



City of San Luis Obispo Development Standards for Solid Waste Services

These standards are provided to assist in the proper design and installation of solid waste facilities consistent with the City's Solid Waste Code, Urban Runoff Control Practices, City Zoning Regulations, Community Design Guidelines and with Franchisee collection requirements. Compliance with these standards will result in more attractive developments overall which because of their superior design and functionality will prevent overflow problems and associated nuisance and maintenance concerns. To better assist applicants in determining the appropriate solid waste facility requirements prior to the issuance of a building permit the following "User's Guide" is provided.

User's Guide to Determine Standard Solid Waste Facility Requirements

The intent of this guide is to assist applicants in determining which service type and capacity requirements shall be required for a given project. Note that the use of this guide does not negate the need for submittal and approval of detailed plans for any project concerning solid waste issues by Community Development, Public Works and the Utilities Department.

- A. **Single Family Residential Projects:** If the proposed project is a single family residential structure which for purposes of these standards shall be viewed as one living unit on one lot, then the following shall apply.
 1. **For Interior Storage:** The garage unit shall be designed and constructed to include adequate storage space for three 96-gallon waste wheelers. The minimum space required shall be 92" wide by 36" deep by 6' tall, or
 2. **For Exterior Storage:** Adequate storage space shall be constructed to house three 96 – gallon waste wheelers at a location that is not visible from a public thoroughfare and behind the front line of the building. For additional information please refer to the City of San Luis Obispo's Community Design Guidelines, section 6.1, subsection F.
 3. **For All Single Family Residential Projects:** Adequate curb frontage shall exist, such that three 96 - gallon waste wheelers shall be placed at curbside for collection purposes without any obstructions or hindrances to collection vehicles. Placement of the containers within the public right-of-way shall require the approval of the Public Works Department. For three 96 gallon waste wheelers (i.e. trash, green waste and recycling) an unobstructed area totaling 15 - 1/2' wide shall be required at the curb for each proposed dwelling unit. This space may not be located in the driveway or sidewalk.
 4. For additional requirements refer to the "General Requirements" herein.
- B. **Multi-Family Residential Projects:** If the proposed project is for a multi-family residential development then the project applicant shall refer to the "General Requirements" herein and Exhibits 2, 3,4 and/or 5 as a guide in proper design.
- C. **Commercial Projects:** If the project is for a commercial development then the project applicant shall refer to the "General Requirements" herein and Exhibits 1, 3 and 4 as a guide in proper design.

GENERAL REQUIREMENTS

A. SOLID WASTE SERVICE GENERAL REQUIREMENTS FOR ALL NEW DEVELOPMENTS, ADDITIONS, TENANT IMPROVEMENTS AND REMODELS

1. **Solid Waste Services Required.** The City of San Luis Obispo requires all developed properties to have solid waste collection services. Solid waste services are to be provided by the City's franchise hauler.
2. **Collection Required at Least Once a Week.** All solid waste of any kind shall be removed by the City's franchised hauler at least once every seven days. Note that solid waste storage issues and potential overflow problems that lead to nuisance or inappropriate housekeeping conditions are not permitted.
3. **Commercial, Multi-family, Condominium and Planned Development Solid Waste Facilities.** Tenant mix and/or size of the development can affect the type of service and the number of bin enclosures required to service a development. Specific requirements per project type or size are detailed in *Exhibits 1, 2, 3, 4 and 5* which are available upon request. Service levels and number of bin enclosures generally require City review, and discussions between applicant and the City's franchisee {i.e. solid waste service provider, San Luis Garbage Company (805) 543-0875}. This process will assure that sufficient service levels and minimum capacity requirements¹ are planned for **prior to plans being submitted to the City**. Guidance on the design, placement, and other requirements associated with solid waste facilities may be directed to City staff at (805)-781-7258 and are addressed herein and in the associated Exhibits referenced herein.
4. **Single Family Automated Collection Truck Service.** Typically automated collection vehicles are used to service single-family residential areas once a week where 19, 32, 64 or 96 gallon wheeled carts are utilized.
 - **Single-Family Services:** For design and planning purposes all single family structures should include adequate storage capacity to accommodate three (3) standard 96-gallon waste wheelers. The standard 96-gallon waste wheeler (i.e. gray for refuse, blue for commingled recyclables and green for green waste) is 34 ½" long x 29 ¼" wide x 46 ¾" high. For example, please refer to *Diagram 8.04 – F – 8*.
5. **For safe and efficient curbside servicing, solid waste vehicles** require: (1) a minimum of 46.5 feet of turning radius (66 feet of curb to curb diameter for a 180 degree turn); (2) an unobstructed vertical clearance of 18 feet; (3) unobstructed horizontal clearance of at least 18'; and (4) at least 2' of clearance between each container and any other object (i.e. this includes parked cars, etceteras) placed at curbside for servicing purposes.

