

(c) Screening of Trash Containers or Receptacles.

- (1) For applicable uses under General Commercial, **Olde Gahanna Downtown District, except Single Family Residential**, Manufacturing, Multi-family Residential, Planned Districts, and conditional uses in residential districts, all **new and existing** trash containers and/or receptacles shall be fully screened **on three sides**. Any walls so employed **at new building sites** shall be constructed with the same material and/or compatible to materials as the main structure as determined by ~~the design authority~~ **Planning Commission**. **Concrete pads and approaches are required at all new building sites and shall meet City of Gahanna standards**. Existing trash containers and/or receptacles shall be screened by walls constructed of compatible material to the main structure, or fencing, landscaping, or an acceptable combination of these elements as determined by the **Zoning Administrator**. Front gates, if employed, shall be of colors consistent with the existing or proposed structure and ~~Front gates~~ must remain closed. Trash containers and/or receptacles shall be placed to the rear of the main structure. All litter shall be controlled on site. All trash containers and/or receptacles must remain in good repair.
- (2) The height of such walls or fence structures shall be a minimum of six feet. The maximum height of walls and fence structures shall not exceed eight (8) feet. **Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during full foliage**. The use of landscaping in addition to the structure shall be required **for all new construction, and encouraged for all existing construction**. The use of year round vegetation, such as pines or evergreens, is encouraged. Concrete or asphalt pads and approaches to such trash containers and/or receptacles must remain in good repair. **When replacement or substantial repair to existing asphalt pads and approaches becomes necessary, concrete pads or approaches shall be installed to City standards. The determination of replacement shall be made by the Zoning Administrator.**
- (3) All trash containers and/or receptacles shall be brought into compliance with this section when a final development plan is required, when ownership of the property has been transferred, or by September 1, 2001. The Zoning Administrator shall review and approve screening plans **for existing containers and/or receptacles** only if the provisions of this ordinance are fully met. If the Zoning Administrator determines that such proposed plan needs further review, he/she shall forward such proposal to the Planning Commission. ~~as an application for a Certificate of Appropriateness.~~