

# Council Bill No. 13043

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.

# The City of Seattl Council Bill/Ordina

1/11*/0*0

1-18-00 Rasse

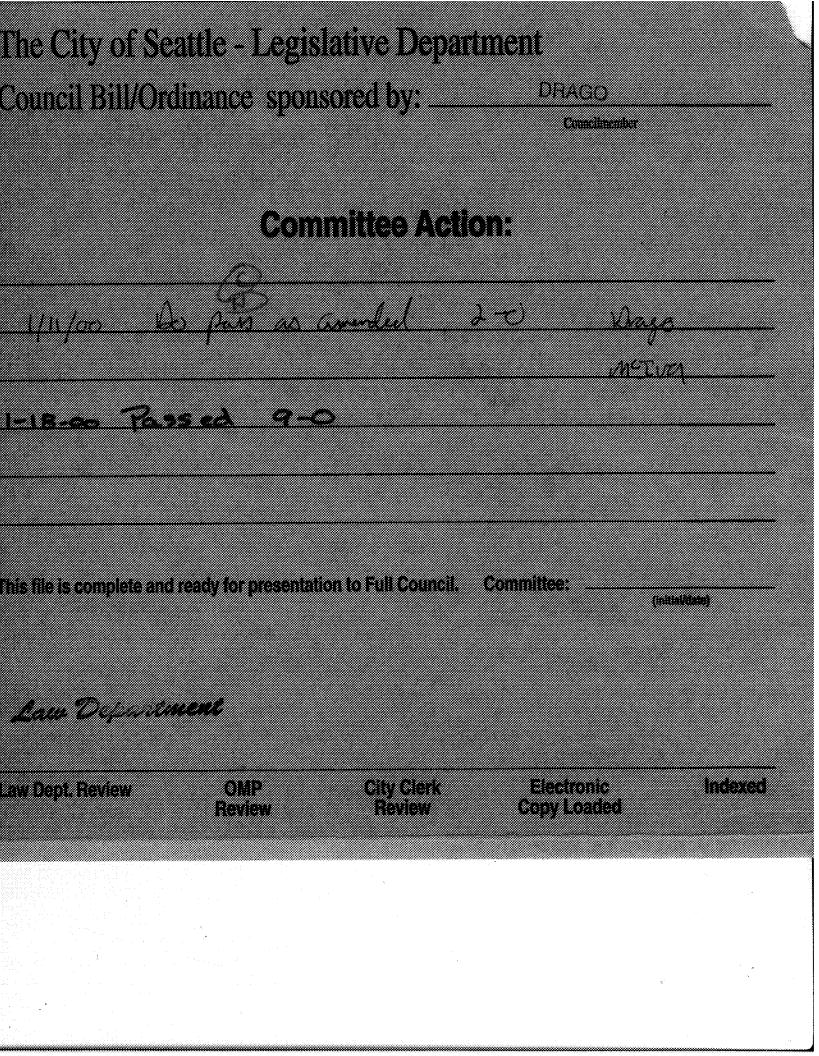
## CF No.

Dele Introduced: DEC 1 1993	
Cate 1st Referred:	To: (committee)
BEC - + 333.	COLUMN COLUMN
Date Ro - Reterred:	Ta: (conmittee)
Date Re - Referred:	To: (committee)
Date of Final Passage:	Full Council Vote:
1-18-20	10
Date Presented to Mayor:	Date Approved
1-19-00	12412000
Date Returned to City Clerk:	Dole Published: T.O.
26/2000	1 1
Date Veloed by Neyor:	Dale Véto Published:
Date Passed Over Vetc:	Veto Sustained:

This file is complete and ready

Law Depusience

Law Dept. Review



## 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</u> Development Size	<u>Minimum Area for</u> <u>Storage Space</u>	<u>Container Type</u>
1 = 15 units	75 sq. ft.	Rear - Loading Containers
16 - 25 units	<u>100 sq. ft.</u>	Rear - Loading Containers
<u>26 – 50 units</u>	<u>150 sq. ft.</u>	Front – Loading Containers
<u>51 – 100 units</u>	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



1       c.       If located outdoors, the storage space shall be screened fi         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 pa         7       area;	rking s,
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 pa	<u>s,</u>
<ul> <li>4 requirements:</li> <li>5 a. The storage space shall be located on private property;</li> <li>6 b. The storage space shall not be located in any required pa</li> </ul>	<u>s,</u>
5a.The storage space shall be located on private property;6b.The storage space shall not be located in any required pa	<u>s,</u>
6 b. The storage space shall not be located in any required pa	<u>s,</u>
	<u>s,</u>
8 c. <u>The storage space shall not block or impede any fire exit</u>	<u>odor</u>
9 public rights-of-ways or any pedestrian or vehicular access; and	odor
10 <u>d.</u> The storage space shall be located to minimize noise and	
11 to building occupants and neighboring developments.	
12 <u>4. Access to the storage space for occupants and service providers</u>	<u>shall</u>
13 meet the following requirements:	
14     a.     For rear-loading containers (usually two (2) cubic yards)	or
15 <u>smaller):</u>	
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)	<u>cubic</u>
21 <u>yards):</u>	
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 in	<u>to a</u>
27 structure, a twenty-one (21) foot overhead clearance shall be provided.	
28 <u>5.</u> The solid waste and recyclable materials storage space specifica	tions
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 <u>6.</u> 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, an	<u>d 4</u>
33 above under the following circumstances:	
34 a. When the applicant can demonstrate difficulty in meetin	g <u>any</u>
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 <u>c.</u> <u>When the applicant proposes alternative, workable meas</u>	ures
40 that meet the intent of this Section.	
41	
42	



**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 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.

С.

1.

11 12

13

14 15 16

17

18

19

20

21

22

23

24

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.