¹ Minimum solid waste capacity requirements are defined as a capacity in volume to meet the solid waste generation levels of a given property serviced at least one time per week.

6. **Solid Waste Container Storage / Bin Enclosure Areas:** Wherever feasible solid waste storage areas shall not be located in the front yard area, defined for the purposes of this section as the area measured from the front property line to a line parallel with the face of the front wall of the main building located the greatest distance from the front property line and extending the full width of the lot. For additional information please refer to the *City of San Luis Obispo's Community Design Guidelines section 6.1, subsection F.*
7. **Submittal of Plans.** All development projects subject to the requirements of these "Development Standards for Solid Waste Services" shall submit at the time of application, plans to a typical architect's or engineer's scale that is clearly identified (i.e. marked on the plans) showing the proposed (1) design, (2) size, (3) elevation, (4) location of solid waste bin enclosure(s) and/or storage area(s), (5) type of collection containers to be used, (6) if applicable, location where containers shall be placed for collection purposes, (7) location of any storm drains² within twenty feet of a proposed enclosure, (8) and, if applicable any proposed turn arounds³ (i.e. 3-point turn locations) within the project for collection vehicles. These requirements shall be in addition to the standard required plans and information for the project.
8. **Conditional Exceptions.** Conditional exceptions to accommodate special circumstances may be requested by completing the required application form (i.e. Exhibit 6), however, all deviations from the standard designs and policies provided in these standards must be reviewed by the Community Development Department, Public Works Department and the Utilities Department prior to development plan approval. For development projects requiring review and approval, the Architectural Review Commission ("ARC") would have the authority to grant exceptions and the necessary findings would be made as part of their action on the project. Please note that any deviations may create additional long-term special service cost to the property owner(s) and/or occupant(s). *See Diagram # 8.04 – D – 4 for specific details.* Prior to the consideration of a conditional exception the conditions outlined in Exhibit 6 must be met.

² Oil and sand separators or other filtering media shall be installed at each drain inlet intercepting runoff as a means of filtering toxic substances from run off before it enters the creek directly or through the storm water system. The separator must be regularly maintained to ensure efficient pollution prevention. Additional, requirements to bin enclosure cleanliness can be found in the City Of San Luis Obispo's Municipal Code, Section 8.04.

³ An example of a minimum turning radius template for collection vehicles is included herein as **Diagram 8.04 – G – 9 - 12.**

EXHIBIT 1

B. COMMERCIAL BIN REQUIREMENTS

Commercial Bin Requirements

Sq Ft.	Required Number of Bin(s)	Recommended Total Capacity of Bins	Recommended Frequency of Collection
< 5,000	Minimum of 1 bin enclosure	3-cubic yard garbage 3-cubic yard recycle	As required
> 5,000, < 25,000	Minimum of 2 bin enclosures	3-cubic yard garbage 3-cubic yard recycle	As required
> 25,000 < 50,000	Minimum of 3 bin enclosures	3-cubic yard garbage 3-cubic yard recycle	As required
> 50,000	Minimum of 3 plus bin enclosures as determined by the City	3-cubic yard garbage 3-cubic yard recycle	As required

EXHIBIT 2

Multi-family Residential, Condominium and/or Planned Development Projects

Number of Dwelling Units	Required Number of Bin Locations	Recommended Total Capacity of Bin(s)
1-4 ⁴	Minimum of 1 bin enclosure designed under the bin enclosure standards herein or waste wheeler service upon approval of the Public Works Department and Utilities Department.	3-cubic yard garbage bin & 3-cubic yard recycle bin
5-7	Minimum of 1 bin enclosure as determined by the City designed under the bin enclosure standards herein.	3-cubic yard garbage bin & 3-cubic yard recycle bin
8-14	Minimum of 1 or 2 bin enclosure as determined by the City designed under the bin enclosure standards herein.	3-cubic yard garbage bins 3-cubic yard recycle bins
15-21	Minimum of 2 or 3 bin enclosures as determined by the City designed under the bin enclosure standards herein.	3-cubic yard garbage bins 3-cubic yard recycle bins
22 or more	Minimum of 2 plus bin enclosures as determined by the City designed under the bin enclosure standards herein.	3-cubic yard garbage bins 3-cubic yard recycle bins

⁴ Please note that alternative solutions may need to be considered for infill projects on small lots (i.e. 8,000 square feet or less) to prevent container clustering along street frontage on collection days. Such solutions shall take into account parking considerations, traffic concerns, as well as, neighborhood appearance.

