

Article 2: General Development Regulations

Division 8: Refuse and Recyclable Materials Storage Regulations

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

§142.0801 Purpose of Refuse 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 and *recyclable material*. The intent of these regulations is to encourage recycling of solid waste to reduce the amount of waste material entering landfills and to meet the recycling 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.)

§142.0805 When Refuse and Recyclable Materials Storage Regulations Apply

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

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

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

Type of <i>Development</i> Proposal	Applicable Regulations	Required Permit Type/Decision Process
<i>Development- of a single dwelling unit</i>	Exempt from this division	Exempt from this division
New residential <i>development</i> involving two or more <i>dwelling units</i>	Sections 142.0810 and 142.0820	No permit required by this division
<i>New nonresidential development</i>	Sections 142.0810 and 142.0830	No permit required by this division
Additions to existing <i>multiple dwelling unit</i> residential, commercial, or industrial <i>development</i> where the <i>gross floor area</i> would be increased by 30 percent or more	Sections 142.0810, 142.0820 and 142.0830	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.)

§142.0810 General Regulations for Refuse and Recyclable Material Storage

New residential *development* as indicated in Section 142.0805 shall provide on-site areas for the storage of refuse 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 not be located in any front *yard*, street side yard, *street yard* area, parking area, landscaped area, or any other area required by the Municipal Code to be constructed or maintained unencumbered according to fire or other applicable building or public safety laws.
 - (3) Material storage areas shall be accessible to occupants and haulers.
 - (4) *Premises* served by an *alley* shall provide material storage areas that are directly accessible from the *alley*.
 - (5) 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.
 - (6) For commercial *development* on *premises* not served by an *alley*, material storage areas shall be located at least 25 feet from any *street* or sidewalk.
- (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, *recyclable material*, and material storage containers shall not exceed the height of the solid *screening* enclosure.

(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.)

§142.0820 Refuse and Recyclable Materials Storage Regulations for Residential Development

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

- (a) Interior Refuse and *Recyclable Material* Storage. Each *dwelling unit* shall be equipped with an interior refuse and *recyclable material* storage area.
- (b) Exterior Refuse and *Recyclable Material* Storage. Each *structure* that contains *dwelling units* shall provide at least one exterior storage area. The total storage areas requirement is 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*.

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

Number of Dwelling Units Per Development	Minimum Refuse Storage Area Per Development (Square Feet)	Minimum <i>Recyclable Material</i> Storage Area Per Development (Square Feet)	Total Minimum Storage Area Per Development (Square Feet)
2-6	12	12	24
7-15	24	24	48
16-25	48	48	96
26-50	96	96	192
51-75	144	144	288
76-100	192	192	384
101-125	240	240	480
126-150	288	288	576
151-175	336	336	672
176-200	384	384	768
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	768 plus 96 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.)

§142.0830 Refuse and Recyclable Material Storage Regulations for Nonresidential Development

- (a) All new nonresidential *development*, or additions to existing commercial or industrial *development* where the *gross floor area* would be increased by 30 percent or more, shall provide at least one exterior refuse and *recyclable material* storage area for each building. The total storage area requirement is 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 and recyclable material storage areas.
- (b) Where a *development* includes residential as part of a mixed use project, the *development* shall provide refuse 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 and Recyclable Material Storage Areas
for Nonresidential Development**

Gross Floor Area Per Development (Square Feet)	Minimum Refuse Storage Area Per Development (Square Feet)	Minimum <i>Recyclable Material</i> Storage Area Per Development (Square Feet)	Total Minimum Area Per Development (Square Feet)
0-5,000	12	12	24
5,000-10,000	24	24	48
10,001-25,000	48	48	96
25,001-50,000	96	96	192
50,001-75,000	144	144	244
75,001-100,000	192	192	384
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	384 plus 96 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.)