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

The storage space shall be located on private property;



10

1 2

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; or
28	2. When the applicant proposes to expand a multifamily or mixed-use
29	building, and the requirements of subsections A, B, C, and D conflict with opportunities to
30	increase residential densities and/or retain ground-level retail uses; and
31	3. When the applicant proposes alternative, workable measures that meet
32	the intent of this Section.
33	
34	
35	Section 3. A new Section 23.48.031 is added to the Seattle Municipal Code as
36	follows:
37	
38	23.48.031 Solid Waste and Recyclable Materials Storage Space.
39	A. Storage space for solid waste and recyclable materials containers shall be
40	provided for all new developments permitted in the Seattle Cascade Mixed zone and
41	expanded multifamily developments as indicated in the table below. For the purposes of this
42	subsection, "expanded multifamily development" means expansion of multifamily
43	developments with ten (10) or more existing units by two (2) or more units.
44	



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

.

Β.

C.

1.

1 2

3 4

5 6

7

8

9

10

11

12

13

14

15

16

17

18

19

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.

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

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.



	or occupants and service providers shall meet
the following requirements:	
 1. For rear-loading conta	iners (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 con	tainers (usually larger than two (2) cubic yards):
÷	shall be provided from the alley or street to the
containers;	
	gates access routes shall be a minimum of ten
 (10) feet wide; and	
	d directly by a collection vehicle into a
structure, a twenty-one (21) foot overhead c	• •
	le materials storage space specifications required
	tion to the number and sizes of containers, shall
be included on the plans submitted with the	
	with the Director of Seattle Public Utilities,
	rements of subsections A, B, C, and D above
under the following circumstances: 1. When the applicant ca	n demonstrate difficultur in meeting over a fills
	in demonstrate difficulty in meeting any of the
requirements of subsections A, B, C, and D;	
	roposes to expand a multifamily or mixed-use
	s A, B, C, and D conflict with opportunities to
 increase residential densities and/or retain g	
	oposes alternative, workable measures that meet
the intent of this Section.	
	is added to the Seattle Municipal Code as
follows:	
	clable Materials Storage Space.
»	and recyclable materials containers shall be
	d in Downtown zones and expanded multifamily
 developments as indicated in the table below	
	s expansion of multifamily developments with
ten (10) or more existing units by two (2) or	more units.



12

3 4

5

6

7 8

9

10

11

12

13

14

15

16

17

18

19

20

21

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;

1.

C.

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.

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

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	1	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	1	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.
28		

1 Section 5. The provisions of this ordinance are declared to be separate and 2 severable. The invalidity of any particular provision shall not affect the validity of any other 3 provision. 4 5 6 Section 6. This ordinance shall take effect and be in force on April 1, 2000. 7 Passed by the City Council the  $13^{-1/2}$  day of January, 2000, and signed by me in open session in authentication of its passage this  $18^{-1}$  day of January, 8 9 10 2000. President of the City Council 11 12 13 Approved by me this  $\frac{\partial 4^{\text{th}}}{\partial ay}$  of 14 2000. 15 16 17 Schel avor 18 Filed by me this <u>25</u> day of <u></u> 19 2000. 20 21 22 Clerk 23 (SEAL) 24 25 26 27 28 kd 29 rec-ord8-v4 30 1/14/00

## FISCAL NOTE

Department: Contacts: CBO Analyst: Design, Construction and Land Use Kenneth S. Davis, 233-3884 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 Municpal 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 T	ime	# 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 mutlifamily 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 (1½) 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:

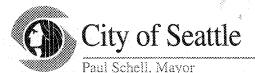
۰.	New Multifamily:	56 hours
	Expanded Multifamily:	15 hours
<b>Ø</b>	New Commercial:	61 hours
T	DTAL:	132 hours

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





## 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* or by phone at (206) 233-3884.

Attachments: Fiscal Note Proposed Ordinance

kd/dms recytransm





Seattle City Council

# Storage space for recylcling and solid waste materials INFORMATION ON THIS SIGN-UP SHEET IS <u>PUBLIC RECORD</u> **PUBLIC HEARING SIGN-UP SHEET**

#	(PLEASE PRINT) NAME	ORGANIZATION	(OPTIONAL) ADDRESS	ZIP	(OPTIONAL) PHONE/FAX
*	KANDU BANNECKER	Apt Assoc			56 8-6336 568-633 LA
	SOLID WASTE ADVISOR	Š			
	SUSAN Appel				
- x -	Kind Shidenaka				
			Å		
F:/PHSI	F:/PHSIGNIN.DOC				Dage

Paul Schell. Mayor

## \*Department of Design, Construction and Land Use

R. F. Krochalis, Director

City of Seattle

## 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* or by phone at (206) 233-3884.

2

Attachments: Fiscal Note Proposed Ordinance

kd/dms recytransm

## 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* 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</u> <u>Development Size</u>	Minimum Area for Storage Space	Container Type
<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>
26 = 50  units	<u>150 sq. ft.</u>	Front - Loading Containers
<u>51 – 100 units</u>	<u>200 sq. ft.</u>	Front - Loading Containers
More than 100 units	200 sq. ft plus 2 sq. ft. for each additional unit	Front – Loading Containers

The design of the storage space shall meet the following

requirements:

2.

