

17.36.110 - Snow Storage.

All development and proposed land uses that are planned with off-street parking and circulation areas shall be designed and constructed to provide snow storage areas in compliance with the minimum standards of this section.

- A. **Application content requirements.** All land use permit applications subject to this section shall include identification of required snow storage areas on the required site plan.
- B. **Minimum storage area required.** Each unenclosed parking area, including circulation.
 - 1. **Residential zones.** An area equal to a minimum of 75 percent of all uncovered required parking and driveway areas shall be provided for the storage of snow.
 - 2. **Industrial zones.** An area equal to a minimum of 40 percent of all uncovered required parking and driveway areas shall be provided for the storage of snow.
 - 3. **Commercial zones.** An area equal to a minimum of 60 percent of all uncovered required parking and driveway areas shall be provided for the storage of snow.
 - a. **Reduction of Snow Storage Area in Commercial Zones.** The review authority may reduce or waive the required snow storage area(s) if the following conditions are met:
 - i. The affected property participates in a snow removal maintenance district;
 - ii. The property owner commits to permanently haul on-site snow from the property to an approved off-site snow storage area. The commitment to haul on-site snow shall be in the form of a recorded document mutually agreed to between the property owner and the Town; and
 - iii. A snow storage management plan is submitted and approved by the Town that includes the following:
 - (1) The site shall designate temporary or interim snow storage areas that do not interfere with more than one-third of the project required minimum parking.
 - (2) Interim snow storage shall be removed within five calendar days following a storm cycle or when chain controls are lifted.
 - (3) Interim snow storage shall not be in a location that will damage trees, landscape, or other facilities.
 - (4) Interim snow storage shall not block any required access, sidewalk, trail, or public path.
 - (5) Snow shall be hauled to an approved and permitted location.
 - (6) Snow hauling shall generally be completed during non-business hours.
 - (7) The snow management plan shall designate the removal methods.
 - (8) Drainage facilities shall not be blocked.

(9) Snow storage shall be located so that snow moving equipment is not required to enter the public streets to move snow to the storage area unless an encroachment permit is obtained.

(10) Snow storage shall be located in areas that are substantially free and clear of obstructions (e.g., propane tanks, trees, large boulders, trash enclosures, utility pedestals).

C. **Location.** Snow storage areas:

1. Shall be located near the sides or rear of parking areas and driveways, away from the primary street frontage;
2. Shall be located to maximize solar exposure to the greatest extent feasible;
3. Shall be located so that snow moving equipment is not required to enter the public streets to move snow to the storage area;
4. Shall be located in a manner to preserve sight lines for vehicles entering or exiting driveways;
5. Shall be located in areas that are readily accessible and substantially free and clear of obstructions (e.g., propane tanks, trees, large boulders, trash enclosures, utility pedestals);
6. Shall not block any required access, sidewalk, trail, or public path;
7. May be located within parking areas but such areas may not be counted towards meeting parking requirements for the use; and
8. May be located within required landscaping areas but the areas shall be planted with landscaping tolerant of snow storage or be native vegetation.

D. **Minimum Dimensions.** The minimum dimension of a snow storage area shall be ten feet in any direction.

E. **Drainage.** Snow storage areas shall be designed to provide adequate drainage to prevent ponding and the formation of ice, especially within pedestrian areas and driveways. Drainage from snow storage areas shall be directed towards on-site drainage retention/treatment facilities. Snow storage areas for commercial projects are required to install oil/water separators.

(Ord. No. 14-02, § 4, 3-19-2014; Ord. No. 15-01, § 4(Exh. A, § 26), 1-21-2015)