

APPLICATION: Council Bill 2025-2385
NEIGHBORHOOD: Citywide
RCO: All
ZONING DISTRICT: GI, RIV-GI
PROPOSAL: Zoning Text Amendment to add Waste Transfer Station use
COUNCIL DISTRICT: All Districts
MEETING DATE: December 2, 2025

FINDINGS OF FACT

1. Council Bill 2025-2385, to add a definition and use standards for a Waste Transfer Station was referred to the Planning Commission on October 22, 2025 for a report and recommendation.
2. Per 922.05 of the zoning code, the Planning Commission shall act to recommend approval or denial of the application within ninety (90) days of the receipt of the completed application, which is January 20, 2026.
3. Prior to introduction of the legislation, city staff worked with Councilwoman Warwick's office on potential language for the new use. This research was conducted in September and October 2025. The research looked at existing city policies, state requirements for transfer station uses, and how other jurisdictions regulate the use. This research is summarized in the subsequent findings.
4. The city developed a report, *Roadmap to Zero Waste* (2017), that among other measures to decrease waste, outlines the need for the city to have its own waste transfer station. The report notes that trash is currently hauled up to 34 miles away after each truck is filled, leading to routing inefficiencies and increased greenhouse gas emissions from refuse vehicles.
5. As one of the potential action items, the *Roadmap to Zero Waste* report states that transfer station ownership could be private, public, or a Public Private Partnership, and that Republic Services, the owner of the Hazelwood facility, has expressed interest in building one in the past.
6. City Planning staff met with the Department of Public Works (DPW) on October 24, 2025. At that meeting, DPW reiterated that having a waste transfer station is a priority of theirs.
7. As part of the City's ongoing Comprehensive Plan efforts, discussions have been held noting the need for a transfer station use within the city to help streamline operations. It is important to note that the Comprehensive Plan has not been adopted.

8. City staff researched how other jurisdictions define a “waste transfer station” use. Please see attachment 1 for a summary of these definitions.

9. As part of the proposed legislation, staff are recommending a modification to the language of the definition to mention that a Waste Transfer Station use would exclude Recycling Facilities and other uses intended to remove/and/or reuse material from the solid waste stream.” Please see below for the modified language.

Waste Transfer Station means a supplemental transportation facility used as an adjunct to solid waste route collection vehicles, for the primary purpose of moving the solid waste from the collection vehicles to other vehicles for further transfer. This use excludes Recycling Facilities and other uses intended to remove and/or reuse material from the solid waste stream.

10. Waste Transfer Station uses are regulated by the State Department of Environmental Protection. These regulations include siting requirements, such as distances from nearby uses, property boundaries, wetlands and floodplains, and requirements for operational plans, including soil and groundwater monitoring and nuisance and litter control. A summary of the state requirements are in attachment 2.

11. The proposed legislation includes a 500 ft buffer requirement around residential and commercial zoning districts, as well as schools and parks, where a waste transfer station use would not be permitted. Please see attachment 3 for maps of the 500 ft. buffer areas.

12. In a discussion with the Councilwoman on November 7, 2025, it was clarified that use standard three should reference uses *and* zoning districts. Staff are proposing a modification to the language of use standard 3 to clarify this. Please see below for that modification.

Waste Transfer Stations shall be located at least five hundred (500) feet from the following uses or Zoning Districts, defined by a radius of 500 feet from the property lines of the proposed facility:

- a. All Residential Zoning Districts;

13. City staff looked at requirements from other jurisdictions and states as precedent for the proposed 500 ft. buffer. See attachments 4 and 5 for states and jurisdictions with areas with specific buffer requirements noted.

14. City staff consulted additional use standards from other jurisdictions. See attachment 6 for a table of select standards.

15. City staff also looked at jurisdictions that have built new, modern transfer stations and how those transfer stations are incorporated into the built environment to showcase how a newer facility may be able to better fit with Pittsburgh's urban fabric than a traditional model of a transfer station that requires extensive setbacks and buffering. An example of the Seattle North Transfer Station is included in attachment 7.
16. Notice for Council Bill 2025-2385 was emailed out on November 10, 2025 and posted on the City Planning Notices webpage.
17. Review criteria for zoning text amendments are in 922.05.F of the zoning code. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall be as follows:
 1. The consistency of the proposal with adopted plans and policies of the City;
 2. The convenience and welfare of the public;
 3. The intent and purpose of this Zoning Code;
 4. Compatibility of the proposal with the zoning, uses and character of the neighborhood;
 5. The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
 6. The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;
 7. The length of time the subject property has remained vacant as zoned;
 8. Impact of the proposed development on community facilities and services; and
 9. The recommendations of staff

RECOMMENDED MOTIONS:

That the Planning Commission of the City of Pittsburgh **MAKES A POSITIVE RECOMMENDATION** to City Council on Council Bill 2025-2385, for a Zoning Text Amendment to add a waste transfer station use and standards to the zoning code, with the following conditions.

1. That the definition be revised to state the following: **Waste Transfer Station** means a supplemental transportation facility used as an adjunct to solid waste route collection vehicles, for the primary purpose of moving the solid waste from the collection vehicles to

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other vehicles for further transfer. This use excludes Recycling Facilities and other uses intended to remove and/or reuse material from the solid waste stream.

2. That use standard 3 be clarified to say uses or Zoning Districts and point a. be revised to say All residential zoning districts.

SUBMITTED BY: _____

Joseph Fraker, Principal Planner (Commissions and Code Development)

Attachment 1. Waste Transfer Station Definitions

Municipality	Definition
Williams Township, PA	Transfer Station: <i>A supplemental transportation facility used as an adjunct to solid waste route collection vehicles, whether fixed or mobile, for the primary purpose of moving the solid waste from the collection vehicles to other vehicles for further transfer.</i>
(Williams Township n.d.)	
Buffalo, NY	Waste Transfer Station: <i>A facility for the collection, storage, and transference of solid waste, which may include the collection, storage, processing, and transference of recyclables, and organic and yard waste. A waste transfer facility does not include industrial or sanitary landfills, or waste incineration facilities.</i>
(Buffalo n.d.)	
Harrisburg, PA	Solid Waste Transfer Facility: <i>A type of "solid waste facility" which receives and temporarily stores solid waste at a location other than the generation site, and which facilitates the bulk transfer of accumulated solid waste to a facility for further processing or disposal, and which may or may not involve the separation of recyclables from solid waste.</i>
(City of Harrisburg n.d.)	
Providence, RI	Incinerator/Waste Facility: <i>A facility for the processing of waste, including sewage disposal facilities or solid waste transfer station, operated by or for a state or municipal agency.</i>
(Providence n.d.)	
Erie, PA	Landfill/Solid Waste Transfer Facility: <i>Land and/or structures where solid waste is received and temporarily stored at a location other than the site where the waste was generated, and which facilitates the bulk transfer of accumulated solid waste to a different site for disposal. A transfer facility may also include separation and/or processing of recyclables.</i>
(City of Erie n.d.)	

