

19-6.5.7 Nonresidential design standards

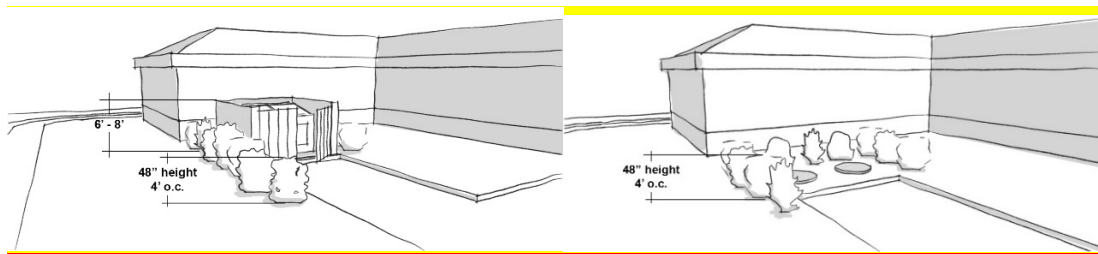
(H) Service areas.

(1) Refuse collection and service areas shall be fully screened from view from public streets or off-site public open space areas. These areas shall be integrated into the principal building architecture to the maximum extent practicable (see Figure 19-6.5-9).

(2) Above-ground refuse containers ~~Dumpsters, grease traps, etc. shall be located away from adjacent residential dwellings~~ **shall comply with the below standards:**

a. Above-ground refuse containers shall comply with the applicable setback requirements. No above-ground refuse container shall be located less than fifteen (15) feet from the property line of any abutting property improved with a single-family detached use.

b. Above-ground refuse containers shall be fully screened from the view of adjoining property, public streets, and thoroughfares. Above-ground refuse containers shall be screened on three sides with a permanent building, decorative masonry wall, wood fencing or landscaping, not less than six (6) feet in height or at least one (1) foot above the height of the enclosed dumpster, whichever is greater. In-ground refuse containers shall be screened with evergreen plantings.



Above-ground refuse

In-ground refuse

(3) Times of Service. Deliveries, waste collection, and similar commercial activity is prohibited between the hours of 10:00 p.m. and 6:00 a.m.

[...]

19-6.5.8.9 Multifamily design standards

(A) Orientation.

[...]

(E) Service areas.

(1) Private storage space shall be provided within, or immediately adjacent to, each dwelling.

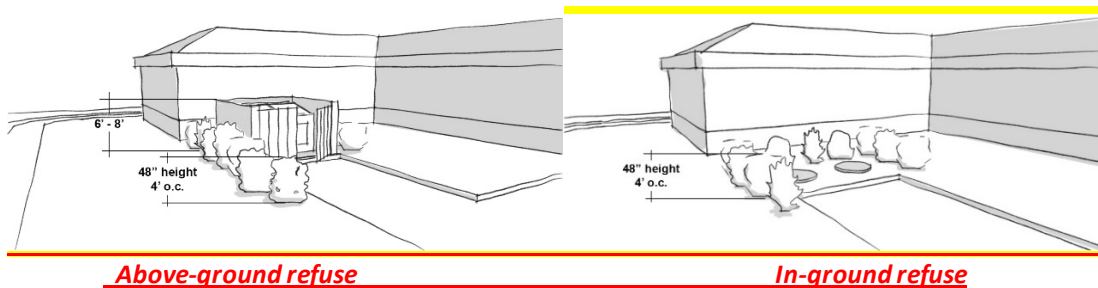
(2) Exterior mechanical equipment, vending machines, service and delivery areas, outdoor storage, ~~trash storage~~, and accessory uses and structures that may produce noise, odors, glare, vibration, etc:

- a. Shall be screened from view of public and common areas and adjacent properties (see Figure 19-6.8-5), and
- b. Shall be located away from adjacent residential dwellings or integrated into the building's architecture.

(3) Above-ground refuse containers shall comply with the below standards:

a. Above-ground refuse containers shall comply with the applicable setback requirements. No above-ground refuse container shall be located less than fifteen (15) feet from the property line of any abutting property improved with a single-family detached use.

b. Above-ground refuse containers shall be fully screened from the view of adjoining property, public streets, and thoroughfares. Above-ground refuse containers shall be screened on three sides with a permanent building, decorative masonry wall, wood fencing or landscaping, not less than six (6) feet in height or at least one (1) foot above the height of the enclosed dumpster, whichever is greater. In-ground refuse containers shall be screened with evergreen plantings.



(4) Times of Service. Deliveries, waste collection, and similar commercial activity is prohibited between the hours of 10:00 p.m. and 6:00 a.m.

TABLE OF CHANGES

Existing Text

New Text

ADDED PROPOSED REVISIONS:

- Removed 'grease traps' language.
- Added clarification that there are specific requirements that pertain to uses that abut a property line of a single-family detached use.
- Added screening illustrations.
- Interim process to appropriately address and adjudicate non-conforming situations/exception to design standards/undue hardships addressed under separate amendment.