35 of the requirements of subsections 1, 2, 3, and 4; or

36 b. When the applicant proposes to expand a multifamily  
37 building, and the requirements of subsections 1, 2, 3, and 4 conflict with opportunities to  
38 increase residential densities; and

39 c. When the applicant proposes alternative, workable measures  
40 that meet the intent of this Section.  
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**Section 2.** A new Section 23.47.029 is added to the Seattle Municipal Code as follows:

**23.47.029 Solid Waste and Recyclable Materials Storage Space.**

A. Storage space for solid waste and recyclable materials containers shall be provided for all new developments permitted in commercial zones and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.

Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units 16 – 25 units 26 – 50 units 51 – 100 units More than 100 units	75 sq. ft. 100 sq. ft. 150 sq. ft. 200 sq. ft. 200 sq. ft. plus 2 sq. ft. for each additional unit	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading
Commercial*	0 – 5,000 sq. ft. 5,001 – 15,000 sq. ft. 15,501 – 50,000 sq. ft. 50,001 – 100,000 sq.ft. 100,001 – 200,000 sq. ft. 200,001 plus sq. ft.	82 sq. ft. 125 sq. ft. 175 sq. ft. 225 sq. ft. 275 sq. ft. 500 sq. ft.	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;

2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and

3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;



2. The storage space shall not be located in any required parking area;
3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and
4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.

D. Access to the storage space for occupants and service providers shall meet the following requirements:

1. For rear-loading containers (usually two (2) cubic yards or smaller):
  - a. Any proposed ramps to the storage space shall be of six percent (6%) slope or less; and
  - b. Any proposed gates or access routes must be a minimum of six (6) feet wide; and
2. For front-loading containers (usually larger than two (2) cubic yards):
  - a. Direct access shall be provided from the alley or street to the containers;
  - b. Any proposed gates or access routes shall be a minimum of ten (10) feet wide; and
  - c. When accessed directly by a collection vehicle into a structure, a twenty-one (21) foot overhead clearance shall be provided

E. The solid waste and recyclable materials storage space specifications required in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall be included on the plans submitted with the permit application.

F. The Director, in consultation with the Director of Seattle Public Utilities, shall have the discretion to modify the requirements of subsections A, B, C, and D above under the following circumstances:

1. When the applicant can demonstrate difficulty in meeting any of the requirements of subsections A, B, C, and D; or
2. When the applicant proposes to expand a multifamily or mixed-use building, and the requirements of subsections A, B, C, and D conflict with opportunities to increase residential densities and/or retain ground-level retail uses; and
3. When the applicant proposes alternative, workable measures that meet the intent of this Section.

**Section 3.** A new Section 23.48.031 is added to the Seattle Municipal Code as follows:

**23.48.031 Solid Waste and Recyclable Materials Storage Space.**

A. Storage space for solid waste and recyclable materials containers shall be provided for all new developments permitted in the Seattle Cascade Mixed zone and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.



Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units 16 – 25 units 26 – 50 units 51 – 100 units More than 100 units	75 sq. ft. 100 sq. ft. 150 sq. ft. 200 sq. ft. 200 sq. ft. plus 2 sq. ft. for each additional unit	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading
Commercial*	0 – 5,000 sq. ft. 5,001 – 15,000 sq. ft. 15,501 – 50,000 sq. ft. 50,001 – 100,000 sq. ft. 100,001 – 200,000 sq. ft. 200,001 plus sq. ft.	82 sq. ft. 125 sq. ft. 175 sq. ft. 225 sq. ft. 275 sq. ft. 500 sq. ft.	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;

2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and

3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;

2. The storage space shall not be located in any required parking area;

3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and

4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.



1 D. Access to the storage space for occupants and service providers shall meet  
2 the following requirements:

- 3 1. For rear-loading containers (usually two (2) cubic yards or smaller):  
4 a. Any proposed ramps to the storage space shall be of six  
5 percent (6%) slope or less; and  
6 b. Any proposed gates or access hallways must be a minimum of  
7 six (6) feet wide; and  
8 2. For front-loading containers (usually larger than two (2) cubic yards):  
9 a. Direct access shall be provided from the alley or street to the  
10 containers;  
11 b. Any proposed gates access routes shall be a minimum of ten  
12 (10) feet wide; and  
13 c. When accessed directly by a collection vehicle into a  
14 structure, a twenty-one (21) foot overhead clearance shall be provided

15 E. The solid waste and recyclable materials storage space specifications required  
16 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall  
17 be included on the plans submitted with the permit application.

18 F. The Director, in consultation with the Director of Seattle Public Utilities,  
19 shall have the discretion to modify the requirements of subsections A, B, C, and D above  
20 under the following circumstances:

- 21 1. When the applicant can demonstrate difficulty in meeting any of the  
22 requirements of subsections A, B, C, and D; or  
23 2. When the applicant proposes to expand a multifamily or mixed-use  
24 building, and the requirements of subsections A, B, C, and D conflict with opportunities to  
25 increase residential densities and/or retain ground-level retail uses; and  
26 3. When the applicant proposes alternative, workable measures that meet  
27 the intent of this Section.  
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30 **Section 4.** A new Section 23.49.015 is added to the Seattle Municipal Code as  
31 follows:  
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33 **23.49.015 Solid Waste and Recyclable Materials Storage Space.**

34 A. Storage space for solid waste and recyclable materials containers shall be  
35 provided for all new developments permitted in Downtown zones and expanded multifamily  
36 developments as indicated in the table below. For the purposes of this subsection,  
37 "expanded multifamily development" means expansion of multifamily developments with  
38 ten (10) or more existing units by two (2) or more units.





Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units 16 – 25 units 26 – 50 units 51 – 100 units More than 100 units	75 sq. ft. 100 sq. ft. 150 sq. ft. 200 sq. ft. 200 sq. ft. plus 2 sq. ft. for each additional unit	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading
Commercial*	0 – 5,000 sq. ft. 5,001 – 15,000 sq. ft. 15,501 – 50,000 sq. ft. 50,001 – 100,000 sq.ft. 100,001 – 200,000 sq. ft. 200,001 plus sq. ft.	82 sq. ft. 125 sq. ft. 175 sq. ft. 225 sq. ft. 275 sq. ft. 500 sq. ft.	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;

2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and

3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;

2. The storage space shall not be located in any required parking area;

3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and

4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.

1 D. Access to the storage space for occupants and service providers shall meet  
2 the following requirements:

- 3 1. For rear-loading containers (usually two (2) cubic yards or smaller):  
4 a. Any proposed ramps to the storage space shall be of six  
5 percent (6%) slope or less; and  
6 b. Any proposed gates or access hallways must be a minimum of  
7 six (6) feet wide; and  
8 2. For front-loading containers (usually larger than two (2) cubic yards):  
9 a. Direct access shall be provided from the alley or street to the  
10 containers;  
11 b. All gate openings and vehicle access routes shall be a  
12 minimum of ten (10) feet wide; and  
13 c. When accessed directly by a collection vehicle into a  
14 structure, a twenty-one (21) foot overhead clearance shall be provided

15 E. The solid waste and recyclable materials storage space specifications required  
16 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall  
17 be included on the plans submitted with the permit application.

18 F. The Director, in consultation with the Director of Seattle Public Utilities,  
19 shall have the discretion to modify the requirements of subsections A, B, C, and D above  
20 under the following circumstances:

- 21 1. When the applicant can demonstrate difficulty in meeting any of the  
22 requirements of subsections A, B, C, and D; or  
23 2. When the applicant proposes to expand a multifamily or mixed-use  
24 building, and the requirements of subsections A, B, C, and D conflict with opportunities to  
25 increase residential densities and/or retain ground-level retail uses; and  
26 3. When the applicant proposes alternative, workable measures that meet  
27 the intent of this Section.  
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**Section 5.** The provisions of this ordinance are declared to be separate and independent. The invalidity of any particular provision shall not affect the validity of any other provision.

**Section 6.** This ordinance shall take effect and be in force on April 1, 2000.

Passed by the City Council the 18<sup>th</sup> day of January, 2000, and signed by me  
in open session in authentication of its passage this 18<sup>th</sup> day of January,  
2000.

Margaret Chavez  
President of the City Council

Approved by me this 24<sup>th</sup> day of January, 2000.