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

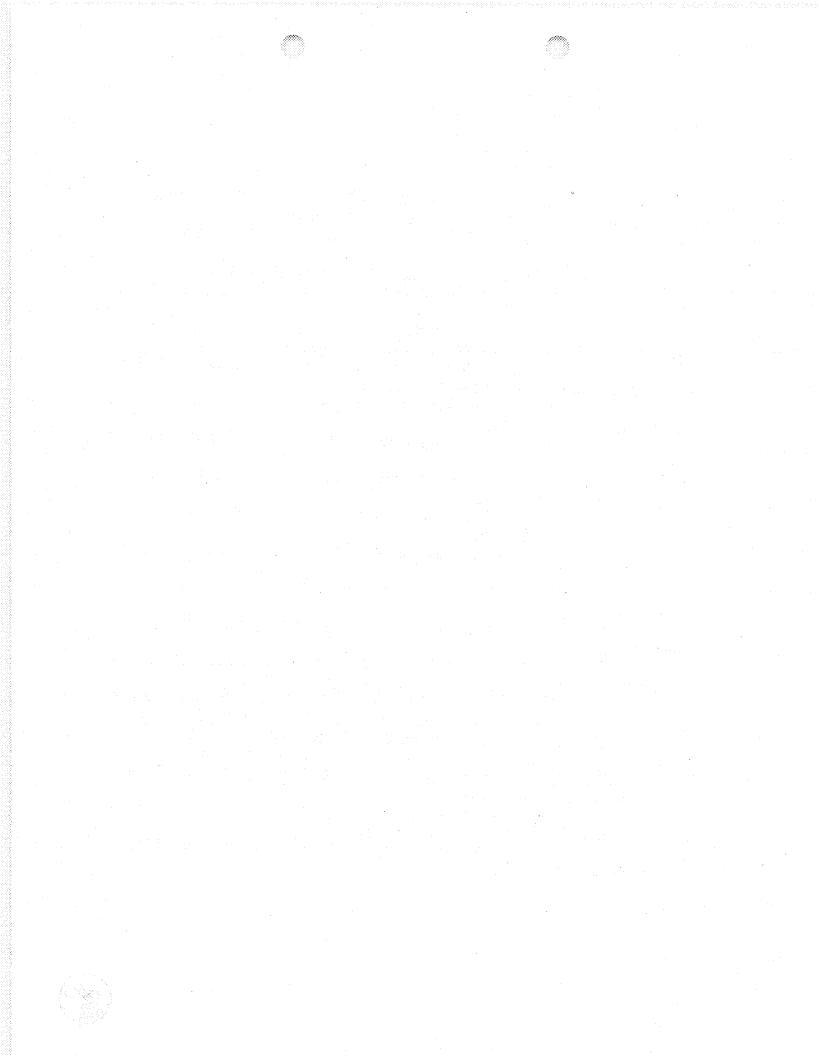
b. The floor of the storage space shall be level and hard-surfaced (garbage or recycling compactors require a concrete surface); and

1

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	<u>4. Access to the storage space for occupants and service providers shall</u>
12	meet the following requirements:
13	<u>a. For rear-loading containers (usually two (2) cubic yards or</u>
15	smaller):
	(1) Any proposed ramps to the storage space shall be of
16	six percent (6%) slope or less; and
17	(2) Any proposed gates or access routes shall be a
18	minimum of six (6) feet wide; and
19	
20	
21	<u>(1) Direct access shall be provided from the alley or street</u>
22	
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	<u>a.</u> 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	
	• A second se

	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.
	<u>4.</u> <u>Access to the storage space for occupants and service providers shall</u>
	meet the following requirements:
	<u>a.</u> For rear-loading containers (usually two (2) cubic yards or
	<u>smaller):</u> (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
	vards):
	(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:
	<u>a.</u> 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
	b. When the applicant proposes alternative, workable measures
	that meet the intent of this Section.
l	





1 2

3

4

5

6

7

8

9 10

11

12

13

14 15

16

17

18

19

20

21

22

23

24

Ċ. .

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	Structure Size	Minimum Area	Container Type
Туре		for Storage Space	
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 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.

The location of the storage space shall meet the following requirements: 1. The storage space shall be located on private property;



1	<ol> <li>The storage space shall not be located in any required parking area;</li> <li>The storage space shall not block or impede any fire exits, public</li> </ol>
2	rights-of-ways or any pedestrian or vehicular access; and
	4. The storage space shall be located to minimize noise and odor to
4 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: 1. When the applicant can demonstrate difficulty in meeting any of the
26	requirements of subsections A, B, C, and D; and
27 28	2. When the applicant proposes alternative, workable measures that meet
20	the intent of this Section.
30	the ment of this booken.
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	

The storage space shall not be located in any required parking area; 2. The storage space shall not block or impede any fire exits, public 3. rights-of-ways or any pedestrian or vehicular access; and

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

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

For rear-loading containers (usually two (2) cubic yards or smaller): 1. Any proposed ramps to the storage space shall be of six а.

percent (6%) slope or less; and

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

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

Direct access shall be provided from the alley or street to the a.

containers;

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

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

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.

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

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

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

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

Solid Waste and Recyclable Materials Storage Space. 23.48.031

Storage space for solid waste and recyclable materials containers shall be Α. 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.