EXHIBIT 3

C. SOLID WASTE BIN ENCLOSURE STANDARDS

1. **Standard Requirements:** In addition to the elements addressed and/or detailed in the **“General Requirements”** and in *Exhibits 1 and 2* the following bin enclosure design standards apply to all commercial, shared residential service projects, multi-family, condominium and planned developments projects. See *Diagram # 8.04 – C (1)* for design example and *Exhibit 4*:
 - a. **Walls:** The area shall be enclosed with a masonry wall that is compatible, in material, color and texture⁵ with the building. The wall shall be at least 6' – 0", or the height of the bin enclosure door in the closed position, which ever is greater. See *Diagram # 8.04 – C - 1* for design examples.
 - b. **Concrete Pad & Curb-Wheel Stop**⁶: The bin enclosure shall be paved with at a minimum 6" thick, reinforced concrete, graded toward the rear of the bin enclosure. Interior grade shall not exceed 1%. A 10" high x 6" deep concrete curbing (i.e. curb-stop or wheel-stop) shall be poured at the base of both side walls and up against the pedestrian access or against the rear wall within the bin enclosure. The purpose of the curb-stop is to prevent unnecessary damage to the interior walls of the bin enclosure from the anticipated use and servicing of a solid waste bin. See *Diagrams # 8.04 – C - 1* through *# 8.04 – D 5* for design examples. The center median curb-wheel stop, where applicable, shall be 6" wide by 2" high with both sides beveled at a 45 degree angle. See CAD drawings for details.
 - c. **Drainage**⁷: Bin enclosures shall be designed and constructed with an interior grade not to exceed 1%. The bin enclosure shall be designed and constructed such that liquids and storm water run-off entering the bin enclosure area shall not drain from the bin enclosure area. See *Diagrams # 8.04 – C - 1* through *8.04 – D – 5* for design examples.

⁵ The exterior surfaces of the masonry walls may be finished with stucco to complement the architectural style and materials of other on-site buildings or other suitable durable materials to the approval of either Architectural Review Committee or Community Development Department Staff.

⁶ Curb-wheel stops typically are designed at 10" high by 6" wide, however, the center median curb-wheel stop for the "Standard Commercial Developments" with Multiple Business, Multi-Family or Planned Developments," "Commercial Single Business Occupant" and for "Food Service Facilities" enclosures shall be built at 6" wide by 2" tall with edges beveled at a 45 degree angle.

⁷ Oil and sand separators or other filtering media shall be installed at each drain inlet intercepting runoff as a means of filtering toxic substances from run off before it enters the creek directly or through the storm water system. The separator must be regularly maintained to ensure efficient pollution prevention. Additional, requirements to bin enclosure cleanliness can be found in the City Of San Luis Obispo's Municipal Code, Section 8.04.

- d. **Concrete Apron:** Each bin enclosure area shall include a concrete apron. The concrete apron shall be a poured slab of concrete that shall meet minimum engineered standards to withstand the weight of a collection vehicle (i.e. 62,000 lbs) and extend at a minimum of 15' deep by at a minimum of 6" wider than the bin enclosure exterior walls itself on each side. The concrete apron shall not exceed a 2% grade (preferably a 1.5% grade). The apron shall slope away from the bin enclosure to prevent storm surface water from entering the bin enclosure. The concrete apron shall also include a cane bolt slot per side for ease of servicing. The cane bolt slots shall be positioned for all the gates to open at a sharp angle creating a minimum opening of 120 degrees per gate when open. Note that the dimensions for the concrete apron assume that access for servicing purposes shall be a straight frontal approach. For enclosures that require a side approach the apron width shall increase by at least 7'. See Diagrams # 8.04 – C - 1 through 8.04 – D – 5 for design examples.
- e. **Gates⁸:** A pair of gate-type swinging doors, fabricated in steel and wide enough to allow servicing of containers shall be provided. The opening shall be at least 7'-8" wide, with the doors open without any encumbrances. The opening shall provide an overhead clearance of at least 10' (i.e. for swing gates only). When open, the gates will not extend beyond the property line. Where there are space constraints and swing gates can not be used, an overhead door is acceptable and shall provide clearance of at least 7'-0". When open, the overhead door shall not extend beyond the property line. Each door shall be equipped with a sling hinge to allow the door to be securely closed. For servicing purposes each door shall be equipped with a "Cane Bolt (i.e. 3/4" diameter drop pin) and Cane Bolt Container" that will enable service personnel to securely leave the gate open during servicing. See *Diagrams # 8.04 – C - 1 through 8.04 – D – 5* for design examples. Each gate shall also include a **stop pin, stop pin rest and cane bolt** as detailed in *Diagrams 8.04 – C 1*.
- f. **Gate Post:** Gate post shall be of steel construction (galvanized) with a minimum dimension of 3" x 3" x 1/2" to a maximum dimension of 4" x 4" x 1/2" mounted in front of the enclosure walls and where applicable the center curb wheel-stop. The post shall be set 3' down in concrete with a minimum footing width of 18".
- g. **Security Gates:** If electric security gates are used to control access to the property or the bin enclosure, each gate shall have, in addition to the electric opener, a key-operated device located near the gate to allow collection crew access. The property owner/HOA/management company shall provide the access code to each authorized franchisee servicing the site at the owner's expense.