Paul Schell, Mayor

Filed by me this 25 day of January, 2000.

Deborah E. Pappas  
City Clerk

(SEAL)

**FISCAL NOTE**

**Department:** Design, Construction and Land Use  
**Contacts:** Kenneth S. Davis, 233-3884  
**CBO Analyst:** Pascal St.Gerard, 684-8085

**Legislation Title:**

**AN ORDINANCE** relating to land use and zoning, amending Section 23.45.006 and adding new Sections 23.47.029, 23.48.031, and 23.49.015 to the Seattle Municipal Code to require storage space for solid waste and recycling materials containers in new commercial developments and new and expanded multifamily developments.

**Summary of the Legislation:** The proposal is a non-project action by the City of Seattle to amend the Seattle Municipal Code (SMC) Title 23, Land Use Code, to require storage space for solid waste and recycling materials containers in new and expanded multifamily developments and new commercial developments. This new requirement would apply in multifamily, commercial, downtown, and the Seattle Cascade Mixed zones.

**Background:** City Council directed DCLU to "develop options to ensure on-site space for recycling containers in new and remodeled multifamily dwellings." Also, the City's Building Code, Section 512, requires that "all occupancies shall be provided with space for the storage of recyclable materials and solid waste." DCLU began working with SPU in early 1999 to review options for meeting this Council directive and Building Code requirement. One option was to prepare a joint DCLU/SPU Director's Rule including these new requirements, but this was ultimately dropped because new regulatory requirements require City Council approval and can not be adopted through a Director's Rule. The current proposal would amend the Land Use Code to include these new requirements.

**Sustainability Issues (related to grant awards):** Not Applicable

**Estimated Expenditure Impacts:** See Attached

Fund	1998	1999	2000
Total			

One-time \$ \_\_\_\_\_

Ongoing \$ \_\_\_\_\_

**Estimated Revenue Impacts:** See Attached

Fund	1998	1999	2000
Total			

One-time \$ \_\_\_\_\_

Ongoing \$ \_\_\_\_\_

**Estimated FTE Impacts:** 0.1 FTE or approximately 132 hours of additional staff time as outlined in Attachment A.



Fund	1998	1999	2000
Total			

# Full Time \_\_\_\_\_ # Part Time \_\_\_\_\_ # TES \_\_\_\_\_

**Do positions sunset in the future? If so, when?** Not Applicable

**Other Issues:** None





Attachment A: Anticipated Fiscal Impact of Proposed Legislation:

The proposal will require solid waste and recyclable materials storage space in new and expanded multifamily and new commercial developments. This will expand the City's successful recycling program, providing more opportunities for recycling and ultimately benefiting the environment. Adding this new requirement, however, will result in additional costs to the project applicant and have fiscal impacts on DCLU.

- **How many projects are affected?** Based on past years, it is expected that approximately 80 new multifamily projects, 10 expanded multifamily projects, and 87 new commercial projects will be affected by this new requirement every year.
- **Additional review time for DCLU.** Land Use Planners will perform this additional review. It is anticipated that 80% of the projects subject to this new requirements will require an average additional review time of one-half (½) hour; 10 % are expected to be more complex and will require an additional average review time of one and one-half (1 ½) hours. This time includes coaching applicants and explaining the requirements. Based on the number of projects affected and additional review time per project, the following additional review time is anticipated every year:

• New Multifamily:	56 hours
• Expanded Multifamily:	15 hours
• New Commercial:	61 hours
TOTAL:	132 hours

Staff time necessary to review plans would occur as part of zoning review for new and expanded multifamily developments and new commercial developments. On a cumulative basis, this additional time raises issues related to meeting targeted permit issuance turnaround times.

- **Additional costs for review.** DCLU can assume, at \$175.00 per hour of staff time, the total cost to review projects for this new requirement would be \$23,000 for 132 hours of additional staff time. Generally, additional administrative costs such as these are passed on to the applicant by way of hourly fees.
- **Need for addition staff.** In addition to the new project review requirements related to this legislation estimating the need for 0.1 FTE, other recent legislation under consideration by City Council related to tree protection estimates the need for 0.4 FTE. Together, there is a combined need for 0.5 FTE. DCLU has prepared a separate ordinance requesting authorization from City Council for this additional 0.5 FTE to be considered in conjunction with both the tree protection legislation and this legislation.

kd  
rec-fiscal  
11/23/99





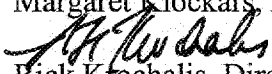
# City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use  
R. F. Krochalis, Director

## MEMORANDUM

**TO:** Sue Donaldson, City Council President, via  
Margaret Klockars, Law Department

**FROM:**   
Rick Krochalis, Director

**DATE:** November 30, 1999

**SUBJECT:** Proposed Land Use Code Amendments For Solid Waste and Recycling  
Materials Storage Areas

### Transmittal

With this memorandum we are transmitting for City Council consideration proposed legislation amending the Land Use Code to require storage space for solid waste and recycling materials containers in new and expanded multifamily developments and new commercial developments.

### Background

On August 31, 1998, the City Council adopted Resolution 29805, adopting *Seattle's Solid Waste Plan: On the Path to Sustainability*, which is to guide the City's solid waste management programs for the next six to ten years. In this resolution, the Department of Construction and Land Use was directed "to develop options to ensure on-site space for recycling containers in new and remodeled multifamily dwellings." In response, the Department of Design, Construction and Land Use (DCLU) and Seattle Public Utilities (SPU) jointly prepared this legislation.

Currently, the Seattle Building Code requires "*Storage Space for Recyclable Materials. All occupancies shall be provided with space for the storage of recyclable materials and solid waste,*" with the exception of lodging houses, detached dwellings, family child day care homes, and private garages, carports, sheds and agricultural buildings. "*The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers.*" There are no specific requirements in terms of amount of space, access or location requirements. The Land Use Code does not include requirements for such facilities.



## **Proposed Legislation**

Details of the legislation include:

- Storage space for solid waste and recyclable materials containers would be required to be provided for all new commercial developments and new and expanded multifamily developments in multifamily, commercial, downtown, and the Seattle Cascade Mixed zones.
- Expanded multifamily would mean "multifamily developments with ten (10) or more existing units proposed for expansion that would increase the number of units by two (2) or more."
- Applicants would be required to identify on development plans for a project the proposed location and size of the storage area, design elements, and accessibility for building occupants and haulers.
- The Director of DCLU may consult with the Director of Seattle Public Utilities to modify location, size, design, and accessibility requirements under certain circumstances.

## **SEPA Environmental Review Determination**

DCLU has completed environmental review and issued a Determination of Non-Significance (no environmental impact statement required) on November 18, 1999. The appeal period runs through December 2, 1999; no appeals have been received as of the date of this memorandum.

## **Public Hearing Scheduled**

A public hearing on this legislation has been scheduled before the City Council's Business, Economic and Community Development Committee at 9:30 am, Tuesday, December 7, 1999.

## **Financial Legislation**

The proposed legislation has financial implications, and a Fiscal Note is attached.

If you have any questions about the proposed legislation, please contact Ken Davis of my staff by email at [ken.davis@ci.seattle.wa.us](mailto:ken.davis@ci.seattle.wa.us) or by phone at (206) 233-3884.

Attachments: Fiscal Note  
Proposed Ordinance

kd/dms  
recytransm





**PUBLIC HEARING SIGN-UP SHEET**

## *Storage space for recycling and solid waste materials*

**INFORMATION ON THIS SIGN-UP SHEET IS PUBLIC RECORD**

[illegible]



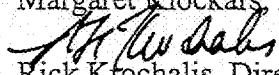
# City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use  
R. F. Krochalis, Director

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Currently, the Seattle Building Code requires "*Storage Space for Recyclable Materials. All occupancies shall be provided with space for the storage of recyclable materials and solid waste,*" with the exception of lodging houses, detached dwellings, family child day care homes, and private garages, carports, sheds and agricultural buildings. "*The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers.*" There are no specific requirements in terms of amount of space, access or location requirements. The Land Use Code does not include requirements for such facilities.





