

STATE OF MICHIGAN
OAKLAND COUNTY
VILLAGE OF LAKE ORION
ORDINANCE NO. 26.101

An Ordinance to amend the Zoning Ordinance, Article 13, General Provisions, Section 13.21 – Refuse /Recycle Receptacles

Section 13.21 of the Village Zoning Ordinance is recommended to be amended by the Planning Commission, after public hearing was held on December 2, 2019 and is amended by the Village Council, after public hearing was held on January 13, 2020.

ARTICLE 13: GENERAL PROVISIONS

SECTION 13.21 – REFUSE / RECYCLE

RECEPTACLES

THE VILLAGE OF LAKE ORION ORDAINS:

An Amendment to SECTION 13.30-REFUSE / RECYCLE

RECEPTACLES

Where required by this Ordinance or otherwise deemed necessary by the Planning Commission, refuse / recycle receptacle enclosures shall be provided and shall conform with the following:

A. General Requirements

1. No occupant, owner, lessee, or their agent, shall permit the storage or open accumulation of waste, garbage or recyclable materials in yards, lots or right-of-way areas.
2. All refuse, garbage or recyclable materials shall be contained within properly designed receptacles located in designated storage areas, and regularly removed from the site. In no instances shall any refuse be visible above required screening.
3. Outdoor storage areas for such receptacles shall be kept free of loose litter and debris, and maintained in a neat, orderly and sanitary condition.
4. Refuse / recycle receptacle enclosure gates shall be closed and secured when not in use.

C. Location and Placement

1. Refuse / recycle receptacles shall be located in a side or rear yard to minimize visibility from adjacent properties and street rights-of-way.
2. Adequate vehicular access shall be provided to such receptacles for truck pickup either via vehicular access aisle which does not conflict with the use of off-street parking areas or entrances to or exits from principal buildings nearby.
3. Receptacles shall be consolidated by block or quadrant to minimize the number of collection sites and located so as to reasonably equalize the distance from the building they serve.

D. Site Security and Enforcement

1. Gates shall be lockable. Where refuse / recycle enclosures are shared among multiple users, lockable gates shall not be required.
2. Pickup hours shall be limited to those hours as designated by Village Policy.

E. Site Plan Approval

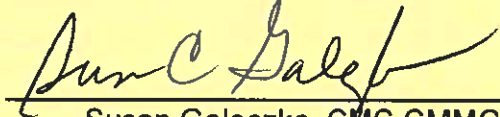
1. Refuse / recycle receptacle enclosures shall be screened to the satisfaction of the Planning Commission and/or Zoning Administrator in a manner described in Section 15.02.
2. Prior to consideration by the Planning Commission, the DDA Director shall provide a written statement and evaluation for proposed dumpster enclosures located within the DDA District.
3. The Planning Commission shall have the authority to modify refuse / recycle receptacle enclosure height, material and location standards, provided that the alternative meets the screening objectives of this Section.

Effective Date

This Ordinance shall be published in accordance with the Charter of the Village of Lake Orion and this Ordinance shall become effective immediately upon the publication.

VILLAGE OF LAKE ORION

By: 
Kenneth Van Portfliet, PRESIDENT

By: 
Susan Galeczka, CMC CMMC
VILLAGE CLERK