⁸ Please note that upon approval of the Community Development, Public Works and Utilities Department gates can be equipped with a spring hinge with a self locking device that keeps the gates open during servicing at a 120 degrees angle and then when pushed modestly close on their own rather than Cane Bolts, Cane Rest Pins and Cane Bolt Slots.

- h. **Screening:** Where applicable, the bin enclosure shall be screened with plant materials and/or a landscaped slope shall abut the rear or sides of the bin enclosure walls in order to soften the visual appearance of the bin enclosure area to either the approval of the Architectural Review Commission or Community Development Director depending on the applicable level of project review.
 - i. **Signage:** “No Parking” in bold lettering must be painted on the concrete apron area. A sign must be placed in the garbage bin area saying "**FOR GARBAGE ONLY**" and in the recycle area saying "**RECYCLE MATERIALS ONLY**". These signs must be placed within prominent view within the enclosure.
 - j. **Overhead Screening:** It is **recommended, but not required** that bin enclosures be equipped with an architecturally designed arbor, trellis or other horizontal screening so as to deter illegal dumping and provide additional screening. **Types of situations where overhead screening is desirable** are: (1) enclosures within street yards; (2) enclosures within multi-story projects where there are direct views into the enclosure(s). The arbor, trellis or other horizontal cover shall be at a minimum of 10' tall, leaving at a minimum of 4'- 0" of unobstructed clearance within the bin enclosure area. See *Diagrams # 8.04 – D – 1 through 8.04 – D – 2* for design examples.
 - k. **Fire Concerns:** Solid waste storage areas shall be located so as not to create a fire hazard as determined by the Fire Marshall. Solid waste materials may not be stored within an electrical room. Where required by the Fire Department, fire sprinklers approved by the Fire Department shall be installed in enclosed solid waste storage areas.
 - l. **Location:** Bin enclosure locations shall be determined by the Community Development Department, Public Works Department in consultation with the Utilities Department and City's franchise hauler. Bin enclosures shall be located so as to allow convenient collection access, and be as hidden as possible from prominent public views⁹.
- 2. Bin Enclosure Accessibility:** All bin enclosures must have direct access for the collection vehicles. Direct access means the collection truck can drive directly to the bin, and insert the forks into the sides of the bin without leaving the truck to move the bin¹⁰. Refer to *Diagrams 8.04 - G, 9, 10 and 11* for examples.
- a. **Bin Enclosure Approach:** A minimum straight approach of 100 feet is desirable to line up directly with the bin, but not always feasible. Opening/closing gates or fences and locking/unlocking the bin lids are part of the driver responsibility and are included as part of the service provided. To address safety concerns, a turn around or separate exit that allows the truck to move forward rather than backwards is required or recommended where possible. Maximum backup distance is 40 feet for any maneuver and must be in a straight line.

⁹ For additional information refer to the City Of San Luis Obispo's Community Design Guidelines, Section 6.1, subsection F.

¹⁰ In instances wherein collection personnel must manually pull the bin out of the bin enclosure area for servicing purposes extra monthly service charges may exist.