Sources

Buffalo, City of. n.d. *ecode 360, Buffalo Unified Development Ordinance, Chapter 496, 6-17.* Accessed November 10, 2025. https://ecode360.com/attachment/BU1237/Buffalo_UDO.pdf.

City of Erie, PA. n.d. *ecode360, City of Erie, PA Zoning Code, Article 6 Definitions, Section 1303-601.* Accessed November 10, 2025. <https://ecode360.com/44159015?highlight=transfer&highlight=waste&searchId=3258230446950160#44158850>.

City of Harrisburg, PA. n.d. *ecode360, City of Harrisburg, Zoning Code, Chapter 7, Section 7-333.2 Terms defined.* Accessed November 10, 2025.

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<https://ecode360.com/32586778?highlight=transfer&highlight=waste&searchId=3259329014394004#32586549>.

Providence, RI Zoning Ordinance. n.d. *City of Providence Zoning Ordinance, Article 12, Uses, 12-37.*

Accessed November 10, 2025. <https://www.providenceri.gov/wp-content/uploads/2025/09/25.07.09-Official-Zoning-Ordinance.pdf>.

Williams Township, PA. n.d. *Ecode360, Chapter 27 Zoning, Part 2 Definitions, Section 27-201 Definitions.*

Accessed November 10, 2025.

<https://ecode360.com/31570871?highlight=station&highlight=transfer&searchId=3256133835819223#31570533>.

Attachment 2. Summary of Commonwealth of Pennsylvania Regulations on Transfer Stations

Summary

The Commonwealth of Pennsylvania Department of Environmental Protection regulates Transfer Facilities via Title 25, Chapter 279 of the Pennsylvania Code (Pennsylvania n.d.). The regulations include Requirements for Transfer Facilities in Subchapter B, and Operating Requirements for Transfer Facilities in Subchapter C. As a note, there are federal standards, as part of the Resource Conservation and Recovery Act regulations, but states are primarily responsible for regulating the use (Agency n.d.).

The Application Requirements (Subchapter B) include siting information such as maps and site plans that outline locations of environmentally sensitive areas, nearby properties, and certain distance requirements to determine compliance with the operational requirements. They also include a variety of plans including; Operating plan, Soil and groundwater monitoring plan, Nuisance control plan, Litter control plan, etc.

The Operating Requirements (Subchapter C) outline specific areas where Transfer Stations are not permitted, including distance requirements from various uses, and items such as cleaning and maintenance of facilities, and design and maintenance of access roads. Select requirements that may be applicable to the Planning Commission's review are included below.

Select requirements from Subchapter C, Operating requirements.

Section 279.202. Areas where transfer facilities are prohibited

- Not Permitted in 100-Year Floodplain, unless flood protection can be “proved” in the permit.
- Within 300 ft. of “exceptional value wetland”
- Within 300 ft of occupied dwelling, unless occupant has provided waiver letter.
- Within 100 ft. of perennial stream, with certain exceptions.
- Within 50 ft. of a property line unless the following is demonstrated
 - (i) That actual processing of waste is not occurring within 50 feet of a property line.
 - (ii) That storage and processing occurring within 50 feet of a property line take place in an enclosed facility.
 - (iii) That the owner of the adjacent property has provided a written waiver consenting to the facility being closer than 50 feet. The waiver shall be knowingly made and separate from a lease or deed unless the lease or deed contains an explicit waiver from the owner
- Within 300 YARDS of 1) A building which is owned by a school district or school and used for instructional purposes; 2) A park; 3) A Playground

Sections 279.212 Access control; and 279.213 Access roads

- Gates/perimeter fencing/security.
- Access roads – drainage, paving, dust control and mud control

Section 279.215 Operations and Equipment

- (a) Loading, unloading, storage, compaction and related activities shall be conducted in an enclosed building, unless otherwise approved by the Department in the permit.

Section 279.217 Unloading area

- (e) The operator shall ensure that collection vehicles unload waste promptly in unloading areas.
- (f) Solid waste shall be confined to the unloading area and the approved storage areas.

Section 279.217 Cleaning and Maintenance

- (a) Areas within the building shall be kept clean. (b) The operator may not allow putrescible waste to remain at the transfer facility at the end of the day or for more than 24 hours, except that putrescible waste may remain at a transfer facility for any period of time up to 72 hours over a weekend of 3-day weekend if the transfer facility permit so provides

Section 279.219 Nuisance minimization and control

- (a) The operator shall control and minimize the attraction, harborage or breeding of vectors.
- (b) The operator shall control and minimize conditions not otherwise prohibited by this subchapter that are harmful to the environment or public health, or which create safety hazards, odors, dust, noise, unsightliness and other public nuisances

Section 279.220 Salvaging

- (a) Salvaging of materials may not be conducted unless salvaging is controlled by the operator to prevent interference with prompt and sanitary operations and is conducted to prevent a health hazard or nuisance.
- (b) Salvaged materials shall be promptly removed from the unloading area and either stored in an approved area under Chapter 285 (relating to storage, collection and transportation of municipal waste) or transported offsite.

Section 279.221 Litter

- (a) The operator may not allow litter to be blown or otherwise deposited offsite.
- (b) Fences or other barriers sufficient to control blowing litter shall be located in the area immediately downwind from the unloading area, unless operations are conducted within an enclosed building or the solid waste being transferred cannot create blowing litter.

