

Attachment No. 2

A final version of the proposed text amendments.

CHAPTER 4 DEVELOPMENT REQUIREMENTS

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SECTION 5. SCREENING FENCES AND WALLS

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5.2 Location of required screening.

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E. Trash and recycling collection area requirements are as follows:

1. Trash and recycling collection areas shall be located to minimize visibility.
2. Trash and recycling collection areas shall not be located between a building and street unless approved by the Director of Development Services, or his/her designee.
3. Collection area enclosures shall contain permanent walls on three sides with the service opening not directly facing any public right-of-way or any residentially zoned property, unless setback a minimum of 250 feet from the right-of-way or residentially zoned property. The fourth side will incorporate a metal gate of a height equal to the height of the wall to visually screen the dumpster or compactor. The metal gate shall be closed at all times unless the container(s) are being serviced.
4. Screening enclosures shall be visually and aesthetically compatible with the overall project.
5. Trash and recycling receptacles shall be screened with a clay fired brick or stone wall of sufficient height to entirely screen the container(s) and of a color that is consistent with the color of the primary building.
6. Trash compactors shall be screened with a clay fired brick or stone wall of sufficient height to entirely screen the container(s) and of a color that is consistent with the color of the primary building.
7. Enclosure sizes and specifications shall be determined by the Town's trash and recycling contractor.
8. A row of Nellie R. Stevens Holly, or other evergreen species as approved by the Director of Development Services, or his/her designee, that is a minimum four feet in (4') height at the time of planting and has a mature height of a minimum six feet (6'), shall be planted in a minimum five-foot (5') wide landscaped area that borders the three permanent walls of the enclosure. If this

required landscape area is located on the perimeter of the property, the perimeter landscape area may be used towards this requirement and will not need to be widened, provided that it is a minimum five feet (5') in width and can accommodate the required plantings.

9. The path used from the business door to the collection area enclosure shall remain clear of debris and food residue at all times.