- b. **Turning Radius Required for Access to Bin Enclosure:** Must be adequate for a 3-axle truck. The overall length, including the forks is 36 feet. Minimum outside turning radius is 46.5 feet. Please detail the turning radius on the plans.
- c. **Height Clearance of the Bin Enclosure Approach:** Solid waste collection vehicles require at least 18 feet of unobstructed vertical clearance over the entire approach to and from the bin enclosure and 32 feet of unobstructed clearance above the bin enclosure itself or wherever the bin will be serviced. For private streets it is the responsibility of the property owner to maintain at least 18' of unobstructed horizontal clearance (i.e. width of the street or 18' whichever is greater) for service vehicle access.
- d. **Driveways:** All areas of an asphalt or concrete driveway wherein it is anticipated that a solid waste collection vehicles shall traverse for collection purposes shall be built in accordance with **City Street Standard Plans and Specifications**. The driveway shall be able to withstand vehicles weighing up to 62,000 lbs. Gross Vehicle Weight (GVW).
- e. **Bin Enclosure Service Accessibility:** Accessibility of the bin enclosure for solid waste collection purposes shall be maintained at all times.
- f. **Hammerhead Approaches:** The use of hammerhead approaches is not recommended, but is conditional upon approval of the Community Development, Public Works and the Utilities Department. Hammerhead approaches shall have a minimum width of sixty-one feet (61') B.C. (Back of Curb) for single-family and multi-family use. The maximum length shall be no more than forty feet (40') from the nearest intersecting through street. This depth limit applies to multiple streets having only one outlet to an arterial or collector. In addition, "hammerhead approaches" cannot be used where the intersecting street is a major street, as determined by Community Development, Public Works and Utilities Department. As the length of the hammerhead approach increases so shall the minimum width of the street. See *Diagram # 8.04 – G* - ___ for design example. (Note: no drawing yet).
- g. **Hammerhead Turnarounds:** The use of hammerhead turnarounds is not recommended, but is conditional upon approval of the Community Development, Public Works and the Utilities Department. Specific design requirements for hammerhead turnarounds are detailed within the City's Fire Code at 15.08, sections 9.02.1 through 9.02.2.

3. Bin Enclosure Other:

- a. **Private Streets or Private Roads:** Private streets and/or private roads that require solid waste collection vehicle access must be **designed to City Street Standards** (i.e. able to withstand vehicles weighing up to 62,000 lbs).
- b. **Pavers and/or Decorative Stones:** The use of decorative pavers and/or stones within designated solid waste collection vehicle access area(s) is not recommended¹¹. Damage of these materials and areas will result from the normal anticipated use by solid waste collection vehicles and thus responsibility for all damage is assumed by the property owner.

¹¹ Please note that the use of decorative paving materials in areas wherein collection vehicles are anticipated may lead to additional maintenance cost for property owner(s) and/or occupant(s). Concrete stamping is a good alternative to decorative paving materials that are bonded to a concrete base.

- c. **Bin Enclosure Permitted Uses:** Bin enclosure or garbage enclosure areas are designed and required only for the secured storage of solid waste containers provided by the Franchisee and “FOG” (i.e. Fats, Oils & Grease) containers for food service establishments. Bin enclosure/storage areas may not be used for either short term or long term storage of any other material or product.

D. REQUIREMENTS FOR SPECIFIC TYPES OF DEVELOPMENT.

1. **Commercial Developments with Multiple Businesses, Multi-family, Condominium and/or Planned Developments** (excluding food service facilities). See *Diagram # 8.04 – D – 1* for design example.
 - a. **Standard Requirements:** All standard design requirements detailed in the **“General Requirements”** and in Exhibits 1, 2 and Exhibit 3 Section “C” apply.
 - b. **Minimum Size:** The bin enclosure shall be large enough to accommodate at least two 57” x 81” containers, the size of at least one refuse and one recycling container (See *Diagram* and chart 8.04 – E – 6). The bin enclosure should be large enough to accommodate a pedestrian access area at a minimum interior width of 3’ (See *Diagram # 8.04 – D – 1* for specific details). Minimum exterior dimensions are 10’ – 2” deep x 21’ – 10” wide for two bins.
 - c. **Pedestrian Gate:** Note that pedestrian access is required only in developments with multiple businesses, multi-family, condominium and/or planned developments (*Section D – 1 (b)*). A third gate shall be located to the right or left or rear of the bin area for user/pedestrian access. This gate shall also be of steel construction, but with a key lock access. The gate shall be a minimum of 36” wide.
 - d. **Pedestrian Access:** A raised walkway that runs in an “L” shaped pattern from the bin enclosure front area to the rear and then from side to side at the rear of the bin area is to be installed for pedestrian access with an access ramp. The pedestrian access shall be 36” wide and slopped towards the pedestrian access gate. The grade of the pedestrian access shall be between 1% and 2%. The raised walkway shall be paved with at a minimum 6” thick, reinforced concrete, graded towards the pedestrian access door opening for drainage.
2. **Commercial – Single Business - Occupant** (excluding food service facilities). See *Diagram # 8.04 – D – 2* for specific details and the “General Requirements” and in *Exhibits 1 and 3 Section C* herein.
 - a. **Standard Requirements:** All standard design requirements detailed in the **“General Requirements”** and in *Exhibits 1* and *Exhibit 3 Section C* apply.
 - b. **Minimum Size:** The bin enclosure shall be large enough to accommodate at least two 57” x 81” containers, the size of at least one refuse and one recycling container (See *Diagram* and chart 8.04 – E – 6). Minimum exterior dimensions 7’ – 2” deep x 18’ – 2” wide for two bins.
 - c. **Recommended Pedestrian Access:** It is recommended, but not required that the bin enclosure be designed to accommodate a pedestrian access meeting the design standards for multi-tenant and residential areas (*Section D – 1 subsections b, c and d*).