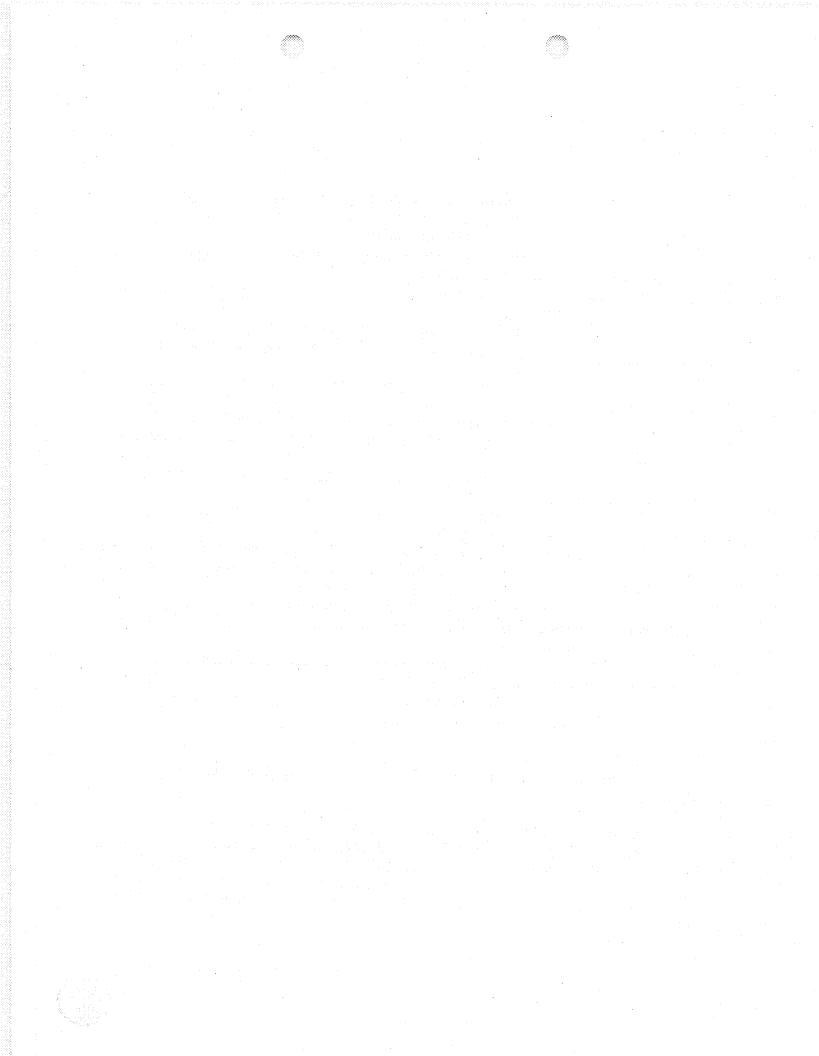


> 39 40

41

1

2



Structure	Structure Size	Minimum Area	Container Type
Туре		for Storage Space	
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 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.

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.



Access to the storage space for occupants and service providers shall meet D. the following requirements: For rear-loading containers (usually two (2) cubic yards or smaller): 1. Any proposed ramps to the storage space shall be of six а. percent (6%) slope or less; and Any proposed gates or access hallways must be a minimum of b. six (6) feet wide; and For front-loading containers (usually larger than two (2) cubic yards): 2. Direct access shall be provided from the alley or street to the a: containers; b. Any proposed gates access routes shall be a minimum of ten (10) feet wide; and When accessed directly by a collection vehicle into a c. structure, a twenty-one (21) foot overhead clearance shall be provided 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. The Director, in consultation with the Director of Seattle Public Utilities, F. shall have the discretion to modify the requirements of subsections A, B, C, and D above under the following circumstances: When the applicant can demonstrate difficulty in meeting any of the 1. requirements of subsections A, B, C, and D; and When the applicant proposes alternative, workable measures that meet 2: the intent of this Section. Section 4. A new Section 23.49.015 is added to the Seattle Municipal Code as follows: Solid Waste and Recyclable Materials Storage Space. 23.49.015 Storage space for solid waste and recyclable materials containers shall be A. 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.

33

34 35

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

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

 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

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; and

2. 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 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.





12

3

4

5 6

7 8

9

10

11

12

13

14

15

16

17

18

19

20

21

С.

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 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.

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

7

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.



containers;

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):

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

2.

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

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

b. All gate openings and vehicle 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.

1

2

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

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

 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

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. All gate openings and vehicle 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 5. The provisions of this ordinance are declared to be separate and severable. 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 \_\_\_\_\_ day of \_\_\_\_\_, 1999, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

President of the City Council

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

Paul Schell, Mayor

City Clerk

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

(SEAL)

28 kd 29 rec-ord6 30 11/30/99 



#### FISCAL NOTE

Department: Contacts: CBO Analyst: Design, Construction and Land Use Kenneth S. Davis, 233-3884 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 Municpal 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			
10141			

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.

1

## FISCAL NOTE

Department:Design, Construction and Land UseContacts:Kenneth S. Davis, 233-3884CBO 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 Municpal 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

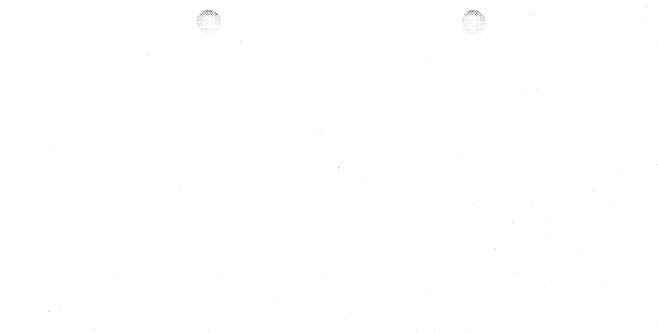
Fund	1998	1999	2000
rund			
Total			

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	

문화, 동안에 관계 (1996) - 일이는 이미가 관광하는 것이다.

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 mutifamily 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 (1½) 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 mutifamily 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:	б1 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





From:	"dgolden" <dgolden@email.msn.com></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







**Seattle City Council** 

# PUBLIC HEARING SIGN-UP SHEET Storage space for recylcling and solid waste materials

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

*	(PLEASE PRINT) NAME	ORGANIZATION	(OPTIONAL) ADDRESS	ZIP	(OPTIONAL) PHONE/FAX
	KANDU BANNECKER	Apt Assoc	regultinet for expression		568-6336 568-633 XH
	SOLID WHATE ADVISORY				
	SUSAN Appel				
	Calart Bridenaka	X			
-					
an a					
F:\PHSH	F.VPHSIGNIN.DOC				Dage

1

2 3

4

5

6

7 8

9 10 11

12 13 14

15

16 17 18

19

20 21

22

23

24

# 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: General development standards for structures in multifamily zones. 23.45.006 \*\* \* Solid Waste and Recyclable Materials Storage Space. Κ. Storage space for solid waste and recyclable materials containers shall 1. 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</u> <u>Development Size</u>	Minimum Area for Storage Space	<u>Container Type</u>
<u>1 – 15 units</u>	<u>/75 sq. ft.</u>	Rear - Loading Containers
<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>	Front – Loading Containers
 <u>51 – 100 units</u>	<u>200 sq. ft.</u>	Front - Loading Containers
More than 100 units	200 sq. ft plus 2 sq. ft. for each additional unit	Front - Loading Containers

<u>2.</u>

and length) less than six (6) feet;

<u>a.</u>

b.

