

DUMPSTERS & SCREENING

ZONING CODE REGULATIONS

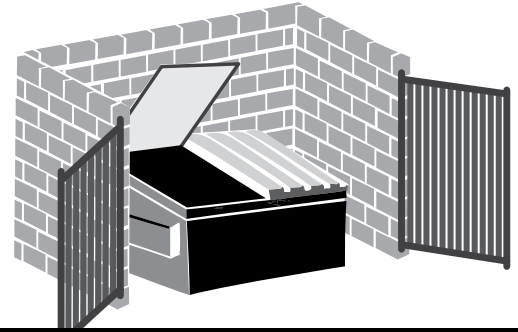


The following information applies to all dumpsters and trash storage areas on private property in the City of Wheat Ridge. This information is a summary of section 26-614 of the municipal code and applies to all zone districts; commercial, industrial, residential, mixed use, and agricultural.

A Zoning Permit is required for all dumpster and trash enclosures.

Permit submittals should at a minimum include a site plan, elevation drawing, and a description of the enclosure materials or construction type. Masonry enclosures will require engineering.

Complete permit applications may qualify for same day review, offered on Thursday and Friday mornings from 9:00 to 11:00 a.m.



<h3><i>Required Screening</i></h3>	<h3><i>Residential Dumpsters</i></h3>
<p>On private property in all zone districts, dumpsters and trash storage areas are required to be screened by a 6-foot tall enclosure to ensure that that the trash area is:</p> <ul style="list-style-type: none"> • Not visible from the street, and • Not visible from any single- or two-unit home within one hundred (100) feet. <p>A zoning permit is required for dumpster and trash enclosures.</p>	<p>Trash dumpsters are permitted for single- and two-unit homes in residential zone districts. The screening, materials, and location requirements outlined in this handout apply in addition to the following conditions:</p> <ul style="list-style-type: none"> • May be no larger than 2 cubic yards • May not be located in the front yard • Must be screened from the street • Must be screened from all adjacent properties • Wood screening is acceptable
<h3><i>Materials</i></h3>	<h3><i>Temporary Dumpsters</i></h3>
<p>Permitted materials for trash enclosures include materials that provide solid, opaque screening, such as:</p> <ul style="list-style-type: none"> • Masonry (such as concrete block, brick, or stone) • Chain link with privacy slats • Cedar fencing 	<p>Temporary construction dumpsters are permitted at active construction sites with the following conditions:</p> <ul style="list-style-type: none"> • Site must have active building or site work permit • Screening not required • Zoning permit not required for temporary dumpster • Should be located on private property • If there are NO possible locations on private property or in driveways, a temporary right-of-way permit may be considered. Dumpsters must be approved to be placed in the street and shall not create unsafe condition.
<h3><i>Location</i></h3>	<h3><i>For Questions</i></h3>
<p>In all zone districts, the location of a trash storage area must meet the following criteria:</p> <ul style="list-style-type: none"> • Must be located on a paved surface • May not be located within 5 feet of windows, doors, or combustible walls or roof eaves • May not displace required landscaping or parking • May not create a sight, traffic, or safety obstruction • In mixed use zone districts, trash enclosures may not be located between a building and the street. <p>The site plan provided with the permit application should show the dumpster location in relation to property lines, streets, buildings, parking, etc.</p>	<p>Please contact the Community Development Department with any questions.</p> <p>If your trash area screening is part of a major expansion or new construction project, then design standards may apply; please contact a staff planner for details.</p> <p>City of Wheat Ridge Community Development Department 7500 W. 29th Avenue · Wheat Ridge, CO · 80033 Phone: 303-235-2846 · www.ci.wheatridge.co.us</p>