



## ARTICLE II CITYWIDE REGULATIONS

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### RZC 21.38 OUTDOOR STORAGE, RETAIL DISPLAY, AND GARBAGE AND RECYCLING ENCLOSURES

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[Outdoor Storage User Guide](#)

#### 21.38.010 Outdoor Storage and Retail Display

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**A. Purpose.** The purpose of this section is to:

1. Create an attractive and economically healthy community by allowing for outdoor retail display as an accessory use to a permitted use.
2. Provide economic opportunities for existing businesses while encouraging pedestrian activity in commercial areas.
3. Create safe and attractive walkways within Downtown, Overlake, General Commercial, and Neighborhood Commercial zones, and control of storage or display of materials to allow the minimum amount necessary to encourage quality development and avoid creation of a nuisance. (Ord. 2416)
4. Provide protection for existing parking areas and walkways from impacts of outdoor storage.
5. Ensure that adequate opportunity is allowed for the outdoor storage of vehicles and materials in residential zones while not impacting the character and uses intended for those zones.

**B. Applicability.**

1. The provisions of this chapter apply to all outdoor storage and retail displays within the City with the exception of:
  - a. Parking lots covered by RZC [21.40.010](#), *Vehicle Parking*;
  - b. RV parking and storage covered by RZC [21.40.010.G](#), *Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods*; and



- c. Outdoor storage associated with emergency situations such as utility repairs; and items stored on a site during construction.

**C. Outdoor Storage Standards.** Outdoor storage shall be allowed as provided in the table titled "Requirements for Outdoor Storage." Transition Overlay Standards relating to outdoor storage shall apply as provided for in RZC [21.50.030](#), *Use, Operations and Development Standards in a Transition Overlay*.

Table 21.38.010 Requirements for Outdoor Storage				
Zone	Type of Storage Permitted	Size and Height Requirements	Location Restrictions	Screening Requirements
Downtown, OV, NC-1, NC-2, NWDD	None	N/A	N/A	N/A
RR, GC	Bulk and Non-Bulk	Maximum height of 10 feet	Bulk Storage cannot be located between the building and the front street. Non-Bulk Storage shall be moved indoors during close of business	Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms or vegetation.
UR, RA-5, BP, OBAT, MDD1, MDD2, MDD5	Bulk and Non-Bulk	Maximum height 20 feet		N/A
MDD4, NDD3, MP and I	Bulk and Non-Bulk	Maximum height 20 feet		
NDD2	Bulk and Non-Bulk	Maximum height 20 feet		Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms or vegetation.
BCDD, NDD1, MDD3, and R	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones

**D. Prohibited Locations for Outdoor Storage.** Outdoor storage is prohibited as follows:

1. In floodways;
2. Within shoreline setbacks indicated in RZC [21.68.060](#), *Shoreline Buffers*; and critical area buffers as identified in RZC [21.64.020.B](#), *Stream Buffers*; RZC [21.64.030.B](#), *Wetland Buffers*; and RZC [21.64.060.B](#), *Landslide Hazard Area Buffers*;
3. On slopes greater than 15%;
4. In industrial and business park areas that adjoin residential districts;
5. In required parking stalls;
6. In areas where outdoor storage causes traffic, pedestrian circulation or safety problems as determined by the Administrator, or where a minimum five-foot width of walkway does not remain clear and free of obstructions;
7. Any materials that attract animals, birds or vermin; and



8. Within emergency fire lanes.
- E. **Covering and Containing Outdoor Storage.** Hazardous materials or deleterious substances that have the potential to threaten stormwater, soil, or groundwater quality shall be stored withing secondary containment and under cover to prevent contact with precipitation and stormwater. Compliance with WAC 173-218 Underground Injection Control (UIC) regulations shall be demonstrated for outdoor storage areas that drain to infiltration.
- F. **Outdoor Storage in Residential Zones.**
  1. Limitations. Outdoor storage is prohibited in all residential zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of this section. Outdoor storage in RA-5 zones shall comply with the standards listed above in the Requirements for Outdoor Storage table of this chapter.
  2. Allowed Outdoor Storage. Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:
    - a. Outdoor storage may only take place outside of the front yard setbacks and side yard setbacks.
    - b. Except for vehicles allowed under RZC [21.08.340](#), *Home Business*, or sections F.3 or F.4 below, outdoor storage shall not be visible from a public or private street. Fences, landscaping, or a building wall may be used to ensure that an outdoor storage area is not visible from the street.
    - c. Outdoor storage areas shall not prevent emergency access to the residence or any accessory structure.
    - d. Outdoor storage shall not cover more than 200 square feet of land area.
    - e. Except for motor vehicles allowed under RZC [21.08.340](#), *Home Business*, or sections F.3 or F.4 below, materials stored outdoors shall not be owned by or used in any business or industry including a home business.
    - f. Except for vehicles allowed under RZC [21.08.340](#), *Home Business*, or sections F.3 or F.4 below, materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.
  3. Recreational and Utility Vehicles. See RZC [21.40.010.G](#), *Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods*.
  4. Commercial Vehicles.
    - a. Allowed Commercial Vehicles.
      - i. Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.
      - ii. The commercial vehicle shall be operable.
      - iii. Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the



