

Zoning Ordinance Amendment – Private Refuse Collection Facilities



To modify regulations associated with the permissible location of, and required screening regulations for, private refuse collection facilities in all zoning districts.

Within all zoning districts, the following statement would be added:

Private refuse collection facilities shall be provided at a designated point and shall meet the requirements in Section 10-3-110 (h).

Section 10-3-110. General modifications.

Add subsection (h) as shown:

(h) Private refuse collection facilities (i.e. dumpsters, trash compactors, and areas storing multiple waste receptacles, etc.) shall meet the following requirements:

(1) The boundaries of the designated point of collection are considered the entire area that must be screened, measured from the outside boundary of the required screening.

(2) *Location on parcels with principal buildings.* Designated point(s) of collection:

(i) Shall not be located in any yard adjoining a developed public street; except on through lots, where it may be located in the established rear yard and meet principal building setbacks;

(ii) Shall be no closer than five feet from any property line not adjoining a developed public street, except in the B-1 district where there is no minimum distance from such lines; and

(iii) Shall not be located within the limits of a required fire lane.

(3) *Location on parcels without principal buildings.* Designated points of collection:

(i) On common area parcels shall be no closer to a property line adjoining a developed public street than the principal building closest to the property line adjoining a developed public street within the same development and shall be no closer than five feet from any other property lines.

(ii) Within the B-1 district shall be no closer than 20-feet from a property line adjoining a developed public street and has no minimum distance from other property lines.

(4) *Screening.* The designated point of collection shall be screened by opaque fencing, walls, or other structural enclosures that are equal to or greater than the height of the container(s) placed within the storage area. Such screening shall include a closable gate with a maximum 6-inch spacing at the bottom of the gate to the ground surface. The definition of Screening described in Section 10-3-24 does not apply to the requirements of this subsection.

Wishing Well Court



Red areas indicate approximate location where private refuse collection facilities are prohibited

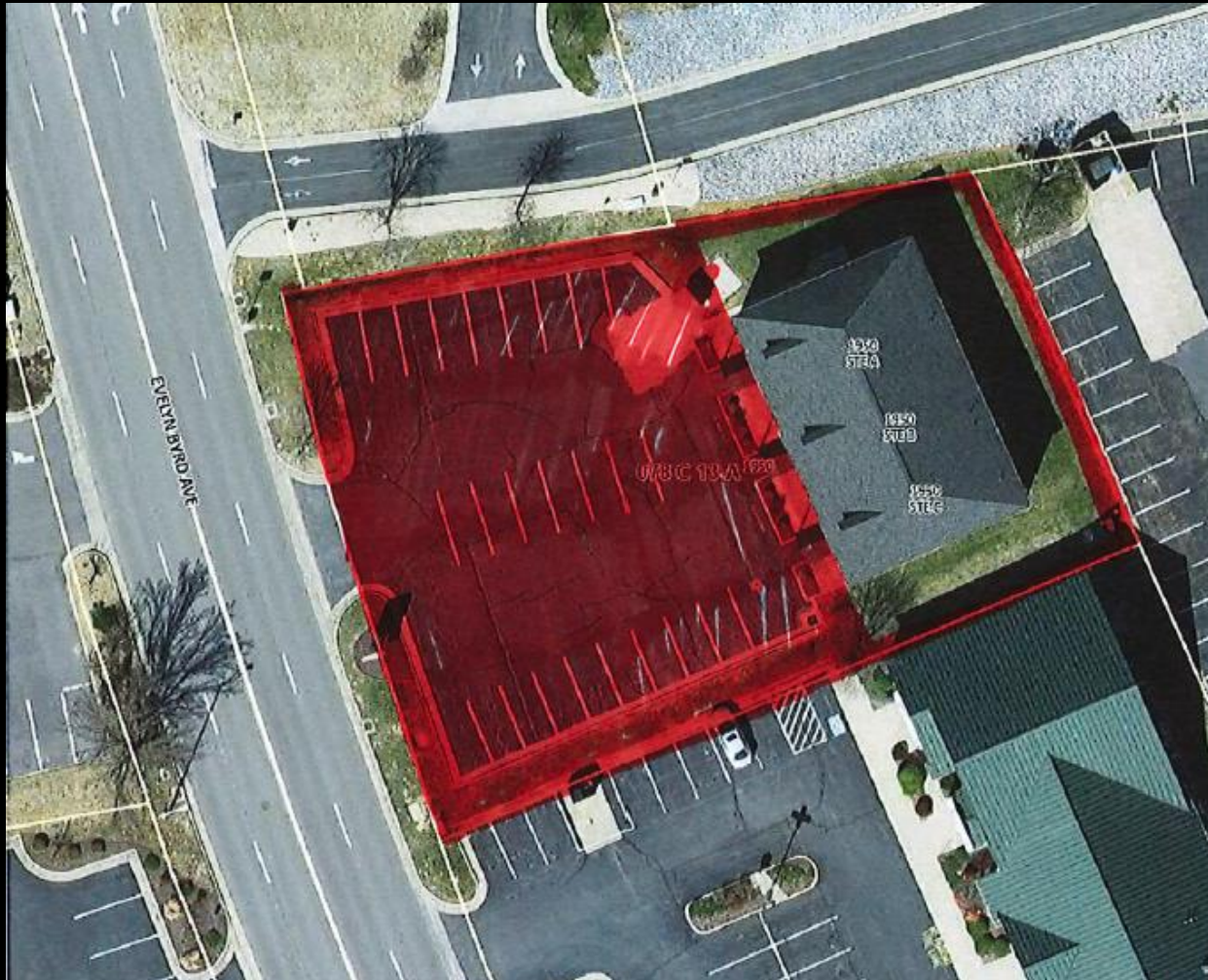
Townhomes, zoned R-3

Northview Apartments, Port Republic Road



Red areas indicate approximate location where private refuse collection facilities are prohibited
Multifamily, zoned R-3

