

**GARBAGE & RECYCLABLE MATERIALS  
STORAGE AREAS & ACCESS POLICY  
STANDARDS & GUIDELINES  
FOR COMMERCIAL AND MULTI-FAMILY PROPERTIES**

**PURPOSE**

The following provides the standards and guidelines to ensure the proper construction of waste storage areas for collection of garbage and recyclable materials in the City of Edmonds, and the proper service access to these areas. This policy will generally refer to these areas as trash enclosures or trash rooms, depending on indoor or outdoor location.

Collection container size and type is affected by the location of trash enclosures/rooms and the size and nature of the property's use. Developers that design for using waste compactor units or roll-off container service may be subject to these standards, especially concerning access.

In Edmonds private waste hauling companies each have a designated service area with one company (Sound Disposal) exclusively using rear-load trucks and the others are using front-load trucks. This presents some differences in minimum enclosure size and access and are noted in sample drawings shown after Section E of this document.

**PROCESS**

Project submittals to the City of Edmonds for any new commercial or multifamily project, remodeling or change of land use of existing commercial or multi-family project, a parking lot revision, any existing non-conforming and/or non-existing trash enclosures, will be reviewed for compliance with these standards.

*See the last page for both the City contact and waste hauling company contacts regarding design of trash enclosures/rooms.*

**ENCLOSURE DESIGN STANDARDS**

**A. GENERAL: The following standards shall apply to all trash enclosures/rooms:**

- ◆ Detailed drawings (both plan and elevation views) must be submitted for review and approval of all enclosures/rooms and shall meet these design and material standards.

- ◆ **Enclosures shall be sized to allow for both garbage and recycle containers to be housed together, at a minimum.**
- ◆ Enclosures shall be for garbage, recycle or other waste containers only and shall not house mechanical equipment, electrical equipment or substations, gas meters, storm drainage catch basins, or fire sprinkler equipment.
- ◆ For interior trash rooms there may be further consideration of requirements for appropriate exterior access or acceptable container staging areas.
- ◆ Requests for sewer connection within an enclosure will be considered, when it is appropriate for the project and any further requirements will be determined within the review process.
- ◆ Bollards shall not be placed within the enclosure, unless adequate depth and width is maintained for container placement and movement.
- ◆ Bollards shall not be placed outside the enclosure where they will create interference with gate operations, parking spaces, or create traffic hazards.

## B. LOCATION

- ◆ Priority shall be given to locate enclosures along accessible alleyways, if the property abuts it; or, integrated into the building design with accessibility to an alleyway or street; or, in a parking area, preferably toward the back or side of the lot, in the most unobtrusive manner possible while maintaining proper service access and service truck maneuverability.
- ◆ Setbacks: Please refer to Edmonds Municipal Code Title 21: Zoning.
- ◆ Enclosures shall be accessible and convenient to both the hauler and building tenants and custodians.
- ◆ Orientation of the enclosure will have an effect on the collection service level efficiency and should be considered when siting the structure. *Refer to ACCESS section.*

## C. ACCESS

- ◆ Collection trucks need appropriate turning radii and approaches that minimize or eliminate the need for trucks to backup, especially onto a main street or road. The minimum requirement for a 90-degree turning radius is 45 feet.
- ◆ When stationary front-load containers (too large to be able to have wheels), sized at six-cubic yards and larger, are to be used, they shall be provided a minimum direct approach of 70 feet for the collection truck. Direct front-load container service is the most efficient for any front-load container. Smaller containers sized at less than six-cubic yard with wheels may be rolled out to be serviced.
- ◆ **Please note:** Businesses with continuous heavy and or wet garbage, such as restaurants, cafeterias, bakeries, for example, may be required to have direct front-load container collection, or more frequent service if a smaller container is used and rolled out for service. If smaller containers are used, the smaller footprint that may apply must be agreed upon by the applicant, the waste hauling company, and City reviewers.
- ◆ Access to the enclosure shall be provided on the longest side of the enclosure, (i.e., the enclosure shall be wider than deeper) to eliminate garbage and recycle container interference.

