

SITE DEVELOPMENT ORDINANCE AND ZONING ORDINANCE 2
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Site Development Ordinance (Chapter 18) and Zoning Ordinance (Chapter 21)¹

21A.26.01: RECYCLING AND WASTE REDUCTION

Background/Commentary:

In a sustainable community, waste is considered as a resource to be used and reused, not a problem to be disposed of. Communities, not just buildings or the operations of homes and businesses, should be designed to minimize and manage solid waste. A comprehensive solid waste management program should incorporate:

- Reduction of the amount of waste produced,*
- Reuse of waste materials where possible, and*
- Recycling of wastes.*

Recycling and waste reduction means fewer materials enter the landfill, thereby extending its life and also reducing emissions of methane, a landfill and greenhouse gas. For Salt Lake City, reducing waste will result in more efficient trash collection services, long term cost savings, and extended landfill life.

Salt Lake City has made great strides with its recycling programs by implementing private contractor service for approximately 8,000 residential homes per day/5 days a week, variable refuse rates based on container size, and municipally funded composting and waste operations. Recycling for single-family (1-3 units) is mandatory in the city with all other recycling being on a voluntary basis and private haulers handle the commercial and industrial outlets within the city.

However, there is much more that can be done, especially with the zoning ordinance which has very few provisions that address or encourage recycling. For example, the zoning ordinance currently does not require recycling service areas or stations in either business/mixed use/industrial developments or within major TOD, residential and multifamily developments. These are the types of developments where, especially in Salt Lake City's dense downtown business core, planning for recycling efforts could be very effective. Another area for improvement in the city's code is in the construction management arena where recycling of construction waste and the encouragement of "deconstruction" versus demolition would yield much less debris being hauled to the land fill. Moreover, the current commercial and industrial zone districts can be tuned-up to allow more recycling-related uses. (For the purposes of introducing the different code provisions, the goals of the separate sections of Recycling and Waste Management are stated at the beginning of each section. These goals are not intended to be codified but could be used as part of a purpose statement.)

A. PURPOSE STATEMENT

The purposes of the recycling and waste reduction provisions are to:

1. Preserve natural resources for future generations;
2. Help Salt Lake City better manage and extend the life of its land fill by encouraging recycling and waste reduction practices that will reduce the amount of materials entering the landfill;

¹ Amendments will need to be made to various sections of the Site Development Ordinance and Zoning Ordinance in order to implement the proposed provisions contained in this document.

3. Minimize the impact of waste on the natural environment by reducing pollutants, greenhouse gases (notably, methane), and chemicals;
4. Reduce the need for raw materials by creating the “civic infrastructure” for buying and utilizing recycled materials and products;
5. Reduce energy consumption by recycling materials instead of using raw materials for new products, which uses more energy.
6. Reduce personal financial expenditure in the economy through the availability of cheaper recycled products;
7. Reduce municipal expenditures and save taxpayer dollars through more efficient and reduced refuse collection services; and
8. Encourage the expansion of jobs in the area of recycling, reuse, and product reconstitution from increased recycling operations and land uses to accommodate such jobs and businesses.

B. PROPOSED AMENDMENTS TO THE ZONING CODE AND SITE DEVELOPMENT ORDINANCE

1. The purpose of this regulation is to designate a certain amount of space and the installation of recycling service facilities (storage receptacles, staging, separation, etc.) in developments in all zones except Single-Family, R-2 Single - and Two - Family Residential Districts in order to efficiently accommodate recycling activity and allow for easy pick-up servicing.

a. Applicability

These provisions apply to new development and remodels/expansions of non-residential and mixed-use development when site plans² are required in all zones except Single-Family, R-2 Single - and Two - Family residential districts.

b. Uses

“Recycling collection station” and “Recycling container” (These terms are currently listed as definitions in Ch.21A.62, Definitions³.) These uses shall be allowed in all zones except Single-Family, R-2 Single - and Two - Family Residential Districts.

c. Standards

- (1) Site plans for development shall include a recycling collection station(s) as part of the development that will be of appropriate number and size listed below in light of the recyclable, compostable, and trash quantities reasonably anticipated to be generated at the location.
- (2) The recycling collection station shall be accessible to collection services, including adequate vehicular pick-up service and subject to the location provisions of Ch. 21A.36.020⁴
- (3) Non-residential, mixed-use, and multi-family buildings with less than one thousand (1,000) square feet in aggregate floor area shall include a refuse and recycling room 4 feet in width and 4 feet in length or an equivalent space available in a centralized area or an outdoor enclosure that shall conform to the same dimensions.

² Staff to confirm applicability and appropriate trigger for inclusion of recycling facilities, especially in capturing redevelopment, remodels, and expansions.

³ “Recycling collection station” means a use, often accessory in nature, providing designated containers for the collection, sorting, and temporary storage of recoverable resources (such as paper, glass, metal, and plastic products) until they are transported to separate processing facilities. “Recycling container” means an enclosed or semi-enclosed container used for the temporary storage of recyclable materials until such materials can be efficiently collected and processed.

