

17.420.030 Design Standards
G. Solid Waste and Recycling.

1. Screening of Solid Waste and Recycling Areas. All enclosures shall be screened on three sides with landscaping pursuant to KCC 17.500.027 Landscaping. Collection containers not located in an enclosure shall be screened on three sides with fencing and/or landscaping as determined appropriate by the director; pursuant to KCC 17.500.027 Landscaping.

2. Solid Waste Enclosures and Collection Containers.

a. One storage enclosure shall be provided for solid waste and recycling containers for all new multifamily, commercial, and industrial structures as indicated in the table below. Existing structures shall modify the solid waste and recycling space to conform to these requirements when adding new building square footage. Mixed use buildings with 80 percent or more of floor space designated for residential use shall be considered residential buildings. All other mixed-use buildings shall be considered commercial buildings. The department shall require written documentation from the commercial solid waste/recycling hauler that each enclosure and/or collection container location and its access are satisfactory, and that their requirements for the project have been met.

Required Solid Waste and Recycling Enclosures

<u>Land Use</u>	<u>Minimum of one storage enclosure required for every*:</u>
<u>Multifamily Residential</u>	<u>30 units</u>
<u>Office and Commercial</u>	<u>20,000 square feet</u>
<u>Retail</u>	<u>8,000 square feet</u>
<u>Industrial</u>	<u>20,000 square feet</u>
<u>Food Establishments</u>	<u>8,000 square feet</u>

* Properties under the prescribed thresholds shall provide adequate storage for 96-gallon recycling carts or an appropriately sized front load container that support the expected generated solid waste and recyclables. For Multifamily complexes, shall provide 0.1 cubic yards of recycling capacity per unit, per week. Commercial, industrial, and food establishments shall provide storage space for up to three 96-gallon recycling carts or one 2-yard front load container.

b. The location, access, and design of the enclosure(s) or collection container(s) not located within an enclosure shall meet the following requirements in addition to requirements in KCC 9.60 and the minimum requirements in *Solid Waste and Recycling Enclosure Standards (2018)*:

(1) Each enclosure and collection container shall not be located within required building setbacks at KCC 17.420.050;

(2) Each enclosure and collection container shall not be located within required off-street parking and loading spaces;

(5) Each enclosure and collection container shall not be located within required landscape buffers and/or critical area buffers;

(6) Each enclosure and collection container shall be located within 300 feet of the building.

(11) Each enclosure shall be designed to accommodate containers for solid waste and recycling, and fats, oils and grease (FOG) containers for a food establishment;

(12) Additional enclosures shall be added at a rate of one enclosure if the unit or square footage exceeds the amount listed in section 2a;

d. The plans shall show the enclosure drain line to the sanitary sewer, or, in the absence of sanitary sewer, to a dead-end sump.

(10) If security lighting is proposed, the lighting shall be designed to minimize light and glare impacts. Lighting shall not exceed one-candle foot at ground level at the property line. Lighting shall be integrated into the site design, shielded, and located as low to the ground as possible;

(7) Each enclosure and/or collection container shall be located to minimize collection noise impacts to residential uses;

(9) Each enclosure and/or collection container shall be located on the lot of the structure it serves and shall not be located between a street-facing facade of the structure and the street;

(3) Each enclosure and/or collection container shall not be located in any required driveways and/or drive aisles;

(4) Each enclosure and collection container shall be located to allow collection vehicles to unload containers without blocking or impeding any fire exits, any public rights-of-ways and any pedestrian or vehicular access;

(8) Each enclosure and collection container shall be located to minimize odor to building occupants and neighboring properties;

c. Each solid waste and recycling enclosure and/or collection container specifications shall be included on the plans submitted with the permit application.

e. The director has the discretion to grant deviations from the requirements of this section G only when one of the following applies:

Existing development.

1. An existing development cannot meet the solid waste and recycling requirements due to site constraints such as, but not limited to, the location of existing structures, parking spaces and landscaping; or

New development

2. a new development expects to generate solid waste and recycling volume significantly below the industry standard such that an enclosure is not warranted. All other standards shall be met.

In order to grant a deviation, the applicant shall submit a written request outlining why compliance with the requirements of section G cannot reasonably be met in the case of f1 or exceeds the need for an

enclosure in the case of f2. The request shall outline the proposed alternative and how it meets the intent of the code.