

City of Raymore Unified Development Code

Chapter 430. Landscaping and Screening

Section 430.010 Applicability

- A. All new structures, buildings and parking lots must comply with the landscaping and screening standards of this chapter.
- B. If an addition is proposed to a building; an additional building is proposed for a lot; or if an expansion is proposed to an existing parking lot, the existing and expanded parking lot shall comply with the provisions of this chapter.

Section 430.020 Landscaped Area Requirements

A. Where Required

All uses must provide and maintain a landscaped area as provided in this section. Landscaped areas may not include rights-of-way and accessory uses, and must be maintained as a permeable and uncovered surface that contains living material. No more than 20 percent of the required landscaped area may consist of porous non-living materials.

Use Type	Required Landscaped Area (% of Lot Area)
Detached single-family dwellings	50%
Attached single-family dwellings	30%
Two-family dwellings	30%
Multi-family dwellings	30%
Commercial and industrial uses	20%

B. Placement of Landscaped Areas

Landscaping in the following areas shall be provided:

1. landscaped area a minimum of six feet in width along street frontages; and
2. landscaped area a minimum of six feet in width along all perimeter property lines.

This required landscape area may be utilized in conjunction with the screening requirements of this chapter. This requirement does not apply to single-family detached dwellings.

C. Foundation Landscaping

A landscaped area a minimum of five feet wide must be provided along the foundation of all commercial and industrial buildings, excluding building entrances, loading areas and areas where an eight foot sidewalk is required adjacent to the building. This landscaped area may count toward the required landscape area for the lot.

Section 430.030 Parking Area Landscaping

A. Interior Parking Lot Landscaping

1. Landscape islands with at least one shade tree and three shrubs must be provided at a minimum of one for every 10 parking spaces in all off-street parking areas. Flexibility in placement of landscape islands may be allowed for creative parking lot design and preservation of existing trees and vegetation. Landscape islands that include a light pole may eliminate the required shade tree provided the shade tree is included elsewhere in the required landscaped area.

2. Landscape islands include those areas that are a minimum of eight feet wide and 128 square feet in area, and are open to the parking area on at least three sides. “Bump-out” landscape areas will be considered landscape islands if they meet these criteria.

B. Perimeter Parking Lot Landscaping

1. Applicability

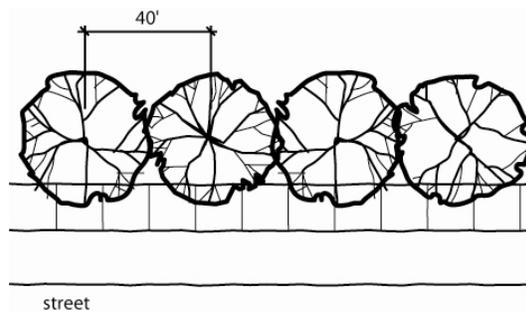
All new off-street parking areas must install perimeter parking lot landscaping. Areas counted toward interior parking lot landscaping requirements (such as bump-outs) may not be counted as perimeter parking lot landscaping.

2. Parking Areas Abutting Residential Districts

When a parking area abuts a residential district, a Type A opaque landscape screen must be provided to shield the parking area from view at any point within the residential district, as described in Section 430.080C.1.

3. Parking Areas Abutting Public Streets

- a. When an off-street parking area abuts a public street, a minimum landscape strip at least six feet wide must be provided along the length of the right-of-way, excluding driveways. One shade tree must also be provided per 40 linear feet along the portion of the parking area that abuts a public street. These trees may be clustered or spaced linearly.



- b. When a parking area is separated from a residential district by a public street right-of-way, screening to shield vehicle headlights shall be provided along the length of the right-of-way.

Section 430.040 Loading Areas

All loading areas abutting a residential district must be permanently screened from view along the abutting property line(s) by a Type A opaque landscape screen, as described in Section 430.080C.1.

Section 430.050 Monument Signs

Landscape material must be installed around the base of the monument signs consisting of shrubs, perennial/annual flowers, and/or ground cover. The required landscaping area must be a minimum of three feet wide on all sides of the sign base. Where the area around the base of the sign is insufficient in size for all of the required landscaping, the Community Development Director may permit installation of a portion of the required landscaping at an alternate location on the site.

