CHAPTER 21.07: DEVELOPMENT AND DESIGN STANDARDS

21.07.040  DRAINAGE, STORM WATER TREATMENT, EROSION CONTROL, AND PROHIBITED DISCHARGES

F. Snow Storage and Disposal  *(Moved and revised from Parking subsection 21.07.090H.11)*

1. Intent

This section addresses seasonal storage and management of plowed snow from parking lots and other on-site motor vehicle areas. It requires developments to provide physical space to accommodate plowed snow, and also allows alternative and innovative solutions. Its objectives include to:

a. Ensure water quality treatment and drainage control of snow melt;

b. Maintain safe and convenient access and circulation; and

c. Protect adjacent landscaping, walkways, streets and property.

2. Applicability

This section applies to any development site with surface areas to be plowed for motor vehicle access, such as parking lots, appurtenant driveways, tractor trailer areas or vehicle sales. The following uses and surfaces are exempt:

a. Single-family, two-family, townhouse and mobile home dwellings;

b. Snow disposal sites subject to subsection 21.05.060E.8.;

c. Pedestrian or non-motorized surfaces, walkways and pathways; and

d. Heat traced and/or covered surfaces.

3. Provision for Snow Storage

A portion of the site equal to a minimum of 15 percent of the surface areas to be plowed shall be provided as one or more snow storage areas that:

a. Are located adjacent to the surface area to be plowed; and

b. Remain accessible, usable and clear of obstructions.

4. Alternative Snow Management Options

Provision for snow storage may be reduced to a temporary snow storage and staging area equal to a minimum of five percent of the surface area to be plowed, through use of an alternative snow management strategy such as snow melting, underground storage, or removal to an approved snow disposal site, subject to approval of the municipal engineer and the following:

a. The owner shall either set aside the area that would otherwise be needed to provide the required snow storage area on the site, or enter into an agreement with the municipality which is recorded, runs with the use of the land, ensures continuation of the alternative strategy and the future implementation of contingency measures if ordered by the municipal engineer.
b. The temporary snow storage or staging area and method of disposal shall be adequate to accommodate anticipated volumes of snow.

c. Drainage control and treatment shall be provided as established in subsections 9 and 10 or as directed by the municipal engineer.

5. Circulation and Access
Snow storage shall not interfere with required pedestrian or vehicle circulation or sight distance, and shall not be placed:

a. Within eight feet of any public right-of-way;

b. In any pedestrian walkway or bicycle facility; or

c. In any required parking and loading facility for more than 72 hours.

6. Landscaping and Private Open Space
No plowed snow shall be placed in required site perimeter or parking lot landscaping, required private open space, or in landscaped areas within 10 feet of a principal building.

a. Snow storage areas shall be planted with ground-cover or grasses or paved subject to subsection 21.07.090H.14, Paving.

b. Trees, shrubs and other woody plants shall be protected from adjacent snow storage areas by separation by a minimum at grade separation from tree trunks or shrubs of four horizontal feet, or planters, elevated landscaping elements, walls or other approved mechanisms.

7. Streams, Wetlands and Waterbodies
Snow storage areas and associated treatment facilities shall be set back from watercourses or receiving waters, including streams, lakes, wetlands and/or natural or constructed drainageways, as specified in section 21.07.020. Snow storage is prohibited within ten feet of storm water outfalls and discharge points.

8. Maximum Snow Height
The maximum height of snow storage piles shall be 15 feet.

9. Snow Melt Drainage
Snow storage areas shall be located, designed and maintained such that:

a. Drainage of snow melt is to be contained on site until directed through a treatment facility as provided in subsection 10;

b. Drainage of snow melt is diverted away from walkways, parking facilities, driveways, neighboring properties and rights-of-way; and

c. Discharge of flows off-site shall be controlled and directed. A subsurface piped drainage connection shall be provided to convey treated snow melt runoff into any adjacent piped storm drainage system.

10. Snow Melt Treatment
Detention and treatment of chloride, particulates, metals, hydrocarbons and other pollutants shall be provided prior to discharge of snow melt from the site sufficient to comply with the municipal Snow Storage and Disposal Treatment Guidance Manual, and shall be subject to review and approval by the municipal engineer.
11. **Litter Removal** *(Content moved from 21.07.090H.12.c)*

Winter trash accumulation from snow storage areas shall be removed when the snow melts and no later than May 15.