- d. **Recommended Pedestrian Gate:** It is recommended, but not required that the bin enclosure be designed to accommodate a pedestrian access gate meeting the design standards for multi-tenant and residential areas. (See section D., subsection 1. c & d)
3. **Food Service Facilities** see *Diagram # 8.04 – D – 3 for specific details.*
- a. **Standard Requirements:** All standard design requirements detailed in the **“General Requirements”** and in *Exhibits 1 and/or 2*, and *Exhibit 3 Section C* shall apply.
- b. **Minimum Size:** The bin enclosure shall be large enough to accommodate at least two 57” x 81” containers, the size of at least one refuse and one recycling container (See *Diagram* and *chart 8.04 – E – 6*). Minimum exterior dimensions 10’ – 2” deep x 25’ – 6” wide for two bins.
- c. **Fats Oils & Grease (“FOG”) Containment Area:** Bin enclosure areas for restaurants, catering facilities and grocery stores shall require additional space to accommodate at least two (2) 55-gallon drums for fats, oils and grease collection. This area shall be designed such that the 1% to 2% grade prevents run-off from leaving the bin enclosure area. The fog containment area shall be constructed in such a manner that spillage shall be prevented from flowing out of the “FOG” containment area.
- d. **“FOG” Containment Access:** Access to the “FOG” containment area shall be via the pedestrian access area or via the “FOG” containment gate.
- e. **“FOG” Containment Gate:** A fourth gate shall be located at the opposite side of the pedestrian access. This gate shall also be of steel construction, but with a key lock access. The gate shall be a minimum of 36” wide.
4. **High Rise Developments:** Special note for high rise developments. Garbage chutes, etc to be *added later.*
5. **Garbage Compactors:** All garbage compactor areas must be approved by the Community Development Department, Public Works Department and the Utilities Department prior to any planning approvals. Facilities that utilize garbage compactors shall also require space for at least one 3-yard bin enclosure typically for recycling purposes. The following standards shall apply to the 3-yard bin enclosure area.
- a. **Standard Requirements:** All standard design requirements detailed in the **“General Requirements”** and in *Exhibits 1 and/or 2*, and *Exhibit 3 Section C*. Signage shall be adjusted as required for the compactor and 3-yard bin enclosure as either for recycling or garbage.
- b. **Minimum Size:** The bin enclosure shall be large enough to accommodate at least one 57” x 81” container, the size of at least one refuse or one recycling container. Minimum exterior dimensions 10’ – 1” wide x 7’ – 2” deep for one bin. See *Diagram # 8.04 – D – 5* for specific details.

- 6. Remodel Projects:** Solid waste bin enclosures and interior storage areas may be required for construction projects on all additions, remodeling, tenant improvements and etceteras that currently do not meet current standards as noted herein in compliance with **AB 1327**:
- a. **Commercial/Industrial Remodeling, Tenant Improvements and/or Additions:** A project applicant as a condition of approval for all remodeling, tenant improvements and/or additions of existing commercial and/or industrial facilities may include the construction of a solid waste bin enclosure area meeting current standards.
 - b. **Food Service Facility Remodeling, Tenant Improvements and/or Additions:** A project applicant as a condition of approval for all remodeling, tenant improvements and/or additions of existing food service facilities may include the construction of a solid waste bin enclosure area meeting current standards.
 - c. **Residential Remodeling, and/or Additions:** A project applicant as a condition of approval for all remodeling, and/or additions of existing residential facilities may require as follows:
 - i. **Multi-Family Residential:** For multi-family residential projects the project applicant may be required to construct a solid waste bin enclosure meeting current standards and building codes.
 - ii. **Single Family Residential:** For single family residential projects the project applicant may be required to construct or provide a designated solid waste container storage area meeting current standards and building codes.
 - d. **Condominium Conversions:** A project applicant as a condition of approval for all condominium conversions (i.e. apartments converted into condominiums) may include the construction of a solid waste bin enclosure area meeting current standards.