Section 430.060 Site Trees

- A.** One tree must be planted along street frontages between the front building line and the front lot line of each lot in a subdivision. Said tree shall be of a size in accordance with Section 430.130B1 and be of a species type listed in Section 430.090A. On lots with two street frontages one site tree is required on each frontage. Once planted, the maintenance of these trees is the responsibility of the property owner. Required site trees must be installed on an individual lot prior to issuance of a certificate of occupancy.
- B.** To reduce the risk of disease and/or insect infestation, no more than 50 percent of the site trees in a subdivision may be of one species.

Section 430.070 Street Trees

A. Applicability

Street trees are required on any street designated as a greenway on the Transportation Plan. Where street trees are provided on other streets, they must comply with this section.

B. Planting Requirements

- 1.** Where required, street trees must be planted at a rate of one tree for every 50 linear feet. Driveway widths may be excluded from the calculation of the required number of street trees. Flexibility in locating trees is provided where it is not possible to locate trees every 50 feet due to the location of driveways.
- 2.** To reduce the risk of disease and/or insect infestation, no more than 25 percent of the street trees in any individual development or subdivision may be of one species.
- 3.** Species of street trees to be utilized shall comply with this section and be chosen from the list of allowable species for street trees referenced in Section 430.090 and shall be approved by the City prior to installation.
- 4.** Required street trees must be installed within the street right-of-way or within 10 feet of the street right-of-way. If street trees are to be located outside of the right-of-way, the City is authorized to require the establishment of a 15-foot landscape maintenance easement.

Section 430.080 Screening Requirements

A. Applicability

All uses must provide and maintain screening as required by this section. In cases where a use would be required to provide both landscaping and screening at the same location, the two requirements may overlap; however, the most restrictive requirement applies. Additionally, screening requirements may be counted toward the percent of landscaped area required by Section 430.020.

B. Screening Table

The following table establishes which type of screen is required. To determine the type required, first identify the zoning of the subject lot (the new or expanded use). Then identify the zoning of each adjacent lot. Types of screens are labeled A, B and C; these are described in Section 430.080C.

Zoning of Subject Lot	Zoning of Adjacent Lot																	
	A	RE	RR	R1-A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PO	C-1	C-2	C-3	BP	M-1	M-2	PUD
A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
RE	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
RR	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R-1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R-1.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R-2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R-3	B	B	A	A	A	A	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R-3A	B	B	A	A	A	A	A	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R-3B	B	B	A	A	A	A	A	A	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
PO	B	B	A	A	A	A	A	A	A	A	n/a							
C-1	B	B	A	A	A	A	A	A	A	A	C	+	n/a	n/a	n/a	n/a	n/a	n/a
C-2	B	B	A	A	A	A	A	A	A	A	C	C	+	n/a	n/a	n/a	n/a	n/a
C-3	B	B	A	A	A	A	A	A	A	A	B	C	+	+	+	n/a	n/a	n/a
BP	B	B	A	A	A	A	A	A	A	A	B	B	C	C	+	n/a	n/a	n/a
M-1	B	B	A	A	A	A	A	A	A	A	B	B	B	C	C	+	n/a	n/a
M-2	B	B	A	A	A	A	A	A	A	A	A	A	A	A	B	C	+	n/a
PUD	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

NOTE: Where two requirements overlap, the most restrictive shall apply.

+ Six foot minimum landscaping area is required as in Section 430.020.

* As determined on approved plan.

C. Types of Screens

1. Opaque Screen, Type A

An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of special separation.

a. Height

Type A screens must be opaque from the ground to a height of at least six feet, with intermittent visual obstructions to a height of at least 12 feet.

