

2019 ENCLOSURE STANDARDS & SUPPLEMENTAL INFORMATION

17.22.120 Refuse and Recycling Areas

A. General Requirements.

1. In accordance with the California Solid Waste Reuse and Recycling Access Act of 1991 (Public Resources Code Sections 42900 through 42911), any 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.

2. In accordance with the California Waste Management Act of 1989 (Public Resources Code Sections 40050 through 40063) and the City of West Sacramento Municipal Code Chapter 8.08, areas for recycling shall be adequate in capacity, number and distribution to serve the development where the project occurs. These areas shall be located within, or as close as possible to, planned or existing exterior collection areas/enclosures.

B. Applicability. The provisions of this Section apply to all development except as follows.

1. Any project for which a building permit is not required from the City Building Department;
2. All commercial and multi-unit activity that requires only an over the counter permit;
3. All permits not related to the interior improvement of the building excluding new structures; and
4. Single-unit dwellings and other uses which participate in the City's curbside recycling program.

C. Size and Location. Refuse, including organic waste and fats, oils, and grease, and recycling collection areas shall be sized and located as provided below. Additional storage area and alternative designs may be required based on the types and quantities of materials to be generated by the proposed land use and the mode of collection. Additional design requirements may be applied for the purposes of preventing stormwater pollution discharges.

1. **Size and Number.** Refuse and recycling collection areas shall be adequate in capacity, number, and distribution to accommodate all trash, garbage, recyclables, green waste, organic waste, and any other waste until such items are picked up by the City or its contracted collector.

2. Location.

a. Refuse and recycling collection areas shall be located outside required yard and setback, parking or landscaped areas, or any other area required by the Municipal Code to be constructed or maintained unencumbered according to fire codes and other applicable building and public safety laws.

b. Enclosures shall be located a minimum of 10 feet from any structure, 25 feet from any public street, 15 feet from the edge of pavement of a private street and, in commercial areas, 25 feet from any residential zoned property line.

c. Collection areas shall be no more than 250 feet from each living unit within a residential development.

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D. **Storm Drain Inlets.** Storm drain inlets shall not be placed in the driving path of the collection vehicle. Drains installed in the exterior collection area, or beneath containers, must be connected to a grease removal device prior to discharging to sanitary sewer and the collection area shall be protected from the rain by a roof over the collection area. Storm drain inlets shall not be installed inside of the enclosure, or within the drainage area of the exterior collection areas.

E. **Security and Function Design Measures.**

1. **Enclosure Required.** Exterior collection areas must be within an enclosure that meets the following standards.

a. *Minimum Height.* Five feet.

b. *Design.* The enclosure shall be designed to architecturally integrate with the adjacent building structure(s).

c. *Access.* A pedestrian access and separate access for primary collection shall be provided.

d. *Enclosure Materials.* Exterior collection areas must be within an enclosure constructed of solid concrete or masonry wall

i. Concrete curbs, bollard, or wheel stops shall be installed or constructed inside the enclosure to prevent bins from damaging the enclosure.

2. **Enclosure Gates.** The primary collection access point must be screened with a gate a minimum of five-feet in height, made of steel or approved equivalent and detached from masonry, which is locked continuously except on collection days.

a. Enclosure gates must have a four-inch clearance off the finished pad or apron and surrounding curbs.

b. Gates in the opened position shall not infringe on the traffic aisles and open to at least 135 degrees when secured open.

c. Hardware should be of enough strength to accommodate repetitive swinging.

d. Gated opening for ingress/egress of bins must be a minimum of 16 feet wide with no posts in the middle, place gate posts outside this span to avoid reducing the span.

e. Gates must always remain closed except when being serviced by waste hauler.

f. Gate doors shall be provided a means to secure the doors both opened and closed, e.g. cane bolt w/sleeve and slide latch between doors and sleeve in pavement. The bolts should be a minimum 1/2 inch in diameter and the sleeves for both should be a minimum of 1 inch or double the size of the bolt to allow flexibility.