1950 Evelyn Byrd Ave



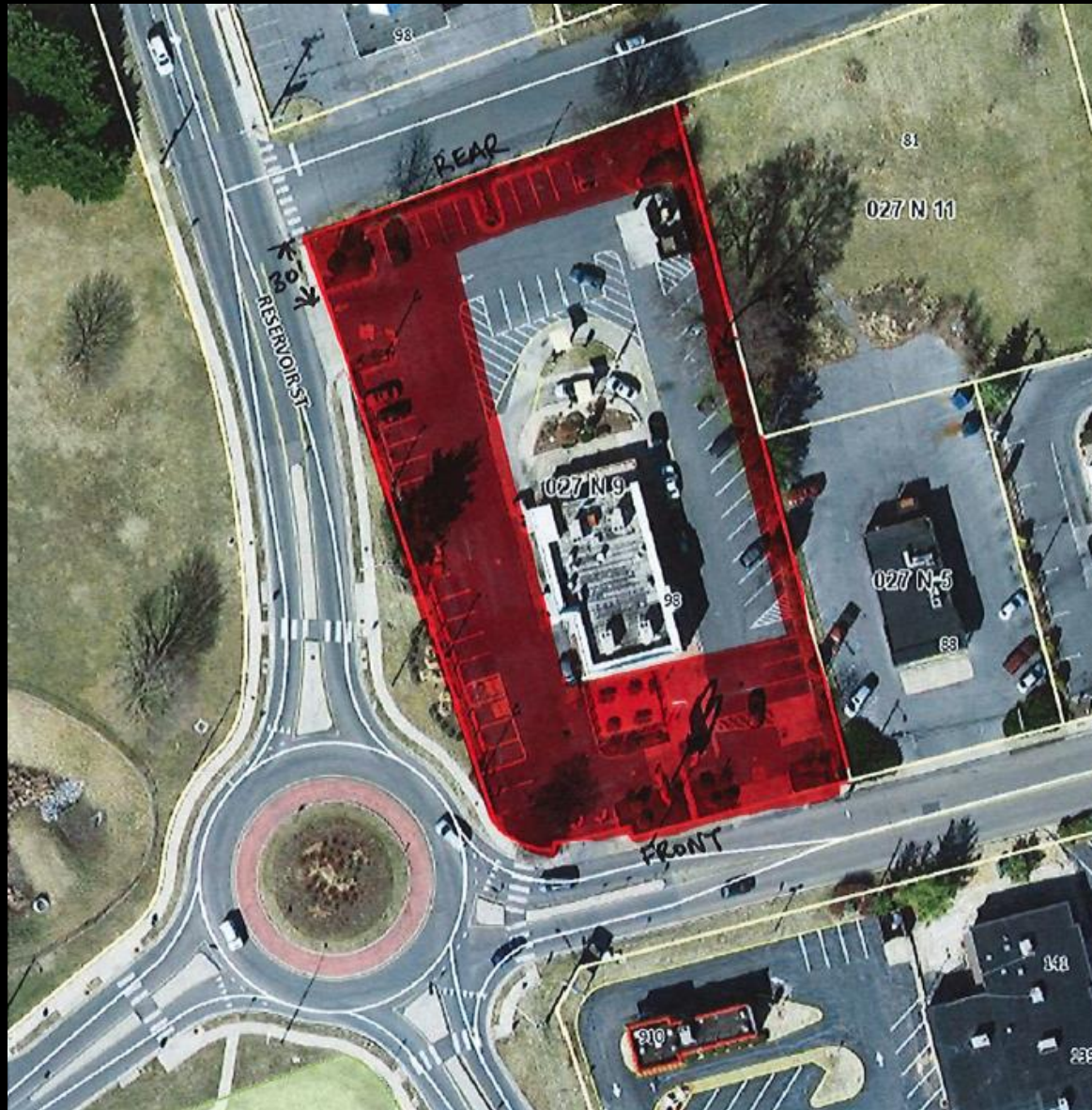
Red areas indicate approximate location where private refuse collection facilities are prohibited
Commercial use, zoned B-2

5



Through lot

Principal building setback along public streets is 30-feet in B-2



Red areas indicate approximate location where private refuse collection facilities are prohibited
Commercial uses, zoned B-2
Through and corner lot
Principal building setback along public streets is 30-feet in B-2

48 E Water St



Red areas indicate approximate location where private refuse collection facilities are prohibited
No principal building on parcel, zoned B-1

(4) Screening. The designated point of collection shall be screened by opaque fencing, walls, or other structural enclosures that are equal to or greater than the height of the container(s) placed within the storage area. Such screening shall include a closable gate with a maximum 6-inch spacing at the bottom of the gate to the ground surface. The definition of Screening described in Section 10-3-24 does not apply to the requirements of this subsection.

- Screening requirements remain similar to current regulations except that:
 - Fencing, walls, structural enclosures must be equal to or greater in height of the refuse containers. Current requirement is minimum 6-ft height.
 - Use of plant materials as screening no longer allowed.
 - Clarifies that closable gate is required and may have maximum 6-inch spacing at bottom of the gate.

Recommendation

Staff and Planning Commission (4-0)
recommends approval of the Zoning
Ordinance amendments.