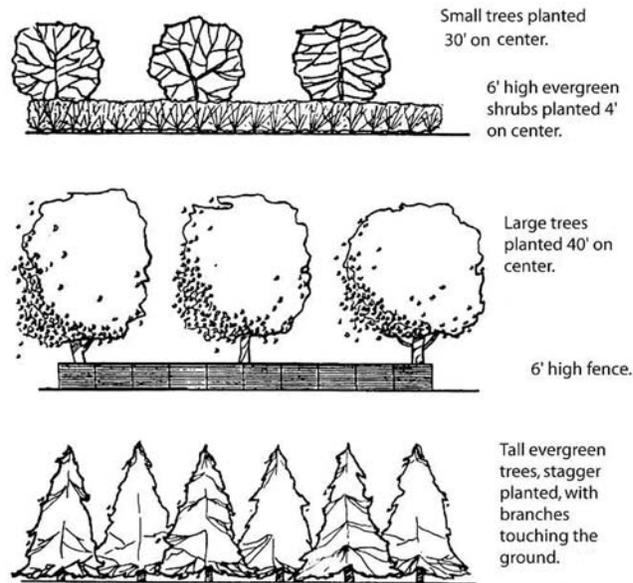
b. Materials and Installation

- (1) The opaque screen may be composed of wall, vinyl fence, landscaped earth berm, planted vegetation or existing vegetation. When a wall or fence is used, it must be articulated every 50 feet.
- (2) Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.
- (3) The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions may not contain any completely unobstructed openings more than 10 feet wide. The portion of intermittent visual obstructions may contain deciduous plants.

- (4) Planting areas for the placement of these screens must be a minimum of five feet wide.

c. Example

Suggested planting patterns that will achieve this standard are included in the following diagram. See Section 430.090 for lists of suggested plant materials.



2. Semi-Opaque Screen, Type B

The semi-opaque screen is intended to partially block visual contact between uses and create a strong impression of the separation of spaces.

a. Height

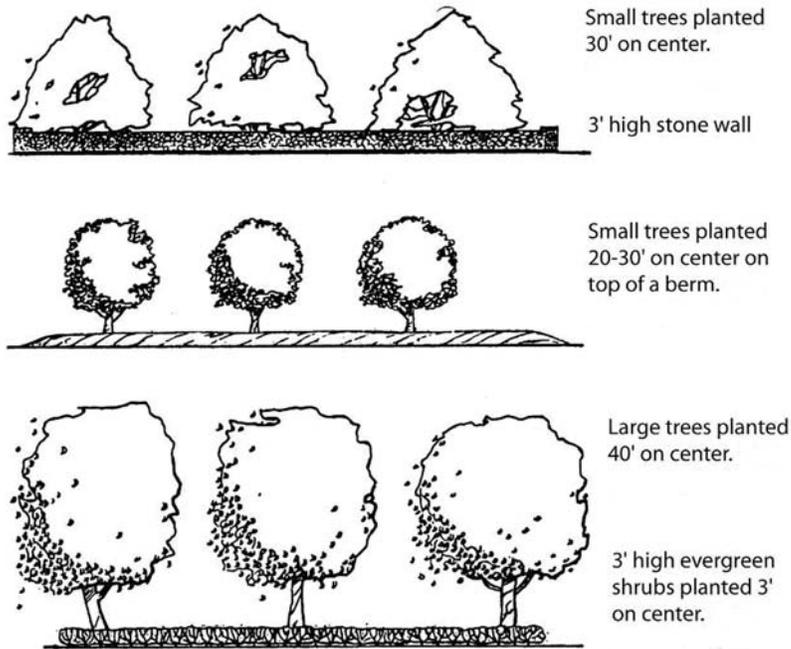
Type B screens must be opaque from the ground to a height of three feet, with intermittent visual obstructions to a height of at least 12 feet.

b. Materials and Installation

- (1) The semi-opaque screen may be composed of a wall, vinyl fence, landscaped earth berm, planted vegetation or existing vegetation.
- (2) Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.
- (3) At maturity, the portion of intermittent visual obstructions may not contain any completely unobstructed openings more than 10 feet wide. The zone of intermittent visual obstruction may contain deciduous plants.
- (4) Planting areas for the placement of these screens must be a minimum of five feet wide.

c. Example

Suggested planting patterns that will achieve this standard are included in the following diagram. See Section 430.090 for lists of suggested plant materials.