(garbage or recycling compactors require a concrete surface); and

requirements:

30 31

R

The design of the storage space shall meet the following

The storage space shall have no minimum dimension (width

The floor of the storage space shall be level and hard-surfaced

c.       If located outdoors, the storage space shall be screened from         public view and designed to minimize any light and glare impacts.       3.         3       3.       The location of the storage space shall meet the following         requirements:       a.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall not be located in any required parking         area:       c.       The storage space shall be located to minimize noise and door         to building occupants and neighboring developments.       the storage space shall be located to minimize noises and eador <t< th=""><th>1</th><th>If leasted antidates the stance succe shall be several from</th></t<>	1	If leasted antidates the stance succe shall be several from
3       The location of the storage space shall meet the following         4       requirements:       a. The storage space shall be located on private properfy:         6       b. 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):       (1) Any proposed ramps to the storage space shall be a         16       (1) Any proposed gates or access routes shall be a         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       (1) Direct access shall be provided from the alley or street         21       (2) Anyproposed gates or access routes shall be a         22       (1) Direct access shall be provided.         23       (2) Anyproposed gates or access routes shall be a         24       (2) Anyproposed gates or access routes shall be a		
4       requirements:       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;       c. The storage space shall not block or impede any fire exits.         9       public rights-of-ways or any pedestrian or vehicular access; and       d. The storage space shall be located to minimize noise and odor         10       d. The storage space for occupants and service providers shall       meet the following requirements:         11       a. E for rear-loading containers (usually two (2) cubic yards or smaller):       (1) Any proposed ramps to the storage space shall be of         17       six percent (6%) slope or less; and       (2) Any proposed gates or access routes shall be a         18       minimum of six (6) feet wide; and       b. For front-loading containers (usually larger than two (2) cubic         10       the containers;       (2) Any proposed gates or access routes shall be a         11       minimum of six (6) feet wide; and       (2) Any proposed gates or access routes shall be a         12       (1) Direct access shall be provided from the alley or street       (2) Any proposed gates or access routes shall be a         13       inimum of ten (10) feet wide; and       (3) When accessed directly by a collection vehicle into a         14       (2) Any proposed gates or access routes shall be a         15		
a.       The storage space shall be located on private property:         b.       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 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.         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       (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       (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. <t< td=""><td></td><td></td></t<>		
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       (2)         18       (2)       Any proposed gates or access routes shall be a         19       minimum of six (6) feet wide; and       (1)         20       b. For front-loading containers (usually larger than two (2) cubic         21       yards):       (1)         22       (1)       Direct access shall be provided from the alley or street         31       to the containers:       (2)         32       (2)       Any proposed gates or access routes shall be a         minimum of ten (		
area;       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.         3		
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       (1) Direct access shall be provided from the alley or street         21       (2) Any proposed gates or access routes shall be a         23       to the containers;         24       (2) Any proposed gates or access routes shall be a         25       (1) Direct access shall be provided from the alley or street         26       (2) Any proposed gates or access routes shall be a         27       (1) Direct access shall be provided.         28       (2) Any proposed gates or access routes shall be a		
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         21       (2) Any proposed gates or access routes shall be a         22       (1) Direct access shall be provided.         23       (2) Any proposed gates or access routes shall be a         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       s		
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		
11       to building occupants and neighboring developments.         12       4. Access to the storage space for occupants and service providers shall meet the following requirements:         13       meet the following requirements:         14       a. For rear-loading containers (usually two (2) cubic yards or 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 ramps to the storage space 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 Director of Seattle Publi		
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         31       6. The Director, in consultation with the Director of Seattle Public         32       Utilities, shall have the discretion to modify the requ		
13       meet the following requirements:         14       a. For rear-loading containers (usually two (2) cubic yards or smaller):         16       (1) Any proposed ramps to the storage space shall be of 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       (1) Direct access shall be provided from the alley or street         26       (2) Any proposed gates or access routes shall be a         27       (2) Any proposed gates or access routes shall be a         28       (2) Any proposed gates or access routes shall be a         29       (2) Any proposed gates or access routes shall be a         20       (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		
14       a.       For rear-loading containers (usually two (2) cubic yards or         15       smaller):       (1)       Any proposed ramps to the storage space shall be of         16       (1)       Any proposed ramps to the storage space shall be of         17       six percent (6%) slope or less; and       (2)         18       (2)       Any proposed gates or access routes shall be a         19       minimum of six (6) feet wide; and       b.       For front-loading containers (usually larger than two (2) cubic         20       yards);       (1)       Direct access shall be provided from the alley or street         21       to the containers;       (2)       Any proposed gates or access routes shall be a         22       (1)       Direct access shall be provided from the alley or street         23       to the containers;       (2)         24       (2)       Any proposed gates or access routes shall be a         25       minimum of ten (10) feet wide; and       (3)         26       S.       The solid waste and recyclable materials storage space specifications         27       structure, a twenty-one (21) foot overhead clearance shall be provided.         28       C.       The solid waste and recyclable materials storage space specifications         29       required in subsections 1, 2, 3, and 4		
15       smaller):       (1) Any proposed ramps to the storage space shall be of         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         23       inimum of ten (10) feet wide; and         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 </td <td></td> <td></td>		
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		