## **Proposed Legislation**

Details of the legislation include:

- Storage space for solid waste and recyclable materials containers would be required to be provided for all new commercial developments and new and expanded multifamily developments in multifamily, commercial, downtown, and the Seattle Cascade Mixed zones.
- Expanded multifamily would mean "multifamily developments with ten (10) or more existing units proposed for expansion that would increase the number of units by two (2) or more."
- Applicants would be required to identify on development plans for a project the proposed location and size of the storage area, design elements, and accessibility for building occupants and haulers.
- The Director of DCLU may consult with the Director of Seattle Public Utilities to modify location, size, design, and accessibility requirements under certain circumstances.

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If you have any questions about the proposed legislation, please contact Ken Davis of my staff by email at [ken.davis@ci.seattle.wa.us](mailto:ken.davis@ci.seattle.wa.us) or by phone at (206) 233-3884.

Attachments: Fiscal Note  
Proposed Ordinance

kd/dms  
recytransm

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## **Financial Legislation**

The proposed legislation has financial implications, and a Fiscal Note is attached.

If you have any questions about the proposed legislation, please contact Ken Davis of my staff by email at [ken.davis@ci.seattle.wa.us](mailto:ken.davis@ci.seattle.wa.us) or by phone at (206) 233-3884.

Attachments: Fiscal Note  
Proposed Ordinance

kd/dms  
recytransm





## ORDINANCE \_\_\_\_\_

AN ORDINANCE relating to land use and zoning, amending Section 23.45.006 and adding new Sections 23.47.029, 23.48.031, and 23.49.015 to the Seattle Municipal Code to require storage space for solid waste and recycling materials containers in new commercial developments and new and expanded multifamily developments.

### BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new subsection K is added to Section 23.45.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 119242, as follows:

#### 23.45.006 General development standards for structures in multifamily zones.

\* \* \*

##### K. Solid Waste and Recyclable Materials Storage Space.

1. Storage space for solid waste and recyclable materials containers shall be provided for all new and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.

<u>Multifamily Development Size</u>	<u>Minimum Area for Storage Space</u>	<u>Container Type</u>
<u>1 - 15 units</u>	<u>75 sq. ft.</u>	<u>Rear - Loading Containers</u>
<u>16 - 25 units</u>	<u>100 sq. ft.</u>	<u>Rear - Loading Containers</u>
<u>26 - 50 units</u>	<u>150 sq. ft.</u>	<u>Front - Loading Containers</u>
<u>51 - 100 units</u>	<u>200 sq. ft.</u>	<u>Front - Loading Containers</u>
<u>More than 100 units</u>	<u>200 sq. ft plus 2 sq. ft. for each additional unit</u>	<u>Front - Loading Containers</u>

2. The design of the storage space shall meet the following requirements:

a. The storage space shall have no minimum dimension (width and length) less than six (6) feet;

b. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and

1 c. If located outdoors, the storage space shall be screened from  
2 public view and designed to minimize any light and glare impacts.

3 3. The location of the storage space shall meet the following  
4 requirements:

5 a. The storage space shall be located on private property;  
6 b. The storage space shall not be located in any required parking  
7 area:

8 c. The storage space shall not block or impede any fire exits,  
9 public rights-of-ways or any pedestrian or vehicular access; and

10 d. The storage space shall be located to minimize noise and odor  
11 to building occupants and neighboring developments.

12 4. Access to the storage space for occupants and service providers shall  
13 meet the following requirements:

14 a. For rear-loading containers (usually two (2) cubic yards or  
15 smaller):

16 (1) Any proposed ramps to the storage space shall be of  
17 six percent (6%) slope or less; and

18 (2) Any proposed gates or access routes shall be a  
19 minimum of six (6) feet wide; and

20 b. For front-loading containers (usually larger than two (2) cubic  
21 yards):

22 (1) Direct access shall be provided from the alley or street  
23 to the containers;

24 (2) Any proposed gates or access routes shall be a  
25 minimum of ten (10) feet wide; and

26 (3) When accessed directly by a collection vehicle into a  
27 structure, a twenty-one (21) foot overhead clearance shall be provided.

28 5. The solid waste and recyclable materials storage space specifications  
29 required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of  
30 containers, shall be included on the plans submitted with the permit application.

31 6. The Director, in consultation with the Director of Seattle Public  
32 Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4  
33 above under the following circumstances:

34 a. When the applicant can demonstrate difficulty in meeting any  
35 of the requirements of subsections 1, 2, 3, and 4; and

36 b. When the applicant proposes alternative, workable measures  
37 that meet the intent of this Section.  
38  
39



c. If located outdoors, the storage space shall be screened from public view and designed to minimize any light and glare impacts.

3. The location of the storage space shall meet the following requirements:

a. The storage space shall be located on private property:

b. The storage space shall not be located in any required parking area:

c. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and

d. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.

4. Access to the storage space for occupants and service providers shall meet the following requirements:

a. For rear-loading containers (usually two (2) cubic yards or smaller):

(1) Any proposed ramps to the storage space shall be of six percent (6%) slope or less; and

(2) Any proposed gates or access routes shall be a minimum of six (6) feet wide; and

b. For front-loading containers (usually larger than two (2) cubic yards):

(1) Direct access shall be provided from the alley or street to the containers:

(2) Any proposed gates or access routes shall be a minimum of ten (10) feet wide; and

(3) When accessed directly by a collection vehicle into a structure, a twenty-one (21) foot overhead clearance shall be provided.

5. The solid waste and recyclable materials storage space specifications required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of containers, shall be included on the plans submitted with the permit application.

6. The Director, in consultation with the Director of Seattle Public Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4 above under the following circumstances:

a. When the applicant can demonstrate difficulty in meeting any of the requirements of subsections 1, 2, 3, and 4; and

b. When the applicant proposes alternative, workable measures that meet the intent of this Section.





**Section 2.** A new Section 23.47.029 is added to the Seattle Municipal Code as follows:

**23.47.029 Solid Waste and Recyclable Materials Storage Space.**

A. Storage space for solid waste and recyclable materials containers shall be provided for all new and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.

Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units 16 – 25 units 26 – 50 units 51 – 100 units More than 100 units	75 sq. ft. 100 sq. ft. 150 sq. ft. 200 sq. ft. 200 sq. ft. plus 2 sq. ft. for each additional unit	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading
Commercial*	0 – 5,000 sq. ft. 5,001 – 15,000 sq. ft. 15,501 – 50,000 sq. ft. 50,001 – 100,000 sq. ft. 100,001 – 200,000 sq. ft. 200,001 plus sq. ft.	82 sq. ft. 125 sq. ft. 175 sq. ft. 225 sq. ft. 275 sq. ft. 500 sq. ft.	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;
2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and
3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;



- 1                   2.     The storage space shall not be located in any required parking area;
- 2                   3.     The storage space shall not block or impede any fire exits, public
- 3 rights-of-ways or any pedestrian or vehicular access; and
- 4                   4.     The storage space shall be located to minimize noise and odor to
- 5 building occupants and neighboring developments.
- 6         D.     Access to the storage space for occupants and service providers shall meet
- 7 the following requirements:
- 8                 1.     For rear-loading containers (usually two (2) cubic yards or smaller):
- 9                   a.     Any proposed ramps to the storage space shall be of six
- 10 percent (6%) slope or less; and
- 11                   b.     Any proposed gates or access routes must be a minimum of
- 12 six (6) feet wide; and
- 13                 2.     For front-loading containers (usually larger than two (2) cubic yards):
- 14                   a.     Direct access shall be provided from the alley or street to the
- 15 containers;
- 16                   b.     Any proposed gates or access routes shall be a minimum of
- 17 ten (10) feet wide; and
- 18                   c.     When accessed directly by a collection vehicle into a
- 19 structure, a twenty-one (21) foot overhead clearance shall be provided
- 20         E.     The solid waste and recyclable materials storage space specifications required
- 21 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall
- 22 be included on the plans submitted with the permit application.
- 23         F.     The Director, in consultation with the Director of Seattle Public Utilities,
- 24 shall have the discretion to modify the requirements of subsections A, B, C, and D above
- 25 under the following circumstances:
- 26                 1.     When the applicant can demonstrate difficulty in meeting any of the
- 27 requirements of subsections A, B, C, and D; and
- 28                 2.     When the applicant proposes alternative, workable measures that meet
- 29 the intent of this Section.