premises of a home business that meets the requirements of RZC 21.08.340, *Home Business*.

- iv. The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.
  - b. Prohibited Commercial Vehicles. Except as provided in section F.4.c below, and RZC 21.08.340, *Home Business*, and except as to school buses parked or stored on the property of a school or religious institution, truck tractors, truck tractor trailers, vehicles over 10,000 pounds gross weight, and commercial vehicles that do not comply with section F.4 shall not be parked or stored within a residential zone.
  - c. Vehicles used in a business may be parked in a residential zone when making pickups or deliveries or being used in conjunction with the performance of a service on property within a residential zone.
5. Storage, Shipping, or Moving Container.
- a. Applicability. This subsection applies to residential uses only. Storage, shipping, and moving containers proposed for permitted non-residential uses in R-1 to R-30 zones are reviewed through the Temporary Use Permit process.
  - b. A rented, leased, purchased, or assembled storage, moving, or shipping container, when associated with the construction of a home, or homes, in a subdivision, may be located anywhere on a property within the R-1 to R-30 residential land use zones. Any rented, leased, purchased, or assembled storage, moving, or shipping container associated with construction permits must be removed no later than 60 days after the issuance of a certificate of occupancy or final inspection approval for the construction.
  - c. Rented, leased, purchased, or assembled storage, moving, or shipping containers within the R-1 to R-30 residential zones that are not associated with construction permits may be placed temporarily on a driveway and/or hard surface only, providing that:
    - i. Any and all containers are visible from a public right-of-way;
    - ii. Any and all containers fit entirely on the driveway and/or hard surface;
    - iii. Containers are not stacked;
    - iv. Any and all containers do not protrude onto any part of any sidewalk or public right-of-way without the owner or agent of the property having first obtained a Street Use Permit;
    - v. Any and all containers are not located in a site distance triangle; and
    - vi. Any and all containers remain on the property for no more than 60 calendar days in any 365 calendar day period. The 365 calendar day period commences the first day that the container is located on-site.

**G. Outdoor Retail Display Standards.** Outdoor retail display shall comply with the following criteria:

1. The outdoor retail display shall be accessory to a permitted retail use.



2. The total space allowed for outdoor retail display shall not exceed 50% of the length of the storefront, provided that a minimum area of 32 square feet shall be allowed in any event.
3. Retail items must be displayed in a neat and orderly manner, and remain in the area specified for its display.
4. Retail display shall not be located within required fire lanes or required parking stalls.
5. Retail display shall not be located within the public right-of-way without required permits and shall maintain a clear zone of a minimum of 44 inches in width to accommodate pedestrian access along sidewalks.
6. Safe ingress and egress to the site, visibility for transportation, and pedestrian access shall be maintained.
7. The location of the retail display shall be established as a condition of approval of any applicable permits.

(Ord. 2753; Ord. 2803; Ord. 2883; Ord. 2951)

Effective on: 3/16/2019

## 21.38.020 Garbage and Recycling Enclosures

- A. **Purpose.** The purpose of these standards is to ensure that new construction incorporates the space required for on-site garbage and recycling containers including food waste collection by:
1. Establishing mandatory minimum storage space requirements for multifamily residential and nonresidential buildings; and
  2. Providing location and design guidelines that will assist the applicant in the development of such spaces.
- B. **Exemptions.** The following are exempt from the requirements of this division:
1. Multifamily dwellings that will be served by curbside collection at each unit;
  2. Detached single-family dwelling units, parks and construction sites; and
  3. Structural alterations to existing uses that do not increase gross floor area.
- C. **Disposal System and Storage Space Requirements.** The following minimum space requirements for recycling and garbage enclosures shall be incorporated into the design of all multifamily and nonresidential buildings:

