



**Planning and Zoning Commission
October 4, 2023 - Regular Meeting**

To: Dillon Planning and Zoning Commission
From: Ned West, AICP, Sr. Town Planner
Subject: Trash & Recycling Enclosures
Agenda Item: 6

Discussion Item:

Introduction to considering potential Code amendments related to requirements and design guidelines for trash and recycling enclosures.

Background/Time Frame:

- June 7, 2023: Planning Commission discussion related to waste & recycling enclosures
- August 2, 2023: Planning Commission study to develop potential Code amendment
- October 4, 2023: Planning Commission continued discussion

Supporting Information:

The Dillon Municipal Code currently lacks clear regulations and design guidelines for waste and recycling enclosures. Staff believes there needs to be a Code amendment to create such regulations and guidelines.

Currently the Code states:

“Sec. 16-8-70. - Service areas.

Service areas, outdoor storage, garbage cans and trash storage areas shall be screened from adjacent properties, streets and other public areas by fences, planting or other suitable means as approved by the Town.

(Ord. 19-96 §8.03)”

Suggested Code Criteria:

Trash and recycling storage enclosures or structures shall be classified as an accessory structure so long as they meet the definition set forth in DMC §16-1-200 for an accessory structure.

-It is unlawful to construct a trash and recycling enclosure without a Development Permit and building permit

-Anticipate a Level I (120 SF or less) or Level II (greater than 120 SF) review process

-Note: As the Code is currently written, a Level III process, thus a Planning Commission review and approval, is required for all enclosures greater than 200 SF on non-residentially zoned properties.

-Enclosures shall have a roof designed to support the snow and wind loads. The roof shall be designed such that it is not damaged during the servicing of the containers within the enclosure.

-Enclosure design submittals shall include at least one (1) waste hauler referral stating that their standard hauling equipment can access the waste receptacle for waste removal based on the design and site configuration. Access to the waste receptacle by haulers shall be designed to the greatest extent possible to avoid the impedance of traffic.

-Enclosures for large capacity steel receptacles, "Dumpsters", shall be designed with bollards along the interior backside to prevent enclosure damage during servicing. Bollards shall also be installed on either side of the opening for the waste receptacle.

-Service openings shall be designed to provide not less than eighteen inches (18") of clearance on either side of the proposed container. The opening corners shall be designed with protection (bollards, steel angle iron, etc.) to prevent damage during servicing.

-Swing gates shall have a minimum eight (8) inch clearance above the ground. Overhead doors are preferred as they are not subject to issues with snow accumulation as the swing gates are, and they create a better seal to prevent the attraction of vermin.

-A minimum thirty-six inch (36") access doorway for pedestrians shall be incorporated into the design.

-Provide at least one (1) trash and one (1) recycling container

-Provide a space equal to fifty percent (50%) of the trash container for a recycling container. Enclosures associated with restaurants shall also provide adequate space for a grease container.

-The design, color, and materials of the enclosure shall be architecturally compatible with the primary structure on the site.

-The enclosure shall be sited such that it is not a dominant feature on the frontage of the property.

-Enclosures shall be ventilated but said ventilation does not need to be mechanical unless required by applicable building codes.

-Enclosures shall be landscaped sufficiently enough to screen the structure from adjoining properties or roadways.

-All trash enclosures shall be structurally sound, maintained in good condition, kept clear of snow and ice, and kept clean at all times. No trash enclosure shall constitute a hazard to safety, health, or public welfare. The Town shall have the authority to cause the cleaning, repair, maintenance, or removal and replacement of all trash enclosures which are determined to be in disrepair or pose a hazard to safety, health, or public welfare.

-Owners of trash enclosures shall have thirty (30) days to comply with a notice to repair.

-If said owner does not repair the enclosure to the satisfaction of the Town within said time period, the condition shall be deemed a nuisance and may be abated in accordance with the nuisance abatement provisions in this Code.

-Proposed trash enclosures associated with large commercial structures shall to the greatest extent possible, incorporate the waste receptacle enclosure into the primary structure.

Language up for additional discussion:

Commercial vs. Residential:

-Consider requiring trash and recycling enclosures for commercial properties be brought into to compliance with the new provisions proposed by a date certain, perhaps five (5) years after the codification of the ordinance.

-Multi-family Residential properties are required to update their enclosures upon the application for a complete enclosure reconstruction project or a total exterior refacing project for the complex.

Existing vs. Proposed:

-Existing enclosures must comply with the nuisance ordinances and maintain their enclosures in sound condition and in a clean manner consistent with the provisions of the Code.

-New projects will require compliance with the new regulations proposed with the Ordinance.