



Date: October 15, 2026  
To: City Council  
From: Ellen Hardgrove, City Planning Consultant  
XC: Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative & Permitting Manager  
Scott Zane, Code Enforcement Officer  
Re: Comprehensive Dumpster & Solid Waste Screening Ordinance (Amending Chapters 30, 114, and 134)

## INTRODUCTION

This agenda item relates to dumpster regulations in the City. Currently, regulatory provisions governing dumpsters are scattered across three separate chapters (Chapters 30, 114, and 134), sometimes providing conflicting requirements. The intent of the proposed ordinance is to establish Chapter 30, Section 30-49 as the single standard for dumpster compliance, eliminating any conflicts among the other chapters and presenting the regulation in a concise and logical manner.

The proposed ordinance introduces only three new regulatory requirements:

- Increased Setbacks when adjacent to residential property;
- Allows for Alternative Screening Systems in lieu of standard masonry construction; and
- Adds mandatory landscaping when the dumpster is adjacent to residential uses.

The Planning and Zoning Board recommends Council approve the ordinance.

## HIGHLIGHTS OF THE ORDINANCE

- Line 43 Dumpster locations cannot be within 25 feet of a residential zoned property unless a waiver is granted by the City Council during the site plan approval process.
- Line 61 Materials for dumpster enclosures: two choices by right, one with Council approval and a listing of what materials are prohibited:
- Option 1: Masonry
  - Option 2: Commercial-grade, high-density composite panels with an exterior finish that closely mimics the texture, relief, and color variation of real masonry
  - Option 3: Any alternative materials approved by Council (Line 83)
- For any of the options, residential-grade vinyl, PVC, hollow plastic, chain-link with inserts (slats), and wood fencing are expressly prohibited (Line 90)
- Line 129 Landscaping is required when there is no intervening building between a dumpster enclosure and a property zoned or used for residential purpose as follows:
- Installed on the side facing the adjacent residentially zoned property, extending a minimum of 5 feet beyond each side of the enclosure's footprint.
  - Minimum depth of 15 feet composed of at least two staggered rows of evergreen shrubs and evergreen understory trees.
- Line 175 Potential for Council to modify the location and setback regulations was changed from a Variance to Waiver.

## RESOURCES FOR MEETING

### Summary of Proposed Dumpster Location Requirements

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| Front yard*                         | Not allowed                                                                                             |
| Corner Lot Side Street Yard*        | Not allowed                                                                                             |
| Side yard*                          | Not allowed                                                                                             |
| Rear yard*                          | Allowed except when adjacent to residential use or zoning, then minimum 25 feet from rear property line |
| Required Landscaping/Buffer Area    | Not allowed                                                                                             |
| *As required by the Zoning district |                                                                                                         |

### \*Zoning Yard Requirements

| District | Front Yard (Feet) | Side Street Yard (Feet)                                | Rear Yard (Feet)                                                                            | Side Yard (Feet)                                                                                   | Lake Yard (Feet) |
|----------|-------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------|
| P-O      | 25                | Same as Side Yard                                      | 30                                                                                          | 10 for one-story and two-story buildings, plus 2 ft. for each additional story                     | 50               |
| C-1      | 25                | 15                                                     | 20                                                                                          | 0; or 15 ft. where abutting residential district                                                   | 50               |
| C-2      | 25                | 15                                                     | 15; 20 where abutting residential district                                                  | 5; 15 where abutting residential district                                                          | 50               |
| C-3      | 25                | 15                                                     | 15; 30 where abutting residential district                                                  | 5; 25 where abutting residential district                                                          | 50               |
| ECD      | 25                | 25 for Holden, Gatlin, Hoffner; other streets, 25 feet | 20 unless adjacent to property with a low density residential future land use, then 25 feet | 0; unless adjacent to property with a low density residential future land use designation, then 25 | 50               |

Website that shows examples of alternative screening option (Option 2):

<https://choiceenclosures.com/choice-enclosures-home/>

END