30  
31  
32         Section 3. A new Section 23.48.031 is added to the Seattle Municipal Code as  
33 follows:

34  
35         23.48.031     Solid Waste and Recyclable Materials Storage Space.

36         A.     Storage space for solid waste and recyclable materials containers shall be  
37 provided for all new and expanded multifamily developments as indicated in the table  
38 below. For the purposes of this subsection, "expanded multifamily development" means  
39 expansion of multifamily developments with ten (10) or more existing units by two (2) or  
40 more units.  
41

2. The storage space shall not be located in any required parking area;
3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and
4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.

D. Access to the storage space for occupants and service providers shall meet the following requirements:

1. For rear-loading containers (usually two (2) cubic yards or smaller):
  - a. Any proposed ramps to the storage space shall be of six percent (6%) slope or less; and
  - b. Any proposed gates or access routes must be a minimum of six (6) feet wide; and
2. For front-loading containers (usually larger than two (2) cubic yards):
  - a. Direct access shall be provided from the alley or street to the containers;
  - b. Any proposed gates or access routes shall be a minimum of ten (10) feet wide; and
  - c. When accessed directly by a collection vehicle into a structure, a twenty-one (21) foot overhead clearance shall be provided.

E. The solid waste and recyclable materials storage space specifications required in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall be included on the plans submitted with the permit application.

F. The Director, in consultation with the Director of Seattle Public Utilities, shall have the discretion to modify the requirements of subsections A, B, C, and D above under the following circumstances:

1. When the applicant can demonstrate difficulty in meeting any of the requirements of subsections A, B, C, and D; and
2. When the applicant proposes alternative, workable measures that meet the intent of this Section.

**Section 3.** A new Section 23.48.031 is added to the Seattle Municipal Code as follows:

**23.48.031 Solid Waste and Recyclable Materials Storage Space.**

A. Storage space for solid waste and recyclable materials containers shall be provided for all new and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.







Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units	75 sq. ft.	Rear – Loading
	16 – 25 units	100 sq. ft.	Rear – Loading
	26 – 50 units	150 sq. ft.	Front – Loading
	51 – 100 units	200 sq. ft.	Front – Loading
	More than 100 units	200 sq. ft. plus 2 sq. ft. for each additional unit	Front – Loading
Commercial*	0 – 5,000 sq. ft.	82 sq. ft.	Rear – Loading
	5,001 – 15,000 sq. ft.	125 sq. ft.	Rear – Loading
	15,501 – 50,000 sq. ft.	175 sq. ft.	Front – Loading
	50,001 – 100,000 sq. ft.	225 sq. ft.	Front – Loading
	100,001 – 200,000 sq. ft.	275 sq. ft.	Front – Loading
	200,001 plus sq. ft.	500 sq. ft.	Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;
2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and
3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;
2. The storage space shall not be located in any required parking area;
3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and
4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.



1 D. Access to the storage space for occupants and service providers shall meet  
2 the following requirements:

- 3 1. For rear-loading containers (usually two (2) cubic yards or smaller):  
4 a. Any proposed ramps to the storage space shall be of six  
5 percent (6%) slope or less; and  
6 b. Any proposed gates or access hallways must be a minimum of  
7 six (6) feet wide; and  
8 2. For front-loading containers (usually larger than two (2) cubic yards):  
9 a. Direct access shall be provided from the alley or street to the  
10 containers;  
11 b. Any proposed gates access routes shall be a minimum of ten  
12 (10) feet wide; and  
13 c. When accessed directly by a collection vehicle into a  
14 structure, a twenty-one (21) foot overhead clearance shall be provided

15 E. The solid waste and recyclable materials storage space specifications required  
16 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall  
17 be included on the plans submitted with the permit application.

18 F. The Director, in consultation with the Director of Seattle Public Utilities,  
19 shall have the discretion to modify the requirements of subsections A, B, C, and D above  
20 under the following circumstances:

- 21 1. When the applicant can demonstrate difficulty in meeting any of the  
22 requirements of subsections A, B, C, and D; and  
23 2. When the applicant proposes alternative, workable measures that meet  
24 the intent of this Section.  
25  
26

27 Section 4. A new Section 23.49.015 is added to the Seattle Municipal Code as  
28 follows:  
29

30 **23.49.015 Solid Waste and Recyclable Materials Storage Space.**

31 A. Storage space for solid waste and recyclable materials containers shall be  
32 provided for all new and expanded multifamily developments as indicated in the table  
33 below. For the purposes of this subsection, "expanded multifamily development" means  
34 expansion of multifamily developments with ten (10) or more existing units by two (2) or  
35 more units.

1 D. Access to the storage space for occupants and service providers shall meet  
2 the following requirements:

3 1. For rear-loading containers (usually two (2) cubic yards or smaller):  
4 a. Any proposed ramps to the storage space shall be of six  
5 percent (6%) slope or less; and

6 b. Any proposed gates or access hallways must be a minimum of  
7 six (6) feet wide; and

8 2. For front-loading containers (usually larger than two (2) cubic yards):  
9 a. Direct access shall be provided from the alley or street to the  
10 containers;

11 b. Any proposed gates access routes shall be a minimum of ten  
12 (10) feet wide; and

13 c. When accessed directly by a collection vehicle into a  
14 structure, a twenty-one (21) foot overhead clearance shall be provided

15 E. The solid waste and recyclable materials storage space specifications required  
16 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall  
17 be included on the plans submitted with the permit application.

18 F. The Director, in consultation with the Director of Seattle Public Utilities,  
19 shall have the discretion to modify the requirements of subsections A, B, C, and D above  
20 under the following circumstances:

21 1. When the applicant can demonstrate difficulty in meeting any of the  
22 requirements of subsections A, B, C, and D; and

23 2. When the applicant proposes alternative, workable measures that meet  
24 the intent of this Section.

25  
26  
27 Section 4. A new Section 23.49.015 is added to the Seattle Municipal Code as  
28 follows:

29  
30 **23.49.015 Solid Waste and Recyclable Materials Storage Space.**

31 A. Storage space for solid waste and recyclable materials containers shall be  
32 provided for all new and expanded multifamily developments as indicated in the table  
33 below. For the purposes of this subsection, "expanded multifamily development" means  
34 expansion of multifamily developments with ten (10) or more existing units by two (2) or  
35 more units.





Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units	75 sq. ft.	Rear – Loading
	16 – 25 units	100 sq. ft.	Rear – Loading
	26 – 50 units	150 sq. ft.	Front – Loading
	51 – 100 units	200 sq. ft.	Front – Loading
	More than 100 units	200 sq. ft. plus 2 sq. ft. for each additional unit	Front – Loading
Commercial*	0 – 5,000 sq. ft.	82 sq. ft.	Rear – Loading
	5,001 – 15,000 sq. ft.	125 sq. ft.	Rear – Loading
	15,501 – 50,000 sq. ft.	175 sq. ft.	Front – Loading
	50,001 – 100,000 sq. ft.	225 sq. ft.	Front – Loading
	100,001 – 200,000 sq. ft.	275 sq. ft.	Front – Loading
	200,001 plus sq. ft.	500 sq. ft.	Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;
2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and
3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;
2. The storage space shall not be located in any required parking area;
3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and
4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.



1 D. Access to the storage space for occupants and service providers shall meet  
2 the following requirements:

- 3 1. For rear-loading containers (usually two (2) cubic yards or smaller):  
4 a. Any proposed ramps to the storage space shall be of six  
5 percent (6%) slope or less; and  
6 b. Any proposed gates or access hallways must be a minimum of  
7 six (6) feet wide; and  
8 2. For front-loading containers (usually larger than two (2) cubic yards):  
9 a. Direct access shall be provided from the alley or street to the  
10 containers;  
11 b. All gate openings and vehicle access routes shall be a  
12 minimum of ten (10) feet wide; and  
13 c. When accessed directly by a collection vehicle into a  
14 structure, a twenty-one (21) foot overhead clearance shall be provided

15 E. The solid waste and recyclable materials storage space specifications required  
16 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall  
17 be included on the plans submitted with the permit application.