Table 21.38.020 Disposal System and Storage Space Requirements	
Land Use	Disposal System and Storage Requirement
Multifamily residential and hotels	1.5 square feet per dwelling unit or room and accommodate one garbage and one recycling container
Office, educational and institutional developments	2 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Manufacturing and general commercial developments	3 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Retail development	3 square feet for 1,000 square feet of gross floor area;



**D. Location and Accessibility.**

1. Enclosures shall not interfere with the primary use of the site and shall:
  - a. Minimize exposure of residents or employees to waste-related noise and odor.
  - b. Minimize conflicts between collection trucks and pedestrian or vehicular traffic.
  - c. Not be located in required yards, critical area buffers, utility corridors, or easements.
  - d. Not be located within 12 feet of a fire hydrant, unless approved by the Fire Department.
2. The enclosures for multifamily residential developments shall be located in collection points as follows:
  - a. There shall be one collection point for every 30 dwelling units.
  - b. No dwelling unit within the development shall be more than 200 feet from a collection point.
3. Enclosures for nonresidential development may be centrally located.

**E. General Standards.** The following provisions shall apply to all garbage and recycling enclosures that contain receptacles served by commercial collection equipment.

1. Enclosures shall be incorporated into the designs for multifamily and nonresidential buildings.
2. Drainage. The drainage area of uncovered storage enclosures must be restricted to 200 square feet. Storage areas that exceed 200 square feet must be covered. Please refer to the City of Redmond's *Clearing, Grading, and Stormwater Management Technical Notebook* for additional requirements relating to drainage of storage enclosures.
3. Weather Protection. Storage containers shall be protected from weather damage by using containers that are largely weatherproof or by covering the storage area. Roofed storage areas must be accessible to haulers and collection equipment.
4. Gate Openings. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet. Gate materials shall be consistent with the materials and design of the primary structure(s).

**F. Review and Approval.** The proposed site plan and enclosure detail shall be submitted to the City and City's contracted solid waste hauler for review and approval. Before a building permit can be issued, a form from the City's contracted solid waste hauler accepting the relevant container location and enclosure detail must be submitted.

(Ord. 2753)

Effective on: 11/1/2014



# Attachment 5 - Garbage and Recycling Enclosures (proposed amendment)

## 21.38.020 Garbage and Recycling Enclosures

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- A. **Purpose.** The purpose of ~~these standards establishing garbage and recycling enclosure standards~~ is to ensure that new construction and tenant improvements incorporates the space required for solid waste collection and storage for on-site garbage and recycling containers ~~including food waste collection~~ by:
1. Establishing mandatory minimum storage space requirements for garbage and recycling enclosures in multifamily residential and all other nonresidential development buildings; and
  2. Providing location and design guidelines that will assist the applicant in the development of a garbage and recycling enclosure; and such spaces.
  3. Creating garbage and recycling enclosures that limit impacts associated with garbage and recycling storage, including environmental and public health impacts.

The term “garbage and recycling” includes solid waste of any kind that is stored on-site for collection by the City’s solid waste hauler in accordance with the Comprehensive Garbage, Recyclables and Organics Collection Contract. “Garbage” means all waste including rubbish and kitchen waste. It does not include hazardous wastes. “Recycling” includes but is not limited to: paper, aluminum, glass, food waste, and plastic, in accordance with the above referenced contract.

- B. **Exemptions.** The following are exempt from the requirements of this division:
1. Multifamily dwellings, manufactured homes, and bed and breakfast inns that will be served by curbside collection ~~at each unit~~;
  2. Detached single-family and accessory dwelling units, ~~parks~~ and construction sites; ~~and~~
  3. Transportation, Communication, Information, and Utilities, Mining and Extraction Establishment, Agriculture, and Other Uses; and
  4. Tenant improvement on legal non-conforming structures. At site plan entitlement, the applicant shall provide the City and City’s contracted solid waste hauler information on how they will store garbage and recycling materials in accordance with section F. of this chapter. Sections C., D., and E. are still recommended but not required.
  5. ~~Structural alterations to existing uses that do not increase gross floor area.~~
- C. ~~Disposal System and Storage~~**Garbage and Recycling Enclosure Space Requirements.** The garbage and recycling enclosure is the area designated on-site to store garbage and recycling including a garbage compactor. The following minimum space requirements for recycling and garbage enclosures shall be incorporated into the design of all ~~multifamily and nonresidential buildings~~development that this section applies:

