



City of Dublin

**Planning**

5800 Shier Rings Road • Dublin, OH 43017-1090  
Phone: 614-410-4600 • Fax: 614-410-4747

# Memo

**To:** Members of the Dublin Architectural Review Board  
**From:** Vincent A. Papsidero, FAICP, Director of Planning  
**Date:** September 21, 2016  
**Initiated By:** Logan Stang, Planner I  
**Re:** Code Amendment – Residential waste and recycling containers

## Summary

The Code Enforcement Team have received a number of violations regarding the screening requirements of residential waste and recycling containers, §95.09 of the Dublin Codified Ordinances. The Ordinance states the following,

“containers shall be placed inside the garage of a residence or to a location at the side or rear of the residence that is shielded from the view of adjoining property’s occupants and any street by natural landscape barriers”

Many residents are unable to meet the requirements due to minimal or no space provided for natural landscape barriers and limited or no garage space availability. Properties within the Historic District are especially prone to this violation given the unique circumstances of the area. In order to rectify this issue Staff has decided to incorporate a code amendment for this provision within an overall code amendment for the Public Nuisance Regulations. This amendment would create a provision that provides flexibility for the Historic District by permitting alternative materials than a natural landscape barrier.

## Background

Section 95.09 was amended under Ordinance #20-10 in an effort to regulate the location of waste and recycling containers on residential properties. Upon approval of this ordinance the Code Enforcement Team have received numerous violations due to the inflexible nature of this provision. With the Historic District being a particularly difficult area to enforce Staff began looking into amending the provision with the intent of reducing the number of violations.

In March of this year Staff presented an informational memo to City Council outlining two options for amending this provision; the first being a complete revision of the existing provision to permit alternative materials for the entire City. The second was the creation of regulations specific to the Historic District that would alleviate the requirements given the dense environment. Council was supportive of the Historic District provision with the recommendation of researching regulations imposed in other historic districts throughout the country. The

proposed code amendment contains language based on the research conducted by Staff.

### **Recommendation**

The following includes the proposed amendment, written in [blue](#), creating a special provision for properties located within the Architectural Review District based on research conducted by Staff for similar Historic Districts.

[“\(A\) All residential waste and recycling containers shall be placed inside the garage of a residence or to a location at the side or rear of the residence that is shielded from view of any adjoining property’s occupants and any street by natural landscape barriers, which will maintain a 100% year round opacity within two years of planting. Any landscape barrier is subject to the review and approval of the City Manager or the manager’s designee.](#)

[“\(B\) For properties located in the Architectural Review District, as defined by §153.170\(A\) and illustrated in Appendix F, residential waste and recycling containers shall be shielded from view of any adjoining property’s occupants and any street by natural landscape barriers, fence or wall so long as it maintains 100% opacity and is compatible with the material and color of the adjacent structure.”](#)

This revision would address the unique circumstances of the Historic District and provides the necessary regulations for enforcement. Staff is requesting feedback from the Architectural Review Board on this portion of the proposed code amendment.