

CITY OF EASTLAKE  
BUILDING DEPARTMENT  
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### **GUIDELINE FOR OUTDOOR STORAGE/DUMPSTERS**

This guideline is being provided to you to assist you in designing for your outdoor storage area(s) including but not limited to dumpsters, recycling containers, scrap metal containers, etc.

**Each application will be looked at on a case by case basis.** Primarily, because tenants moving into existing buildings have inherited existing conditions, it is up to each applicant to comply with these guidelines. On new construction, the Planning Commission will review for compliance along with the Architectural Review Board.

#### **Side Yards:**

- When a lot located in an Industrial District abuts a Business District or a Residential District, the side yard setback of the storage area shall be located 20 feet from the property line.
- When a lot located in an Industrial District abuts another Industrial District, the side yard setback of the storage area shall be located 10 feet from the property line.

#### **Rear Yards:**

- When a lot located in an Industrial District abuts another a Business District or a Residential district, the rear yard setback of the storage area shall be located 20 feet from the property line.
- When a lot located in an Industrial District abuts another Industrial District, the rear yard setback of the storage area shall be located 10 feet from the property line.

#### **Front Yards:**

- There shall be no storage located in the front yard.

#### **Other Information:**

Goods, supplies and equipment which is used or to be sold on the premises shall meet all of the following requirements:

- The storage of any materials, supplies, goods, containers, dumpsters and equipment shall be effectively screened from the observer's view at grade level from an adjoining road or lot of land by a vision obscuring fence or plant material as specified in Section 1147.05.
- Storage shall be located as to permit free access for firefighting equipment around the building at all times. The minimum free access area shall be 20 feet in width around the entire building.

(Over)

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- The Building Official and Fire Marshall shall have joint authority in the regulation of the type and quantity of items and materials to be stored, the protection of material if applicable, the height of the items to stored and any other conditions that may arise shall be approved by either the Building Official or the Fire Marshall.
- The maximum height of a fence shall be 8 foot from the natural grade.
- The height of the vegetation shall begin at 5 feet to 8 feet depending of the height of the items being stored to obscure them from the public's view from the adjacent road or lot of land.
- The vegetation shall be vegetation that is considered an all year round planting.
- All vegetation used for screening shall be approved by the Architectural Review Board.
- Equipment, dumpsters, recycling containers, scrap metal containers, materials, baled or bound containers, merchandise and material stored on the premises shall be in good repair, stored in a neat manner and be free from all nuisances.
- The outside storage areas and dumpsters shall be maintained according to Section 1389.07 (d) (1), (2) and (3) of the Codified Ordinances of the City of Eastlake.
- The construction of any fences of structures shall be designed according to accepted engineering practices and shall meet all the requirements that are applicable to the project being designed to the current adopted Ohio Building Code and Fire Code. The electrical requirements shall meet the current adopted National Electrical Code.
- Provide a scaled construction document, minimum scale 1" = 20' along with the name of the business, person who prepared the construction document, show set back dimensions, dimensions of area, describe the method of screening and include cross-section views, provide elevations and any other pertinent information to ensure code compliance.

