

**POLICY #: SW 1 - 8**

**TITLE: DEVELOPMENTS, CONSTRUCTION AND RENOVATION PROJECTS**

**SW1-8.A. GENERAL**

This section provides rules for commercial and residential developers, new construction and renovation projects. To ensure that residential and commercial properties have solid waste and recycling plans approved by the Department of Public Works, all plans submitted to Metro Planning and Metro Public Works for permits required for renovation or construction must include a solid waste plan which promotes environmental responsibility through recycling and effective waste management practices.

**SW1-8.B. GUIDELINES**

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

Any property that qualifies for Metro Public Works refuse and recycling collection but decides to use a private hauler at the expense of the development, subdivision, building or complex will be required to document their waste collection plans in the master deed for the property and file a copy of the master deed showing the date submitted to the Register of Deeds with the Public Works Department during the permitting process. Refuse and recycling collection plans with private haulers must also be documented in the HOA by-laws. If at a later date, the property requests Metro refuse and recycling service, the property must adhere to the guidelines in the Public Works solid waste policies. Properties that do not meet Metro requirements as outlined in the Public Works solid waste policies will not receive Metro Public Works refuse and recycling service.

**SW1-8.C. DETACHED SINGLE FAMILY HOMES**

Detached single family homes and multi-family residential buildings with 4 or less units needing cart service for refuse and recycling collection must have a dedicated space for at least one 96 gallon refuse cart and one 96 gallon recycling cart to be placed on the curb or other level area next to the driveway for collection at least 3 feet from any stationary object. Dead-end streets and street width must meet Metro Public Works Engineering requirements and be adequate for automated collection trucks. Street parking during collection hours or as designated by street signage is prohibited. For more information please refer to SW1-2.

**SW1-8.D. MULTI-FAMILY RESIDENCES**

All design for new construction and renovation of multi-family residents must have a waste management and recycling collection plan which will be approved by Metro Public Works. Multi-family residential developments with 5 or more units (whether attached or detached) are required to have dumpster or compactor collection for trash and recycling. The number and capacity of dumpsters or compactors must be adequate to serve the disposal and recycling needs of the complex and dumpsters or compactors must be placed on a concrete pad (see SW1-3 Dumpster and Compactor Standards). Metro Public Works will provide once/week collection for trash dumpsters at multi-family complexes. Additional service for trash dumpster collection

must be contracted with a private hauler at the expense of the complex. Recycling dumpsters must be serviced by private recycling haulers. Multi-family complexes wishing to have compactor collection must contract privately for container rental and disposal services. For more information please refer to SW1-2.

#### **SW1-8.E. BUSINESS/COMMERCIAL**

All design for new construction and renovation of commercial property must have a waste management and recycling collection plan which will be approved by Metro Public Works. Businesses located in the Urban Services District may qualify for Metro refuse and recycling collection if they can utilize two or less 96 gallon carts with once/week trash collection. Businesses with cart service must have level space available on the curb at least 3 feet from any stationary object to place refuse and recycling carts for collection. Carts will not be serviced if placed in alley ways, parking lots or on private property. Businesses that need more than two 96 gallon carts will be required to contract privately for refuse and recycling dumpster or compactor service. The number and capacity of dumpsters must be adequate to serve the disposal and recycling needs of the property and dumpsters or compactors must be placed on a concrete pad (see SW1-3 Dumpster and Compactor Standards). For more information please refer to SW1-2.