18 F. The Director, in consultation with the Director of Seattle Public Utilities,  
19 shall have the discretion to modify the requirements of subsections A, B, C, and D above  
20 under the following circumstances:

- 21 1. When the applicant can demonstrate difficulty in meeting any of the  
22 requirements of subsections A, B, C, and D; and  
23 2. When the applicant proposes alternative, workable measures that meet  
24 the intent of this Section.  
25  
26

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2 the following requirements:

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12 minimum of ten (10) feet wide; and

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14 structure, a twenty-one (21) foot overhead clearance shall be provided

15 E. The solid waste and recyclable materials storage space specifications required  
16 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall  
17 be included on the plans submitted with the permit application.

18 F. The Director, in consultation with the Director of Seattle Public Utilities,  
19 shall have the discretion to modify the requirements of subsections A, B, C, and D above  
20 under the following circumstances:

21 1. When the applicant can demonstrate difficulty in meeting any of the  
22 requirements of subsections A, B, C, and D; and

23 2. When the applicant proposes alternative, workable measures that meet  
24 the intent of this Section.  
25  
26









## FISCAL NOTE

Department: Design, Construction and Land Use  
Contacts: Kenneth S. Davis, 233-3884  
CBO Analyst: Pascal St.Gerard, 684-8085

### Legislation Title:

**AN ORDINANCE** relating to land use and zoning, amending Section 23.45.006 and adding new Sections 23.47.029, 23.48.031, and 23.49.015 to the Seattle Municipal Code to require storage space for solid waste and recycling materials containers in new commercial developments and new and expanded multifamily developments.

**Summary of the Legislation:** The proposal is a non-project action by the City of Seattle to amend the Seattle Municipal Code (SMC) Title 23, Land Use Code, to require storage space for solid waste and recycling materials containers in new and expanded multifamily developments and new commercial developments. This new requirement would apply in multifamily, commercial, downtown, and the Seattle Cascade Mixed zones.

**Background:** City Council directed DCLU to "develop options to ensure on-site space for recycling containers in new and remodeled multifamily dwellings." Also, the City's Building Code, Section 512, requires that "all occupancies shall be provided with space for the storage of recyclable materials and solid waste." DCLU began working with SPU in early 1999 to review options for meeting this Council directive and Building Code requirement. One option was to prepare a joint DCLU/SPU Director's Rule including these new requirements, but this was ultimately dropped because new regulatory requirements require City Council approval and can not be adopted through a Director's Rule. The current proposal would amend the Land Use Code to include these new requirements.

**Sustainability Issues (related to grant awards):** Not Applicable

**Estimated Expenditure Impacts:** See Attached

Fund	1998	1999	2000
Total			

One-time \$ \_\_\_\_\_

Ongoing \$ \_\_\_\_\_

**Estimated Revenue Impacts:** See Attached

Fund	1998	1999	2000
Total			

One-time \$ \_\_\_\_\_

Ongoing \$ \_\_\_\_\_

**Estimated FTE Impacts:** 0.1 FTE or approximately 132 hours of additional staff time as outlined in Attachment A.

## FISCAL NOTE

**Department:** Design, Construction and Land Use  
**Contacts:** Kenneth S. Davis, 233-3884  
**CBO Analyst:** Pascal St.Gerard, 684-8085

### Legislation Title:

**AN ORDINANCE** relating to land use and zoning, amending Section 23.45.006 and adding new Sections 23.47.029, 23.48.031, and 23.49.015 to the Seattle Municipal Code to require storage space for solid waste and recycling materials containers in new commercial developments and new and expanded multifamily developments.

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**Sustainability Issues (related to grant awards):** Not Applicable

**Estimated Expenditure Impacts:** See Attached

Fund	1998	1999	2000
Total			

One-time \$ \_\_\_\_\_

Ongoing \$ \_\_\_\_\_

**Estimated Revenue Impacts:** See Attached

Fund	1998	1999	2000
Total			

One-time \$ \_\_\_\_\_

Ongoing \$ \_\_\_\_\_

**Estimated FTE Impacts:** 0.1 FTE or approximately 132 hours of additional staff time as outlined in Attachment A.





Fund	1998	1999	2000
Total			

# Full Time \_\_\_\_\_

# Part Time \_\_\_\_\_

# TES \_\_\_\_\_

**Do positions sunset in the future? If so, when? Not Applicable**

**Other Issues: None**



Attachment A: Anticipated Fiscal Impact of Proposed Legislation:

The proposal will require solid waste and recyclable materials storage space in new and expanded multifamily and new commercial developments. This will expand the City's successful recycling program, providing more opportunities for recycling and ultimately benefiting the environment. Adding this new requirement, however, will result in additional costs to the project applicant and have fiscal impacts on DCLU.

- **How many projects are affected?** Based on past years, it is expected that approximately 80 new multifamily projects, 10 expanded multifamily projects, and 87 new commercial projects will be affected by this new requirement every year.
- **Additional review time for DCLU.** Land Use Planners will perform this additional review. It is anticipated that 80% of the projects subject to this new requirements will require an average additional review time of one-half (½) hour; 10 % are expected to be more complex and will require an additional average review time of one and one-half (1 ½) hours. This time includes coaching applicants and explaining the requirements. Based on the number of projects affected and additional review time per project, the following additional review time is anticipated every year:

• New Multifamily:	56 hours
• Expanded Multifamily:	15 hours
• New Commercial:	61 hours
TOTAL:	132 hours

Staff time necessary to review plans would occur as part of zoning review for new and expanded multifamily developments and new commercial developments. On a cumulative basis, this additional time raises issues related to meeting targeted permit issuance turnaround times.

- **Additional costs for review.** DCLU can assume, at \$175.00 per hour of staff time, the total cost to review projects for this new requirement would be \$23,000 for 132 hours of additional staff time. Generally, additional administrative costs such as these are passed on to the applicant by way of hourly fees.
- **Need for addition staff.** In addition to the new project review requirements related to this legislation estimating the need for 0.1 FTE, other recent legislation under consideration by City Council related to tree protection estimates the need for 0.4 FTE. Together, there is a combined need for 0.5 FTE. DCLU has prepared a separate ordinance requesting authorization from City Council for this additional 0.5 FTE to be considered in conjunction with both the tree protection legislation and this legislation.

kd  
rec-fiscal  
11/23/99

Attachment A: Anticipated Fiscal Impact of Proposed Legislation:

The proposal will require solid waste and recyclable materials storage space in new and expanded multifamily and new commercial developments. This will expand the City's successful recycling program, providing more opportunities for recycling and ultimately benefiting the environment. Adding this new requirement, however, will result in additional costs to the project applicant and have fiscal impacts on DCLU.

- **How many projects are affected?** Based on past years, it is expected that approximately 80 new multifamily projects, 10 expanded multifamily projects, and 87 new commercial projects will be affected by this new requirement every year.
- **Additional review time for DCLU.** Land Use Planners will perform this additional review. It is anticipated that 80% of the projects subject to this new requirements will require an average additional review time of one-half (½) hour; 10 % are expected to be more complex and will require an additional average review time of one and one-half (1 ½) hours. This time includes coaching applicants and explaining the requirements. Based on the number of projects affected and additional review time per project, the following additional review time is anticipated every year:

• New Multifamily:	56 hours
• Expanded Multifamily:	15 hours
• New Commercial:	61 hours
TOTAL:	132 hours

Staff time necessary to review plans would occur as part of zoning review for new and expanded multifamily developments and new commercial developments. On a cumulative basis, this additional time raises issues related to meeting targeted permit issuance turnaround times.

- **Additional costs for review.** DCLU can assume, at \$175.00 per hour of staff time, the total cost to review projects for this new requirement would be \$23,000 for 132 hours of additional staff time. Generally, additional administrative costs such as these are passed on to the applicant by way of hourly fees.
- **Need for addition staff.** In addition to the new project review requirements related to this legislation estimating the need for 0.1 FTE, other recent legislation under consideration by City Council related to tree protection estimates the need for 0.4 FTE. Together, there is a combined need for 0.5 FTE. DCLU has prepared a separate ordinance requesting authorization from City Council for this additional 0.5 FTE to be considered in conjunction with both the tree protection legislation and this legislation.