- ◆ Common swing gates shall be unobstructed and be able to open past 90 degrees at a minimum, plus must be able to be secured in an open and closed position. A set of gates opening to 180 degrees may be recommended or required in certain scenarios. Rolling gates may be considered when appropriate. Read more at MATERIALS.
- ◆ Gate openings may vary with the appropriate-sized enclosure. Any single stationary container with its own set of gates shall have a **minimum opening of 12 feet wide clear**. However, two side-by-side stationary containers is a more common scenario which would require a larger **minimum opening of 18 feet wide clear**.
- ◆ **There shall be no permanent center posts within any gate openings.**
- ◆ When the gate opening exceeds 12 feet in width, it is recommended that a 3-foot employee/tenant opening should be placed in an appropriate section of the enclosure for convenience. This opening need not be gated.
- ◆ Offset swing gates are an acceptable option to allow tenant access, however the depth of the enclosure must be adjusted accordingly to insure adequate depth. (offset gate design is shown in the included sample enclosure drawing.)
- ◆ For collection areas located within a building and opening onto an alleyway, a roll-up type door is the most appropriate.

#### D. SIZE

- ◆ **Enclosures shall be sized to allow for both garbage and recycle containers, at a minimum.** A larger footprint is needed for addition of commercial compost containers.
- ◆ Enclosures shall provide sufficient space for unrestricted movement of containers on wheels and lifting of stationary containers while being serviced. *A basic rule-of-thumb is that a minimum of one foot of open space shall surround all sides of each container.*
- ◆ The minimum height of the required solid screening shall be 6 feet.
- ◆ The minimum height of an interior collection area in a building shall be 8 feet, exclusive of lighting, sprinklers, etc.
- ◆ Enclosures that will also be used to store waste containers for fats, oils and grease (some restaurants, donut shops, for example) **shall be sized larger** to accommodate those containers. A minimum 3-foot separation with an approved physical barrier shall be placed between solid waste containers and grease containers. Upon review, secondary containment may be required for grease containers.

The following minimum dimensions have been shown to provide the most workable and efficient use of an enclosed area to insure proper placement and movement of both garbage and recycle containers and the space for people to use them.

### MINIMUM ENCLOSURE SIZES

	Use of Rear-load Containers	Use of Front-load Containers
Number of Units or Type	Finished <i>Inside</i> Dimensions	Finished <i>Inside</i> Dimensions
Multi-Family 2 - 6	8 ft. deep x 10 ft. wide	10 ft. deep x 10 ft. wide
Multi-Family 7 - 12	10 ft. deep x 10 ft. wide	10 ft. deep x 12 ft. wide
Multi-Family 13 - 17	10 ft. deep x 12 ft. wide	10 ft. deep x 14 ft. wide
Multi-Family 18 - 29	10 ft. deep x 14 ft. wide	10 ft. deep x 16 ft. wide
30+ units (may require additional enclosures)	10 ft. deep x 14 ft. wide (each site)	10 ft. deep x 18 ft. wide (each site)
Retail/Office	<i>See note below</i>	<i>See note below</i>
Mixed use	<i>See note below</i>	<i>See note below</i>
Restaurant	10 ft. deep x 22 ft. wide	10 ft. deep x 22 ft. wide
Other	<i>See note below</i>	<i>See note below</i>

**NOTE:** Number of tenants, type of use, property location, etc., will need to be assessed to make a final minimum size determination. Use of compactor equipment for solid waste storage and frequency of collection are examples of other factors to consider.

### E. MATERIALS

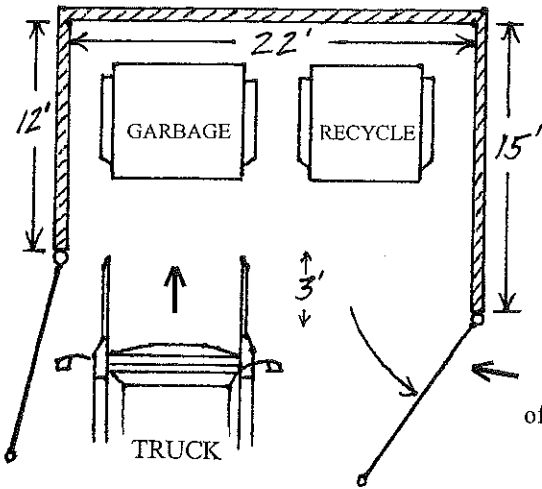
- ◆ A concrete slab surface shall form the basis of the enclosure footprint, with positive drainage at a slope no more than 1% grade. A concrete apron shall extend 8 feet beyond the face of the enclosure.
- ◆ Exterior enclosures shall be a solid screen using wood, concrete masonry or compatible material to the site's main building (matching in color, material or both). No chain-link is to be used, **except** it is allowable for gate sections only. See next.
- ◆ Gates may be of comparable material to the type of enclosure. It is recommended that chain-link, with inserted vinyl slats, be used for gates.
- ◆ Appropriate hardware, such as drop pins/pavement sleeves, are required to be used for securing gate sections in both open and closed positions. Securing devices need to be noted on the enclosure detail required under the general design standards, along with the indication of each gate's fullest extension (swing).