3. Broken Screen, Type C

The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces.

a. Height

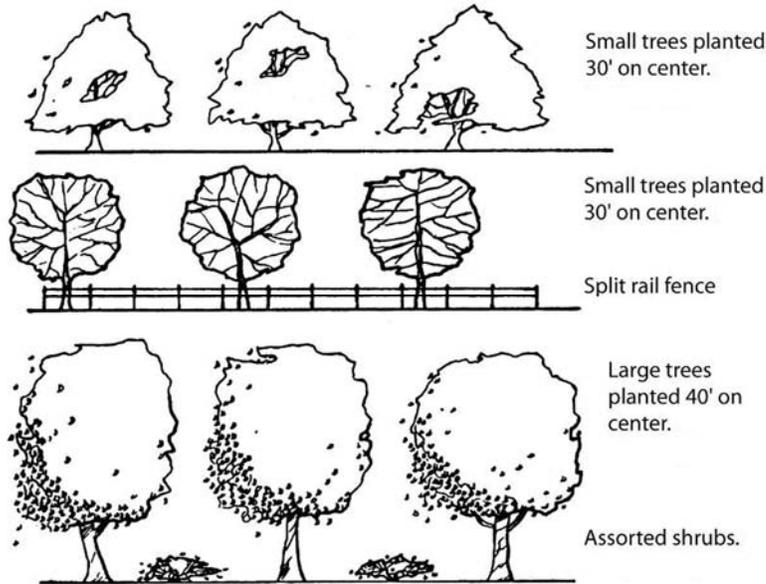
Type C screens must be composed of intermittent visual obstructions from the ground to a height of at least 12 feet.

b. Materials

- (1) The broken screen may be composed of a wall, vinyl fence, landscaped earth berm, planted vegetation or existing vegetation.
- (2) Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of the foliage of the subject species or field observation of existing vegetation. The screen may contain deciduous plants.
- (3) Planting areas for the placement of these screens must be a minimum of five feet wide.

c. Example

Suggested planting patterns which will achieve this standard are included in the following diagrams. See Section 430.090 for lists of suggested plant materials.



4. Location of Screens

Screening required by this section must be located along the common lot line(s) of adjacent uses. Where uses are separated by an intervening right-of-way, screening is not required. In its review of a site plan, the Planning and Zoning Commission may require the location or dimensions to be modified to better achieve the desired level of screening on a particular site.

Section 430.090 Planting List

A. Required Species

All required trees and shrubs shall be of a species identified in the planting list. The planting list shall be maintained by the Community Development Director and made available to all applicants and to any other person who requests a copy.

B. Prohibited Plants

Plants listed as nuisance species or prohibited plants in the planting list are prohibited in required landscape areas. Prohibited plants include those that are invasive, potentially damaging to streets, sidewalks, utilities, drainage improvements, and foundations.

Section 430.100 Tree Preservation and Existing Vegetation

- A.** The City may require the preservation of existing trees and/or vegetation on a property as part of a rezoning, conditional use permit, preliminary plat, final plat or site plan application.
- B.** Existing vegetation may be used to satisfy the landscaping and screening requirements of this code if protected and maintained during site development and construction phases of work and if such trees or plants are not otherwise prohibited.
- C.** Preserved trees will be credited toward satisfying the tree planting requirements of this chapter if they meet the minimum size and species requirements of this chapter. Tree

credits will be granted by the Community Development Director. Multiple credits may be given to encourage preservation of existing mature trees.

Section 430.110 Trash Receptacle Screening

- A.** All outdoor trash receptacles, garbage areas, grease traps and trash compactors for multifamily residential and all nonresidential uses must be permanently screened from view on all sides by a fence of 100 percent opacity and a minimum height of six feet. The fence must be constructed to prevent accidental dispersal of material within the storage area.
- B.** Where commercial trash receptacles are used and where allowed by City codes, such receptacles must be screened as follows:
 - 1.** all screens for trash receptacles that are part of new construction projects must match the primary color and material of the structure served;
 - 2.** doors accessing storage areas must remain closed at all times when not being accessed;
 - 3.** existing trash receptacles of any size within 150 feet of an arterial street must be screened from view of the arterial street. The screen may not require full enclosure to accomplish screening; and
 - 4.** chain link and slat screening is only allowed in industrial zones. The screen must be opaque and include substantial masonry pillars every 30 feet.
- C.** No trash receptacle may be located in a required front or side yard unless located in an existing enclosure or if the existing developed site does not afford any other option; in such a case, the trash receptacle should be located in the side yard if possible and must comply with the screening requirements of this section. The Community Development Director will have the authority to grant an administrative variance where it is demonstrated that screening is impossible. After a request for such relief, the Community Development Director will notify the applicant of the determination in writing within 30 days.
- D.** Temporary trash receptacles are not required to comply with this section and shall comply with the requirements of Section 420.060I.

