

SUMMARY OF POTENTIAL CODE CHANGES & STAKEHOLDER FEEDBACK

A. Improve Multifamily Resident Access to Recycling and Composting in New Buildings

Potential Revision	Revision Benefits	Developer Feedback
1. Require co-located, on-floor solid waste collection sites – through either chutes or bins or a combination - for multifamily buildings with 3 or more floors.	<ul style="list-style-type: none"> • Improve service for multifamily residents and boost successful composting and recycling. • Data suggest that on-floor access results in more successful food waste capture than all other collection options. • About 1/3 of medium-large multifamily projects are already submitted with on-floor, co-located containers or chutes. 	<ul style="list-style-type: none"> • Stakeholders supportive of intent and approach.
		<ul style="list-style-type: none"> • Suggested exemptions for stacked-flats, possibly other building design types with limited on-floor space.
		<ul style="list-style-type: none"> • Suggested on-floor waste storage space be exempt from SDCI Floor Area Ratio (FAR) calculations, as is for other utilities.
		<ul style="list-style-type: none"> • One developer suggested on-floor solid waste storage areas to be exempt from Mandatory Housing Affordability (MHA) payments.
		<ul style="list-style-type: none"> • Low-income developers supported the requirement and confirmed on-floor access as a preferred practice. • Low income developers preferred flexibility on specific solutions and occasional variance for certain site conditions.

B. Code Requirements Consistent for New Industrial Sites and Commercial Buildings with Major Expansion

Potential Revision	Revision Benefits	Developer Feedback
1. Clarify that industrial-zoned properties are covered by the requirements of this chapter.	<ul style="list-style-type: none"> • Make code requirements clear and consistent across all zoning and all new buildings. • SPU-SDCI current business practice already requests adequate waste storage and access for most new construction, but code is not clear on specific zoning. 	<ul style="list-style-type: none"> • No significant feedback. No change from current expectations.

Potential Revision	Revision Benefits	Developer Feedback
2. Require commercial buildings with major expansions to comply with solid waste storage requirements.	<ul style="list-style-type: none"> Like multifamily buildings adding units, commercial buildings adding substantial square footage should be required to provide solid waste storage adequate to accommodate the additional waste from increased occupancy or operations. 	<ul style="list-style-type: none"> No significant feedback.

C. Clarify Provisions in Code and Improve Safety for Service Providers

Potential Revision	Revision Benefits	Developer Feedback
1. Clarify that drivers cannot reposition or move any container larger than 3 cubic yards or any compacted containers	<ul style="list-style-type: none"> Aligns with current SPU/SDCI review guidance. Applicants and reviewers are aware that heavy and large containers cannot be moved by drivers and solid waste storage and access is designed for safe service conditions. Code language is vague and confusing to applicants and SDCI zoning reviewers. 	<ul style="list-style-type: none"> No feedback to date. Consistent with current requirements.
2. Clarify that mixed-use buildings may share containers for garbage only, but commercial and multifamily must have their own containers for recycle and food waste (to align with SPU subsidized services).	<ul style="list-style-type: none"> Clear direction that garbage containers and storage rooms can be shared between commercial and multifamily uses, while recyclables and food waste have separate residential and commercial containers. Existing code language leads applicants to believe that there must be a separate storage <i>room</i> for recycling containers, rather than separate containers. 	<ul style="list-style-type: none"> Consistent with current requirements. Reduces confusion.

D. Other

1. Establish minimum depth of commercial storage areas	<ul style="list-style-type: none"> Code currently lacks any minimum dimensions for commercial storage rooms, while stating clear dimensions for multifamily developments. 	<ul style="list-style-type: none"> None to date. Consistent with current practices.
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<p>2. Clarify slope maximum and overhead clearance requirements for 2yd and smaller dumpsters at collection location.</p>	<ul style="list-style-type: none"> • Code lacks consideration of slope and clearance requirements for trucks at collection locations. 	<ul style="list-style-type: none"> • No feedback to date. Consistent with current practices.
<p>3. Define container staging.</p>	<ul style="list-style-type: none"> • Code lacks consideration of or definition for staging locations for dumpsters. Provides definition. 	<ul style="list-style-type: none"> • No feedback to date. Consistent with current practices.
<p>4. Clarify the implementation of Type 1 decisions.</p>	<ul style="list-style-type: none"> • Provides, but does not limit, specific development types for which Type 1 decisions may be granted while considering impacts to solid waste service. 	<ul style="list-style-type: none"> • Consistent with current practices. Reduces confusion.