

REQUEST	Text amendment to Section 2.201 and 12.403 of the Zoning Ordinance
SUMMARY OF PETITION	<p>The petition proposes to:</p> <ol style="list-style-type: none"> 1) add and modify definitions and update terms to those currently used by Solid Waste Services; and 2) amend the requirements regarding solid waste containers, compactors, recycling containers, solid waste and recycling handling areas and service entrances to align with the update to the Municipal Code, Chapter 10, "Health and Sanitation Ordinance", Article I, Section 10-1 and Article II, approved by City Council on September 11, 2017, effective January 1, 2018.
PETITIONER AGENT/REPRESENTATIVE	City of Charlotte – Solid Waste Services Department Victoria Johnson
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the Municipal Code, Chapter 10, "Health and Sanitation Ordinance", Article I, Section 10-1 and Article II.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The text amendment aligns the Zoning Ordinance language with the update made to the Municipal Code, Chapter 10, that was approved by City Council on September 11, 2017; and • The text amendment updates and aligns the Zoning Ordinance terms to those currently by Solid Waste Services.
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PLANNING STAFF REVIEW

- **Background**
 - Chapter 10: "Health and Sanitation Ordinance" of the Municipal Code was updated and approved by City Council on September 11, 2017, with an effective date of January 1, 2018.
 - Section 12.403 of the Zoning Ordinance titled, "Solid waste containers, compactors, recycling containers, solid waste and recycling handling areas" details requirements for solid waste containers, compactors, recycling containers, and handling areas in multi-family developments and nonresidential uses.
 - Solid Waste Services is submitting this text amendment to align the Zoning Ordinance text with the revisions made to Chapter 10 of the Municipal Code, approved by City Council, and to align the Zoning Ordinance with terms currently used by Solid Waste Services.
- **Proposed Request Details**

The text amendment contains the following provisions:

 - Definition Changes and Alignments:
 - Adds a new definition to the Zoning Ordinance for large waste container that incorporates the current terms for solid waste containers, dumpsters, and compactors and aligns the Zoning Ordinance with the adopted definition changes to Municipal Code Chapter 10, Article I, Section 10-1.
 - Adds a new definition to the Zoning Ordinance for recycling station that is the current term used by Solid Waste Services to designate areas for the collection and temporary storage of recyclables.
 - Modifies the name and definition of recycling container in the Zoning Ordinance to align with Municipal Code Chapter 10, Article I, Section 10-1 and Article II. The updated definition also allows for new types of containers, which may come on the market in the future.
 - Modifies the definition for recycling collection center in the Zoning Ordinance to replace the term recycling containers with recycling stations. Recycling station is the current term used

- by Solid Waste Services. A future, technical correction to Municipal Code Chapter 10 is planned to align terminology with this proposed change.
- Aligns and reduces the number of multi-family units from less than 30 units to 11 or less units where:
 - No large waste container is used and no space allocation is required. Aligns the Zoning Ordinance standards with Municipal Code Chapter 10, Article I, Section 10-1.
 - If a large waste container is used, then one eight-cubic yard large waste container is required. Aligns Zoning Ordinance standards with Municipal Code Chapter 10, Article 1, Section 10-1.
 - No recycling station space allocation is required for 11 or less units. Aligns Zoning Ordinance standards with Municipal Code Chapter 10, Article I, Section 10-1. Recycling space allocations for 12 or more units remains unchanged in the table in Section 12.403 of the Zoning Ordinance.
 - Aligns and reduces the number of multi-family units from 30 or more to 12 or more units where:
 - One eight-cubic yard dumpster-type large waste container is required for every 30 units, OR one eight-cubic yard compactor-type large waste container is required for every 90 units. Aligns Zoning Ordinance standards with Municipal Code Chapter 10, Article I, Section 10-1.
 - One recycling station equivalent to 144 square feet is required for 12 to 80 units. Aligns Zoning Ordinance standards with Municipal Code Chapter 10, Article I, Section 10-1. Space allocations for 81 units or more remain unchanged in the table in Section 12.403 of the Zoning Ordinance.
 - Global Changes to Section 12.403:
 - Replaces the term recycling container(s) with recycling station(s).
 - Replaces the terms solid waste container, compactor, open-top container, and detachable container with large waste container.
 - Replaces the term solid waste and recycling handling areas with space allocations.
 - Replaces the term multi-family complex, with multi-family development to clarify that the term applies to apartments, townhouses, and condominiums that are attached developments.
 - **Public Plans and Policies**
 - Chapter 10 of the Municipal Code was completely updated and approved by City Council on September 11, 2017, and effective as of January 1, 2018. This text amendment aligns the Zoning Ordinance regulations with those adopted in Chapter 10 of the Municipal Code.
 - **TRANSPORTATION CONSIDERATIONS**
 - No comments submitted.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

- No outstanding issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-hearing staff analysis
- Post-hearing staff analysis
- Department Comments
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Engineering and Property Management Review
 - Land Development
 - Storm Water
 - Mecklenburg County Parks and Recreation Review

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