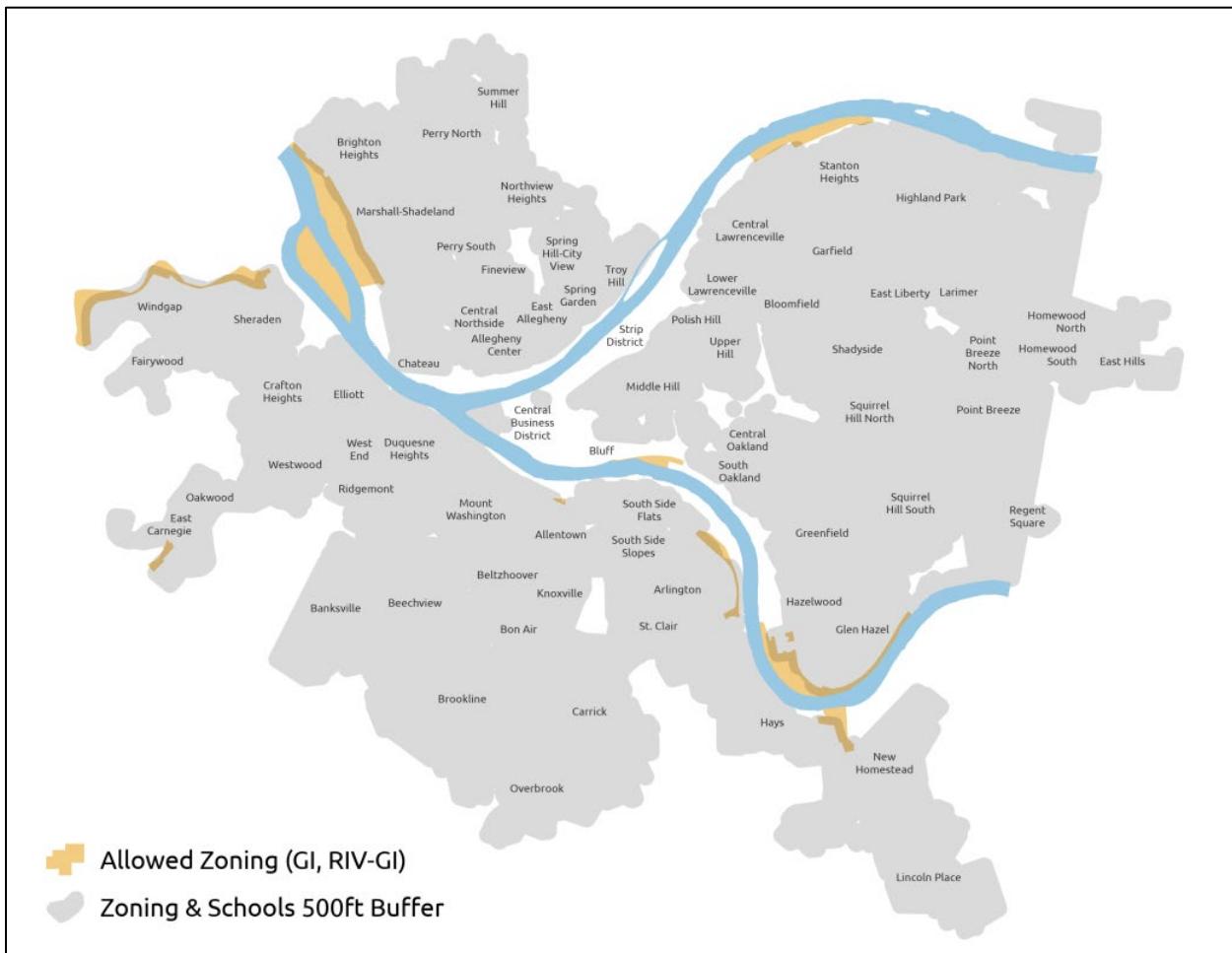
- (c) Litter shall be collected at least weekly from fences, roadways, tree line barriers and other barriers and disposed or stored in accordance with the act and regulations thereunder, unless a greater frequency is set forth in the permit.

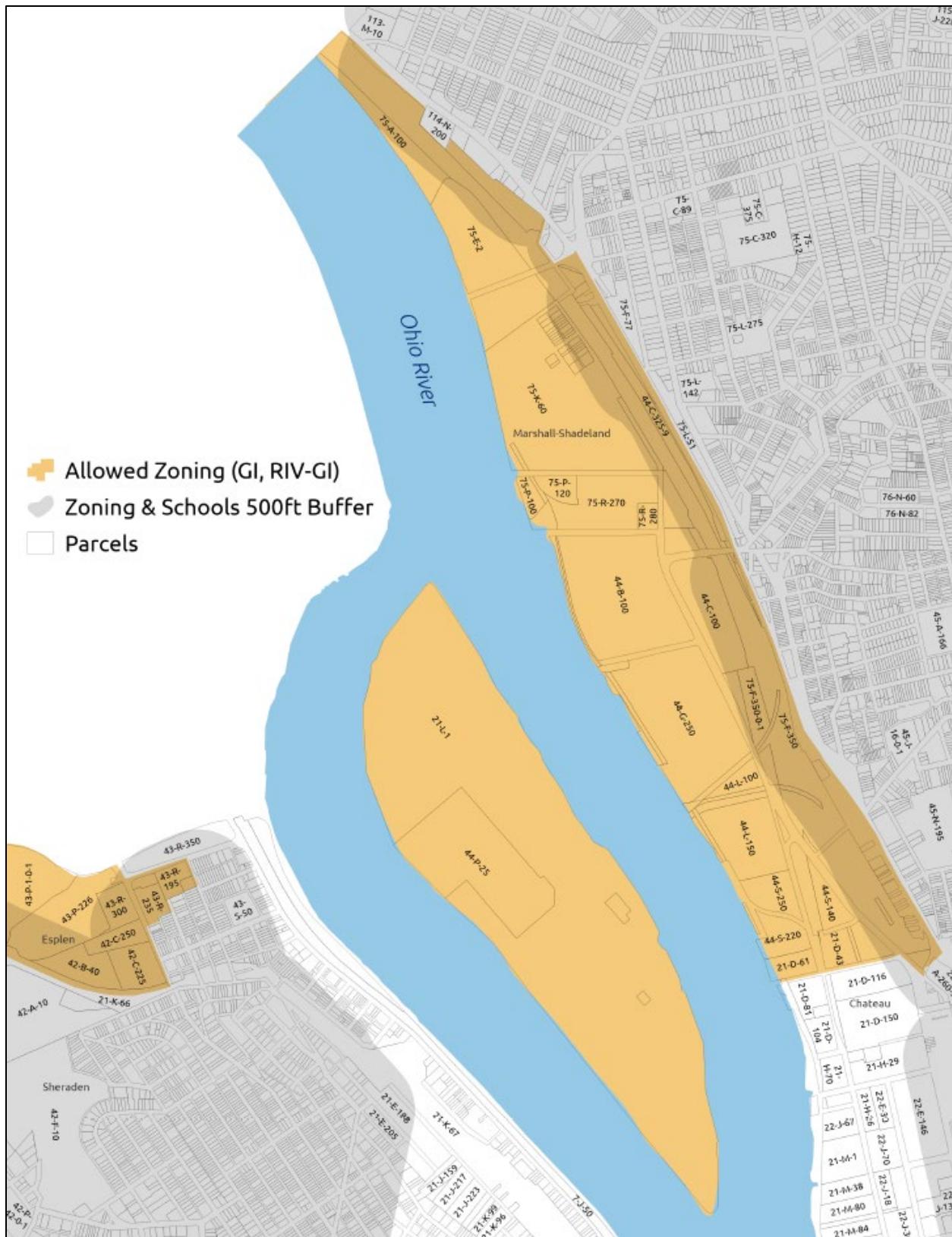
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Agency, Environmental Protection. n.d. *Resource Conservation and Recovery Act (RCRA) Regulations*. Accessed November 10, 2025. <https://www.epa.gov/rcra/resource-conservation-and-recovery-act-rcra-regulations>.