**From:** "dgolden" <dgolden@email.msn.com>  
**To:** DOM01.P0103(MCGRADD)  
**Date:** Mon, Dec 6, 1999 4:13 PM  
**Subject:** Code Amendment for Waste Storage / Apartments

12/6/99

If your new requirements take out a parking space, it will reduce the allowable apartment count in new construction. This will further increase costs for construction by lowering the yield on a given piece of land. Everyone has solid waste service now, so you will not make any change in utilization here.

As for "recycle" waste, Seattle is already getting very substantial utilization on a voluntary basis. Apartment ownership is competitive, and tenants ask for recycle service so they don't have to drop off their waste at another location. For various reasons, some properties don't have space for recycle, or a hillside site doesn't look good to the recycle contractor. Several years ago we had a hillside building rejected for recycle service unless we gave up a parking space for all the containers (we had just 8 parking spaces for 8 apartments). When the City announced we could reject glass containers last summer, I called to see if we could get service to the building. Your garbage department said they would send someone to inspect the site, but we never received a response to our request. My partner on another building (on a flat site) phoned several months ago to see if we could get recycle service, and we have never had a response on that one either.

It seems that you could increase utilization by having City employees follow through on the inquiries they receive now.

Glass containers, with one for each color, take up a considerable amount of space, and are a cause of confusion for users. Everyone likes the idea of putting paper and aluminum in a single container, and there is no confusion.

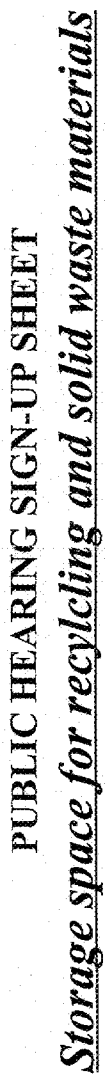
Sincerely, Don Gulden (206) 783 5301  
dgolden@msn.com

---

Response 12/7







**INFORMATION ON THIS SIGN-UP SHEET IS PUBLIC RECORD**

[illegible]

ORDINANCE \_\_\_\_\_

AN ORDINANCE relating to land use and zoning, amending Section 23.45.006 and adding new Sections 23.47.029, 23.48.031, and 23.49.015 to the Seattle Municipal Code to require storage space for solid waste and recycling materials containers in new commercial developments and new and expanded multifamily developments.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new subsection K is added to Section 23.45.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 119242, as follows:

**23.45.006 General development standards for structures in multifamily zones.**

\* \* \*

K. Solid Waste and Recyclable Materials Storage Space.

1. Storage space for solid waste and recyclable materials containers shall be provided for all new and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.

<u>Multifamily Development Size</u>	<u>Minimum Area for Storage Space</u>	<u>Container Type</u>
<u>1 - 15 units</u>	<u>75 sq. ft.</u>	<u>Rear - Loading Containers</u>
<u>16 - 25 units</u>	<u>100 sq. ft.</u>	<u>Rear - Loading Containers</u>
<u>26 - 50 units</u>	<u>150 sq. ft.</u>	<u>Front - Loading Containers</u>
<u>51 - 100 units</u>	<u>200 sq. ft.</u>	<u>Front - Loading Containers</u>
<u>More than 100 units</u>	<u>200 sq. ft plus 2 sq. ft. for each additional unit</u>	<u>Front - Loading Containers</u>

2. The design of the storage space shall meet the following requirements:

a. The storage space shall have no minimum dimension (width and length) less than six (6) feet;

b. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and



1 c. If located outdoors, the storage space shall be screened from  
2 public view and designed to minimize any light and glare impacts.

3 3. The location of the storage space shall meet the following  
4 requirements:

5 a. The storage space shall be located on private property;  
6 b. The storage space shall not be located in any required parking  
7 area;

8 c. The storage space shall not block or impede any fire exits,  
9 public rights-of-ways or any pedestrian or vehicular access; and

10 d. The storage space shall be located to minimize noise and odor  
11 to building occupants and neighboring developments.

12 4. Access to the storage space for occupants and service providers shall  
13 meet the following requirements:

14 a. For rear-loading containers (usually two (2) cubic yards or  
15 smaller):

16 (1) Any proposed ramps to the storage space shall be of  
17 six percent (6%) slope or less; and

18 (2) Any proposed gates or access routes shall be a  
19 minimum of six (6) feet wide; and

20 b. For front-loading containers (usually larger than two (2) cubic  
21 yards):

22 (1) Direct access shall be provided from the alley or street  
23 to the containers;

24 (2) Any proposed gates or access routes shall be a  
25 minimum of ten (10) feet wide; and

26 (3) When accessed directly by a collection vehicle into a  
27 structure, a twenty-one (21) foot overhead clearance shall be provided.

28 5. The solid waste and recyclable materials storage space specifications  
29 required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of  
30 containers, shall be included on the plans submitted with the permit application.

31 6. The Director, in consultation with the Director of Seattle Public  
32 Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4  
33 above under the following circumstances:

34 a. When the applicant can demonstrate difficulty in meeting any  
35 of the requirements of subsections 1, 2, 3, and 4; and

36 b. When the applicant proposes alternative, workable measures  
37 that meet the intent of this Section.



**Section 2.** A new Section 23.47.029 is added to the Seattle Municipal Code as follows:

**23.47.029 Solid Waste and Recyclable Materials Storage Space.**

A. Storage space for solid waste and recyclable materials containers shall be provided for all new and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.

Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units	75 sq. ft.	Rear – Loading
	16 – 25 units	100 sq. ft.	Rear – Loading
	26 – 50 units	150 sq. ft.	Front – Loading
	51 – 100 units	200 sq. ft.	Front – Loading
	More than 100 units	200 sq. ft. plus 2 sq. ft. for each additional unit	Front – Loading
Commercial*	0 – 5,000 sq. ft.	82 sq. ft.	Rear – Loading
	5,001 – 15,000 sq. ft.	125 sq. ft.	Rear – Loading
	15,501 – 50,000 sq. ft.	175 sq. ft.	Front – Loading
	50,001 – 100,000 sq. ft.	225 sq. ft.	Front – Loading
	100,001 – 200,000 sq. ft.	275 sq. ft.	Front – Loading
	200,001 plus sq. ft.	500 sq. ft.	Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;

2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and

3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;



2. The storage space shall not be located in any required parking area;
3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and
4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.

D. Access to the storage space for occupants and service providers shall meet the following requirements:

1. For rear-loading containers (usually two (2) cubic yards or smaller):
  - a. Any proposed ramps to the storage space shall be of six percent (6%) slope or less; and
  - b. Any proposed gates or access routes must be a minimum of six (6) feet wide; and
2. For front-loading containers (usually larger than two (2) cubic yards):
  - a. Direct access shall be provided from the alley or street to the containers;
  - b. Any proposed gates or access routes shall be a minimum of ten (10) feet wide; and
  - c. When accessed directly by a collection vehicle into a structure, a twenty-one (21) foot overhead clearance shall be provided

E. The solid waste and recyclable materials storage space specifications required in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall be included on the plans submitted with the permit application.

F. The Director, in consultation with the Director of Seattle Public Utilities, shall have the discretion to modify the requirements of subsections A, B, C, and D above under the following circumstances:

1. When the applicant can demonstrate difficulty in meeting any of the requirements of subsections A, B, C, and D; and
2. When the applicant proposes alternative, workable measures that meet the intent of this Section.

**Section 3.** A new Section 23.48.031 is added to the Seattle Municipal Code as follows:

**23.48.031 Solid Waste and Recyclable Materials Storage Space.**

A. Storage space for solid waste and recyclable materials containers shall be provided for all new and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.



Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units 16 – 25 units 26 – 50 units 51 – 100 units More than 100 units	75 sq. ft. 100 sq. ft. 150 sq. ft. 200 sq. ft. 200 sq. ft. plus 2 sq. ft. for each additional unit	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading
Commercial*	0 – 5,000 sq. ft. 5,001 – 15,000 sq. ft. 15,501 – 50,000 sq. ft. 50,001 – 100,000 sq.ft. 100,001 – 200,000 sq. ft. 200,001 plus sq. ft.	82 sq. ft. 125 sq. ft. 175 sq. ft. 225 sq. ft. 275 sq. ft. 500 sq. ft.	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;
2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and
3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;
2. The storage space shall not be located in any required parking area;
3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and
4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.