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       b.       For front-loading containers (usually larger than two (2) cubic         20       yards):       (1)       Direct access shall be provided from the alley or street         21       yards):       (1)       Direct access shall be provided from the alley or street         23       to the containers;       (2)       Any proposed gates or access routes shall be a         23       to the containers;       (2)       Any proposed gates or access routes shall be a         24       (2)       Any proposed gates or access routes shall be a         25       minimum of ten (10) feet wide; and       (3)       When accessed directly by a collection vehicle into a         26       structure, a twenty-one (21) foot overhead clearance shall be provided.       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       6.       The Director, in consultation with the Director of Seattle Public         21       Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4       above under the following circumstances:         23       a.       When the applicant can dem		
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 recvclable 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		
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 Director of Seattle Public         31       0. 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		
20       b.       For front-loading containers (usually larger than two (2) cubic         21       yards):       (1)       Direct access shall be provided from the alley or street         23       to the containers;       (2)       Any proposed gates or access routes shall be a         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		
21       yards):       (1) Direct access shall be provided from the alley or street         23       to the containers;       (2) Any proposed gates or access routes shall be a         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.		
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.		Na sa kana na k
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.		
<ul> <li>(2) Any proposed gates or access routes shall be a</li> <li>minimum of ten (10) feet wide; and</li> <li>(3) When accessed directly by a collection vehicle into a</li> <li>structure, a twenty-one (21) foot overhead clearance shall be provided.</li> <li>5. The solid waste and recyclable materials storage space specifications</li> <li>required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of</li> <li>containers, shall be included on the plans submitted with the permit application.</li> <li>6. The Director, in consultation with the Director of Seattle Public</li> <li>Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4</li> <li>above under the following circumstances:</li> <li>a. When the applicant can demonstrate difficulty in meeting any</li> <li>of the requirements of subsections 1, 2, 3, and 4; and</li> <li>b. When the applicant proposes alternative, workable measures</li> <li>that meet the intent of this Section.</li> </ul>		
<ul> <li>minimum of ten (10) feet wide; and</li> <li>(3) When accessed directly by a collection vehicle into a</li> <li>structure, a twenty-one (21) foot overhead clearance shall be provided.</li> <li>5. The solid waste and recyclable materials storage space specifications</li> <li>required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of</li> <li>containers, shall be included on the plans submitted with the permit application.</li> <li>6. The Director, in consultation with the Director of Seattle Public</li> <li>Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4</li> <li>above under the following circumstances:</li> <li>a. When the applicant can demonstrate difficulty in meeting any</li> <li>of the requirements of subsections 1, 2, 3, and 4; and</li> <li>b. When the applicant proposes alternative, workable measures</li> <li>that meet the intent of this Section.</li> </ul>		
<ul> <li>26 (3) When accessed directly by a collection vehicle into a</li> <li>27 structure, a twenty-one (21) foot overhead clearance shall be provided.</li> <li>28 5. The solid waste and recyclable materials storage space specifications</li> <li>29 required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of</li> <li>20 containers, shall be included on the plans submitted with the permit application.</li> <li>31 6. The Director, in consultation with the Director of Seattle Public</li> <li>32 Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4</li> <li>33 above under the following circumstances:</li> <li>34 a. When the applicant can demonstrate difficulty in meeting any</li> <li>35 of the requirements of subsections 1, 2, 3, and 4; and</li> <li>36 b. When the applicant proposes alternative, workable measures</li> <li>37 that meet the intent of this Section.</li> </ul>		
<ul> <li>structure, a twenty-one (21) foot overhead clearance shall be provided.</li> <li>5. The solid waste and recyclable materials storage space specifications</li> <li>required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of</li> <li>containers, shall be included on the plans submitted with the permit application.</li> <li>6. The Director, in consultation with the Director of Seattle Public</li> <li>Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4</li> <li>a. When the applicant can demonstrate difficulty in meeting any</li> <li>of the requirements of subsections 1, 2, 3, and 4; and</li> <li>b. When the applicant proposes alternative, workable measures</li> <li>that meet the intent of this Section.</li> </ul>		
<ul> <li>5. The solid waste and recyclable materials storage space specifications</li> <li>required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of</li> <li>containers, shall be included on the plans submitted with the permit application.</li> <li>6. The Director, in consultation with the Director of Seattle Public</li> <li>Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4</li> <li>a. When the applicant can demonstrate difficulty in meeting any</li> <li>of the requirements of subsections 1, 2, 3, and 4; and</li> <li>b. When the applicant proposes alternative, workable measures</li> <li>that meet the intent of this Section.</li> </ul>		
<ul> <li>required in subsections 1, 2, 3, and 4 above, in addition to the number and sizes of</li> <li>containers, shall be included on the plans submitted with the permit application.</li> <li>6. The Director, in consultation with the Director of Seattle Public</li> <li>Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4</li> <li>a. When the applicant can demonstrate difficulty in meeting any</li> <li>of the requirements of subsections 1, 2, 3, and 4; and</li> <li>b. When the applicant proposes alternative, workable measures</li> <li>that meet the intent of this Section.</li> </ul>		
30containers, shall be included on the plans submitted with the permit application.316. The Director, in consultation with the Director of Seattle Public32Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 433above under the following circumstances:34a. When the applicant can demonstrate difficulty in meeting any35of the requirements of subsections 1, 2, 3, and 4; and36b. When the applicant proposes alternative, workable measures37that meet the intent of this Section.		
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.		
<ul> <li>Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4</li> <li>above under the following circumstances:         <ul> <li>a. When the applicant can demonstrate difficulty in meeting any</li> <li>of the requirements of subsections 1, 2, 3, and 4; and</li> <li>b. When the applicant proposes alternative, workable measures</li> <li>that meet the intent of this Section.</li> </ul> </li> </ul>		
<ul> <li>33 <u>above under the following circumstances:</u></li> <li>34 <u>a.</u> When the applicant can demonstrate difficulty in meeting any</li> <li>35 of the requirements of subsections 1, 2, 3, and 4; and</li> <li>36 <u>b.</u> When the applicant proposes alternative, workable measures</li> <li>37 <u>that meet the intent of this Section.</u></li> </ul>		
<ul> <li>34         <ul> <li>a. When the applicant can demonstrate difficulty in meeting any</li> <li>of the requirements of subsections 1, 2, 3, and 4; and</li> <li>b. When the applicant proposes alternative, workable measures</li> <li>it that meet the intent of this Section.</li> </ul> </li> </ul>	32	Utilities, shall have the discretion to modify the requirements of subsections 1, 2, 3, and 4
<ul> <li>of the requirements of subsections 1, 2, 3, and 4; and</li> <li><u>b.</u> When the applicant proposes alternative, workable measures</li> <li>that meet the intent of this Section.</li> </ul>		
<ul> <li>36 <u>b.</u> <u>When the applicant proposes alternative, workable measures</u></li> <li>37 <u>that meet the intent of this Section.</u></li> <li>38</li> </ul>		
<ul> <li>37 that meet the intent of this Section.</li> <li>38</li> </ul>		
38		b. When the applicant proposes alternative, workable measures
		that meet the intent of this Section.
39	38	
	39	



