

Section 8.06 D. Service Area Design and Requirements

1. To reinforce the professional image of each development site, all service areas and mechanical equipment, noise and odors shall be located at the rear of the property and screened from views using walls, berms, shrubs, trees and/or a combination of materials.
2. Service areas and ~~trash receptacles~~ waste containers (including fryer grease recycling bin or vessel when applicable) and trash compactors shall be located at the rear of the property and shall not face a street. The ~~dumpster waste containers and trash compactors~~ shall be screened with a masonry wall compatible in material and color with the primary building. ~~Solid metal frame doors~~ Door frames made of tubular steel shall be utilized for ~~dumpster waste container and trash compactor screening closure wall gate~~. Door frames and door covering shall be able to support and function for the intended use and shall be approved during site plan approval; however, no wood is permitted. A pedestrian access point shall be provided for access to a ~~dumpster location~~ waste container and trash compactor enclosure to facilitate access without opening the gate (see [Section 8.18 - Figure 19-20 and 21](#)).
3. Loading docks, truck service entrances, service entrances/overhead doors for automobile/boat oriented uses or any use requiring overhead service doors shall not face a street. These areas shall be designed to blend into the site and have low visual impact.
4. Unless otherwise noted, the screening requirement shall be masonry screening. Any alternatives shall be shown on the site plan and be specifically approved based on the visual impact for the use. Openings in the masonry screening wall with non-wood louvers or ornamental metal or tubular steel open fencing, along with live screening on the outside of the louvers or open fencing, may be considered at time of site plan approval to allow for air flow to air conditioning units and other ground mounted mechanical equipment. The following uses shall be screened:
 - a. Trash compactors and ~~bins~~ waste containers (including fryer grease recycling bin or vessel when applicable)
 - b. Stored equipment or manufactured items
 - c. Storage tanks and pumps
 - d. TV, microwave, radio and cell phone antennas
 - e. Above ground Irrigation controllers and backflow preventers (may be live screening with a minimum two (2) foot horizontal clearance.)
 - f. Electrical transformers, communications, cable, and other control boxes (may be live screening)
 - g. Air-conditioning units (see Section 8.06 D (4) above)
 - h. Loading and truck service areas
 - i. Shipping and receiving dock doors must blend with the architecture of the building they serve
 - j. ~~Truck dock and trash bin areas~~

- k. Other Ground-mounted mechanical equipment (see Section 8.06 D (4) above)
- l. Sound equipment
- m. Sources of odor must be contained

Reference: Sections 8.11, 8.12, and 8.13 for guidelines on screening

Section 3.01 Definitions

Waste Container is a container used for trash or recycling purposes, including but not limited to fryer grease recycling bin or vessel.

Trash Compactor is a container used to compact trash or recycling material.