



TRASH ENCLOSURES

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION

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IN COMMERCIAL AND INDUSTRIAL ZONES (C, CN, CD, CM, M)

All trash shall be stored in weather-protected receptacles and recyclable materials shall be protected against adverse weather conditions, which might render the collected materials unmarketable.

All new commercial developments over two thousand five hundred (2,500) square feet in building area and existing developments which are adding over 2,500 square feet in building area shall adhere to the following standards:

- A. All such developments shall provide trash enclosures containing trash dumpsters and areas for storage of recyclable materials. Enclosures should be located at least twenty (20) feet back from any public street measured from the curb. Sample trash enclosures are shown below:
- B. Areas for storage of trash and recyclable materials shall be provided in a number adequate in capacity, number, and distribution to serve the development project.
- C. Trash dumpsters shall be serviced as needed, but not less than once a week
- D. All trash enclosures shall be constructed of solid masonry walls with solid gates, which meet the access, size, and location standards provided by the refuse collection service. Trash enclosure walls and gates shall be constructed of decorative, durable materials, subject to the approval of the Community Development Department.
- E. Developments within the downtown district, which utilize joint collection facilities, shall be exempted from this requirement.

that are screened from view. Trash and recyclable materials storage areas must be maintained in a clean and orderly fashion at all times.

For multiple-unit projects containing five or more units, the following standards apply:

- A. Trash dumpsters shall be provided at a minimum ratio of one dumpster per every 20 dwelling units (or portion thereof) and shall be serviced as needed, but not less than once a week.
- B. All trash dumpsters shall be screened from view and stored within an approved trash enclosure constructed of solid masonry walls and solid gates which meets the standards provided by the refuse collection service. Trash enclosure walls and gates shall be constructed of decorative materials, subject to approval of the Community Development Department.
- C. All trash enclosures shall be large enough to contain a trash dumpster and an area for the storage of recyclable materials. Such recyclable materials storage areas shall be adequate in size to serve the development project. Storage area shall be protected against adverse weather conditions, which might render the collected materials unmarketable.
- D. There shall be a trash and recycling enclosure within one-hundred-fifty (150) feet of each dwelling unit.

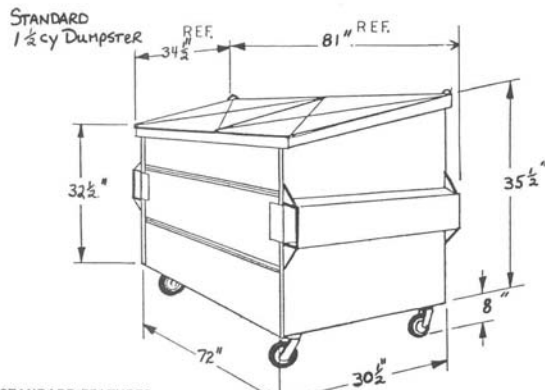
IN RESIDENTIAL ZONES (R1E, R1R, R1S, R1, R1A, R2, R3, RB)

All residential properties shall provide areas for the storage of trash receptacles outside of the front setback area in weather-protected storage containers

DUMPSTER DESIGN

Dumpsters are fairly standard; however they must be acceptable to the collection service provider. They shall be in good structural and visual condition. The top covers must be in place and in working condition. Drawings of standard dumpsters are provided below:

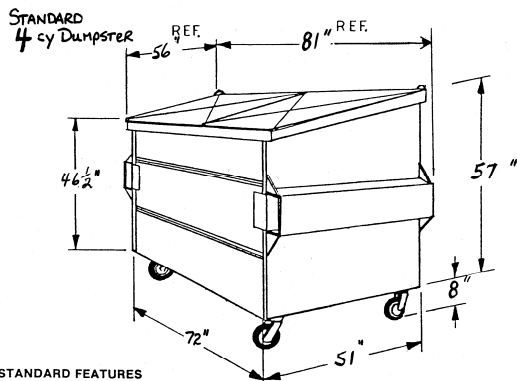
1.5 Cubic Yard Dumpster



STANDARD FEATURES

- MATERIAL: 14 Gauge Prime Hot Rolled Steel
- FABRICATION: Double Rib Front, Bottom and Back Panels with Flanged Corners
12 Gauge Heavy Duty Banding Free of Sharp Edges
11 Gauge Gusset Reinforced Side or Bottom Fork Channels
Container Fabricated Joints Mig Welded
- WELDING: Lightweight Cross Panelled and Channel Reinforced for added strength
- LIDS: Durable Industrial Roller Bearing Type - 10 Gauge Caster Plates
- CASTERS: Interior - Rust Inhibitive Primer or Automotive Underseal Coated
Exterior - Automotive Enamel Paint