3. **Protection from Bins and Vehicles.** To prevent damage to the enclosure from bins or vehicles, the enclosure shall have bollards, painted to match adjacent wall (façade) color inside the enclosure, or interior concrete curbing, a minimum of six inch-high and six-inch-deep, or wheel stops set a minimum of six inches from each wall.

4. **Covers.** The refuse and recyclable materials in exterior collection areas shall be

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protected from the rain by a roof over the collection area or by use of covered receptacles/containers within the collection area. Lids must always remain closed except when loading or unloading.

F. Screening. An exterior collection area shall be fully screened from public view by an eight-foot-wide planter around the perimeter of the collection area walls/fence, except for the access point(s). Landscaping within this planter shall be consistent with the West Sacramento Landscape Development Guidelines.

1. Existing development proposing less than 50 percent increase in the gross floor area shall not be required to provide this landscaping.
2. The Zoning Administrator may waive the requirement, or reduce the required size, or require a landscaped area of equivalent square footage be installed in a different location on the property or require that existing landscape area(s) be brought up to current standards, including compliance with the city's Water Efficient Landscaping Ordinance (Chapter 13.04, Article XII).

G. Access Requirements. The storage area for refuse and recyclable materials must 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 sixteen feet in width and paved in accordance with this title'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.
 - a. The Zoning Administrator 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. The property owner may also be required to enter into a private road agreement with the City as a condition to providing service.

H. Signage.

1. Signs shall be posted on each container for recyclable material, identifying which material shall be disposed of in that container.
2. One sign identifying each outdoor refuse and recycling area is required. Each sign shall not exceed four square feet and shall be posted on the exterior of the area adjacent to the access point. The sign shall also notify the public that unauthorized

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collection and/or scavenging is prohibited.

I. **Exceptions.** The Zoning Administrator shall have the authority to approve exceptions, or consider modified design standards, to the requirements of this Section, for 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 Chapter; or
- c. Construction of the full enclosure with the landscaping buffer 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.

J. **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 within 90 days.

K. **Regular Collection.** The property owner is responsible for arranging the regular collection or pick-up of refuse and recyclable and/or organic materials stored in the container area. Materials shall not be allowed to accumulate such that a visual or public health or safety nuisance is created.

L. **Unauthorized Collection Prohibited.** Unless otherwise provided by contract, recyclable materials which have been segregated from other waste materials and placed at the designated collection and storage location, shall not be removed by anyone other than the authorized recycling agent/hauler. Violation of this provision shall be punishable as a misdemeanor.

**Solid Waste Collection
Supplemental Information to WSMC 17-22-120**

Clearance and drive path for Front End Loading Vehicles:

Illustration A

- A. Storm drain grills should not be placed in the driving path of the truck. Drains installed in or beneath containers must be connected to a grease removal device prior to discharging to sanitary sewer.
- B. Approach and container location should be designed to minimize backing.
- C. Vertical clearance of twenty five feet (25') is required for in place lift. For roll-out service, 15' overhead clearance is required

Approximate Container Dimensions:

	<u>Width</u>	<u>Depth</u>	<u>Height</u>
1 cubic yard dumpster	80"	24"	37"
2 cubic yard dumpster	80"	35"	51"
3 cubic yard dumpster	80"	42"	60"
4 cubic yard dumpster	80"	50"	66"
5 cubic yard dumpster	80"	66"	62"
6 cubic yard dumpster	80"	66"	72"

Height is measured with the lids. Lids must always remain closed except when the container is being loaded or unloaded. When lids are raised, full height from the ground to the top of lids may extend to 140". Length includes the body length of 72", plus the addition of the fork pockets used for servicing the bin. Please note that 5 and 6 cubic yard bins do not have wheels and cannot be wheeled out of the enclosure.

One cubic yard = 170 gallons

Required Minimum Clearance for Front End Loading Vehicles:

Illustration A & B

Vertical (Approach and Exit)	15' High
Vertical (When dumping bin)	25' High
Lateral	16' Wide
Turning Radius	26' inside; 46' outside
Length of Vehicle	34' to front of forks + 6' with forks extended
Service Length	52' (34' vehicle length; 6' forks; 6' container; 5' backing)

Roll Off Containers (Debris Boxes)

Illustration C & D

Container Placement:

This type of container is most frequently used at construction sites, but it is also designed for very high-volume users.

