

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**CITY OF SEATTLE**  
**ORDINANCE \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning, amending Sections 23.49.025, 23.54.040, and 23.84A.036 of the Seattle Municipal Code (SMC), in order to update and clarify requirements for solid waste storage, staging areas, and access for residential, commercial, and industrial development; adding new requirements for Neighborhood Residential and industrial zones; and updating provisions for alternate arrangements to meet requirements.

..body

NOW, THEREFORE,

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

Section 1. Section 23.49.025 of the Seattle Municipal Code, last amended by Ordinance 124969, is amended as follows:

**23.49.025 Odor, noise, light/glare, and solid waste ~~((recyclable materials))~~ storage<sub>2</sub> ~~((space))~~ access, and collection standards**

\* \* \*

D. The standards of Section 23.54.040 for solid waste ~~((and recyclable materials))~~ storage<sub>2</sub> ~~((space))~~ access, and collection shall be met.

Section 2. Section 23.54.040 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

**23.54.040 Solid waste ~~((and recyclable materials))~~ storage<sub>2</sub> ~~((and))~~ access, and collection**

A. General provisions. For the purposes of this Section, compostable materials, garbage, recyclable materials, and solid waste are as defined in SMC Chapter 21.36. “Solid waste” refers to compostable materials, garbage, and recyclable materials. An intent of this Section 23.54.040

1 is to ensure that solid waste storage facilities are consistently provided to meet minimum  
2 requirements for joint location and efficient disposal of each type of solid waste – compostable  
3 materials, garbage, and recyclable materials.

4 1. Except as otherwise provided in this Section 23.54.040, ((RSL, downtown,  
5 multifamily, master planned community, and commercial zones)), solid waste storage space ((for  
6 solid waste and recyclable materials containers)) shall be provided as shown in Table A for  
7 23.54.040 for:

8 a. all new structures((;));

9 b. existing structures with additions or changes of use of 5,000 chargeable  
10 square feet or larger to non-residential uses; and ((for))

11 c. existing structures to which two or more dwelling units or live-work  
12 units are added.

13 ~~((+))~~ 2. Residential uses ((proposed to be located on separate platted lots, for  
14 which each dwelling unit will be billed separately for utilities,)) shall provide one solid waste  
15 storage ((area)) space with ((per dwelling unit that has)) minimum dimensions of ((2)) 2.5 feet by  
16 6 feet for each dwelling unit, unless they provide solid waste storage space according to  
17 subsection 23.54.040.A.3.

18 ~~((2-))~~ 3. Residential development for which a home ownership association, or other  
19 single entity, exists or will exist as a sole source for utility billing may meet the requirement in  
20 subsection 23.54.040.A.((+))2, or the requirement in Table A for 23.54.040.

21 4. Except as otherwise provided in this Section 23.54.040, ((Non)) non-residential  
22 development shall meet the requirement in Table A for 23.54.040.

1                    5. Solid waste storage space, solid waste staging areas, and solid waste collection  
 2 locations shall meet contractor safety standards promulgated by the Director of Seattle Public  
 3 Utilities.

4                    6. Each solid waste storage space shall include containers for compostable  
 5 materials, garbage, and recyclable materials.

Table A for 23.54.040:  
 Shared Storage Space for Solid Waste Containers

<b>Residential development</b>	<b>Minimum area for shared storage space</b>
2-8 dwelling units	84 square feet
9-15 dwelling units	150 square feet
16-25 dwelling units	225 square feet
26-50 dwelling units	375 square feet
51-100 dwelling units	375 square feet plus 4 square feet for each additional unit above 50
More than 100 dwelling units	575 square feet plus 4 square feet for each additional unit above 100, except as permitted in subsection 23.54.040.C

For residential uses that are not readily described as a discrete number of dwelling units, such as congregate residences, the Director shall determine the amount of storage space required based on the number of sleeping rooms as a substitute for the number of dwelling units, at a rate of one dwelling unit for every 4 sleeping rooms.

<b>Non-residential development (Based on ((gross)) chargeable floor area of all structures on the lot)</b>	<b>Minimum area for shared storage space</b>
0—5,000 square feet	82 square feet
5,001—15,000 square feet	125 square feet
15,001—50,000 square feet	<del>((175))</del> 196 square feet
50,001—100,000 square feet	225 square feet
100,001—200,000 square feet	275 square feet
200,001 plus square feet	500 square feet

~~((Mixed use development that contains both residential and nonresidential uses, shall meet the requirements of subsection 23.54.040.B.-))~~

6

1 B. Mixed use development that contains both residential and non-residential (~~uses~~) use  
2 shall meet the minimum solid waste storage space area requirements shown in Table A for  
3 23.54.040 for residential development(~~, plus~~) or as modified by subsection 23.54.040.C, and 50  
4 percent of the solid waste storage space requirement for non-residential development. In mixed  
5 use developments, storage space for (~~garbage~~) solid waste may be shared between residential  
6 and non-residential uses. Residential and non-residential uses may share containers for garbage.  
7 (~~, but separate spaces for recycling shall be provided.~~) Separate containers for recycling and  
8 compostable materials (such as food and yard waste) shall be provided for each use.