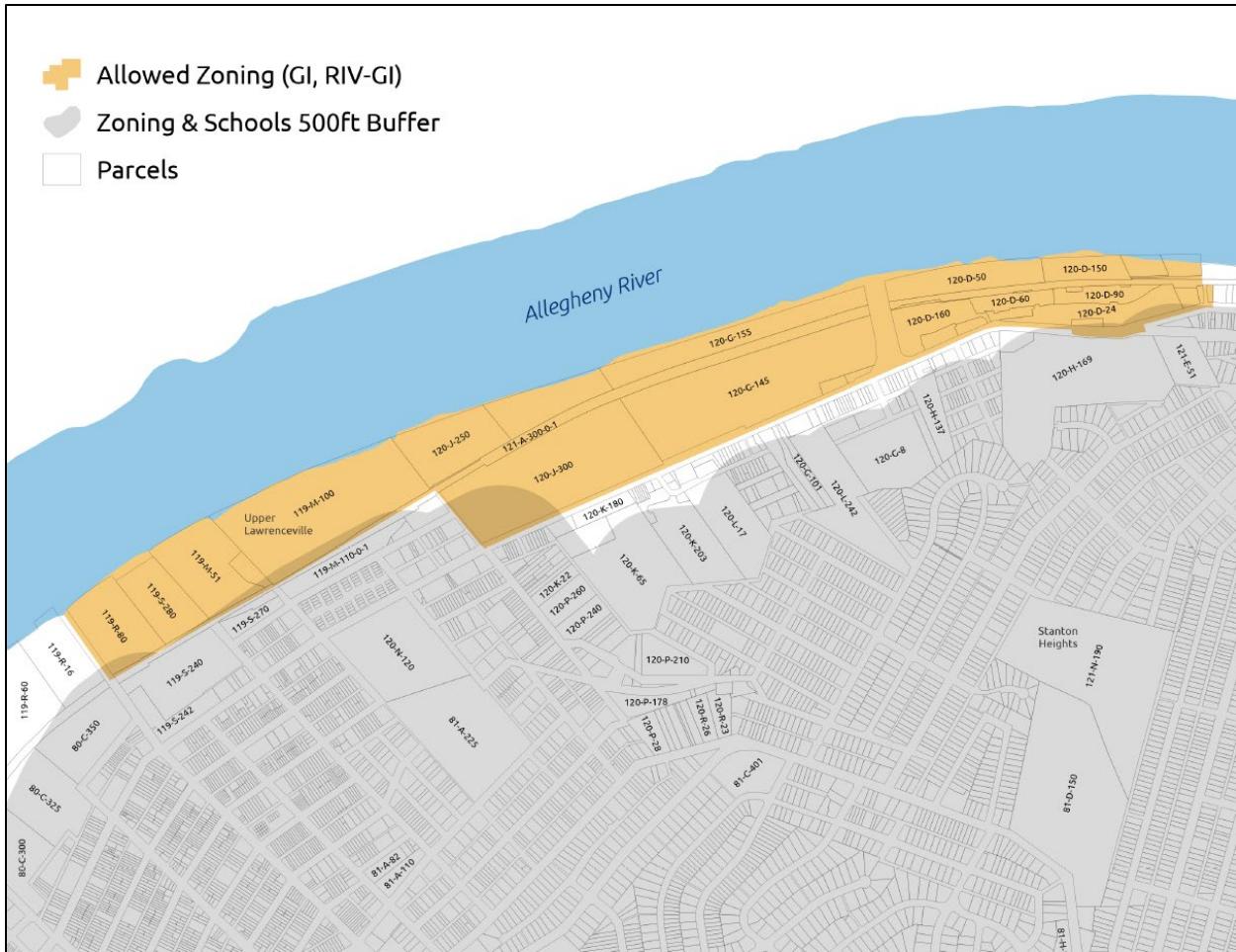
Pennsylvania, Commonwealth of. n.d. *PA Code and Bulletin, Pennsylvania Code, Title 25, Chapter 279 Transfer Facilities*. Accessed November 10, 2025. <https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/025/chapter279/chap279toc.html&d=reduce>.

Attachment 3. Maps of locations where a waste transfer station use would be permitted after factoring in the 500 ft. buffer proposed in the legislation.

