



City of Los Altos

Planning Division

COMMERCIAL/MULI-FAMILY TRASH AND RECYCLING ENCLOSURE DESIGN REQUIREMENTS

The following criteria shall be utilized to develop a trash and recycling management plan and design review plans for all commercial, multi-family, and mixed-use developments.

Trash Enclosure Required

- Every development shall provide suitable space on-site for solid waste separation, collection, storage, and pick up and shall site these in locations that facilitate access, collection, and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way.
- All trash and recycling containers shall be enclosed within a room or enclosure.

Type, Size of Containers, and Frequency of Pickup

- A minimum of thirty-two (32) square feet of on-site trash and recycling collection area shall be provided.
- Enclosures shall be designed to accommodate both the regular trash container(s) and containers for recyclable and compostable materials. A minimum of 50% of the net floor space in the enclosure shall be allocated to recyclable or compostable containers. The size of the enclosure shall be adequate to house assigned containers out of the public view.
- The frequency of pick-up service shall be sufficient to serve the proposed development and use(s) and shall be specified in the trash and recycling management plan.

Location

- Collection areas shall not be in any front or street side yard areas, required parking areas, landscaped or open space areas, or any areas required by the City to be maintained unencumbered.
- Service areas shall be located to the rear, side, or at an internal location where visibility from public streets, public parking plazas, and neighboring properties will be minimized.
- Collection areas should be shared, centralized, facilities whenever possible.

Appearance and Screening

- Trash and recycling enclosures shall be enclosed by a screen wall of durable material and planting as necessary to screen views from streets, public parking plazas, and neighboring properties.
- The enclosure design must be architecturally compatible with nearby buildings, topography, and vegetation. The wall finish and materials for the enclosure must match or be compatible with the primary building at the site. Chain link fencing is not allowed.
- The area around and inside the enclosure should include adequate lighting, signage, or other security measures to ensure safety of the development's occupants.

Roofing

- To prevent trash enclosures from contributing to storm water runoff pollution, all enclosures must be fitted with a solid roof. The roof should extend sufficiently outward in all directions so that wind-blown rain will not enter the interior of the storage area.
- The roof must provide sufficient clearance to allow the dumpster lid to open to the 90-degree position. This vertical clearance should be applied to the lowest point of any fixtures, including sprinkler heads or lighting.

Gates & Doors

- Sturdy gates or doors shall be installed on all enclosures, and hardware shall be of sufficient strength to accommodate repetitive swinging.
- The enclosure opening, including gates and hinges, must provide a minimum opening to allow containers to be moved in and out of the enclosure.
- Gates should be mounted on free standing metal posts set in concrete footings and should not be mounted directly onto the block wall or inside of the enclosure.
- Metal gates are required for all commercial developments. Wood-clad or wood-faced gates may be used for multi-family residential projects, but must be built on a solid, durable metal frame and attached to metal posts. Chain link gates and doors are not allowed.
- Gates in the open position shall not infringe on the traffic aisles and open to at least 180 degrees when secured open.

Slab, Curbs, and Drainage

- The pad for the enclosure shall be designed to not drain outward, and the grade surrounding the enclosure shall be designed to not drain into the enclosure. An area drain shall be installed to collect any runoff within the pad and shall be plumbed to the sanitary sewer system per the City of Los Altos Municipal Regional Stormwater (MRP) NPDES Permit No. CA S612008, Order R2-2009-0074 dated October 14, 2009, Provision C.3. This is to prevent surface runoff from entering local creeks and waterways.
- The slab shall be designed/sloped to keep storm water drainage out of the enclosure area (typically 0.5% slope but no more than 2%). The slab should not be designed with excessively steep slopes and the bins should be appropriately secured within the enclosure, as may be necessary.
- Provide interior curb bumpers that are 8" high and 6" wide along each wall to prevent damage to interior walls. The curb must be high enough to stop the body of the dumpster, not the wheels.

Roadways and Pathways for Accessing Trash Enclosures

- Both the trash enclosures and the routes to the trash and recycling containers must meet Americans with Disabilities Act (ADA) requirements.
- Driveways and travel aisles must ensure clear passage for collection vehicles and personnel for servicing each container (dumpster, compactor, roll-off). Providing a turn-around or separate exit that allows the truck to move forward rather than backwards is recommended for adequate turn-around and turning radius.
- Where buildings are served by alleys, all service-delivery entrances, loading docks, and trash collection facilities shall be located to be accessed from the alley.

- A concrete slab shall be constructed either in front of each enclosure or at the point of receptacle pick-up by the collection vehicle and should be sized appropriately to accommodate a container.
- Concrete or asphalt drives serving as the access route and collection area to enclosures should be designed to accommodate collection vehicles up to 57,500 lbs. distributed on 10 wheels.
- The maximum backup distance is 50 feet for any maneuver and must be in a straight line. For safety, a turnaround is mandatory for streets where the collection truck would need to back up more than 150 feet.
- The turning radius must be adequate for a 3-axle truck. A minimum outer radius of 42 feet should be provided in areas where a turn-around is required to exit. Additional radius may be required by the Fire Department or Engineering Department.
- It is recommended that the Left Hand (LH) turning radius be at least 28.6 feet wide and the Right Hand (RH) radius be at least 38.2 feet wide.
- When a compactor is proposed, site plans must allocate three times the length of the compactor as the driver's backup distance to service it. This space should extend in a straight line from the compactor's end, ensuring sufficient room for hooking and unhooking the compactor from the roll-off truck.
- Overhead obstructions shall not impede the waste hauler from gaining access to the site. The minimum overhead clearance from roofs, utility lines, etc. is 16 feet on the drive approach, and 22 feet at the service point.