

Chapter 18.755
MIXED SOLID WASTE AND RECYCLABLE STORAGE

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18.755.010 Purpose and Applicability

- A. Purpose. The purpose of this chapter is to ensure that certain new construction incorporates functional and adequate space for on-site storage and efficient collection of mixed solid waste and source-separated recyclable materials prior to pick-up and removal by haulers.
- B. Applicability. The mixed solid waste and source separated recyclable storage standards shall apply to new multi-unit residential buildings containing five or more units and nonresidential construction that are subject to full site plan or design review; and are located within urban zones that allow, outright or by condition, for such uses.

18.755.020 Definitions

The following definitions apply to regulations governing the storage of solid waste and recyclable material contained in this chapter exclusively.

- A. “Mixed solid waste” means solid waste that contains a mix of recoverable or recyclable materials and materials that are not capable of being recycled or recovered for further use;
- B. “Source-separated recyclable” means, at a minimum, recyclable materials designated “principle recyclable materials” by the State Environmental Quality Commission under ORS 495.025, with the exception of yard debris. Currently these materials include newspaper, ferrous and non-ferrous scrap metal, used motor oil, corrugated cardboard, aluminum, container glass, office paper and tin cans;
- C. “Storage area” means the space necessary to store mixed solid waste and source-separated recyclable that accumulate between collection days;
- D. “Multi-unit residential building” means a structure that contains five or more dwellings units that share common walls or floors/ceilings with one or more units;
- E. “Nonresidential building” means a structure that is used for any nonresidential function, including but not limited to office, retail wholesale/warehouse/industrial and institutional uses.

18.755.030 Materials Accepted

Except as provided for in 18.755.040.G and I, the storage area must be able to accept at least all “principle recyclable materials” designated by the Oregon Environmental Quality Commission and other source-separated recyclable the local government identifies by regulation.

18.755.040 Methods of Demonstrating Compliance

- A. Alternative methods of compliance. An applicant shall choose one of the following four methods to demonstrate compliance:
1. Minimum standards;
 2. Waste assessment;
 3. Comprehensive recycling plan; or
 4. Franchised hauler review and sign-off.
- B. Provisions. The following provisions apply to all four methods of demonstrating compliance:
1. Section 18.755.050, Location, Design and Access Standards, except as provided in 18.755.040.G;
 2. The floor area of an interior or exterior storage area required by this chapter shall be excluded from the calculation of lot coverage and from the calculation of building floor area for purposes of determining minimum storage requirements.
- C. Minimum standards method.
1. Description of method. This method specifies a minimum storage area requirement based on the size and general use category of the new construction;
 2. Typical application of method. This method is most appropriate when the specific use of a new building is not known. It provides specific dimensions for the minimum size of storage areas by general use category;
 3. Application requirements and review procedure. The size and location of the storage area(s) shall be indicated on the site plan of any construction subject to this ordinance. Through the site plan review process, compliance with the general and specific requirements set forth below is verified;
 4. General requirements.
 - a. The storage area requirement is based on the predominant use(s) of the building, (i.e., residential, office, retail, wholesale/warehouse/ manufacturing, educational/institutional, or other). If a building has more than one of the uses listed herein and that use occupies 20% or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20% of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.
 - b. Storage areas for multiple uses on a single site may be combined and shared.
 - c. The specific requirements are based on an assumed storage height of four feet for solid waste/recyclable. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43% of specific requirements). Where vertical or stacked storage is proposed, the

site plan shall include drawings to illustrate the layout of the storage area and dimensions of containers.

5. Specific requirements.

- a. Multi-unit residential buildings containing 5-10 units shall provide a minimum storage area of 50 square feet. Buildings containing more than 10 residential units shall provide an additional five square feet per unit for each unit above 10.
- b. Nonresidential buildings shall provide a minimum storage area of 10 square feet, plus:
 - i. Office: four square feet/1,000 square feet gross floor area (GFA).
 - ii. Retail: 10 square feet/1,000 square feet GFA.
 - iii. Industrial: six square feet/1,000 square feet GFA.
 - iv. Institutional: four square feet/1,000 square feet GFA.
 - v. Other: four square feet/1,000 square feet GFA.

