

Article 2: General Development Regulations

Division 8: Refuse, Organic Waste, and Recyclable Materials Storage Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Retitled from “Refuse and Recyclable Materials Storage Regulations” to “Refuse, Organic Waste, and Recyclable Materials Storage Regulations” on 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

§142.0801 Purpose of Refuse, Organic Waste, and Recyclable Materials Storage Regulations

The purpose of these regulations is to provide permanent, adequate, and convenient space for the storage and *collection* of *refuse, organic waste, and recyclable material*. The intent of these regulations is to encourage *recycling* and composting of solid waste to reduce the amount of waste material entering landfills and to meet the *recycling* and waste reduction goals established by the City Council and mandated by the State of California.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Retitled from “Purpose of Refuse and Recyclable Materials Storage Regulations” to “Purpose of Refuse, Organic Waste, and Recyclable Materials Storage Regulations” and amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

§142.0802 Collection and Management

- (a) *Development* that generates *refuse, organic waste, and/or recyclable material* shall provide for the *collection* and management of these materials pursuant to Chapter 6, Article 6. *Development* shall provide adequate storage space for these materials as set forth in Sections 142.0801 through 142.0830.
- (b) To be considered for City-provided services under Section 66.0127, as it may be amended, *development* shall comply with all applicable requirements of Chapter 6, Article 6 and the Waste Management Regulations.
- (c) *Development* shall comply with the Construction and Demolition Debris Diversion Deposit Program in Chapter 6, Article 6, Division 6, as applicable.

(“Collection and Management” added 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

§142.0803 Definitions

The following definitions apply to this Division. Where not otherwise specified, the definitions found in Section 66.0102 and Chapter 11, Article 3, Division 1 of the Land Development Code shall apply. Each word or phrase that is defined in this Division, Section 66.0102, or in Chapter 11, Article 3, Division 1 of the Land Development Code appears in the text in italicized letters.

Collection means to take physical possession of and remove *refuse, organic waste, or recyclable material* at the place of generation.

Organic waste means commingled yard trimmings, nonhazardous wood waste, *food material*, or food-soiled paper mixed with *food material*.

(“Definitions” added 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

§142.0805 When Refuse, Organic Waste, and Recyclable Materials Storage Regulations Apply

Refuse, organic waste, and recyclable materials storage shall be provided for the following types of *development* as indicated in Table 142-08A:

- (a) New residential *development* of a *single dwelling unit*,
- (b) New residential development of *multiple dwelling units*,
- (c) New nonresidential *development*, or
- (d) Additions to existing *multiple dwelling unit* residential or nonresidential *development* where the *gross floor area* would be increased by 30 percent or more.

**Table 142-08A
Refuse, Organic Waste, and Recyclable Material Storage Regulations
Applicability**

Type of Development Proposal	Applicable Regulations	Required Permit Type/Decision Process
<i>Development- of a single dwelling unit</i>	Comply with the Waste Management Regulations, if applicable, and Sections 142.0810, 142.0820, and 142.0831	No permit required by this division
New residential <i>development of multiple dwelling units</i>	Comply with the Waste Management Regulations, if applicable, and Sections 142.0810, 142.0820, and 142.0831	No permit required by this division
New nonresidential <i>development</i>	Comply with Sections 142.0810, 142.0830, and 142.0831	No permit required by this division
Additions to existing <i>multiple dwelling unit</i> residential or nonresidential <i>development</i> where the <i>gross floor area</i> would be increased by 30 percent or more	Comply with the Waste Management Regulations, if applicable, and Sections 142.0810, 142.0820, 142.0830, and 142.0831	No permit required by this division

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
 (Amended 11-13-08 by O-19799 N.S; effective 12-13-2008.)
 (Retitled from “When Refuse and Recyclable Materials Storage Regulations Apply” to “When Refuse, Organic Waste, and Recyclable Materials Storage Regulations Apply” and amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)*

§142.0810 General Regulations for Refuse, Organic Waste, and Recyclable Material Storage

New *development* as indicated in Section 142.0805 shall provide on-site areas for the storage of *refuse, organic waste, and recyclable material* that meet the following standards:

- (a) **Size of Material Storage Areas.** The size of required material storage areas shall meet or exceed the minimum requirements in Tables 142-08B and 142-08C.
- (b) **Location of Material Storage Areas**
 - (1) Material storage areas may be located in a designated interior area that is not in a *dwelling unit*.
 - (2) Material storage areas may be located outside a *structure* in required rear *yards* or in required side *yards*. Exterior material storage areas shall be located onsite and be accessible to haulers from the *public right-of-way*. Exterior material storage areas shall not be located in any required landscape area.
 - (3) *Premises* served by an *alley* shall provide material storage areas that are directly accessible from the *alley*.
 - (4) For nonresidential *development* on *premises* not served by an *alley*, material storage areas shall be located at least 25 feet from any *street*.
- (c) **Screening of Material Storage Areas.** Material storage areas located outside any *structure* shall be *screened* with a minimum 6-foot-high solid *screening* enclosure that is designed to be architecturally consistent with the primary *structure*. *Refuse, organic waste, and recyclable material*, and material storage containers shall not exceed the height of the solid *screening* enclosure.