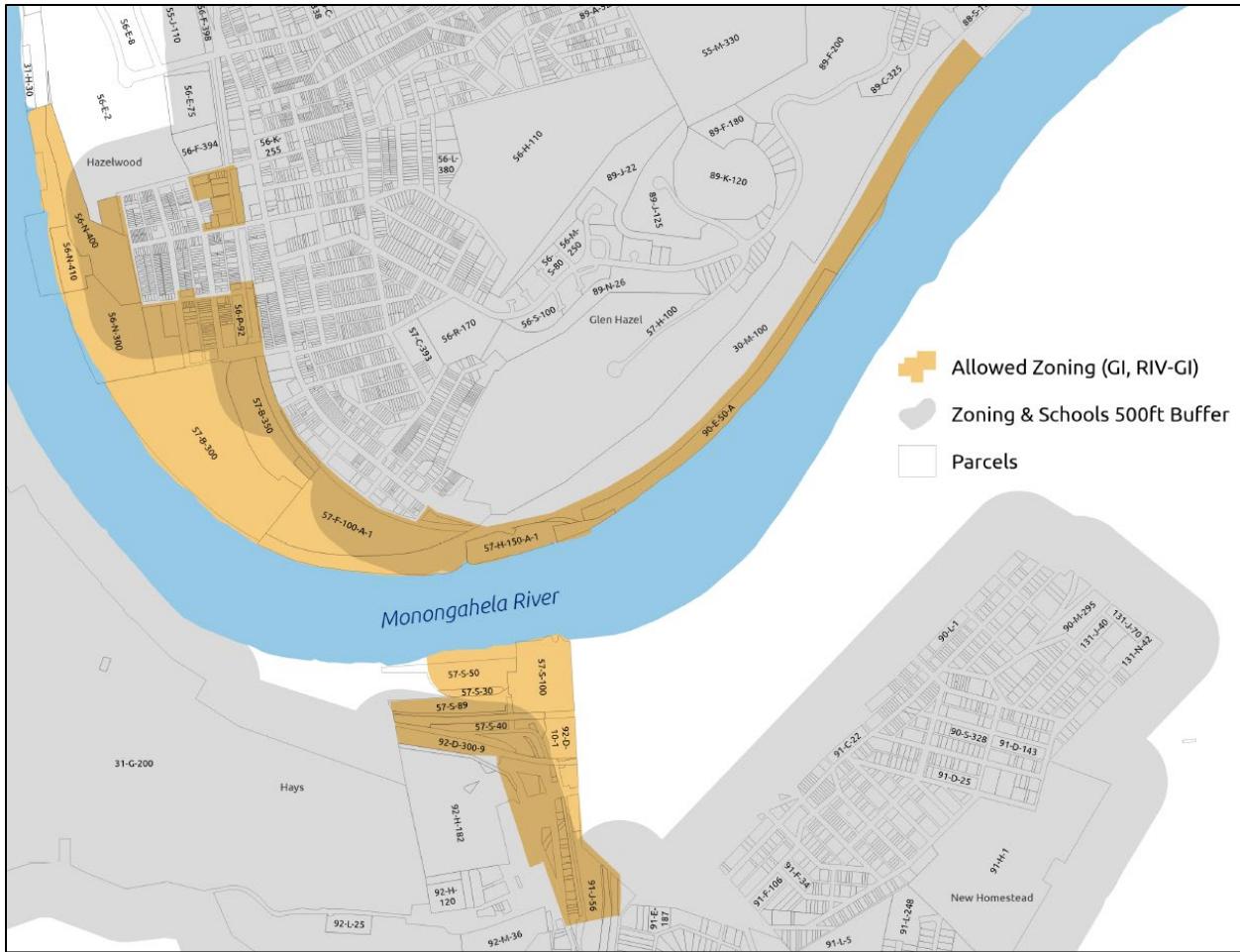




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Attachment 4. State Buffer Requirements

State	Buffer Requirement from Residential and other uses
Pennsylvania	300 ft. from an occupied dwelling (can be waived by owner). 300 Yards from building which is owned by a school district or school and used for instructional purposes; a park; a playground
Massachusetts	250 ft. away from an occupied residential dwelling for a facility receiving less than or equal to 50 tons/day, otherwise minimum is 500 ft.
Maine	500 ft. to nearest residence, or 250 ft. if WTS is located on an island.
South Carolina	The active waste handling area of a transfer station shall not be located within two hundred (200) feet of any residence, school, hospital, or recreational park area;
Arkansas	Transfer Station active areas, as measured from a waste storage bin, receptacle or any permanent structure shall not be located within Two hundred (200) feet to an existing residence Also 200 ft. from place of business or drinking water supply
New Mexico	250 ft from permanent residence, school, hospital, institution, place of worship

Sources

Code, Arkansas Administrative. n.d. *Cornell Law School, Legal Information Institute, 014.00.08 Ark. Code R. Section 022*. Accessed November 11, 2025.

<https://www.law.cornell.edu/regulations/arkansas/agency-014/regulation-22>.

Code, New Mexico Administrative. n.d. *Cornell Law School, Legal Information Institute, Section 20.9.4.12*. Accessed November 11, 2025. <https://www.law.cornell.edu/regulations/new-mexico/N-M-Admin-Code-SS-20.9.4.12>.

Code, Pennsylvania. n.d. *Pennsylvania Code Section 279.202*. Accessed November 10, 2025.
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Regulations, Code of Maine. n.d. *Cornell Law School, Legal Information Institute Chapter 402, Section 2*. Accessed November 10, 2025. <https://www.law.cornell.edu/regulations/maine/06-096-C-M-R-ch-402-SS-2>.

Regulations, Code of Massachusetts. n.d. *Cornell Law School, Legal Information Institute 310 CMR, Section 16.40*. Accessed November 10, 2025. <https://www.law.cornell.edu/regulations/massachusetts/310-CMR-16-40>.

Regulations, South Carolina Code of. n.d. *Cornell Law School, Legal Information Institute, Chapter 61-107.7*. Accessed November 10, 2025. <https://www.law.cornell.edu/regulations/south-carolina/chapter-61/subchapter-61-107/subchapter-61-107.7>.

