

### E. Location and Screening of Rooftop Equipment.

Rooftop elements including roof access, mechanical equipment, and other features needed for the function of the building shall be located to minimize visual impact by meeting the following requirements. Mechanical equipment less than two feet in height, solar panels, wind generators, or green roof features are exempt from these requirements.

1. Mechanical equipment shall be set back a minimum of 10 feet from the roof edge or screened with a parapet wall.
2. Rooftop equipment shall be screened such that it is not visible from any point at or below the roof level of the subject building (see 3.02.07.D (Service, Utility, and Equipment Screening)).

## 3.02.08. Refuse and Recycling

### A. Applicability.

Any new development project for which an application for a building permit is submitted after the Effective Date of this ordinance shall include adequate, accessible areas for collecting and loading refuse and recyclable materials. These regulations apply to refuse and recycling areas not accessible to the public, and which are used exclusively by the tenants/owners of the development site. The provisions of this Section apply to all development except:

1. Single-family or multi-family residential development projects that do not necessitate communal or shared trash and recycling areas/containers. In such cases, no enclosure structure shall be required, however individual trash and recycling containers shall be stored in such a manner that containers are not visible or screened from public view from the front of the property. Containers may be placed in public view for purposes of collection.

Effective December 31, 2024, all existing developments, except single-family or multi-family residential development projects that do not necessitate communal or shared trash and recycling areas/containers, must also comply with the provisions of this Section. The Director or designee shall have the discretion, as set forth in Subsection G, to provide adjustments or exceptions to assist existing businesses with compliance to this Section.

### B. General Requirements.

1. Trash and recycling containers and collection areas shall be adequate in capacity, number, and distribution to accommodate all waste generation of the site. An area for the storage of trash shall be provided with minimum clear dimensions of five feet by seven feet for all multi-family residential uses of four to 19 dwelling units, and for all nonresidential uses with a gross floor area of less than 5,000 square feet. Multi-family residential uses with 20 or more dwelling units, and nonresidential uses with 5,000 square feet of gross floor area or more, shall provide trash storage areas with the minimum size determined by the local disposal service based on the type of use, the size of the refuse area proposed, and the frequency of refuse collection.
2. Adequate and accessible enclosures for the storage of trash and recyclable materials shall be provided. An alternative to a trash/recycling enclosure shall include the placement of a bin in a concrete or metal lined pit. The use, location, design, construction, and accessibility of enclosures shall conform to the requirements in this Code, and shall be reviewed by the local disposal service and approved by the Director.
3. When a site is retrofitted or upgraded to comply with refuse and recycling standards, the location of any new enclosures shall be reviewed by the local disposal service and approved by the Director. A maximum of one parking space per enclosure may be eliminated if it can be shown that the elimination of said parking space will not be deleterious to the circulation and parking conditions on site.
4. Solid waste collection areas shall not be used for storage or other purposes.

### C. Location.

1. Refuse and recycling collection areas shall be located inside of buildings or inside of enclosures located along alleys or in parking areas at the rear or side of buildings. Refuse collection areas are prohibited within any required front yard, street side yard, any required parking spaces, landscape areas, and open space areas.
2. Enclosures shall be located a minimum of 10 feet from any structure, 25 feet from any public street, 15 feet from a private street and, in non-residential areas, 20 feet from any residential zoned property line.
3. The location of enclosures shall not conflict with circulation or parking conditions on site. A condition shall not be created where a parked vehicle will obstruct access to an enclosure nor where a disposal truck will obstruct parked vehicles.

### D. Access.

The storage area for refuse and recyclable materials shall be accessible to pedestrians (both residents and/or employees) of the development site and to refuse and recycling haulers. Vehicle access requirements are as follows:

1. Driveways or travel aisles leading to exterior collection areas or enclosures shall be a minimum of 16 feet in width and paved in accordance with this Code's paving requirements.
2. Where driveways do not extend from street to street, a turnaround area for collection vehicles shall be provided. Minimum turning radius for collection vehicles at 26/46.
3. Driveways or travel aisles shall provide unobstructed paved access for collection vehicles and provide a minimum of 15 feet vertical clearance. In loading areas, minimum overhead vertical clearance shall be 25 feet for loading operations.
4. A concrete apron or pad, having a minimum size of 10 feet wide by 20 feet long, shall be constructed in front of each exterior collection area or enclosure or at the point of pick-up by the collection vehicle. The purpose of this pad is to prevent damage to the surrounding asphalt paving. The pad shall have a level surface (no slope) and shall be paved with concrete. The Director may waive the requirement for, and/or size of, the concrete apron or pad provided the property owner can demonstrate that the existing asphalt located at the access and servicing areas of the refuse and recycling enclosure has withstood on-going, regular use without appreciable degradation.

### E. Enclosures.

Exterior collection areas must be within an enclosure that meets the following standards.

1. **Minimum Height.**  
Enclosures shall be adequate height to fully screen containers and materials within, with a minimum height of six feet.
2. **Design and Materials.**  
Trash/recycling enclosures shall be constructed of a primary exterior finish material and color used on other portions of the building, architectural grade wood or masonry, metal, or decorative block.
3. **Pedestrian Access.**  
A pedestrian access and separate access for primary collection shall be provided.





#### 4. **Controlled Access and Roofing.**

Refuse and recycling enclosures must be fully enclosed, including solid roofing over the structure to block rainfall and prevent uncontrolled access to collection areas. Lids must always remain closed except when loading or unloading.

#### 5. **Gates.**

Solid metal gates painted to match the enclosure shall be required. All gates shall be post mounted. Gates shall be secured with a padlock approved by the local disposal service.

#### 6. **Protection from Bins and Vehicles.**

Concrete curbs, bollards, or wheel stops shall be installed or constructed inside the enclosure to prevent bins from damaging the enclosure. Concrete curbs or equivalent shall protect the exterior of enclosures from adjacent vehicle parking and travel ways.

### F. **Maintenance.**

Maintenance of each enclosure area and any bins and containers shall be the responsibility of the property owner. The property owner shall be responsible for keeping the area clean and free of litter, rodents, and insects. Enclosures that are damaged to the point of non-use will result in a service interruption if the hauler cannot access the containers and shall be repaired or replaced within 60 calendar days following notification by the City.

### G. **Procedures and Exceptions.**

The Director shall have the authority to approve exceptions, or consider modified design standards, to the requirements of this Section, for existing and new development projects, and projects involving the expansion or retrofit of an existing development. The property owner/applicant must first prove that he/she cannot meet the requirements for the refuse and recycling collections areas as set forth in this Section and any other applicable Section.

#### 1. **Reasons for Exceptions.**

Exceptions may be approved for reasons including, but not limited to, the following:

- a. The requirement to provide adequate space for refuse and recyclable materials storage and collection would necessitate the conversion or removal of required parking spaces or required landscaping, or would conflict with some other essential site improvement required by the City;
- b. The nature of the proposed development justifies the provision of less recyclable materials storage and collection space than mandated by this Section; or
- c. Construction of the full enclosure would reduce the vehicular access aisle to less than acceptable width. Cost alone is not a valid reason for granting an exception.

**2. Required Findings.**

Exceptions from any provision of this Section may be approved if the following findings can be made:

- a. That the exception from these requirements will not be detrimental to public health, safety, or welfare nor result in a nuisance; and
- b. That the project will provide adequate capacity, number, and distribution of collection areas to serve the new or existing development.

**FIGURE 3.02.08-1. Solid Waste Trash Enclosure Specification Sheet**