9 C. For development with more than 100 dwelling units, the required minimum area for  
10 residential solid waste storage space shown in Table A for 23.54.040 may be reduced by 15  
11 percent, if the area provided as residential solid waste storage space has a minimum horizontal  
12 dimension (width or depth) of 20 feet.

13 D. (~~The storage~~) Solid waste storage space required by Table A for 23.54.040 shall  
14 meet the following requirements:

15 1. For development(~~s~~) with (~~eight~~) 15 or fewer dwelling units, the minimum  
16 horizontal dimension (width and depth) for (~~required~~) solid waste storage space for residential  
17 uses is (~~7~~) 8 feet. For development(~~s~~) with (~~nine~~) 16 dwelling units or more, the minimum  
18 horizontal dimension (width and depth) (~~of required~~) for solid waste storage space for  
19 residential uses is (~~12~~) 14 feet;

20 2. For development with 15,000 chargeable square feet or less of non-residential  
21 uses, the minimum horizontal dimension (width and depth) for solid waste storage space for non-  
22 residential uses is 8 feet. For development with greater than 15,000 chargeable square feet of  
23 non-residential uses, the minimum horizontal dimension (width and depth) for solid waste

1 storage space for non-residential uses is 14 feet. For development with a mix of residential and  
2 non-residential uses, exceeding either of the larger thresholds of use size in subsection  
3 23.54.040.D.1 or D.2 shall trigger the larger minimum horizontal dimension requirement, which  
4 shall apply to the combination of residential and non-residential uses in the development.

5 ((2.)) 3. The floor of the solid waste storage space shall be level and hard-  
6 surfaced, and the floor beneath garbage or recycling compactors shall be made of concrete; and

7 ((3.)) 4. If located outdoors, the solid waste storage space shall be screened from  
8 public view and designed to minimize light and glare impacts.

9 E. The location of all solid waste storage spaces shall meet the following requirements:

10 1. The solid waste storage space shall be located on the lot of the structure it  
11 serves and, if located ((outdoors)) outside the principal structure, shall not be located between a  
12 street-facing facade of the structure and the street;

13 2. The solid waste storage space shall not be located in any required driveways,  
14 parking aisles, or parking spaces;

15 3. The solid waste storage space shall not block or impede any fire exits, any  
16 public rights-of-way, or any pedestrian or vehicular access;

17 4. The solid waste storage space shall be located to minimize noise and odor  
18 impacts on building occupants and beyond the lot lines of the lot;

19 ((5. The storage space shall meet the contractor safety standards promulgated by  
20 the Director of Seattle Public Utilities; and))

21 ((6.)) 5. The solid waste storage space shall not be used for purposes other than  
22 solid waste ((and recyclable materials)) storage and access to or movement of solid waste  
23 containers.

1 F. Solid waste staging areas and solid waste collection locations shall meet the following  
2 requirements:

3 1. Solid waste staging areas located within a planting strip may not conflict with  
4 required landscaping, including but not limited to street trees, and other required public right-of-  
5 way characteristics. Evaluation of consistency with this provision shall be in consultation with  
6 the Director of Transportation;

7 2. Solid waste staging areas and solid waste collection locations shall not be  
8 within a bus stop or within the street right-of-way area abutting a vehicular lane designated as a  
9 sole travel lane for a bus;

10 3. A minimum 14-foot overhead clearance shall be provided at the solid waste  
11 collection location.