1

2

3 4

5

6

7

8 9

10

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	Container Type
турс		Storage Space	
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	Front – Loading
		sq. ft. for each	
		additional unit	
· · · · · · · · · · · · · · · · · · ·			
Commercial*	0 - 5,000 sq. ft./	82 sq. ft.	Rear – Loading
and a second	5,001 – 15,000 sq. ft.	125 sq. ft.	Rear – Loading
	15,501 – 50,000 sq. ft.	175 sq. ft.	Front – Loading
an an an an Araba. An an Araba an Araba	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

23

24

\* 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.

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

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

than six (6) feet;

Β.

C.

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.

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	<b>23.48.031</b> 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	

12

3

4

5 6

7

8

9

10

11

12

13

14

15

16

17

18

19

С.

1.

Structure	Structure Size	Minimum Area for	Container Type	
Туре			a stand of the second	
· · · · · · · · · · · · · · · · · · ·		Storage Space		
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	Front – Loading	
		sq. ft. for each	Ť	
		additional unit		
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.

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

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 2

Structure Size	Minimum Area	Container Type
	Storage Space	
		All and a second se
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	Front – Loading
	sq. ft. for each	
	additional unit	
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
	16 – 25 units 26 – 50 units 51 – 100 units More than 100 units 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.	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$

\* 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:

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

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

If located outdoors, the storage space shall be screened from public 3. view and designed to minimize light and glare impacts. The location of the storage space shall meet the following requirements:

15 16 17

> 18 19

3 4

5

6

7 8

9

10

11

12

13

14

Ċ.

1.

The storage space shall be located on private property; 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 rights-of-ways or any pedestrian or vehicular access; and

20 4. The storage space shall be located to minimize noise and odor to building occupants and neighboring developments. 21



7

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	



3 4	provision.	
5		
6	Section 6. This ordinance shall take effect and be in force on April 1, 2000.	
7		
8	Passed by the City Council the day of, 1999, and signed by a in open session in authentication of its passage this day of,	ne
9	 in open session in authentication of its passage this day of,	
10 11	1999.	
12	President of the City Council	
13		
14	 Approved by me this day of, 1999.	
15		
16		
17	Paul Schell, Mayor	
18		
19 20	Filed by me this day of, 1999.	
20 21		
22	City Clerk	
23	(SEAL)	
24		
25		
26		
27		
28	kd	
29	rec-ord6	
30	11/30/99	
31	en de la companya de	
32		
33		



Dan McGrady - Code ammendment to remuire storage space for solid waste and recycling

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

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.



Page 1

Page 2

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

City of Seattle

NOTICE OF CITY COUNCIL BUSINESS ECONOMIC AND COMMUNESS ECONOMIC AND COMMUNESS ECONSIDERATION OF COMMUNESS DEVELOPMENTS COMMUNESS TO REQUIRE FORAGE SPACE FOR NOLD WASTE AND RECYCLING MATERIALS IN NEW AND REMODELED MULTIFAMILY AND COMMERCIAL DEVELOPMENTS November 4, 1999

INTRODUCTION

The City Council Business Economic and Community Development (BECD) Communities is considering amendments to the Sentile Municipal Code (SMC) Table 22 Land Use Code, to require storage space for solid waste and recycling materials con-taneers in new and substantially remediated multifumity and substantially remediated multifumity and constantial developments.

INFORMATION AVAILABLE

INFORMATION AVAILABLE Course of a Director's Report and ordic nances will be available beginning Monday Nevember 22, 1999. This information may be obtained at the Department of Design Construction and Land Use (DCLU) Public Resource Center Desiter Horton Building 700 Second Avenue, Suite 200 The Public Resource Center Desiter Horton Building 710 Second Avenue, Suite 200 The Public Resource Center Desiter Horton Building 710 Second Avenue, Suite 200 The Public Resource Center Wednaddy, Thursday and Friday and 10:00 a.m. to 5:00 pm Tupaday Questions concerning the Direct to 's Report and ordinance may be directed to Keen Davis, DCLU, by Calling (206) 2233-3854 or via small at HOW TO COMMENT.

HOW TO COMMENT

Public Hearing:

Public Hearing: A public hearing before the City Coun-cits Development (HECD) Committies in sched weigenesse Economics and Community thereignment (HECD) Committies in sched of the City Council Chamber, 11th from Municipal Building Colo Fourth Ave-nue. The City Council Chamber is sugges-cities print and communications access in provided on print request Questions con-counting the public theoring or a request the accommonations for a disability may be directed to Data McGrady Calling (200) field from the access of the schedules of the dammeride of the schedules of the schedules of the directed to Data McGrady Calling (200) field dammeride of the schedules of the dammeride of the schedules

Written Comments

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

City of Senttle, City Council Busi-ness, Economics and Community Devel-spment Communes 11th From, Munic-philding, 600 Fourth Assume Sont is Washington 98104 Attention Dan McGrady Date of publication in the Seattle Daily Journal of Commerce, November 4, 1999 11/4(333766)

**Affidavit of Publication** 

No.