D. Waste assessment method.

1. Description of method. The waste assessment method tailors the storage area size to a waste assessment and management program for the specific users of a new building;
2. Typical application of method. This method is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated;
3. Application requirements and review procedures.
 - a. A pre-conference with the solid waste coordinator/plan check staff is required if the waste assessment method is proposed. The applicant shall obtain a waste assessment form from the local jurisdiction;
 - b. The form shall be used to estimate the volumes of source separated recyclable/mixed solid waste generated. From this information, the applicant can design a specific management, storage and collection system. Techniques such as a compactor or cardboard baler may be implemented to minimize the square footage of the site which must be set aside for a storage area;
 - c. The waste assessment form shall be completed and submitted with site plans required by the local jurisdiction. The plans must identify the size and location of interior or exterior storage area(s), specialized equipment, collection schedule, and other features required to accommodate the volumes projected in the waste assessment. The solid waste coordinator for the local jurisdiction shall review and approve the waste assessment as part of the site plan or development review process.

4. Specific requirement. The application shall demonstrate that the mixed solid waste and recyclable volumes expected to be generated can be stored in less space than is required by the minimum standards method.

E. Comprehensive recycling plan method.

1. Description of method. The comprehensive recycling plan method is most appropriate when an applicant has independently developed a comprehensive recycling plan that addresses materials collection and storage for the proposed use;
2. Typical application of method. This method can be used when a comprehensive recycling plan has been developed for a specific facility. It is most suited to large nonresidential uses such as hospitals, schools and industrial facilities. The comprehensive recycling plan method can be used for new construction or expansion that is subject to full Site Development Review, as governed by Chapter 18.360;
3. Application requirements and review procedure. The comprehensive recycling plan shall be submitted to the local solid waste coordinator at the same time site plans are submitted for site plan review. The applicant shall submit plans and text that show how mixed solid waste and recyclable generated by the proposed development will be served under a comprehensive recycling plan. The location, design and access standards set forth in 18.755.050 are applicable to new storage areas only.

F. Franchised hauler review method.

1. Applicability. The franchised hauler review method is only available in jurisdictions with franchise collection service areas because there is certainty as to which hauler will actually provide service to the proposed development, once it is constructed;
2. Description of method. This method provides for coordinated review of the proposed site plan by the franchised hauler serving the subject property;
3. Typical application of method. This method is to be used when there are unique conditions associated with the site, use or waste stream that make compliance with any of the other three methods infeasible. The objective of this method is to match a specific hauler program (e.g., types of equipment, frequency of collection) to the unique characteristic(s) of the site or development. The following constitute unique conditions:
 - a. Use of either of the three other methods of compliance would interfere with the use of the proposed development by reducing the productive space of the proposed development, or make it impossible to comply with the minimum off-street parking requirements of the underlying zone;
 - b. The site is of an irregular shape or possesses steep slopes that do not allow for access by collection vehicles typically used by the franchised hauler to serve uses similar in size and scope to the proposed use;
 - c. The proposed use will generate unique wastes that can be stacked, folded or easily consolidated without the need for specialized equipment, such as a compactor, and can therefore be stored in less space than is required by subsection C.5.b of this section.

4. Application requirements and review procedure. The applicant shall work with the franchised hauler to develop a plan for storage and collection of source-separated recyclable and mixed solid waste expected to be generated from the new building. A narrative describing how the proposed site meets one or more of the unique site conditions described above plus site and building plans showing the size and location of storage area(s) required to accommodate anticipated volumes shall be submitted for site development review, as governed by Chapter 18.360. Additionally, a letter from the franchised hauler shall be submitted at the same time that describes the level of service to be provided by the hauler, including any special equipment and collection frequency, which will keep the storage area from exceeding its capacity.

18.755.050 Location, Design and Access Standards for Storage Areas

A. Applicable standards. The following location, design and access standards for storage areas are applicable to all four methods of compliance, described in Section 18.755.040.

B. Location standards.

1. To encourage its use, the storage area for source-separated recyclable shall be co-located with the storage area for residual mixed solid waste.
2. Indoor and outdoor storage areas shall comply with uniform building and fire code requirements.
3. Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.
4. Exterior storage areas can be located within interior side yard or rear yard areas. Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.
5. Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.
6. Exterior storage areas can be located in a parking area, if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions in subsection C, design standards.
7. The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

C. Design standards.

1. The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.
2. Storage containers shall meet uniform fire code standards and be made and covered with waterproof materials or situated in a covered area.
3. Exterior storage areas shall be enclosed by a sight-obscuring fence wall, or hedge at least six feet in height. Gate openings which allow access to users and haulers shall be provided. Gate

openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position.

4. Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

D. Access standards.

1. Access to storage areas can be limited for security reasons; however, the storage area shall be accessible to users at convenient times of the day, and to collection service personnel on the day and approximate time they are scheduled to provide collection service.
2. Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of 10 feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered.
3. Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion. ■