

# **Specifications for Screening of Trash, Recycling, and Compost Carts**

**Pittsfield Village Condominium Association  
Ann Arbor, Michigan**

## **Description/Purpose**

This specification is for screening to hide from view garbage, recycling, and/or compost carts stored in front of buildings in Pittsfield Village.

## **History**

The City of Ann Arbor granted a blanket waiver for Pittsfield Village residents from the City requirement that all such carts be stored behind the front “face” of residences. This was granted because of our unique situation of have multiple homes in one building, while at the same time not having dumpster collection points for residents to use. Requiring residents to pull carts around the buildings from rear yards for weekly collection, especially in winter, was recognized as a hardship.

## **Who may/must provide this fencing**

For any home where carts are stored in front of the front building line, the owner must provide for and maintain screening at their expense. (Painting is provided by the Association).

## **What fencing is allowed; Use**

To keep a uniform appearance along street fronts and to insure that a sufficiently durable and sturdy fence is used and properly installed, only fencing supplied and installed by Pittsfield Village is allowed. This will be provided by the Association at the cost of materials and labor.

- Fences will be painted by the Association or its contractor with the same paint applied to the building shingles.
- The maximum fence length is six feet. This is what is necessary to screen up to three large carts.
- Fencing is intended primarily to screen City carts. It may not be used to screen other large items such as bicycles, storage containers, etc.

## **Where fencing may be installed**

Fencing is allowed in any of the locations shown on the plan in the specifications. Alternate locations may be approved by the Maintenance and Modifications Committee.

## Where carts may be stored

	Interior Units	End Units
<b>Without screening</b>	Adjacent to the deck.	<ul style="list-style-type: none"> <li>• Adjacent to the deck along the back of the building.</li> <li>• Immediately adjacent to either side of the porch, behind the porch pillars.</li> </ul>
<b>With Screening</b>	<ul style="list-style-type: none"> <li>• Immediately adjacent to the outside of the porch.</li> <li>• Between neighboring porches if owners of both units agree to installation of fencing between the porch support beams. No additional fencing is allowed on the outside of either porch.</li> </ul>	Behind a screening fence extending from the building in line with the face of the building.

## Exceptions/Exemptions

This screening is required by the City of Ann Arbor ordinance for the purpose of screening carts from street view. The Modifications and Maintenance Committee may exempt a home from this requirement when there are special circumstances that obviate the need for the screening. The most common example of this is cases in which semi-permanent plantings hide carts at least as well as fencing. Any exemption granted for this or similar reasons will be valid only as long as the alternate screening remains in place.

## Additional options and information

- To provide easy access to carts stored next to lattice on the side of porches, the lattice may be hinged to swing open over the porch to provide access to the carts.
- The fencing may be used to hang plants or other items allowed under the Associations general rules and regulations. It will be the responsibility of the owner to correct any damage (e.g. causing the fencing to sag or tilt) caused by this use.
- Carts are available in varying sizes. As of the date of the adoption of this document:
  - Garbage carts (dark blue) are available from the City in two sizes: 32 or 64 gallon. Many Pittsfield Village residents find that a smaller cart is more than large enough for them. Information about how to swap your cart for a larger or smaller one is available by calling 734.994.2807.
  - Recycling carts (lighter blue) are available from Recycle Ann Arbor in three sizes: 32, 64, or 96 gallon. Information about how to swap your cart for a larger or smaller one is available by calling 734.662.6288
  - Compost carts (brown) are available for purchase from the City only in the 96 gallon size. Call 734.994.7336 for information.

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## Approved Screening Fence Locations

Fences for screening carts may be placed in the following locations:

- A. **Between adjacent porches**, set between porch roof posts. It is recommended that porch roof posts be used as the anchors for the fencing. Both unit owners must agree to this location. Carts can be pulled from this area onto porches on collection days. Up to 4 small carts fit in this space.
- B. **Extending from the outside edge of the sidewalk in front of the porch, away from the porch**. This location allows carts to be stored next to the sidewalk and pulled directly onto the sidewalk for pickup.
- C. **Extending out from the front porch post**. Carts stored here may be brought through the garden on collection day, or the lattice on the side of the porch can be hinge to swing over the porch for access to carts.
- D. **End Unit—Optional**. Screening is not required for carts stored between the street side of the porch and the front line of the building, but may be installed per specifications if desired.

Other fence locations may be approved administratively by the Site Manager or Maintenance Manager to accommodate special situations (tree locations, etc.). Denial by staff may be appealed to the Maintenance and Modification Committee.