#### **SW1-8.F. DOWNTOWN CORE AREA**

For a description and boundaries of the Downtown Core Area please refer to Section 10.20.010 “downtown core area” of Metropolitan Code). Any property with in the downtown business district must follow the CC/CF zoning requirements. All design for new construction and renovation of commercial or residential property must have a waste management and recycling collection plan which will be approved by Metro Public Works. The waste management plan must show how dumpster or compactors will be placed so as not to block the right of way. If the waste management plan includes utilizing carts for service, the plan must show indoor storage for all carts. Carts cannot be stored or placed in the right of way (road, sidewalk or alley). Cart collection will not be provided by MPW. Businesses will be required to use dumpsters if more than 2 department approved refuse carts are needed for 6 day/week collection. Residential complexes with four units or less may qualify for Metro refuse collection if they can utilize 2 or less 96 gallon carts with once/week collection and have indoor storage for containers. Businesses or residential buildings with cart service must have level space available in an alley at least 3 feet from any stationary object to place refuse carts for collection. Carts cannot be placed on sidewalks for collection in the downtown core. Businesses that need more than two 96 gallon carts will be required to contract privately for dumpster or compactor service. Multi-family complexes with five or more units (whether attached or detached) will be required to use a dumpster or compactor. The number and capacity of dumpsters must be adequate to serve the disposal needs of the property and dumpsters or compactors must be placed on a concrete pad (see SW1.3 Dumpster and Compactor Standards). Dumpster and compactor collection must be contracted with a private hauler for service. Public Works does not provide any dumpster service in the Downtown Core Area. For more information please refer to SW1-1.

#### **SW1.8.G. MIXED USE BUILDINGS OR COMPLEXES OF MIXED PROPERTY TYPES**

Mixed-use buildings or complexes of mixed property types refer to any building with a combination of residential and commercial units, any complex, subdivision or development with a mixture of property types (including a mixture of single family detached homes and multi-

family/apartments/townhomes/condos). Requirements for collection and accessibility apply to multi-use buildings, regardless of whether collection is public or private.

MPW will not provide collection service to mixed use buildings or complexes of mixed property types. Mixed-use buildings or complexes will be required to use dumpsters or compactors for waste and recycling collection services. Dumpster and compactor rental and collection must be contracted with a private hauler for trash and recycling service. The number and capacity of dumpsters must be adequate to serve the disposal needs of the property and dumpsters or compactors must be placed on a concrete pad. (see SW1.3 Dumpster and Compactor Standards). For more information please refer to SW1-2.

#### **SW1.8.H. DESIGNING FOR RECYCLING**

All residential and commercial development and renovation must include space for both trash and recycling containers. Residential and commercial development and renovation which will utilize trash dumpsters and compactors must also provide concrete pads for recycling dumpsters or compactors.

#### **SW1.8.I. REQUESTS FOR ALTERNATIVE COLLETION**

Developers, construction companies, contractors, etc. can submit alternative plans to ensure adequate waste management collection; these plans must be approved by the Director of Public Works or designee during the permitting process.

#### **SW1-8.J.PRIVATE ROADS OR DRIVEWAYS**

Metro Public Works cannot provide any waste or recycling collection service to single-family or multi-family complexes on private roads unless the complex has an active HOA that can sign a waiver releasing Metro from liability in the event the private road is damaged by collection vehicles. Private roads with HOA's will be reviewed on a case by case basis to ensure that MPW vehicles can safely and efficiently provide service. Individual single-family or multi-family buildings along private roads without an active HOA will be required to contract privately for collection. Complexes, subdivisions or communities that are gated and do not allow for unrestricted access will need to contract privately for collection service.

#### **SW1-8.K.ALLEY COLLECTION**

MPW does not provide alley waste or recycling collection to houses that are not immediately adjacent to existing alley routes. New developments with service alleys that are not immediately adjacent to existing alley routes will be required to contract privately for collection. All alleys adjacent to existing routes will be reviewed on a case by case bases to ensure that MPW vehicles can safely and efficiently provide service.

**SW1.8.J. SERVICE TYPE CHART**

<b>Construction Type</b>	<b>Waste Collection Method</b>	<b>Recycling Collection Method</b>	<b>Minimum Number of Container Space</b>	<b>Service Provider</b>
Single Family	Carts	Carts	1 Trash/1 Recycling	USD – Metro Public Works GSD – Private Hauler
Multi-family < 4 Units	Carts	Carts	1 Trash/1 Recycling	USD – Metro Public Works GSD – Private Hauler
Multi-family > 4 Units	Dumpster	Dumpster	1 Trash/1 Recycling (Refer to SW1-3 for Standards)	Private Hauler
Commercial	Dumpster	Dumpster	1 Trash/1 Recycling (Refer to SW1-3 for Standards)	Private Hauler
Mixed Use & Mixed Property Types	Dumpster	Dumpster	1 Trash/1 Recycling (Refer to SW1-3 for Standards)	Private Hauler

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