Table 21.38.020 Disposal-System Garbage, Recycling, and Compost and Storage Space Requirements*	
Land Use	Disposal-System and Storage Requirement
Multifamily residential and hotels	1-5 <u>2</u> square feet per dwelling unit or <u>hotel</u> room <del>and accommodate one garbage and one recycling container</del>
<u>General Sales and Service (excluding hotels), Construction, Business, and Arts, Entertainment, and Recreation Uses</u>	<u>3 square feet for 1,000 square feet of gross floor area</u>
<u>Office, eEducational, Public Administration, Healthcare and Other Institutional developments</u>	<u>2-3</u> square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Manufacturing and <u>wholesale trade</u> <del>general—commercial developments</del>	3 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
<u>Retail development</u>	<u>3 square feet for 1,000 square feet of gross floor area;</u>

\*Note: More space may be required for additional separated materials, such as cooking oil/grease.

#### D. Location and Accessibility.

1. Enclosures shall not interfere with the primary use of the site and shall:
  - a. Minimize exposure of residents or employees to waste-related noise and odor.
  - b. Minimize conflicts between collection trucks and pedestrian or vehicular traffic.
  - c. Not be located in required yards, critical area buffers, utility corridors, or easements.
  - d. Not be located within 12 feet of a fire hydrant, unless approved by the Fire Department and Water Utility.
2. ~~The e~~Enclosures for multifamily residential developments shall be located and equipped in collection points as follows:
  - a. There shall be one collection point for every 30 dwelling units. This requirement is not applied to multifamily buildings with more than 30 dwelling units within a single building.
  - b. No dwelling unit within the development shall be more than 200 feet from a garbage and recycling enclosure~~collection point.~~
  - c. Garbage, recycling and compost containers shall be co-located.
  - d. Detachable containers (dumpsters) shall be used in lieu of carts for the collection of recyclables.
3. Enclosures for nonresidential development may be centrally located.
4. The garbage and recycling enclosure location shall allow for access by the solid waste hauler and in a location that allows for accomplishment of the general standards in this section.

E. **General Standards for New Commercial Construction, New Residential Mixed Use, and New Multifamily.** The following ~~provisions~~ requirements shall apply to all garbage and recycling enclosures ~~that contain receptacles served by commercial collection equipment.~~ On a case by case basis, the City may reduce or eliminate requirements of this section for new construction tenant improvements that are not legal non-conforming. Tenant improvement applicants shall submit a



written request to the City for relief from specific requirements. The Code Administrator will respond in writing to the request for relief.

1. Enclosures shall be incorporated into the layout of the project and identified on civil plans~~designs for multifamily and nonresidential buildings.~~
2. Drainage. ~~The drainage area of uncovered storage enclosures must be restricted to 200 square feet. Storage areas that exceed 200 square feet must be covered. Stormwater from garbage and recycling areas (trash enclosures), shall not enter the City's stormwater system or infiltrate into the ground.~~ Please refer to the City of Redmond's *Clearing, Grading, and Stormwater Management Technical Notebook* for additional requirements relating to drainage of storage enclosures.
3. Weather Protection. ~~Garbage and recycling enclosures shall have a roof and include sign obscuring siding or solid walls to reduce blow in of rainfall. The siding of the enclosure shall meet the requirements established in RZC 21.60.040. If the siding or walls do not extend to the roof, the roof shall have a minimum of 2-foot eaves to prevent rainfall from entering the enclosure. The overhand of the roof from the front edge of the enclosure shall not exceed one foot. Storage containers shall be protected from weather damage by using containers that are largely weatherproof or by covering the storage area. Roofed storage areas must be accessible to haulers and collection equipment.~~
4. Gate Openings. Enclosures ~~for outdoor collection points and buildings used primarily to contain a collection point~~ shall have gate openings at least 12 feet wide for haulers to remove garbage and recycling. In addition, the gate opening ~~for any building or other roofed structure used primarily as a collection point~~ shall have a vertical clearance of at least 12 feet. Gate materials shall be consistent with the materials and design of the primary structure(s).

**F. Review and Approval.** The proposed site plan and enclosure detail shall be submitted to the City and City's contracted solid waste hauler for review and approval at site plan entitlement. ~~Before a building permit can be issued, a form from the City's contracted solid waste hauler accepting the relevant container location and enclosure detail must be submitted.~~

(Ord. 2753)