EXHIBIT 4

E. CONSTRUCTION NOTES.

Bin Enclosure Construction Notes

1. 6" PCC foundation, extending 6" beyond bin enclosure walls, over 90% compacted base.
2. 8" x 8" x 16" (8" x 6" x 16" OK for slumped block), 6' high masonry walls coordinated to complement surrounding architecture to Architectural review and Community Development Department approval.
3. 3" – 4" square 1/2" thick steel jamb tubes, concrete filled. 1" clearance between tube and walls. Tubes should be galvanized. Galvanized gate post set minimum of 3' deep with 18" wide compacted concrete footing.
4. 16 ga. ribbed metal gates with 2" x 2" x 1/4" steel angle iron frame and diagonal bracing. Continuous weld all joints.
5. 6" wide x 10" tall PCC curb at the sides of the bin enclosure area and at the back of the bins abutting up against the pedestrian access.
6. 6" thick PCC loading pad over 90% compacted base, 1% maximum slope
7. Pedestrian gate, constructed to standards of Construction Note 4.
8. Access ramp (use where raised walkway is to be installed).
9. Metal hinge, continuously welded to gate and jamb tube.
10. 3/16" metal plate with slide bolt assembly welded in place (see detail).
11. 14" x 36" PCC footing.
12. #4 horizontal re-bar.
13. #4 vertical re-bar @ 32" O/C in PCC filled cells.
14. #4 re-bar continuous in footing under walls and gate openings.

EXHIBIT 5

F. RESIDENTIAL CONTAINER COMMON ENCLOSURE.

1. For instances wherein single family and/or multi-family residential carts (i.e. 19, 32, 64 & 96-gallon carts) will be stored in a common enclosure the following standards shall apply in addition to those addressed in the **“General Requirements.”**
 - a. **Solid Waste Container Common Enclosure:** Wherever feasible solid waste common container storage areas shall not be located in the front yard area, defined for the purposes of this section as the area measured from the front property line to a line parallel with the face of the front wall of the main building located the greatest distance from the front property line and extending the full width of the lot. For additional information please refer to the *City of San Luis Obispo’s Community Design Guidelines section 6.1, subsection F*.
 - b. **Walls:** The area shall be enclosed with a framed wall covered in stucco, masonry or cement board that is compatible, in material, color and texture with the building. The wall shall be at least 5’ – 0”, or the height of the enclosure door(s) in the closed position, which ever is greater. See *Diagrams # 8.04 – F – 7* for design example.
 - c. **Concrete Pad:** The common enclosure shall be poured with at a minimum 4” thick, reinforced concrete, graded toward the rear of the bin enclosure. Interior grade shall not exceed a 1% grade. See *Diagrams # 8.04 – F – 7* for design example.
 - d. **Drainage:** Common enclosures shall be designed and constructed with a maximum interior grade of 1%.
 - e. **Concrete Apron:** Each common enclosure area shall include a concrete apron. The concrete apron shall be paved with at a minimum 4” thick, reinforced concrete and be at least 3 feet deep and at a minimum of 6” wider than the common enclosure exterior walls on each side. The apron shall slope away from the common enclosure to prevent storm surface water from entering the common enclosure. The concrete apron shall be between 1% and 2% grade (preferably a 1.5% grade). See *Diagrams # 8.04 – F – 7* for design example.
 - f. **Gates:** A pair of gate-type swinging doors, fabricated in steel or wood and wide enough to allow servicing of containers shall be provided. The opening shall be at least 76” wide, with the doors open without any encumbrances. The opening shall provide an overhead clearance of at least 7’. When open, the gates will not extend beyond the property line. Where there are space constraints and swing gates can not be used, an overhead door is acceptable and shall provide clearance of at least 7’-0”. When open, the overhead door shall not extend beyond the property line. Each door shall be equipped with a sling hinge to allow the door to be securely closed. For servicing purposes each door shall be equipped with a “Cane Bolt (i.e. 3/4” diameter drop pin) and Cane Bolt Container” that will enable service personnel to securely leave the gate open during servicing. See *Diagrams # 8.04 – F – 7* for design example. Option II as detailed in Diagram 8.04 – F -7 utilizing a screening wall instead of gates. The screen wall will be as wide as the enclosure itself, 5 tall, 3’ away from the opening of the enclosure and made of the same materials as the enclosure itself.