Section 430.120 Screening of Mechanical Equipment

- A.** Rooftop equipment shall be screened from view from adjacent properties and any adjacent street, to be measured at a height of four feet above the ground. The equipment shall be screened with vertical extensions of the building walls or with parapets or other architectural design features of the same materials used on the walls of the building. Where the topography permits, it is desirable to screen such equipment from adjacent property, but it is not the intent of this requirement to increase the height of the screening significantly above that of the equipment in order to screen it from view from tall buildings or from higher ground.
- B.** Raised exterior walls or screen walls must be designed to enclose groups of equipment. Wall material should be compatible with or identical to the predominant opaque material on the exterior of the building.
- C.** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Such screens and enclosures shall be treated as integral elements of the building's appearance.
- D.** Accessory utility facilities shall be screened in accordance with Section 420.060D.

Section 430.130 Plant Materials

A. Plant Selection

All plant materials used to satisfy the requirements of this chapter must conform with the plant quality standards of the American Association of Nurserymen.

B. Minimum Planting Sizes

1. Trees

- a. Deciduous shade trees shall be two and one-half (2½) to three inch caliper as measured six inches above ground.
- b. Evergreen trees shall be six to eight (8) feet in height.
- c. Ornamental trees shall be one to one and one-half (1½) inch caliper as measured six inches above ground. The smallest trunk of multi-trunk clusters (three or more trunks) shall be three-quarters (¾) inch.

2. Shrubs and Hedges

- a. Deciduous and evergreen shrubs must have a minimum container size of three to five gallons depending upon species and spacing.
- b. Hedges, where required, must be planted and maintained to form a continuous, visual screen within a maximum of one year after time of planting.

3. Vines

Vines must be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.

4. Ground Covers

Ground covers used in lieu of grass in whole or in part must have a finished appearance and reasonably complete coverage within three months after planting.

5. Grass

a. Land Disturbance Activities

When a land disturbance permit has been issued, seeding may be utilized for erosion and sediment control when completed in accordance with Chapter 455. Seeding is also an acceptable grass cover for any land awaiting development.

b. Building Permits

When a building permit has been issued for a principal structure upon a lot, the lot must either have sod or hydroseeding installed wherever grass is required to be installed. The hydroseeding or sod must be installed prior to the issuance of any permanent certificate of occupancy.

C. Installation

1. The Building Inspector will inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping is completely installed in compliance with the approved landscape plan and this chapter.

2. All landscaping materials must be installed according to current accepted good planting procedures and in compliance with all applicable ordinances and code requirements.
3. Plant materials must be free from disease and installed in a fashion that ensures the availability of sufficient soil and water to sustain healthy growth.

D. Maintenance

1. All landscaping materials must be maintained in good condition so as to present a healthy, neat and orderly appearance and must be kept free from refuse and debris.
2. All landscaping must be periodically trimmed so that it does not obstruct a public right-of-way.
3. Diseased and dead landscape material and damaged non-living materials must be replaced within 60 days of receipt of notice from the City by materials equal in size, density and appearance as originally required at the time of site plan approval.
4. The owner, tenant and their agent, if any, will be jointly and severally responsible for the maintenance of all landscaping.
5. Irrigation systems for all areas of turf, trees, shrubs, annual gardens or perennial gardens are required in the R-3B, C-1, C-2, C-3, PO, and BP districts and must be shown on the landscape plan. All irrigation systems must be maintained in proper working condition.

Section 430.140 Right-of-way Ground Surface

No plant material or barrier, except as specified in Section 430.070 or elsewhere in this code, may be located in a public right-of-way. The ground surface within the public right-of-way must be planted with sod or hydroseeded, with the exception of driveways, sidewalks and paths. Materials prohibited in the public right-of-way, unless required by this code or specifically approved by the City, include other groundcovers, shrubs, brick pavers, gravel, stone, asphalt and concrete; except those used for driveways, sidewalks and paths.