Section 1. Section 23.54.040 of the Seattle Municipal Code, last amended by Ordinance xxx, is amended as follows:

**23.54.040 Solid waste ((~~and recyclable materials~~)) storage and access**

A. General provisions. For the purposes of this Section, compostable materials, garbage, recyclable materials, and solid waste are as defined in SMC Section 21.36. Solid waste is used to refer to the combination of compostable materials, garbage, and recyclable materials.

1. ((~~Except as provided in subsection 23.54.040.I, in~~))In RSL, downtown, multifamily, master planned community, industrial, and commercial zones, storage space for solid waste ((~~and recyclable materials~~)) containers shall be provided as shown in Table A for 23.54.040 for all new structures, additions to commercial uses that are greater than 5,000 square feet, and for ((~~existing structures to which~~)) additions of two or more dwelling units or live-work units ((~~are added~~)).

 ((~~1.~~))2. Residential uses proposed to be located on separate platted lots or unit lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.

((~~2~~))3. Residential development for which a home ownership association or other single entity exists or will exist as a sole source for utility billing may meet the requirement in subsection 23.54.040.A.((~~1~~))2, or the requirement in Table A for 23.54.040.

((~~3~~))4. Non-residential development shall meet the requirement in Table A for 23.54.040.

5. Mixed use development that contains residential and non-residential uses shall meet the requirements in Table A for 23.54.040. For mixed use developments, containers for garbage may be shared among residential and non-residential uses but containers for recycling and compostable waste shall be separate.

6. Collection locations shall meet contractor safety standards promulgated by the Director of Seattle Public Utilities.

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| Table A for 23.54.040: Shared Storage Space for Solid Waste Containers  |
| **Residential development** | **Minimum area for shared storage space** |
| 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.  |
| **Non-residential development (Based on gross floor area of all structures on the lot)** | **Minimum area for shared storage space** |
| 0—5,000 square feet | 82 square feet |
| 5,001—15,000 square feet | 125 square feet |
| 15,001—50,000 square feet | 175 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.~~ )) |

B. Mixed use development that contains both residential and non-residential use((~~s~~)) shall provide 100 percent of the requirements for residential development((~~, plus~~)) and 50 percent of the requirement for non-residential development. ((~~In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.~~))

C. For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.

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

1. For developments with eight or fewer dwelling units, the minimum horizontal dimension (width and depth) for required storage space is 7 feet. For developments with nine dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet;

2. For non-residential development with less than 5,000 square feet, the minimum depth for the required storage space shall be 8 feet. For development with 5,000 or greater square feet, the minimum depth for the required storage shall be 12 feet.

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

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

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

1. The storage space shall be located on the lot of the structure it serves and, if located outdoors, shall not be located between a street-facing facade of the structure and the street;

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

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

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

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

((~~6~~))5. The storage space shall not be used for purposes other than solid waste and recyclable materials storage and access.

F. ((~~Access~~)) Collection and staging locations and access for service providers ((~~to the storage space from the collection location~~)) shall meet the following requirements:

1. For containers 2 cubic yards or smaller:

a. Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location, unless a staging area is provided within 50 feet of the storage space;

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

c. ((~~Access~~)) The slope of access ramps ((~~to~~)) between the storage space and collection location, and the slope of the collection location itself, shall not exceed a grade of 6 percent; ((~~and~~))

d. Any gates or access routes for trucks shall be a minimum of 10 feet wide((~~.~~)); and

e. A 14-foot overhead clearance shall be provided at the collection location.

2. For containers larger than 2 cubic yards and all containers storing compacted ((~~refuse containers~~)) materials:

a. Direct access to the containers shall be provided ((~~from the alley or street to the containers;~~)) for the collection vehicle at the collection location;

b. Any gates or access routes for trucks shall be a minimum of 10 feet wide;

c. Collection location shall not be within a bus stop or within the street right-of-way area abutting a vehicular lane designated as a sole travel lane for a bus;

d. ((If ~~accessed directly by a collection vehicle, whether into a structure or otherwise, a 24-foot overhead clearance shall be provided.~~)) A 24 foot overhead clearance shall be provided at the collection location; and

e. Collection locations shall not be located such that drivers would need to turn containers larger than 4 cubic yards, or containers that store compacted materials.

3. “Staging location” is defined as a location, separate from a storage area, for intermediate placement of garbage, recycling and compostable materials in preparation for collection by solid waste vehicles.

G. ((~~Access for occupants to the storage space from the collection location shall meet the following requirements:~~)) A direct access route for movement of containers by building occupants shall be provided between storage spaces and collection locations.

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

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

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

((~~H.~~))I. The solid waste ((~~and recyclable materials~~)) storage space, ((~~access~~)) staging, and ((~~pick-up~~)) collection specifications required in ((~~this~~)) Section 23.54.040, including the number and sizes of containers, shall be included on the plans submitted with the permit application for any development subject to the requirements of ((~~this~~)) Section 23.54.040.

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

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

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

J. Ramps to accommodate solid waste container access

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

a. Access to solid waste containers is not from an alley;

b. No on-site parking is provided;

c. The lot contains solid waste containers that are 1 cubic yard or larger; and

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

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

K. On-floor collection areas for multi-family development

1. New multifamily developments, except townhouses and rowhouses, that are 30 feet or greater in height excluding rooftop features, shall provide individual receptacles for solid waste on every floor in:

a. A dedicated area for garbage, recycling, and composting bins;

b. Individual chutes for garbage, recycling, and composting that extend to the solid waste storage room; or,

c. A combination of bins or chutes that provides separate disposal for each solid waste type.

2. On-floor collection areas, excluding the area of chutes, in subsection 23.54.040.K are exempt from FAR limits.

L. The Director may modify the provisions of Section 23.54.040, except subsection 23.54.040.J, in consultation with the Director of Seattle Public Utilities, as a Type I decision, if the applicant proposes alternative, workable measures that meet the intent of this Section 23.54.040. Exceptions may be granted if the Director determines that the development will maintain adequate solid waste storage and access and shall consider the following factors:

1. Whether adequate and appropriate areas exist on the property or in the right-of-way for placing solid waste containers.

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

a. Affordable housing;

b. Small efficiency dwelling units;

c. Buildings using compaction of solid waste.

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

a. Minimizing the number of days for collection service;

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

c. Providing an efficient route between the solid waste storage area and the collection area.