- A. Roll off containers may be placed directly behind a building where space is available at a loading dock to allow loading from above. See Illustration C.
- B. Container should be on a level surface. If placed on an incline, roll-away protection is required. Hauler will provide onsite inspections before final container placement.
- C. Loading docks should be equipped with bumper pads to avoid undue dock damage from heavy container. Contact hauler before designing any guide rails for container.
- D. Temporary, in-street placement requires user to obtain an encroachment permit. In-street placement generally requires a minimum of two full size parking spaces plus room for the truck to maneuver while servicing. 75' minimum is required as shown in Illustration D.
- E. Allow 10' wide access for driver to check the rear of the container before loading onto vehicle. 75' total length for service

Required Clearances for Roll Off Vehicle:

Vertical (Approach and exit)	14' high
Vertical (Rails raised with bin)	25' high
Lateral	10' wide
Service Area Length	75' long

Approximate Container Dimensions:

	<u>Width</u>	<u>Length</u>	<u>Height</u>
10 cubic yard	8'	12'	3.5'
20 cubic yard	8'	22'	4'
30 cubic yard	8'	22'	6'
40 cubic yard	8'	22'	8'

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Compacting Units:

Compactors vary in size. Manufacturer should provide capacity and dimensions. Note trash compactor location, identifying ingress/egress route and turning radius. Compactor for trash does not eliminate the requirement for recycling and organic recycling space.

Grease/Rendering Units:

Developments anticipating the requirement for grease/rendering units should increase size of enclosure to accommodate. A 300-gallon tank is approximately 4' X 4' in size. Allow additional space for servicing of container.

Illustration A

Clearance

Twenty five-foot clearance of overhead obstructions is necessary where the vehicle will lift and empty the container. Generally, the driver will attempt to move the container out away from the enclosure before dumping.

If overhead obstructions exist, it is advisable to have plans reviewed in order to avoid property damage.