- g. **Screening:** Where applicable, the common enclosure shall be screened with plant materials and/or a landscaped slope shall abut the rear or sides of the bin enclosure walls in order to soften the visual appearance of the bin enclosure area to City staff approval.
- h. **Signage:** No parking signs must be placed on the gates, as well as, painted on the apron area. A sign must be placed in the garbage bin area saying "FOR GARBAGE ONLY" and in the recycle area saying "RECYCLE MATERIALS ONLY".
- i. **Fire Concerns:** Solid waste storage areas shall be located so as not to create a fire hazard as determined by the Fire Marshall. Solid waste materials may not be stored within an electrical room. Where required by the Fire Department, fire sprinklers approved by the Fire Department shall be installed in enclosed solid waste storage areas.
- j. **Location:** Common enclosure locations shall be determined by the Community Development Department in consultation with the Utilities Department and City's franchise hauler. Common enclosures shall be located so as to allow convenient collection access, in areas not open to prominent public view.
- k. **Minimum Size:** The common enclosure for a development with commonly maintained landscaped areas¹² shall be sized as follows based upon the number of carts required:
 - i. A common enclosure designed to accommodate at least two 96-gallon containers (34 1/2" long x 29 1/4" wide x 46 3/4" high), the size of at least one refuse and one recycling container. Minimum exterior dimensions 4' deep x 7' wide for two containers.
 - ii. A common enclosure designed to accommodate four 96-gallon (34 1/2" long x 29 1/4" wide x 46 3/4" high) containers. Minimum exterior dimensions 4' deep x 12' wide for four containers.
 - iii. A common enclosure designed to accommodate six 96-gallon (34 1/2" long x 29 1/4" wide x 46 3/4" high) containers. Minimum exterior dimensions 4' deep x 17' wide for six containers.
- l. **Recommended Pedestrian Access:** It is recommended, but not required that the common enclosure be designed to accommodate a pedestrian access.
- m. **Recommended Pedestrian Gate:** It is recommended, but not required that the common enclosure be designed to accommodate a pedestrian access gate.
- n. **Curb Frontage:** Sufficient curb frontage must be available for container placement for collection purposes. Placement of the containers within the public right-of-way shall require the approval of the Public Works Department. Each container will require a clear footprint at a minimum of 6 - 1/2' wide. For three 96 gallon waste wheelers (i.e. trash, green waste and recycling) an unobstructed area totaling 15 - 1/2' wide shall be required at the curb for container placement purposes. This space may not be located in the driveway or sidewalk.

¹² These dimensions are only applicable in instances wherein all routine landscape clippings are removed to a licensed and permitted green waste recycling facility on a weekly basis. If private landscaped areas exist then the dimensions of the common enclosure shall increase significantly to account for the addition of at least one 96-gallon green waste container per residence.

EXHIBT 6 CONDITIONAL EXCEPTION APPLICATION

Applicant's Name: _____ Owner's Name: _____
 Applicant's Tele: _____ Owner's Tele: _____
 Application No. _____ Site Address: _____

Conditional Exceptions. Conditional exceptions to accommodate special circumstances may be requested, however, all deviations from the standard designs and policies provided in these standards must be reviewed by the Community Development Department, Public Works Department and the Utilities Department prior to development plan approval. Please note that any deviations may create additional long-term special service cost to the property owner(s) and/or occupant(s). *See Diagram # 8.04 – D – 4 for specific details.* Prior to the consideration of a conditional exception the following conditions must be met.

- a. The conditional exception to the development standards for solid waste services is based on sound collection practices and industry standards. Yes ; No
- b. The conditional exception will not create an unsafe or hazardous situation to occur. Yes ; No
- c. The conditional exception will be the equivalent of the standard in terms of efficiency of service, functionality, durability, and long term maintenance. Yes ; No
- d. The conditional exception to the development standards for solid waste services will not adversely impact the ability of the City to provide efficient and effective solid waste collection services, nor will it adversely affect adjacent properties. Yes ; No

Provide detailed plans of the conditional exception sought. The detailed plans shall be to a typical architect's or engineer's scale that is clearly identified (i.e. marked on the plans) showing the proposed (1) design, (2) size, (3) elevation, (4) location of solid waste bin enclosures and/or storage area, (5) type of collection containers to be used, (6) if applicable, location where containers shall be placed for collection purposes, (7) location of any storm drains¹³ within twenty feet of enclosure, (8) and, if applicable any proposed turn arounds¹⁴ (i.e. 3-point turn locations) within the project for collection vehicles.

Explain the conditional exception requested: _____

Explain the rationale behind the requested conditional exception: _____

¹³ Oil and sand separators or other filtering media shall be installed at each drain inlet intercepting runoff as a means of filtering toxic substances from run off before it enters the creek directly or through the storm water system. The separator must be regularly maintained to ensure efficient pollution prevention. Additional, requirements to bin enclosure cleanliness can be found in the City Of San Luis Obispo's Municipal Code, Section 8.04.

¹⁴ An example of a minimum turning radius template for collection vehicles is included herein as **Diagram 8.04 – G** – _____.