- (d) Signage. For *multiple dwelling unit* residential and nonresidential *development*, one *sign* identifying the material storage area is required for each area and shall be posted on the exterior of the material storage area near the point of access. The maximum *sign copy area* permitted for each *sign* shall be one square foot.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)

(Retitled from “General Regulations for Refuse and Recyclable Material Storage” to “General Regulations for Refuse, Organic Waste, and Recyclable Material Storage” and amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

§142.0820 Refuse, Organic Waste, and Recyclable Materials Storage Regulations for Residential Development

Applicable residential *development* in accordance with Section 142.0805, shall provide interior and exterior *refuse, organic waste, and recyclable material* storage areas as specified below:

- (a) Interior *Refuse, Organic Waste, and Recyclable Material* Storage. Each *dwelling unit* shall be equipped with an interior *refuse, organic waste, and recyclable material* storage area.
- (b) Exterior *Refuse, Organic Waste, and Recyclable Material* Storage. Each *structure* that contains *dwelling units* shall provide at least one exterior *refuse, organic waste, and recyclable material* storage area. The total exterior storage area requirement shall be based on the number of *dwelling units* in the *development* as shown in Table 142-08B and includes the sum of all residential material storage areas located outside of individual *dwelling units*.
- (c) Alternative compliance may be allowed by mechanical compactors or other comparable technology, or by use of private refuse, *recyclable materials, and organic waste* hauling to meet the specific needs of a *development*. Ministerial approval of alternative compliance during building plan review may occur if it can be demonstrated to the satisfaction of the City Engineer that the alternative compliance accommodates the same or greater capacity than Table 142-08B requires.

**Table 142-08B
Minimum Exterior Refuse, Organic Waste, and
Recyclable Material Storage Areas for
Residential Development**

Number of Dwelling Units Per Development	Minimum Refuse Storage Area Per Development (Square Feet)	Minimum Organic Waste Storage Area Per Development (Square Feet)	Minimum Recyclable Material Storage Area Per Development (Square Feet)	Total Minimum Storage Area Per Development (Square Feet)
1	6.25	6.25	6.25	18.75
2-6	12	12	12	36
7-15	24	24	24	72
16-25	48	48	48	144
26-50	96	96	96	288
51-75	144	144	144	432
76-100	192	192	192	576
101-125	240	240	240	720
126-150	288	288	288	864
151-175	336	336	336	1,008
176-200	384	384	384	1,152
201+	384 plus 48 square feet for every 25 dwelling units above 201	384 plus 48 square feet for every 25 dwelling units above 201	384 plus 48 square feet for every 25 dwelling units above 201	1,152 plus 144 square feet for every 25 dwelling units above 201

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 3-1-2006 by O-19468 N.S.; effective 4-1-2006.)

(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)

(Retitled from “Refuse and Recyclable Materials Storage Regulations for Residential Development” to “Refuse, Organic Waste, and Recyclable Materials Storage Regulations for Residential Development” and amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

§142.0830 Refuse, Organic Waste, and Recyclable Material Storage Regulations for Nonresidential Development and Mixed-Use Development

- (a) Nonresidential *Development*. Nonresidential *development*, or additions to existing nonresidential *development* where the *gross floor area* would be increased by 30 percent or more, shall provide at least one exterior *refuse, organic waste, and recyclable material* storage area for each building. The total storage area requirement shall be based on the *gross floor area* of the nonresidential buildings on the *premises*, as shown in Table 142-08C, and includes the sum of all nonresidential *refuse, organic waste, and recyclable material* storage areas.
- (b) Mixed-Use *Development* with Residential Uses. Where a *development* includes residential use as part of a mixed-use project, the *development* shall provide *refuse, organic waste, and recyclable material* storage for the residential portion of the project in accordance with Table 142-08B, in addition to the storage areas required by Table 142-08C for the nonresidential *development*.

Table 142-08C
Minimum Exterior Refuse, Organic Waste, and Recyclable
Material Storage Areas for Nonresidential Development

Gross Floor Area Per Development (Square Feet)	Minimum Refuse Storage Area Per Development (Square Feet)	Minimum Recyclable Material Storage Area Per Development (Square Feet)	Minimum Organic Waste Storage Area Per Development (Square Feet)	Total Minimum Area Per Development (Square Feet)
0-5,000	12	12	12	36
5,001-10,000	24	24	24	72
10,001-25,000	48	48	48	144
25,001-50,000	96	96	96	288
50,001-75,000	144	144	144	432
75,001-100,000	192	192	192	576
100,001+	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	576 plus 144 square feet for every 25,000 square feet of building area above 100,001

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-13-08 by O-19799 N.S; effective 12-13-2008.)

(Retitled from “Refuse and Recyclable Material Storage Regulations for Nonresidential Development” to “Refuse, Organic Waste, and Recyclable Material Storage Regulations for Nonresidential Development and Mixed-Use Development” and amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

§142.0831 Refuse, Organic Waste, and Recyclable Material Storage of Construction and Demolition Waste/Debris

On-site areas for the storage of *refuse, organic waste, and recyclable material* generated during construction and demolition activities shall be provided as follows:

(a) Size of Material Storage Areas.

The size of required material storage areas shall be adequate to separately store all *construction and demolition waste*, as defined in Section 66.0102, and *construction and demolition debris*, as defined in Section 66.0603, generated during the intervals between *collection*.

(b) Location of Material Storage Areas.

Material storage areas shall be located on-site if possible, although permission to use the *public right-of-way* may be granted by the Development Services Department on a case-by-case basis subject to all required permits and approvals, and the storage area shall be accessible to haulers from the *public right-of-way*.

(c) Signage.

One *sign* identifying the type of material storage area shall be required for each area. Each *sign* shall be posted on the exterior of the material storage area near the point of access.

(“Refuse, Organic Waste, and Recyclable Material Storage of Construction and Demolition Waste/Debris” added 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)