**SAMPLE DRAWINGS OF TYPICAL ENCLOSURES** (shown not to scale)

Dimensions shown on sample plan views are finished inside dimensions.  
 Typical offset gate design has a minimum 3' opening.

**Front-load collection**

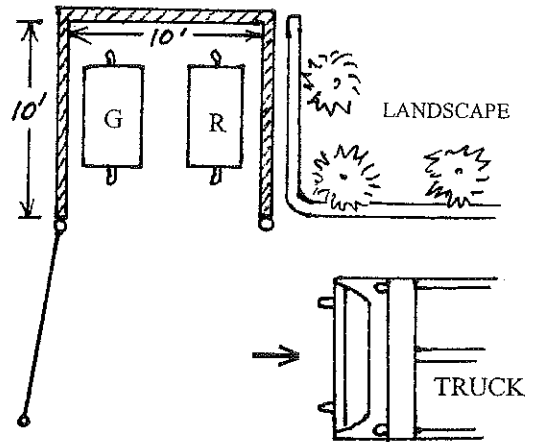
Typical enclosure showing 2 side by side direct stab 4 cubic yard or greater containers



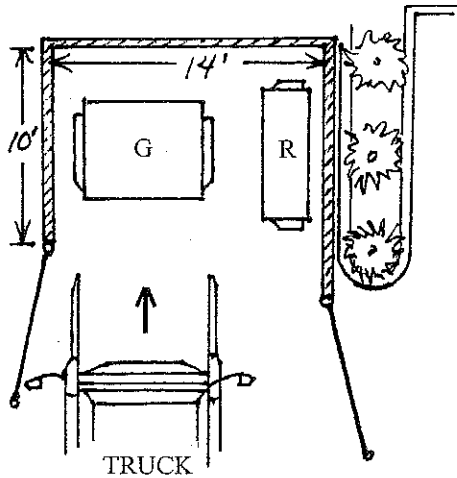
NOTE: Offset gate design offers convenient tenant access

**Rear-load collection**

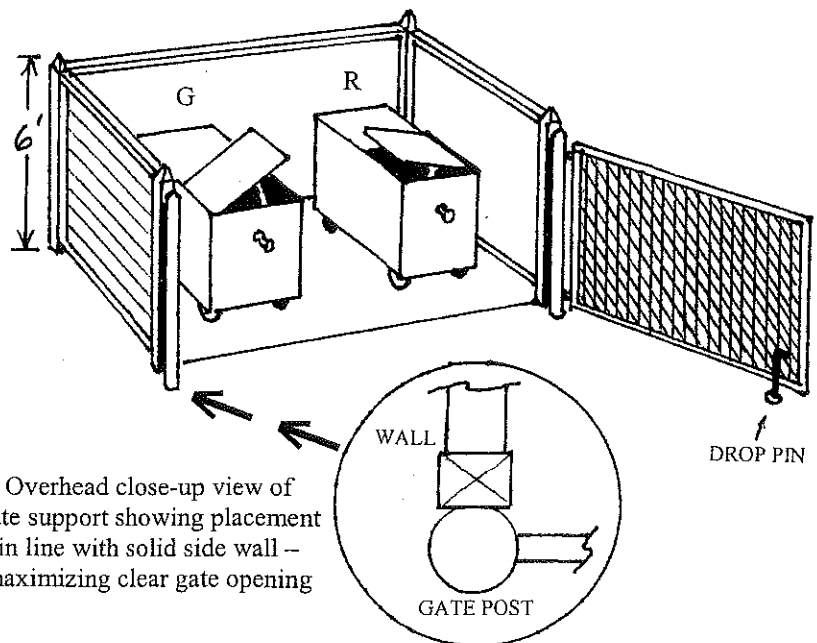
Typical enclosure showing 2 roll-out containers, each placed on end



Typical enclosure showing 1 direct stab container and 1 roll-out container



Elevation view showing typical enclosure featuring 2 roll-out rear-load containers and the preferred method of maximizing clear gate opening space



Overhead close-up view of gate support showing placement in line with solid side wall - maximizing clear gate opening

## CONTACTS FOR TRASH ENCLOSURE REVIEW

### **City of Edmonds Public Works**

Steve Fisher

425-771-0235

[steve.fisher@edmondswa.gov](mailto:steve.fisher@edmondswa.gov)

### **Sound Disposal** (downtown Edmonds bowl area only)

Norman Nicholson

425-778-2404

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### **Republic Services**

John Parr

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