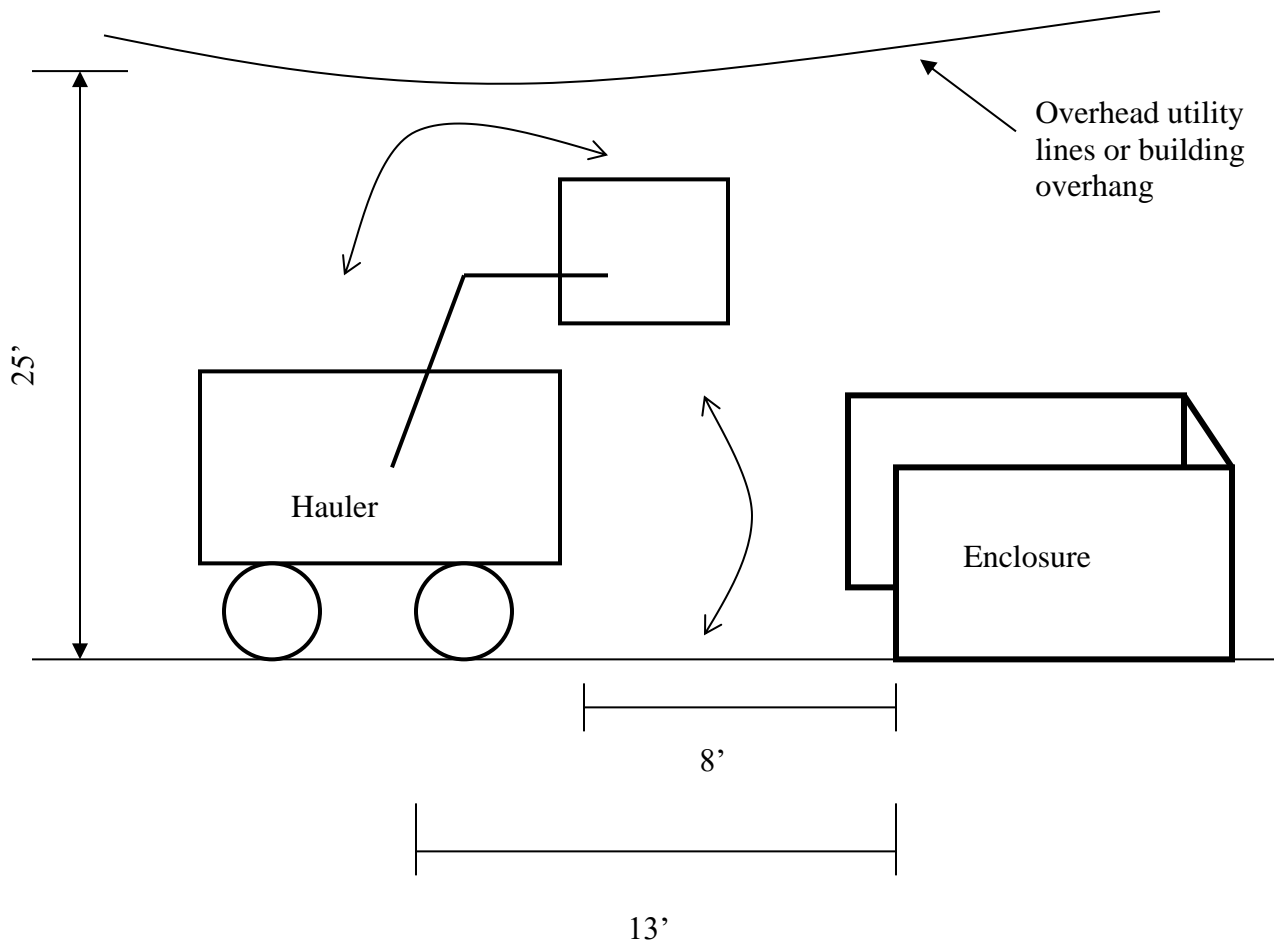


Illustration B

Facility Design (not to scale)