Attachment 5. Municipal Buffer Requirements

Jurisdiction	Buffer Requirement from Residential and other uses
Seattle	A setback of at least 65 feet is required between any facade of the principal structure and any lot line that abuts or is across a street from a residentially zoned lot. (Code n.d.)
Chicago	800 ft. of property zoned primarily for residential uses. (Law n.d.)
	A transfer station facility shall not be located within 800 feet of any property used for a school, hospital, nursing home, or convalescent center, unless written permission from the owner is provided for a closer distance. (Chicago n.d.)
Atlanta	The structure within which solid waste transfer or processing operation occur shall be located a minimum of 250 feet from any abutting real property lines and a minimum of 250 feet from the real property line of any residential property. (A. Municode n.d.)
Detroit	No storage or processing shall be located less than 500 feet from land zoned R1, R2, R3, R4, R5, R6, or residential PD. (D. Municode n.d.)
Madison Township, PA (Bucks County)	No facility shall be located closer than seven hundred and fifty (750) feet to an existing public right-of-way or property line; residential structure existing at the time of adoption of this ordinance; public, semi-public or institutional use; or commercial or recreational facility. (M. Township n.d.)
	Facility refers to Solid Waste Disposal Areas (Sanitary Landfills), Transfer Stations and Staging Areas.
Bushkill Township, PA (Northampton County)	All areas to be used for the storage, disposal or incineration of solid waste shall be a minimum of 500 feet from any residential district or publicly-owned park or any existing dwelling that the applicant does not have an agreement to purchase or the banks of any perennial creek or river. (B. Township n.d.)

Sources

Chicago, City of. n.d. *Rule and Regulations for Landfills, Liquid Waste Handling Facilities and Transfer Stations Operated within the City of Chicago*. Accessed November 16, 2025.
https://www.chicago.gov/content/dam/city/depts/doe/general/PermittingAndEnforcement_PD_Fs/LandfillWasteHandlingPermits/WasteHandlingFacilityReg_1_to_3.pdf.

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Municode, Detroit. n.d. *Detroit Michigan Code of Ordinances, Chapter 50 - Zoning, Section 50-12-354.*

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Township, Bushkill. n.d. *Zoning Ordinance Bushkill Township Pg. 203 - 205.* Accessed November 12, 2025. <https://bushkilltownship.com/forms/zoneord.pdf>.

Township, Madison. n.d. *Madison Township Zoning Ordinance. Section 5.590, pg. 5-64 to 5-69.* Accessed November 12, 2025.

<https://webgen1files.revize.com/madisontwppa/Documents/Ordinance/Zoning/Zoning-Ordinance.pdf>.

Attachment 6. Use standards from other jurisdictions

Jurisdiction	Use Standards
Atlanta, GA (A. Municode n.d.)	<p>(2) Generally. Any applicant for a solid waste transfer station operating permit shall demonstrate compliance with the following site limitation provisions:</p> <p>a. All on-site processing and transferring of solid waste will be conducted entirely within an enclosed building or buildings.</p> <p>1. An enclosed building for these purposes is one in which the walls, doors and roof are made of solid materials but may contain accessory structural elements such as windows, properly filtered and controlled ventilation openings, and skylights, each element not exceeding an area of 100 square feet.</p> <p>2. Doors to any building shall remain closed except to temporarily allow transport vehicles to enter and exit the building.</p> <p>3. All solid waste transfer stations and processing facilities shall have an operator in attendance at all times when the facility is in operation.</p> <p>b. Operations impact buffer zone. An operations impact buffer zone (hereinafter referred to as the impact buffer) shall be maintained upon the premises to minimize the impact of transfer and processing operations on surrounding neighborhoods and communities.</p> <p>1. The structure within which solid waste transfer or processing operation occur shall be located a minimum of 250 feet from any abutting real property lines and a minimum of 250 feet from the real property line of any residential property existing at the time the initial application for a permit, as required by section 130-64(b), is received by the commissioner of public works.</p> <p>2. All other activities and structures shall be located a minimum of 100 feet from any abutting real property line, and a minimum of 250 feet from the real property line of any residential property existing at the time the initial application for a permit, as required by section 130-64(b), is received by the commissioner of public works.</p> <p>3. Access roads upon or within the site may cross the impact buffer so long as any roads are located a minimum of 100 feet from the real property line of any residential property existing at the time the initial application for a permit, as required by section 130-64(b), is received by the commissioner of public works.</p>

4. Rail lines and railways upon or within the site may cross the impact buffer so long as any such rail lines and railways upon or within the site are located a minimum of 100 feet from the real property line of any residential property existing at the time the initial application for a permit, as required by section 130-64(b), is received by the commissioner of public works.
- c. Vegetative buffer. A vegetative buffer must be provided between solid waste transfer station or processing facility and any abutting real property line or public street right-of-way.
 1. Existing trees and vegetation must be maintained and preserved within 50 feet of any abutting property line of any real property lines of any property zoned industrial and any public street or right-of-way, and within 75 feet of any abutting real property lines of any property not zoned industrial.
 2. Where any portion of any property line of a lot containing a solid waste transfer station or handling facility is within 250 feet of any residential property, any existing trees and vegetation must be maintained and preserved within 50 feet of the real property line.
 3. Where the natural growth within the proscribed distance of the abutting real property line or public right-of-way does not effectively screen the site from the view from abutting properties or right-of-way, then screening shall be provided, subject to the approval of the commissioner of public works or authorized designee.
- d. Vehicular access. All applicants for a solid waste transfer station operating permit must demonstrate compliance with the following traffic and vehicular access provisions:
 1. Access for motor vehicles to the facility must be paved and may be provided from any street that is not a residential local or residential collector street. Any access point to the facility must be a minimum of 250 feet from the real property line of any residential property.
 2. A metal gate shall be installed on the site to prevent unauthorized motor vehicles from entering the facility, and shall be closed and locked when the facility is not in operation. The entrance to the facility must have an operator or attendant in attendance at all times when the facility is in operation.
 3. All driveways which serve the site must be wide enough to accommodate two-way traffic at all times and an area on the site must be provided to accommodate vehicles entering the site so that no

traffic waiting to enter the site will be backed up on any public right-of-way.

4. Vehicular access to the facility must be of a nature sufficient enough so as to ensure that the normal flow traffic on any street or public right-of-way will not be obstructed or impacted by vehicles entering and exiting the facility.

