

Solid Waste Services Rezoning Petition Notes

July 2013 Rezoning Packet

Date: April 30, 2013

Name: Mavis Gant

2013-059 Clachan Properties, LLC

Comments:

If mixed use community, residential refuse and recycling cannot be comingled with commercial refuse and recycling if property will be serviced by the City of Charlotte Multifamily Contract.

Sec. 10-99. - Rollout container collection service.

(a)

Rollout container collection service shall be provided to single residential units and special residential units, provided such special residential units are not part of a multifamily complex containing 30 or more units. The approval of development configurations, lot lines, phase lines, or variations in forms or timing of ownership that may be approved under any provisions of the city subdivision ordinance and/or the city zoning ordinance after initial approval of development configurations, lot lines, phase lines, or variations in forms or timing of ownership, will not exempt the development or any portions of the development from the applicable provisions of this section.

Section 12.403. - Solid waste containers, compactors, recycling containers, solid waste and recycling handling areas, and service entrances.

The following requirements shall apply to all solid waste containers (including dumpsters), compactors, recycling containers, solid waste and recycling handling areas and service entrances accessory to any multi-family or nonresidential use and shall be shown on submitted plans:

(1)

Except as provided in subsection (2) below, any such accessory use or structure shall be screened on three sides by a fence, wall or planting materials from the public view from public streets and any abutting properties located in a residential, research, office, or business zoning district in accordance with [section 12.303](#)

(2)

Screening in accordance with [section 12.303](#) shall not be required where any buffer, as set out in [section 12.302](#), separates such accessory uses and structures from the public street or abutting property.

(3)

All uses. When a recycling container is placed on a property permitted before October 17, 2001, the minimum number of parking spaces required by these regulations may be reduced by up to three (3) spaces for each recycling container, if necessary, to provide space for the location and servicing of the recycling container. This provision is included in these regulations to allow existing uses or uses for which building permits have been obtained prior to the date set forth above to place recycling containers on the property without the location of such recycling containers creating a violation of these regulations.

Residential uses only. When a solid waste container or compactor is placed on a property permitted before October 17, 2001, the minimum number of parking spaces required by these regulations may be reduced by up to three (3) spaces for each compactor and two (2) spaces for each solid waste container if necessary, to provide space for the location and servicing of the compactor and solid waste containers. [This provision is included in these regulations to allow existing uses or uses for which building permits have been obtained prior to the date set forth above to place compactors, and/or solid waste containers on the property without the location of such compactors and/or solid waste containers creating a violation of these regulations.]

(4)

All non-residential uses that are permitted after October 17, 2001, shall be required to set aside space for recycling and solid waste containers. Equal space shall be allocated for both recycling and solid waste containers. Space for each of these containers shall be indicated on the submitted plans even if containers are not proposed as the primary method of solid waste or recycling collection.

All multi-family complexes, which are permitted after October 17, 2001, shall be required to set aside space for recycling containers and solid waste containers used for the collection of solid waste as follows:

Space for solid waste containers—At a minimum, space for an eight (8) cubic yard container per each thirty (30) units or eight (8) cubic yard compactor per each ninety (90) units. If there are less than thirty (30) units, no space allocation is required unless solid waste container service is the primary method of collection.

Space for recycling containers shall be allocated as follows:

Required space allocation for recycling containers in multi-family units.		
Number of Units	Allocate space for:	Approximate Sq. footage required
0–29	No space required	No space required
30–80	One recycling station	144 sq. ft.
81–160	Two recycling stations	2 × 144 sq. ft. (288 sq. ft. total)
161–240	Three recycling stations	3 × 144 sq. ft. (432 sq. ft. total)
241–320	Four recycling stations	4 × 144 sq. ft. (576 sq. ft. total)
321–400	Five recycling stations	5 × 144 sq. ft. (720 sq. ft. total)
401–480	Six recycling stations	6 × 144 sq. ft. (864 sq. ft. total)
For each subsequent group of 80 units, space for one recycling station must be added.		
Each recycling station represents space for five 96-gallon carts and is approximately 144 sq. ft. Space for recycling stations may be distributed throughout the complex, however, space for each individual station must equal 144 sq. ft. with a minimum width of 34 inches and accommodate five 96-gallon carts.		

All locations for recycling containers, solid waste and recycling handling areas, solid waste containers and/or compactors and their service entrances as required under [section 12.403](#) shall be shown on site plans for their review and approval.

Exceptions to [section 12.403](#), item (4). A permit shall not be denied if: (a) the project for which the permit is sought is for the renovation or redevelopment of an existing building or facility, and (b) the existing building or facility does not have sufficient exterior property available for a recycling container(s). The minimum number of parking spaces required by these regulations may be reduced by up to three (3) spaces, if necessary, to provide space for the location and servicing of recycling containers.