

Design Standards for Waste Container Enclosures

The City of South Salt Lake
Adopted _____ 2011

The purpose for creating design standards for waste container enclosures is to regulate the construction of waste container enclosures to protect the public health and safety and welfare and mitigate the negative impacts of waste containers and to ensure that waste container enclosures are functional, durable, and architecturally compatible with principle and adjacent buildings.

Often waste containers are one of the most unsightly objects on a property whether it be commercial or residential. It is believed that establishing these standards will improve the appearance of commercial areas and residential neighborhoods. Improving the appearance of commercial areas and neighborhoods is a goal of the current general plan of the city.

Goal LU-6. Adopt programs that enhance neighborhoods and keep residential streets clean and attractive.

Goal LU-10. Enhance the street appearance in business and commercial areas.

The standards that are imposed will result in an improved appearance for the property owner and community.

Definitions – for the purpose of this design guidelines the following definitions shall be as follows:

Brick – means a molded rectangular block of clay baked by the sun or in a kiln until hard and used as a finish veneer on concrete masonry units. *(See attached photographs)*

CMU – means concrete masonry unit that looks relatively smooth and does not have a rough stone like surface such as a finished CMU. CMUs are widely known as concrete block and are used in construction of mainly commercial and industrial buildings. CMUs do not appear to have a finished look. *(See attached photographs)*

Finished CMU – means finished concrete masonry units also known as split-face concrete block are a special class of decorative or architectural block that has a rough, stone-like texture created by splitting a block during production. Finish CMUs or, split-faced block does not require any further application of a decorative finish on the exterior surface, such as paint or stucco. *(See attached photographs)*

Decorative metal – means metal walls and gate specifically designed for waste container enclosures and does not mean galvanized corrugated roofing material. *(See attached photographs)*

Decorative pre-cast concrete – means pre-hardened panels of concrete which are made to simulate decorative finish surfaces such as stone, brick, rock, etc. *(See attached photographs)*

Diamond Plate – means is a type of metal stock with a regular pattern of raised diamonds or lines.

Plate Steel – means a flat piece of metal varying in thickness with no surface raising or texturing.

Vinyl – means commercial grade vinyl and manufactured vinyl gates.

Waste Container Enclosure Walls

New Construction. Waste container enclosures as part of new construction shall have walls constructed of finished masonry units, decorative pre-cast concrete walls, brick, metal or any combination of these elements. All masonry and brick shall be properly capped and finished to prevent water and freezing damage.

New Construction Enclosure Walls

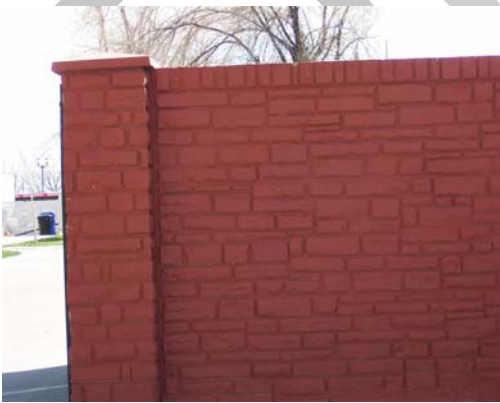
| Permitted | Prohibited |
|------------------------------|-------------------------------|
| Finished CMU | Chain Link |
| Brick | CMU |
| Decorative Pre-cast concrete | Stucco |
| Decorative Metal | Diamond Plate and Plate Steel |
| Painted Finished CMU | Wood |
| | Vinyl |



Permitted – Brick veneer



Prohibited – Chain ink fence with or without slats



Permitted – Decorative pre-cast concrete



Prohibited - CMU



Permitted – Finished CMU



Prohibited - Vinyl



Permitted – Painted finished CMU



Prohibited - Wood



Permitted – Decorative Metal

Existing Construction

Waste container enclosures as part of existing construction shall have walls constructed of wood, vinyl, finished masonry units, decorative pre-cast concrete walls, brick, metal or any combination of these elements. All masonry and brick shall be properly capped and finished to prevent water and freezing damage.

Existing Construction Enclosure Walls

| Permitted | Prohibited |
|------------------------------|-------------------------------|
| Finished CMU | Chain Link |
| Brick | CMU |
| Decorative Pre-cast concrete | Stucco |
| Decorative Metal | Diamond Plate and Plate Steel |
| Painted Finished CMU | Wood |
| Vinyl | |



Permitted – Finished CMU



Prohibited – CMU



Permitted – CMU with Brick veneer



Prohibited – Chain link



Permitted – Vinyl



Prohibited - Wood



Permitted – Painted finished CMU



Permitted - Decorative Metal

Gates. All enclosures shall have service access gates and their construction shall be of sturdy metal frame, covering and hinges with an opaque facing material. Poles shall be constructed on the outside of the enclosure to limit damage when the waste container is removed from the enclosure. The gates shall be constructed with commercial grade hinges, poles and hasps. Enclosures with gates that swing out from the dumpster shall be set back from the property line at least a distance equal to the width of the gate. Enclosure gates shall be closed at all times except for the time necessary to service the containers. Chain Link gates and metal or plastic slats inserts in chain link are prohibited.



Permitted – Manufactured steel gates



Prohibited – Chain link



Permitted -Decorative Metal gates



Prohibited – Diamond plate and plate



Permitted – Vinyl Gates



Prohibited - Wood