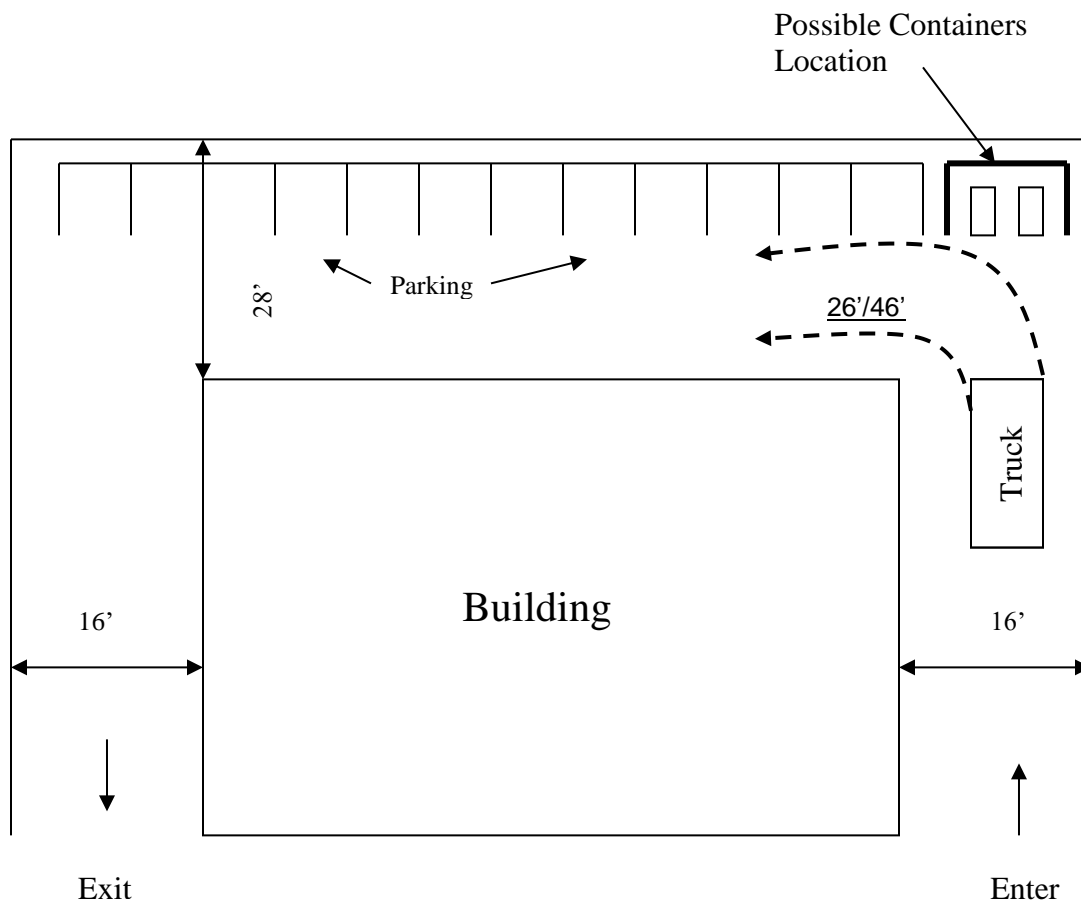


Illustration C

Roll Off Container Placement

This illustration depicts top loading of roll off container. Container doors are at rear of container (next to dock). If container is to be loaded from ground level, allow minimum of 5' between container and dock or other stationary object to open gates.

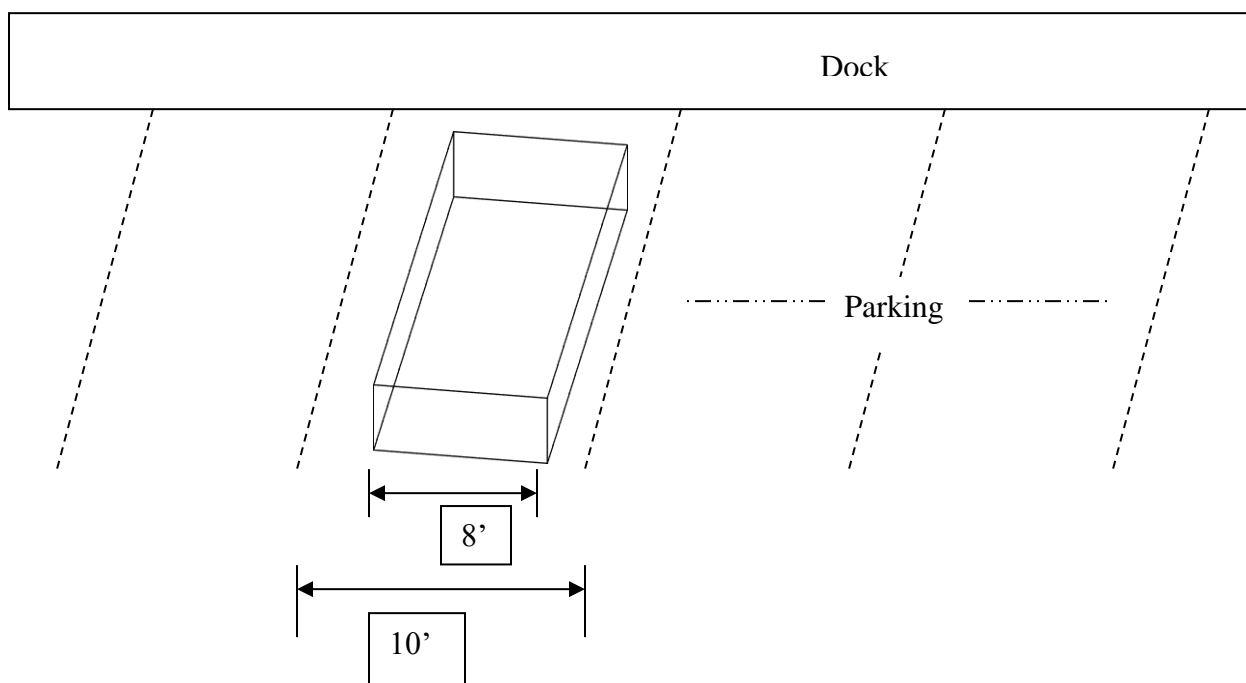


Illustration D

Roll-Off Container Placement

Allow minimum of 75' to load/unload container safely. Truck rails extend to 25' high when servicing container.