12 ~~((F))~~ G. Access to containers for solid waste service providers and solid waste collection  
13 vehicles ~~((to the storage space from the collection location))~~ shall meet the following  
14 requirements:

15 1. For ~~((containers))~~ dumpsters 2 cubic yards or smaller:

16 a. ~~((Containers))~~ Dumpsters to be manually pulled by a solid waste service  
17 provider, shall be ~~((placed))~~ stored or staged no more than 50 feet from ~~((a curb cut or))~~ the solid  
18 waste collection location~~((;))~~, in a manner that provides access to each container for service;

19 ~~((b. Collection location shall not be within a bus stop or within the right-~~  
20 ~~of-way area abutting a vehicular lane designated as a sole travel lane for a bus;))~~

21 b. The slope of the solid waste staging area and solid waste collection  
22 locations for dumpsters shall not exceed a grade of six percent;

1 c. The slope of ~~((Access ramps to))~~ access paths between the solid waste  
2 storage space and solid waste collection location for dumpsters shall not exceed a grade of six  
3 percent; ~~((and))~~

4 d. The solid waste storage space for dumpsters shall have an access door  
5 or opening that is a minimum of 6 feet wide;

6 e. Paths and corridors through which dumpsters are transported shall be a  
7 minimum of 6 feet wide and shall be paved with asphalt or concrete;

8 f. Solid waste staging and collection areas for dumpsters shall be paved  
9 with asphalt or concrete; and

10 ~~((d.))~~ g. Any gates or access routes for ~~((trucks))~~ solid waste collection  
11 vehicles shall be a minimum of ~~((40))~~ 12 feet wide.

12 2. For containers larger than 2 cubic yards, any container to be loaded for service  
13 by the front of the solid waste collection vehicle, and all containers storing compacted ~~((refuse~~  
14 containers)) materials:

15 a. Direct access to the containers shall be provided ~~((from the alley or~~  
16 street to the containers;)) at the solid waste collection location;

17 b. The slope of the solid waste collection location and solid waste staging  
18 area shall not exceed 2 percent.

19 ~~((b.))~~ c. Any gates or access routes for ~~((trucks))~~ solid waste collection  
20 vehicles shall be a minimum of ~~((40))~~ 12 feet wide;

21 d. Paths and corridors through which containers are transported shall be a  
22 minimum of 6 feet wide and shall be paved with asphalt or concrete;

1 ~~((e. Collection location shall not be within a bus stop or within the street~~  
2 ~~right-of-way area abutting a vehicular lane designated as a sole travel lane for a bus;))~~

3 e. In locations where a compactor will be placed, the solid waste storage  
4 space shall accommodate a minimum two feet of clearance around all sides of the compactor(s);

5 f. ((d. If accessed directly by a collection vehicle, whether into a structure  
6 or otherwise, a 24-foot overhead clearance shall be provided.)) The solid waste collection  
7 location for front-load dumpsters shall have a 24-foot overhead clearance; and

8 g. Solid waste collection locations shall be located such that solid waste  
9 service providers do not need to reposition containers larger than 4 cubic yards or containers that  
10 store compacted materials.

11 3. For roll-off dumpsters (uncompacted and compacted solid waste)

12 a. Minimum 12 feet width approach for each roll-off dumpster;

13 b. Minimum 14 feet of overhead clearance (floor to ceiling) for a low-  
14 profile roll-off dumpster.

15 c. Minimum 16 feet of overhead clearance (floor to ceiling) for roll-off  
16 dumpster of standard height.

17 d. Minimum 18 feet of overhead clearance (floor to ceiling) if the  
18 container is not stored on a dock; and

19 e. Direct access from the alley or street to the dumpsters by solid waste  
20 collection vehicles shall be provided at the solid waste collection location;

21 ~~((G. Access for occupants to the storage space from the collection location shall meet the~~  
22 ~~following requirements:~~

23 ~~1. Direct access shall be provided from the alley or street to the containers;~~



1                   2. A pick-up location within 50 feet of a curb cut or collection location shall be  
2 designated that minimizes any blockage of pedestrian movement along a sidewalk or other right-  
3 of way;

4                   3. If a planting strip is designated as a pick-up location, any required landscaping  
5 shall be designed to accommodate the solid waste and recyclable containers within this area.))

6                   H. The solid waste ((and reeyleable materials)) storage space, access, solid waste staging  
7 area, and ((pick-up)) solid waste collection location specifications required in this Section  
8 23.54.040, including the number and sizes of containers and the type of solid waste, shall be  
9 included on the plans submitted with the permit application for any development subject to the  
10 requirements of this Section 23.54.040. Any location in the public right-of-way requires  
11 consultation with the Seattle Department of Transportation.

12                   ((I. The Director, in consultation with the Director of Seattle Public Utilities, has the  
13 discretion to modify the requirements of this Section 23.54.040 as a Type I decision, if the  
14 applicant proposes alternative, workable measures that meet the intent of this Section 23.54.040  
15 and if either:

16                   1. The applicant can demonstrate difficulty in meeting any of the requirements of  
17 this Section 23.54.040; or

18                   2. The applicant proposes to construct or expand a structure, and the requirements  
19 of this Section 23.54.040 conflict with opportunities to increase residential densities and/or retain  
20 ground-level retail uses.))

