

Overview

A complete review of the 2025 LUDC shows that trash and debris management is regulated across **multiple scattered sections**, but there is no single, unified standard that clearly applies to **all construction permits**. Relevant provisions appear in:

- **Section 2-305 – Construction Activities**
- **Section 4-309 – Trash Containment Requirements**
- **Section 4-505 – Dumpster Enclosure Standards (Commercial & MRC Zones)**
- **Construction Fence Standard** (within Building Design Standards)

This document aligns all related requirements and identifies the **gaps** in the LUDC along with **recommended placement** for updates

Relevance:

Establishes a general expectation that construction debris must be contained, but it does **not require dumpsters or trash receptacles**.

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1. **Section 2-305 – Construction Activities:** “Construction activities and all related sounds from construction activities should be conducted in a manner that minimizes disruption to neighboring properties. Excessive noise that unreasonably disturbs the peace and comfort of others may be subject to enforcement outlined in the most current version of the Crimes Against Peace Ordinance, as adopted by the Town of Alpine. Contractors and property owners are encouraged to be mindful of noise levels.”

(This section emphasizes noise control, but together with other standards, it establishes that construction sites must be managed responsibly, including containment of debris and materials so they do not impact adjacent properties.)

- Governs how construction sites must be managed.
- Requires **containment of debris, trash, and construction materials** so they do not spread beyond the site.
- Emphasizes safety, public health, and minimizing negative impacts on adjacent properties and rights-of-way

Relevance:

Establishes a general expectation that construction debris must be contained, but it does **not require dumpsters or trash receptacles**.

2. Section 4-309 – Trash Containment Requirements: “Trash containment requirements shall be provided for all developments. Trash receptacles and dumpsters shall be located, designed, and screened to minimize visibility from public streets and adjacent properties. Trash facilities must be constructed to allow for convenient collection while ensuring that they do not create a nuisance or public health hazard.”

- Found in **Subdivision Standards**.
- Establishes rules for the **location, design, and screening of trash receptacles and dumpsters** in subdivisions.
- Ensures trash facilities are enclosed or otherwise contained to reduce nuisances, maintain appearance, and allow for proper collection and maintenance

Relevance:

Applies to subdivisions and long-term waste facilities—not temporary construction sites.

3. Section 4-505 – Commercial and Mixed Commercial-Residential Buildings:

“Projects must provide adequate space and enclosures for dumpsters and trash receptacles. Enclosures shall be screened with fencing, walls, or landscaping, and located for both convenient access by trash collection services and minimal visibility from public areas.”

(and similar **Building Design Standards** sections for multi-unit, industrial, and public/community facilities)

- Requires projects to provide **adequate space and enclosures for dumpsters/trash receptacles**.
- Usually requires screening (e.g., fencing or walls) and placement that is accessible for collection vehicles while hidden from prominent public view

Relevance:

Permanent enclosure design only; it does **not** regulate temporary construction waste containment.

4. Additional Construction Site Standards (Fencing & Containment)

“Construction fences are allowed during the initial construction of a primary structure. It will be constructed on the property of the primary building site. The Certificate of Occupancy will not be issued until the construction fence is removed.”

(This provision reinforces the requirement to physically contain construction activity and materials within the property, ensuring that trash, debris, and building materials are not left uncontained or encroaching into the right-of-way.)

☑ Consolidated Summary

- **Section 2-305:** Requires construction activities to minimize disturbance, which includes controlling debris and materials.
- **Section 4-309:** Mandates trash containment for all developments; dumpsters and receptacles must be screened and properly located.
- **Section 4-505:** Requires commercial/mixed projects to include screened, accessible dumpster/receptacle enclosures.
- **Construction Fence Standard (p. 62):** Requires fencing during construction to contain activity and materials; occupancy approval is withheld until the fence is removed.

IDENTIFIED GAPS IN THE LUDC

A. Missing Mandatory Dumpster/Trash Requirements for:

- Single-family residential new construction
- Additions
- Remodels
- Accessory structures
- Affidavit permits
- Minor work permits
- Temporary structures and temporary uses

B. Lack of Universal Construction Site Standards

The current code does not clarify:

- When dumpsters are required
- When portable toilets are required
- When small projects are exempt
- Who is responsible for ongoing maintenance
- Enforcement triggers and processes

C. Absence of a Single Consolidated Section

Rules are spread across Sections 2-305, 4-309, 4-505, and general construction fencing standards.