1 D. Access to the storage space for occupants and service providers shall meet  
2 the following requirements:

- 3 1. For rear-loading containers (usually two (2) cubic yards or smaller):  
4 a. Any proposed ramps to the storage space shall be of six  
5 percent (6%) slope or less; and  
6 b. Any proposed gates or access hallways must be a minimum of  
7 six (6) feet wide; and  
8 2. For front-loading containers (usually larger than two (2) cubic yards):  
9 a. Direct access shall be provided from the alley or street to the  
10 containers;  
11 b. Any proposed gates access routes shall be a minimum of ten  
12 (10) feet wide; and  
13 c. When accessed directly by a collection vehicle into a  
14 structure, a twenty-one (21) foot overhead clearance shall be provided

15 E. The solid waste and recyclable materials storage space specifications required  
16 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall  
17 be included on the plans submitted with the permit application.

18 F. The Director, in consultation with the Director of Seattle Public Utilities,  
19 shall have the discretion to modify the requirements of subsections A, B, C, and D above  
20 under the following circumstances:

- 21 1. When the applicant can demonstrate difficulty in meeting any of the  
22 requirements of subsections A, B, C, and D; and  
23 2. When the applicant proposes alternative, workable measures that meet  
24 the intent of this Section.  
25

26  
27 **Section 4.** A new Section 23.49.015 is added to the Seattle Municipal Code as  
28 follows:  
29

30 **23.49.015 Solid Waste and Recyclable Materials Storage Space.**

31 A. Storage space for solid waste and recyclable materials containers shall be  
32 provided for all new and expanded multifamily developments as indicated in the table  
33 below. For the purposes of this subsection, "expanded multifamily development" means  
34 expansion of multifamily developments with ten (10) or more existing units by two (2) or  
35 more units.



Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 – 15 units 16 – 25 units 26 – 50 units 51 – 100 units More than 100 units	75 sq. ft. 100 sq. ft. 150 sq. ft. 200 sq. ft. 200 sq. ft. plus 2 sq. ft. for each additional unit	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading
Commercial*	0 – 5,000 sq. ft. 5,001 – 15,000 sq. ft. 15,501 – 50,000 sq. ft. 50,001 – 100,000 sq. ft. 100,001 – 200,000 sq. ft. 200,001 plus sq. ft.	82 sq. ft. 125 sq. ft. 175 sq. ft. 225 sq. ft. 275 sq. ft. 500 sq. ft.	Rear – Loading Rear – Loading Front – Loading Front – Loading Front – Loading Front – Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;
2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and
3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;
2. The storage space shall not be located in any required parking area;
3. The storage space shall not block or impede any fire exits, public rights-of-ways or any pedestrian or vehicular access; and
4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.



1 D. Access to the storage space for occupants and service providers shall meet  
2 the following requirements:

- 3 1. For rear-loading containers (usually two (2) cubic yards or smaller):  
4 a. Any proposed ramps to the storage space shall be of six  
5 percent (6%) slope or less; and  
6 b. Any proposed gates or access hallways must be a minimum of  
7 six (6) feet wide; and  
8 2. For front-loading containers (usually larger than two (2) cubic yards):  
9 a. Direct access shall be provided from the alley or street to the  
10 containers;  
11 b. All gate openings and vehicle access routes shall be a  
12 minimum of ten (10) feet wide; and  
13 c. When accessed directly by a collection vehicle into a  
14 structure, a twenty-one (21) foot overhead clearance shall be provided

15 E. The solid waste and recyclable materials storage space specifications required  
16 in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall  
17 be included on the plans submitted with the permit application.

18 F. The Director, in consultation with the Director of Seattle Public Utilities,  
19 shall have the discretion to modify the requirements of subsections A, B, C, and D above  
20 under the following circumstances:

- 21 1. When the applicant can demonstrate difficulty in meeting any of the  
22 requirements of subsections A, B, C, and D; and  
23 2. When the applicant proposes alternative, workable measures that meet  
24 the intent of this Section.  
25  
26



Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 1999, and signed by me  
in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_,  
1999.

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Filed by me this 11 day of July, 1999.

(SEAL)

**From:** <JPenSund@aol.com>  
**To:** DOM01.P0103(MCGRADD)  
**Date:** Sat, Nov 27, 1999 8:34 AM  
**Subject:** Code ammendment to require storage space for solid waste and recycling

Please forward this to the City Council as a written comment concerning the amendments to require storage space for solid waste and recycling materials in new and remodeled multifamily and commercial developments.

From Jean Sundborg, former Waste Reduction and Recycling Educator; Friend of Recycling for the City; recipient of 1997 Less is more Grant to conduct Rent-a-Plate; resident of Uptown Queen Anne Urban Center; resident of condo/multifamily home.

I am in favor of all efforts by City Council's Business, Economic and Community Development Committee to improve the requirements for storage of solid waste and recycling materials.

My residence building is just seven years old, but had no specific provisions for recycling containers. Due to my perseverance and insistence with other residents, the recycling contractor, and continued monitoring of the storage area, 619 5th Ave West does an above average job of recycling. The habit of proper solid waste disposal and of recycling absolutely must be made as easy as possible. Any barriers to ease will become reasons to be sloppy and/or not recycle.

I attend many of the meetings of the Design Review Board for Area 3 and often speak in favor of attractive, accessible, and usable containers when a new project is proposed.

The streets and alleys of Uptown Queen Anne are severely impacted by inadequate solid waste handling and recycling by businesses. Open, unlocked dumpsters that invite dumpster diving and bird scavenging is one cause for street and sidewalk litter.

I hope your amendment deals with enforcement of closed, and maybe locked lids.

I see many cases where the dumpsters for a row of businesses are lined up in an alley so that "ownership" of a certain dumpster is hard to identify. This leads to sloppiness in general because the "other-guy" is messy. See the alley between West Mercer Street and West Republican bounded by 1st Ave North and Queen Anne Ave North. I hope your amendment includes labeling/identification of each dumpster with a business, so enforcement can be directed to the proper business/waste contractor.

The metal lidded dumpsters require upper body strength and movement beyond the average person's ability. When such dumpsters are located outside, exposed to rain and wind, and often in cramped, dark spaces, people will not use them correctly.

Uptown Queen Anne has a vast number of proposed multi-family/commercial projects in application and permit phases now. The future cleanliness and attractiveness of Uptown Urban Center depends upon this amendment and its enforcement.



Seattle is a model for recycling. Let's be a model for building code and enforcement storage space for waste reduction and recycling to be an attractive feature in multi-family and commercial buildings. It's time to move from the 55 gallon recycling barrels in alleys and from ugly metal dumpsters in alleys. Be innovative, ergonomic, and practical when you define what is acceptable storage space.

Jean Sundborg  
619 5th Ave West #303  
Seattle, WA 98119  
206-283-6140



# STATE OF WASHINGTON - KING COUNTY

111706

City of Seattle, DCLU

—SS.

No. CONSIDERATIO

## City of Seattle

November 4, 1999

**NOTICE OF CITY COUNCIL  
BUSINESS, ECONOMIC AND  
COMMUNITY DEVELOPMENT  
COMMITTEE CONSIDERATION OF  
CODE AMENDMENTS TO REQUIRE  
STORAGE SPACE FOR SOLID WASTE  
AND RECYCLING MATERIALS IN  
NEW AND REMODELED  
MULTIFAMILY AND COMMERCIAL  
DEVELOPMENTS**

### INTRODUCTION

The City Council Business, Economic and Community Development (BECD) Committee is considering amendments to the Seattle Municipal Code (SMC) Title 23, Land Use Code, to require storage space for solid waste and recycling materials containers in new and substantially remodeled multifamily and commercial developments.

### INFORMATION AVAILABLE

Copies of a Director's Report and ordinance will be available beginning Monday, November 22, 1999. This information may be obtained at the Department of Design, Construction and Land Use (DCLU) Public Resource Center, Dexter Horton Building, 710 Second Avenue, Suite 200. The Public Resource Center is open 8:00 a.m. to 5:00 p.m. on Monday, Wednesday, Thursday, and Friday and 10:00 a.m. to 5:00 p.m. on Tuesday. Questions concerning the Director's Report and ordinance may be directed to Ken Davis, DCLU, by calling (206) 233-3854 or via email at [ken.davis@city.seattle.wa.us](mailto:ken.davis@city.seattle.wa.us).