- e. Fences. All solid waste transfer stations or processing facilities shall be enclosed with a fence not less than eight feet tall and no more than ten feet tall, with openings therein not less than those in two-inch mesh wire or some other similar fencing material or device, which shall first be approved by the commissioner of public works and the commissioner of the department of planning and neighborhood development. The fencing shall be adequate to prevent paper and similar or related refuse or waste from blowing from the facility onto neighboring or nearby property.
- f. Solid waste transfer stations and processing facilities must be served by public water and sewer facilities.
- g. Where a lot containing a solid waste transfer station or processing facility is within 500 feet of any residential property, the facility may not accept waste earlier than 7:00 a.m. or later than 6:00 p.m. on any day.

Detroit, MI (D. Municode n.d.)	Transfer stations for garbage, refuse, or rubbish shall be subject to the following requirements: <ul style="list-style-type: none">(1) No storage or processing shall be maintained in the open within 20 feet of any lot line abutting a public street. Said setback shall be landscaped in accordance with Section 50-14-362 and Section 50-14-367 of this Code;(2) No storage or processing shall be located upon any required off-street parking or loading area;(3) No storage or processing shall be located less than 500 feet from land zoned R1, R2, R3, R4, R5, R6, or residential PD;(4) All such uses shall be screened from adjacent streets, alleys, and properties by a masonry wall that is not less than eight feet high, and not more than 12 feet high;(5) The height of stored items shall not exceed the height of any fence or wall surrounding such lot;(6) Adequate parking and unloading facilities shall be provided at the site so that no truck stands on the public right-of-way awaiting entrance to the site at any time;(7) All roads, driveways, parking lots, and loading and unloading areas shall be paved so as to limit the nuisance caused by wind-borne dust on adjoining lots and public roads;(8) Permitted hours of operation shall be 7:00 a.m. to 10:00 p.m.;
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(9) The applicant shall tender to the Office of Chief Financial Officer an instrument of assurance in the form of a surety bond or an irrevocable letter of credit or a certificate of deposit note, in a sufficient amount, as determined by the Director of the Buildings, Safety Engineering, and Environmental Department for the removal and safe disposal of the maximum amount of material determined to be storable on site and to abate any nuisances remaining in the event of abandonment. Rules governing these instruments of assurance shall be prepared by the Buildings, Safety Engineering, and Environmental Department (see Article XIV, Division 8, of this chapter)

(10) A permit for a transfer station for garbage, refuse, or rubbish shall be contingent on obtaining and maintaining all applicable licenses and/or permits from federal, state, and County agencies and from City departments.

Bushkill Township, PA (Northampton County)

(Township n.d.)

1. All solid waste storage and disposal shall be at least 200 feet from the following: public street right-of-way, exterior lot line, 100-year floodplain, edge of a surface water body (including a water filled quarry) or wetland of more than 2 acres in area.
2. All areas to be used for the storage, disposal or incineration of solid waste shall be a minimum of 500 feet from any residential district or publicly-owned park or any existing dwelling that the applicant does not have an agreement to purchase or the banks of any perennial creek or river.
3. The use shall be served by a minimum of 2 paved access roads, each with a minimum cartway width of 24 feet. One of these roads may be restricted to use by emergency vehicles.
4. No burning or incineration shall be permitted.
5. The operation and day-to-day maintenance of the solid waste disposal area shall comply with all applicable State and Federal regulations as a condition of the continuance of any permit of the Township. Violations of this condition shall also be considered to be violations of this Ordinance.
6. The applicant shall prove to the satisfaction of the Zoning Hearing Board that the existing street network can handle the additional truck traffic, especially without bringing extraordinary numbers of trash hauling trucks through or alongside existing residential or residentially zoned areas.
7. In cooperation with DEP requirements, an appropriate double liner and a system to collect and treat leachate and methane is very strongly encouraged for any sanitary landfill.
8. The applicant shall prove to the satisfaction of the Zoning Hearing Board that the use would not routinely create noxious odors off of the tract.
9. A chain link or other approved fence with a minimum height of 8 feet shall surround active solid waste disposal areas to prevent the scattering of litter and to keep out children, unless the applicant proves to the satisfaction of the Zoning Hearing Board that this is unnecessary. The Board shall require earth berms, evergreen screening and/or shade trees

as needed to prevent landfill operations from being visible from an expressway or arterial streets or dwellings.

10. A minimum total lot size of 5 acres (which may include land in an adjoining municipality) is required for a demolition materials landfill and 25 acres for any other type of sanitary landfill. For a solid waste transfer facility, a minimum lot size of 5 acres shall be required for the first 250 tons per day of capacity to treat or dispose of waste, plus 1 acre for each additional 100 tons per day of capacity. A solid waste facility shall have a maximum total capacity of 750 tons per day.
11. Health Hazards. Any facility shall be operated in such a manner to prevent the attraction, harborage or breeding of insects, rodents or vectors.
12. Attendant. An attendant shall be present during all periods of operation or dumping.
13. Gates. Secure gates, fences, earth mounds and/or dense vegetation shall prevent unauthorized access.
14. Emergency Access. The operator of the use shall cooperate fully with local emergency services. This should include allowing practice exercises on the site and the provision of all information needed by the emergency services to determine potential hazards. Adequate means of emergency access shall be provided.
15. Under authority granted to the Township under Act 101 of 1988, the hours of operation shall be limited to between 7 a.m. and 8 p.m.
16. Tires shall not be stored in such large unseparated piles as to cause a fire safety hazard, in the determination of a fire official appointed by the Board of Supervisors to review such matters.
17. Litter. The operator shall regularly police the area of the facility and surrounding streets to collect litter that may escape from the facility or trucks.
18. Dangerous Materials. No radioactive, hazardous, chemotherapeutic or infectious materials may be stored, processed, disposed or incinerated. Infectious materials are defined as medical wastes used or created in the treatment of persons or animals with seriously contagious diseases.
19. Staging. No total area(s) larger than 50 acres shall be used as a disposal area for a sanitary landfill in any calendar year.
20. The operator shall enter into an agreement with the Township specifying the types and frequencies of environmental monitoring that will be put into place while a sanitary landfill is underway and for a minimum of 3 years after any landfill is closed.
21. For any transfer facility, all loading and unloading of solid waste shall only occur within an enclosed building, and over an impervious surface drain to a holding tank that is then adequately treated.
22. At least a portion of the solid waste disposal facility shall be within 1.5 miles by road of an interchange of an expressway.
23. The applicant shall provide a professional analysis of the expected impacts of the facility on air quality, groundwater quality and surface water quality, and expected health hazards to humans.