CONSIDERATIO

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. Subseribed and sworn to before me on 11/04/99

Notary Public for the State of Washington residing in Seattle



# **STATE OF WASHINGTON - KING COUNTY**

----SS.

114418 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 \$ hás been paid in full. . which amount Subscribed and sworn to before me on 02/02/00

Notary Public for the State of Washington, residing in Seattle

#### 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:

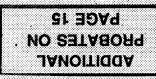
a fling

# FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

\_\_\_\_\_(8)

PRESIDENT'S SIGNATURE



ĸ

requirements:

81 C2

smatler)

vards):

to the containers.

is provided under RCW 11. 20(3), or (2) four months (2) four months onal representative served of (1) Thirty days after the

## City of Seattle

#### 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:

General development standards for structures in multifamily zones. 23.45.006

Solid Waste and Recyclable Materials Storage Space.

Storage space for solid waste and recyclable materials containers shall 1 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.

Maliffamily Development Size	Minimum Area for Storage Space	Container Type
1 = 15 poiis	75 sq. ft.	Rear = Loading Contamens
16 = 22 units	100 sq. ft.	Rear - Loading Containers
26 = 20 units	150 sq. fl.	Front - Loading Containers
51 = 100 units	200 sq. ft.	Front - Loading Containers
More than 100 units	200 sq. fi plus 2 sq. fi, for each additional unit	Front = Loading Containers

The design of the storage space shall mest the following

(equirements: The storage space shall have no minimum dimension (width Z. and length) less than six (6) feet:

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

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

The location of the storage space shall meet the following

The storage space shall be located on private property. The storage space shall not be located in any required parking à.

The storage space shall not block or impede any fire exits. ċ.

public rights of ways or any pedestrian or vehicular access; and The storage space shall be located to minimize noise and odor ă. to building occupants and neighboring developments.

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

For rear-loading containers (usually two (2) cubic yards or 2

> Any proposed ramps to the storage space shall be of (1)

six percent (6%) slope or less; and Any proposed gates or access routes shall be a 121

minimum of six (6) feet wide; and

For front-loading containers (usually larger than two (2) subic

Direct access shall be provided from the alley or street ω

Any proposed gates or access routes shall be a (2)

minimum of ten (10) feet wide: and When accessed directly by a collection vehicle into a (3) structure, a twenty-one (21) foot overhead clearance shall be provided.

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 applicatio The Director, in consultation with the Director of Stattle Public Unitnes, shall have the discretion to modify the requirements of subsections 1. 2. 3, and 4 above under the following circumstances.

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

Minimum Area ontainer Type Structure Size Structure for Type Storage Space Multifamily 1 - 15 units 75 sq. ft. Rear - Loading 100 sq. ft. Rear-Loading 16-25 units 26 - 50 units 150 sq. ft. Front - Loading 200 sq. A. Front ~ Loading 51 - 100 units 200 sq. ft. plus 2 sq. ft. for each More than 100 units Front - Loading additional unit Rear - Loading Commercial\* 0 - 5,000 sq. ñ. 82 sq. ft. Rear - Loading 5.001 - 15,000 sq. A. 125 sq. ft. 15,501 - 50,000 sq. ft. 175 sq. fl. Front ~ Loading Front - Loading 225 sq. ft. 50.001 - 100,000 sq.ft. Front - Loading 100,001 - 200,000 sq. ft. 275 sq. ft. 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.

8.	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) f	4;	3
	2. The floor of the storage space shall be level and hard-surfaced	
(garbage or t	cycling compactors require a concrete surface); and	
•	3. If located outdoors, the storage space shall be screened from public	
view and des	med to minimize light and glare impacts.	
C.	The location of the storage space shall meet the following requirements:	
	<ol> <li>The storage space shall be located on private property;</li> </ol>	) C
	2. The storage space shall not be located in any required parking area;	0
	3. The storage space shall not block or impede any fire exits, public	
rights-of-wa	or any pedestrian or vehicular access; and	
•	4. The storage space shall be located to minimize noise and odor to	3
building oog	sants and neighboring developments.	1
Ď.	Access to the storage space for occupants and service providers shall meet	
	requirements	<u>_</u> 3
	1. For rear-loading containers (usually two (2) cubic yards or smaller):	1
	a. Any proposed ramps to the storage space shall be of six	X
nement (6%	slope or less; and	
	b. Any proposed gates or access hallways must be a minimum	of
six (5) feet v	de spå	ा
	2. For front-loading containers (usually larger than two (2) cubic yards	): <sup>[]</sup>
	a. Direct access shall be provided from the alley or street to the	۱. ۱
containers;		
	b. Any proposed gates access routes shall be a minimum of ten	i 1 2
(10) feet with	; and	
	<ul> <li>When accessed directly by a collection vehicle into a</li> </ul>	
structure, a l	enty-one (21) foot overhead clearance shall be provided	
E.	The solid waste and recyclable materials storage space specifications requir	eđ
in subsectio	A, B, C, and D above, in addition to the number and sizes of containers, sha	A)
	n the plans submitted with the permit application.	
P.	The Director, in consultation with the Director of Seattle Public Utilities,	
shall have th	discretion to modify the requirements of subsections A, B, C, and D above	
	owing circumstances:	

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

When the applicant proposes to expand a multifamily or mixed-use 2. 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

When the applicant proposes alternative, workable measures that meet 3 the intent of this Section.

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

Solid Waste and Recyclable Materials Storage Space. 23.49.015

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 (18) or more existing units by two (2) or more units.

Э

Structure Type	Structure Size	Minimum Area for Storage Space	Container Type
Multifamily*	1 15 units 16 25 units 25 50 units 51 100 units More than 100 units	75 sq. ft. 100 sq. ft. 150 sq. ft. 200 sq. ft. 200 sq. ft. pius 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 so. ft	82 sq. fl. 125 sq. fl.	Rear - Loading Rear - Loading