⁴ “Recycling collections station” needs to be added to list in Section 36.020, Conformance with Lot and Bulk Controls

- (4) Non-residential, mixed-use, and multi-family buildings with an aggregate floor area between one thousand (1,000) and five thousand (5,000) square feet shall include a refuse and recycling room 5 feet in width, 9 feet in length, and 8 feet in height or equivalent space available in a centralized area or an outdoor enclosure that shall conform to the same dimensions.
- (5) Non-residential, mixed-use, and multi-family buildings with an aggregate floor area above five thousand (5,000) square feet but equal to or less than ten thousand (10,000) square feet shall include a refuse and recycling room 9 feet in width, thirteen (13) feet in length, and 8 feet in height in a centralized area or an outdoor enclosure that shall conform to the same dimensions.
- (6) Non-residential, mixed-use, and multi-family buildings with an aggregate floor area above ten thousand (10,000) square feet but less than or equal to twenty thousand (20,000) square feet shall include a two hundred fifty (250) square foot refuse and recycling room or outdoor enclosure of same size with eight-foot-high walls.
- (7) Non-residential, mixed-use, and multi-family buildings with an aggregate floor area above twenty thousand (20,000) square feet shall include a four hundred fifty (450) square foot refuse and recycling room or outdoor enclosure of same size with eight-foot-high walls.⁵

2. The purpose of this regulation is to require centralized neighborhood recycling, refuse, and composting stations to be installed in new residential developments.⁶

a. Applicability

These provisions apply to new residential development including single-family, multi-family, and residential components in mixed-use developments and subdivisions in all residential or mixed-use districts.

b. Uses

“Recycling collection station” and “Recycling container” (These terms are currently listed as definitions in Ch.21A.62, Definitions, and these uses shall be allowed in all residential districts.)

c. Standards

- (1) Single-family and multi-family residences shall include a built-in kitchen recycling center to include 2 or more bins with at least one designated for recyclable collection with a minimum size of 13 gallons.
- (2) Multi-family residential developments containing less than five (5) units shall include a recycling and refuse room five (5) feet in width, six (6) feet in length, and six (6) feet in height, or an outdoor enclosure which shall conform to the same dimensions. The recycling/refuse collection area shall be accessible and located to be serviceable for vehicular pick-up.
- (3) Multi-family residential developments containing five (5) to 10 units shall include a recycling and refuse room five (5) feet in width, nine (9) feet in length, and six (6) feet in height, or an outdoor enclosure which shall conform to the same dimensions. The

⁵Staff may want to include in this paragraph a provision to allow for an administrative decision-making process to require additional size or more collection stations based on size/type of development.

⁶ These provisions to be included in Chapter 18.28, Subdivision Standards.

recycling/refuse collection area shall be accessible and located to be serviceable for vehicular pick-up.

- (4) Multi-family residential developments containing 11 to 20 units shall include a recycling and refuse room one hundred twenty (125) square feet in area and six (6) feet in height, or an outdoor enclosure of the same dimension. Recycling/refuse collection area shall be accessible and located to be serviceable for vehicular pick-up.
- (5) Multi-family residential developments containing over twenty-one (21) units shall include a recycling and refuse room one hundred fifty (150) square feet in area with 9 foot high walls or an outdoor enclosure of equal area with six-foot-high walls.
- (6) New single-family and two-family residential subdivisions over 30 units in size shall provide free-standing or attached neighborhood-wide recycling/refuse stations (minimum of 150 square feet in size and nine (9) feet in height) at the rate of one (1) recycling/refuse station per 30 units in the subdivision. Recycling/refuse stations shall be accessible and located to be serviceable for vehicular pick-up. Stations shall be evenly spaced within the subdivision to allow for easy use by all residents. Stations may be co-located with mail stations, bus stops, or other neighborhood-serving facilities. In developments where multi-family buildings are located within predominantly single-family subdivisions, the recycling/refuse stations may be shared by all residences.

3. The purpose of this regulation applies to existing developments and is to allow for the conversion of parking or other common space, under certain conditions, in order to promote the retrofit of the site for recycling facilities.

a. Applicability

These provisions apply to existing developments in all zones except Single-Family, R-2 Single - and Two - Family residential districts that do not currently meet the recycling collection facility requirements of the code.⁷

b. Standards⁸

Developments as noted in subsection (a.) above, may convert up to 6 existing parking spaces in order to retrofit on-site (internal or external) parking spaces to accommodate the installation of a recycling/refuse collection area to serve the needs of the development. Such conversions may be allowed through administrative approval when the Zoning Administrator finds that the following conditions exist.

- (1) When the required or approved parking on site is not reduced by more than 10%,
- (2) The recycling/refuse collection area is centrally located such that it is easily accessible to all residents,
- (3) Adequate space exists for the recycling/refuse collection facility to be accessed by service vehicles, and
- (4) That the development (building) owner or homeowner's association, whichever is applicable, provide at the time of application of the yearly business license, a valid contract stipulating that the building will maintain or contract on-going recycling services to the development.

⁷Amendments as proposed in this document.

⁸These provisions would need to be referenced in Chapter 21A.44.060, regarding parking.

4. The purpose of this regulation is to require construction waste management plans as a part of development or demolition applications.

a. Applicability

These provisions apply to all new construction of multi-family development, subdivision developments of over 20 single-family homes/lots, and new non-residential development or expansions of 1,000 square feet or larger and for demolitions of any principal structure unless the demolition is governed by chapter 21A.034.020 of the Historic Preservation Overlay. All above-referenced development and/or demolition permit applications shall include a construction waste management plan.

b. Standards

- (1) Development applications and demolition permit applications shall show on a site plan and/or narrative how construction waste materials and demolition waste will be recycled or reused to the maximum extent practicable.
- (2) On development sites, wood and metal waste scraps shall be located in separate receptacles or piles for recycling. Any hazardous wastes shall be kept separate for proper handling.
- (3) To the maximum extent practicable, demolition of principal structures shall be undertaken with wood, metal, and concrete stored separately in receptacles or piles for recycling or reuse.