Sources

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Attachment 7. Seattle North Transfer Station

North Transfer Station

1350 N 34th Street, Seattle, Washington 98103

Summary:

In 2016, the city of Seattle constructed the North Transfer Station in the Wallingford neighborhood, a primarily residential and mixed-use neighborhood. The building utilizes sustainable design features, and is embedded within the existing neighborhood fabric.

Zoning District:

Site is zoned industrial and maritime (IC-65 and UI U/30) and lies adjacent to a neighborhood residential (UI U/30) and mixed use (NC2-40) zones (Seattle n.d.).

Zoning Requirements:

Permitted via Conditional Use subject to the following use standards:

23.50A.062.F. Solid waste transfer stations may be permitted as a conditional use in the MML, UI, and IC zones according to the following criteria:

1. Measures to minimize potential odor emissions and airborne pollutants shall be determined in consultation with the Puget Sound Clean Air Agency. These measures shall be incorporated into the design and operation of the facility;
2. Measures to maximize control of rodents, birds and other vectors shall be determined in consultation with Public Health—Seattle & King County. These measures shall be incorporated into the design and operation of the facility;
3. The Director may require a transportation plan. The Director shall determine the level of detail to be disclosed in the plan such as estimated trip generation, access routes, and surrounding area traffic counts, based on the probable impacts and/or scale of the proposed facility; and
4. Measures to minimize other impacts are incorporated into the design and operation of the facility;
5. For any portion of the principal structure containing the solid waste management use that is located in a UI zone, the following standards apply:
 - a. The maximum floor area of the principal structure is limited to 7,000 square feet.
 - b. A setback of at least 65 feet is required between any facade of the principal structure and any lot line that abuts or is across a street from a residentially zoned lot.

6. Accessory structures including scales, scale houses, entrance/exit kiosks, walls, screening, and other minor incidental improvements, including canopies over scales houses and drive lanes, are permitted. The total area of all scale houses in IC or UI zones shall not exceed 1,000 square feet.
7. A landscaped area at least 20 feet deep is required between any structure or any parking located in an IC or UI zone and the nearest street lot line.
8. Parking and driveways accessory to a solid waste transfer station. Parking and driveways on property in an IC or UI zone may be permitted as a conditional use accessory to a solid waste transfer station if:
 - a. The parking is on property that is part of the same development site as the solid waste transfer station use.
 - b. The parking meets the criteria of Section 23.50A.060.
 - c. The parking is subject to analysis in any transportation plan required by the Director pursuant to subsection 23.50A.062.F.3.
 - d. Driveways providing access to parking or access to the solid waste transfer station are on the same development site as the solid waste transfer station use.
9. Rooftop features on the principal structure shall not exceed the maximum height limit of the zone.
10. All transfer, handling, and compacting of materials processed by the solid waste management use shall be conducted within an enclosed structure.
11. Outdoor storage is prohibited.

23.50A.186.B. Solid waste transfer stations

1. All solid waste transfer stations shall provide landscaping meeting a minimum Green Factor score of 0.40, pursuant to Section 23.86.019. If the transfer station is part of a development located on separate parcels within 200 feet of each other, Green Factor scoring may be calculated for the multiple parcels considered as a whole. If the parcels are in zones having different Green Factor minimum scores, the development considered as a whole shall meet the highest applicable minimum Green Factor score.
2. When a solid waste transfer station is abutting or across the street from a lot in a commercial or residential zone, screening is required pursuant to subsection 23.50A.180.B.2.

Site Information:

Figure 1. Google Maps, Seattle North Transfer Station (Maps n.d.)

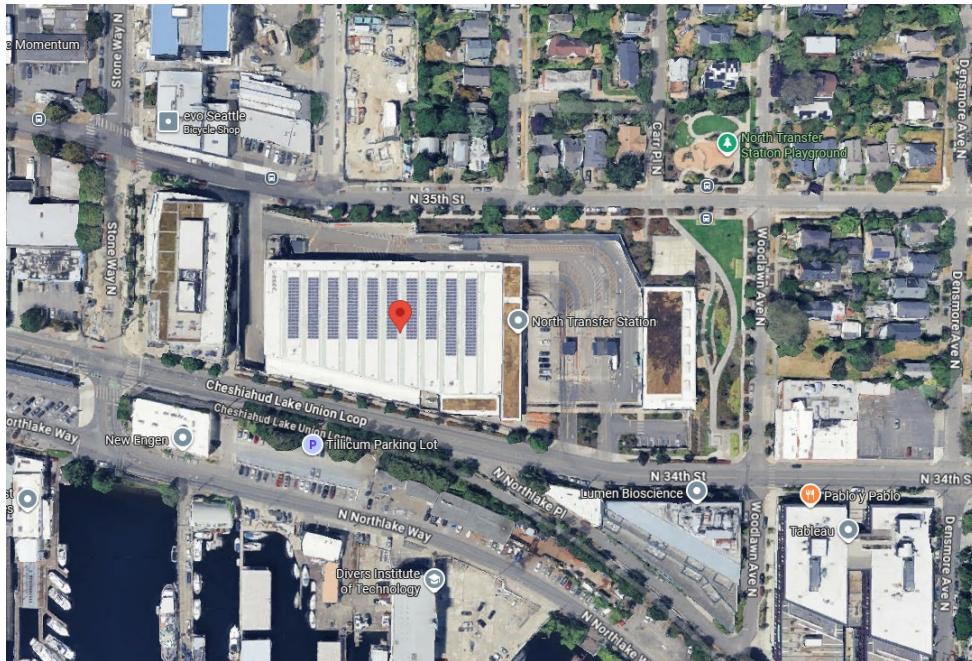


Figure 2. Landscape/Concept Plan for Seattle North Transfer and Recycle Station (Architecture n.d.)



Sources

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