M E M O R A N D U M

To: City Planning Commission Ordinance Revisions Committee

FROM: Alexis DiLeo, Principal Planner

DATE: February 24, 2026

SUBJECT: Amendments to Chapter 55 (UDC) Related to Solid Waste Terms

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City Council recently approved Ordinance 25-35 to amend Chapter 26 Solid Waste Management and the Public Services Administrator recently approved a series of amendments to the Solid Waste Regulations, incorporated into Chapter 26 by reference for implementation. These actions updated and added new definitions on solid waste containers and points of collection; removed information provided in the Solid Waste Regulations and brought outdated information up to date throughout Chapter 26. The Solid Waste Regulations were revised to align with the new definitions of Chapter 26, correct conflicting information, and reformatted to be consistent with City Code and other regulations

Planning staff were advised of this work and consequently propose amendments to Chapter 55 (Unified Development Code) to coordinate with the amendments to Chapter 26 and the Solid Waste Regulations.

**Solid Waste Term Alignment**

Chapter 26 now uses **Solid Waste** as the generic, encompassing term for **refuse, rubbish, garbage, recyclables**, and **compostables. Solid Waste Container** is now used as the generic, encompassing term for **curb carts** and **dumpsters.** Refuse, rubbish, garbage, recyclables and compostables, plus curb carts and dumpsters, are each defined in Chapter 26 and later in this memo.

The UDC uses these terms as well but inconsistently, and sometimes wholly, sometimes partially, and sometimes with unique combinations not previously or currently found in Chapter 26. Staff propose to amend the UDC to use the appropriate term from Chapter 26 correctly throughout. The necessary amendments are described below and a draft ordinance is attached.

**Descriptions of Proposed Amendments**

1. **Section 5.18 Special Dimensional and Site Layout Standards, Paragraph 5.18.1.B.2.a**

   This paragraph addresses structures that may be located anywhere on a lot in residential zoning districts – in other words, things that are permitted in the front, side and rear setback areas of R districts. The proposed amendment changes the reference from *solid waste container* to *curb cart*. The specific change to curb carts means those alone may be stored anywhere on the residentially zoned lot; dumpster storage must meet the front, side and rear setback standards for the district.

2. **Section 5.20 Landscaping, Screening and Buffering, Subsection 5.20.6**

   This subsection requires screening and buffering for solid waste containers. It currently references *refuse/recycling/compost containers* and is proposed to be changed to *solid waste containers* and clarify that screening from view of a public right-of-way (excluding an Alley), a private street, a public park, or a parcel in a residential zoning district is required as well as a buffer strip. As currently, screening and buffering is not required for curb carts of single-family or two-family dwellings.

3. **Section 5.29.1 Zoning Permits**

   This subsection requires a zoning permit for fences and dumpsters for recycling. It will be changed to reference the placement *solid waste container points of storage*, consistent with the terms in Chapter 26 and the Solid Waste Regulations, except for placement of curb carts on a parcel with a single-family or two-family dwelling.

4. **Section 5.29.8 Required Plan information, Paragraph 5.29.8.D Dimensional Plan Layout and Paragraph 5.29.8.H Landscape Plan**

   These two paragraphs provide required information shown on site plans. The references to *solid waste enclosure* and *refuse containers and enclosures* will be changed to *solid waste container points of storage and points of collection*.

5. **Section 5.37.2.O, Specific Terms**

   The definition of **Open Space** in this section will change from *refuse facilities* to *solid waste container storage*.

Attachment: Draft Ordinance (Solid Waste Terms)

# APPENDIX

## Chapter 26 Solid Waste Management

## Key Terms and Definitions Applicable to UDC

*(slightly edited for brevity)*

**Solid Waste** – refuse, rubbish, recyclables, and compostables discarded by customers and which qualifies for removal by the city.

**Refuse** – all rubbish and garbage which is not deemed recyclables or compostables.

**Rubbish** – miscellaneous non-putrescible waste material.

**Garbage** – all putrescible food wastes, and the paper or containers containing food wastes.

**Recyclables** – all containers, paper, cardboard and others specifically designated as recyclable.

**Compostables** – leaves, brush, small tree limbs, vegetative prunings, other garden or yard waste, and other organic materials.

**Solid Waste Containers** – containers permitted by the Solid Waste Regulations including curb carts and dumpsters for deposit of solid waste.

**Curb Cart** – a lightweight plastic container that the city or its contracted solid waste hauler have provided and require to be used.

**Dumpster** – a metal or plastic container that is able to be mechanically lifted and emptied into a collection truck.