21                   ((I.)) I. Ramps to accommodate solid waste container access

22                   1. A ramp to the street to accommodate solid waste container access that is ((not  
23 more than)) 5 feet in width may be approved by the Director of Transportation if:

- 1 a. Access to solid waste containers is not from an alley;  
2 b. No on-site parking is provided;  
3 c. The lot contains solid waste containers that are 1 cubic yard or larger;

4 and

5 d. There are no existing ramps to accommodate solid waste container  
6 access or other curb cuts within 150 feet of the street lot line, as measured parallel to the street  
7 lot line. For purposes of this subsection (~~((23.54.040.J.1.d))~~ 23.54.040.I.1.d, curb ramps at  
8 crosswalks are not considered existing ramps.

9 2. The standards of subsections (~~((23.54.040.J.1.a))~~ 23.54.040.I.1.a through  
10 (~~((23.54.040.J.1.d))~~ 23.54.040.I.1.d) may be modified by the Director of Transportation where  
11 unusual topography, inability to temporarily stage solid waste containers in a parking lane, or  
12 other local conditions present significant challenges for accommodating solid waste container  
13 access.

14 J. If requirements of Section 23.54.040 cannot be met, the Director, in consultation with  
15 the Director of Seattle Public Utilities and the Director of Transportation, may approve  
16 alternative, workable arrangements for solid waste services that will best meet the intent of this  
17 Section 23.54.040. Such measures may be approved as a Type I decision for any requirement of  
18 Section 23.54.040, except subsection 23.54.040.I. Approval of alternative arrangements is at the  
19 discretion of the Directors and does not obligate the Directors to grant relief from any  
20 requirement, or obligate the Directors to provide any improvements within a right-of-way. No  
21 alternative arrangement that deviates from standards adopted in the right-of-way improvement  
22 manual may be granted unless approved by the Director of Transportation through the Deviation  
23 Request Process. The Director shall consider the following factors:

1                    1. Whether adequate areas exist on the property or in the right-of-way for staging  
2 or collecting solid waste containers.

3                    2. Whether the solid waste requirements adequately accommodate the needs of a  
4 particular development type, such as:

5                    a. Affordable housing;

6                    b. Small efficiency dwelling units;

7                    c. Congregate housing; or

8                    d. Structures using compaction of solid waste.

9                    3. Whether alternate solid waste arrangements would result in one or more  
10 additional dwelling units being constructed.

11                    4. The effect on the efficiency of collection services such as:

12                    a. Minimizing the number of days for collection service;

13                    b. Providing safe access to the solid waste collection area; or,

14                    c. Providing an efficient route between the solid waste storage space and  
15 the solid waste collection location.

16                    Section 3. Section 23.84A.036 of the Seattle Municipal Code, last amended by Ordinance  
17 126157, is amended as follows:

18 **23.84A.036 “S”**

19                    \* \* \*

20                    “Solarium” means a room, porch, or other area, that is designed to admit sunlight, is part  
21 of a larger structure, is enclosed substantially entirely by glass or another transparent material,  
22 and is not primarily used for the cultivation or protection of plants.

1           “Solid waste collection location” means the location of a solid waste collection vehicle as  
2 solid waste is collected from solid waste containers into the vehicle.

3           “Solid waste containers” include, but are not limited to, the following:

4                   1. Carts are wheeled containers and available in sizes ranging from 10 gallons to  
5 100 gallons.

6                   2. Dumpsters, with or without wheels, are containers designed to allow  
7 mechanical loading of solid waste onto solid waste collection vehicles, provided in volumes  
8 ranging from 0.75 cubic yards to 8 cubic yards.

9                   3. Roll-off dumpsters are containers for solid waste that require a winch system to  
10 load onto the flatbed of a specialized solid waste collection vehicle. They may include  
11 compacted or uncompacted materials.

12                   4. Front-load dumpsters are containers loaded by mechanisms on the front of solid  
13 waste collection vehicles to dump solid waste and require 24 feet of overhead clearance to  
14 complete service.

15                   5. Low-profile roll-off dumpsters are roll-off dumpsters with a height maximum  
16 of 88 inches.

17           “Solid waste service providers” are persons that provide solid waste management  
18 services for a solid waste management business or utility, and persons hired by site occupants to  
19 move solid waste containers on a regular basis.

20           “Solid waste incineration facilities.” See “Solid waste management” under “Utility.”

21           “Solid waste landfills.” See “Solid waste management” under “Utility.”

22           “Solid waste management.” See “Utility.”