Four Cubic Yard Dumpster

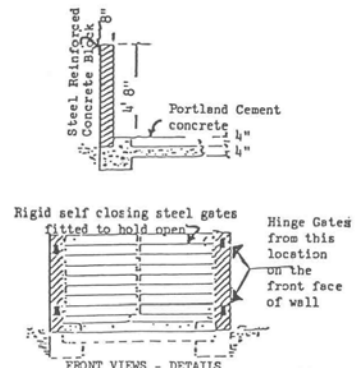
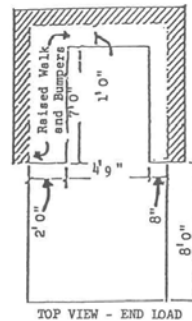
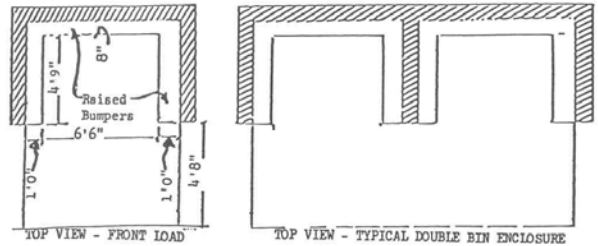


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TRASH ENCLOSURE DESIGN

Where trash enclosures are required, they shall be built of solid masonry walls with solid gates that meet the access, size, and location standards provided by the refuse collection service. Such enclosures shall be constructed of decorative, durable materials and generally require a Building Permit and Planning Division approval. Examples of standard enclosures are provided below.



Sample Trash Enclosure



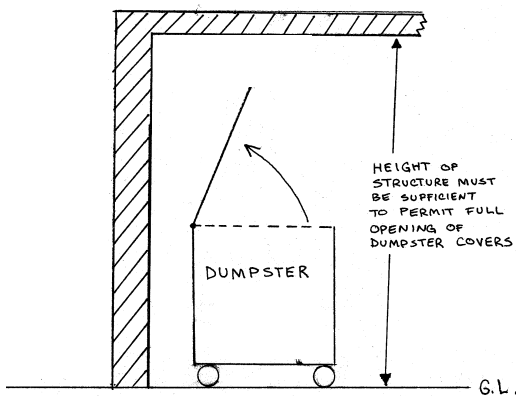
The interior of the trash enclosure shall be fitted with

an interior elevated bumper that is intended to protect the structure from damage when moving the dumpsters in and out.

The exterior of the structure should match surrounding structures or landscaping and should be aesthetically appealing.

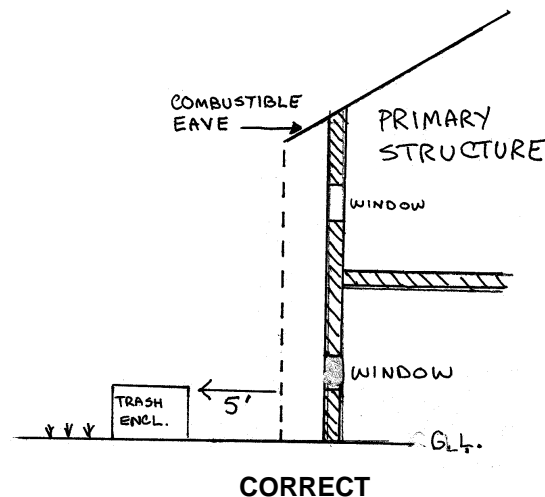
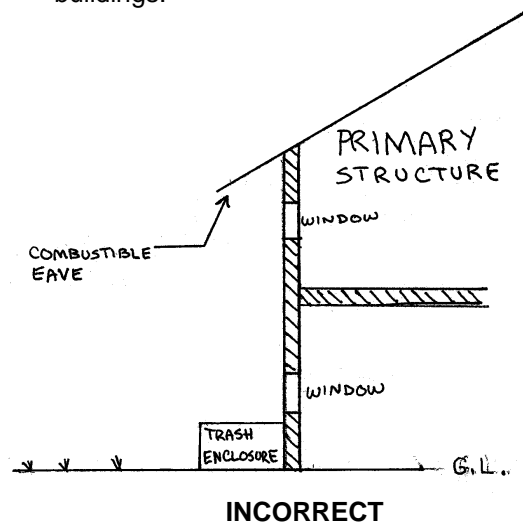
To prevent trash enclosures from contributing to storm water runoff pollution, all must be fitted with a roof or an interior berm system.

If a roof is fitted, it must be non-combustible and provide sufficient clearance to allow the dumpster lid to open to the 90 degree position as shown below.



of 1.5 cubic yards (40 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines. The two exceptions to this are:

- 1) Areas containing dumpsters or containers protected by an approved automatic sprinkler system.
- 2) Structures of Types I and II fire-resistive construction used for dumpster or container storage located not less than 10 feet from other buildings.



TRASH ENCLOSURE PLACEMENT

Dumpsters and containers with an individual capacity