### HOW TO COMMENT

#### Public Hearing

A public hearing before the City Council's Business, Economic and Community Development (BECD) Committee is scheduled for Tuesday, December 7, 1999, 9:30 a.m. in the City Council Chamber, 11th Floor Municipal Building, 600 Fourth Avenue. The City Council Chamber is accessible; print and communications access is provided on prior request. Questions concerning the public hearing or a request for accommodations for a disability may be directed to Dan McGrady, Councilmember Jan Drago's office, by calling (206) 584-8801 or via email at [dan.mcgrady@city.seattle.wa.us](mailto:dan.mcgrady@city.seattle.wa.us).

#### Written Comments

Written comments will be accepted through Tuesday, December 7, 1999, and may be sent to:

City of Seattle, City Council Business, Economic and Community Development Committee, 11th Floor Municipal Building, 600 Fourth Avenue, Seattle, Washington 98104. Attention: Dan McGrady.

Date of publication in the Seattle Daily Journal of Commerce, November 4, 1999.  
11/4(111706)

## Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

### CT: BECD AMENDMENTS

was published on

11/04/99

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

Subscribed and sworn to before me on

11/04/99

Notary Public for the State of Washington,  
residing in Seattle





# STATE OF WASHINGTON - KING COUNTY

114418

—ss.

City of Seattle, City Clerk

No. ORDINANCE IN

## Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:119836 ORD IN FUL

was published on

02/02/00

The amount of the fee charged for the foregoing publication is the sum of \$ , which amount has been paid in full.

Subscribed and sworn to before me on

02/02/00

Notary Public for the State of Washington,  
residing in Seattle

TIME AND DATE STAMP

**SPONSORSHIP**

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY  
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

\_\_\_\_\_ *San Diego* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE



## City of Seattle

ORDINANCE 118936

AN ORDINANCE relating to land use and zoning, amending Section 23.45.006 and adding new Sections 23.47.029, 23.48.031, and 23.49.015 to the Seattle Municipal Code to require storage space for solid waste and recycling materials containers in new commercial developments and new and expanded multifamily developments.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new subsection K is added to Section 23.45.006 of the Seattle Municipal Code, which Section was last amended by Ordinance 119242, as follows:

23.45.006 General development standards for structures in multifamily zones.

\*\*\*

### K. Solid Waste and Recyclable Materials Storage Space.

1. Storage space for solid waste and recyclable materials containers shall be provided for all new and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.

Multifamily Development Size	Minimum Area for Storage Space	Container Type
1 - 15 units	75 sq. ft.	Rear - Loading Containers
16 - 25 units	100 sq. ft.	Rear - Loading Containers
26 - 50 units	150 sq. ft.	Front - Loading Containers
51 - 100 units	200 sq. ft.	Front - Loading Containers
More than 100 units	200 sq. ft. plus 2 sq. ft. for each additional unit	Front - Loading Containers

2. The design of the storage space shall meet the following requirements:

- a. The storage space shall have no minimum dimension (width and length) less than six (6) feet;
- b. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and
- c. If located outdoors, the storage space shall be screened from public view and designed to minimize any light and glare impacts.

3. The location of the storage space shall meet the following requirements:

- a. The storage space shall be located on private property;
- b. The storage space shall not be located in any required parking area;
- c. The storage space shall not block or impede any fire exits, public rights-of-way or any pedestrian or vehicular access; and
- d. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.

4. Access to the storage space for occupants and service providers shall meet the following requirements:

- a. For rear-loading containers (usually two (2) cubic yards or smaller):
  - (1) Any proposed ramps to the storage space shall be of six percent (6%) slope or less; and
  - (2) Any proposed gates or access routes shall be a minimum of six (6) feet wide; and
- b. For front-loading containers (usually larger than two (2) cubic yards):
  - (1) Direct access shall be provided from the alley or street to the containers;
  - (2) Any proposed gates or access routes shall be a minimum of ten (10) feet wide; and
  - (3) When accessed directly by a collection vehicle into a structure, a twenty-one (21) foot overhead clearance shall be provided.

5. The solid waste and recyclable materials storage space specifications required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of containers, shall be included on the plans submitted with the permit application.

6. The Director, in consultation with the Director of Seattle Public Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4 above under the following circumstances:

- a. When the applicant can demonstrate difficulty in meeting any of the requirements of subsections 1, 2, 3, and 4; or
- b. When the applicant proposes to expand a multifamily

Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 - 15 units	75 sq. ft.	Rear - Loading
	16 - 25 units	100 sq. ft.	Rear - Loading
	26 - 50 units	150 sq. ft.	Front - Loading
	51 - 100 units	200 sq. ft.	Front - Loading
	More than 100 units	200 sq. ft. plus 2 sq. ft. for each additional unit	Front - Loading
Commercial*	0 - 5,000 sq. ft.	82 sq. ft.	Rear - Loading
	5,001 - 15,000 sq. ft.	125 sq. ft.	Rear - Loading
	15,001 - 50,000 sq. ft.	175 sq. ft.	Front - Loading
	50,001 - 100,000 sq. ft.	225 sq. ft.	Front - Loading
	100,001 - 200,000 sq. ft.	275 sq. ft.	Front - Loading
	200,001 plus sq. ft.	500 sq. ft.	Front - Loading

\* Mixed Use Buildings: Mixed use buildings with 80 percent (80%) or more of floor space designated for residential use will be considered residential buildings. All other mixed use buildings will be considered commercial buildings.

B. The design of the storage space shall meet the following requirements:

1. The storage space shall have no dimension (width and length) less than six (6) feet;
2. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and
3. If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.

C. The location of the storage space shall meet the following requirements:

1. The storage space shall be located on private property;
2. The storage space shall not be located in any required parking area;
3. The storage space shall not block or impede any fire exits, public rights-of-way or any pedestrian or vehicular access; and
4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments.

D. Access to the storage space for occupants and service providers shall meet the following requirements:

1. For rear-loading containers (usually two (2) cubic yards or smaller):
  - a. Any proposed ramps to the storage space shall be of six percent (6%) slope or less; and
  - b. Any proposed gates or access hallways must be a minimum of six (6) feet wide; and
2. For front-loading containers (usually larger than two (2) cubic yards):
  - a. Direct access shall be provided from the alley or street to the containers;
  - b. Any proposed gates access routes shall be a minimum of ten (10) feet wide; and
  - c. When accessed directly by a collection vehicle into a structure, a twenty-one (21) foot overhead clearance shall be provided.

E. The solid waste and recyclable materials storage space specifications required in subsections A, B, C, and D above, in addition to the number and sizes of containers, shall be included on the plans submitted with the permit application.

F. The Director, in consultation with the Director of Seattle Public Utilities, shall have the discretion to modify the requirements of subsections A, B, C, and D above under the following circumstances:

1. When the applicant can demonstrate difficulty in meeting any of the requirements of subsections A, B, C, and D; or
2. When the applicant proposes to expand a multifamily or mixed-use building, and the requirements of subsections A, B, C, and D conflict with opportunities to increase residential densities and/or retain ground-level retail uses; and
3. When the applicant proposes alternative, workable measures that meet the intent of this Section.

Section 4. A new Section 23.49.015 is added to the Seattle Municipal Code as follows:

### 23.49.015 Solid Waste and Recyclable Materials Storage Space.

A. Storage space for solid waste and recyclable materials containers shall be provided for all new developments permitted in Downtown zones and expanded multifamily developments as indicated in the table below. For the purposes of this subsection, "expanded multifamily development" means expansion of multifamily developments with ten (10) or more existing units by two (2) or more units.

Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 - 15 units	75 sq. ft.	Rear - Loading
	16 - 25 units	100 sq. ft.	Rear - Loading
	26 - 50 units	150 sq. ft.	Front - Loading
	51 - 100 units	200 sq. ft.	Front - Loading
	More than 100 units	200 sq. ft. plus 2 sq. ft. for each additional unit	Front - Loading
Commercial*	0 - 5,000 sq. ft.	82 sq. ft.	Rear - Loading
	5,001 - 15,000 sq. ft.	125 sq. ft.	Rear - Loading