

Introduced by Treece

First Reading 3-2-20

Second Reading 3-16-20

Ordinance No. 024191

Council Bill No. B 55-20

AN ORDINANCE

amending Chapter 29 of the City Code relating to the installation of street trees in public rights-of-way; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 29 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 29-4.4. Landscaping, screening, and tree preservation.

- (d) Street frontage landscaping.
- (1) *Landscaping strip within private yards.* All paved areas with more than forty (40) feet of length within twenty-five (25) feet of a street right-of-way shall have at least a six-foot wide landscaped buffer which shall be improved in accordance with the provisions of section 29-4.4(e)(2) within private yards separating parking areas from abutting street right-of-way.
- (2) *Street trees.* Street tree landscaping shall be installed on both sides of any right-of-way greater than fifty (50) feet in width that is newly platted, or is improved with new roadway construction, or is redeveloped, as defined herein, pursuant to the following provisions as follows and in accordance with chapter 24, article V of the City Code:
 - (i) One street tree shall be required for every sixty (60) per forty (40) feet of street frontage.
 - (ii) A mixture of street trees (large, medium, small) shall be proposed from the list of approved street trees as identified within the "Standards and Guidelines for Landscaping and Tree Preservation" as promulgated by the director of public works and on file within the

public works department for review and approval by the city arborist
~~Thirty (30) percent of the trees shall be large trees and thirty (30) percent shall be medium trees.~~

- (iii) No more than thirty (30) percent of the required trees may be from one tree species.
- (iv) ~~Required street trees~~The medium and large trees shall generally be planted at intervals of at least sixty (60) forty (40) feet on center; however, trees may be clustered and placed at uneven intervals upon approval of the city arborist when it is determined that such placement will address unique site conditions impacting public health, safety and welfare. In no instance shall the number of required street trees be reduced unless otherwise provided for within this code.
- (v) Soil amendments shall be required when street trees are located within tree lawns (the space between back of curb and face of sidewalk) where compacted soils are a limiting factor to tree survivability. Acceptable soil amendments are identified within the "Standards and Guidelines for Landscaping and Tree Preservation" as promulgated by the director of public works and on file within the public works department. The owner may request waiver of such soil amendments upon submission of documentation to the city arborist that the soil within a tree lawn is not compacted and will be suitable for tree survival. Waiver of soil amendments shall be in the sole discretion of the city arborist~~Street trees may be clustered and placed at uneven intervals, with approval from the city arborist.~~
- (vi) ~~If the public right-of-way does not contain or accommodate street trees meeting this requirement, then the property owner must install the required street trees within the private landscaping buffer.~~
- (vii-vi) Street trees may not be counted towards compliance with all other provisions of section 29-4.4.
- (vii) When the planting of street trees on both sides of a newly constructed, newly platted, or redeveloped right-of-way is not possible as a result of a conflict in meeting the buried utility separation requirements of chapter 24, article V, street trees shall only be required on the opposite side of the right-of-way from where the conflict with the buried utility has occurred and the total number of required trees may be reduced.
- (viii) The requirements of this subsection shall not apply to previously platted lots, as defined within Section 29-1.11, that have frontage upon an existing improved right-of-way; provided, however, street

trees shall be required when redevelopment of the right-of-way upon which those lots or parcels are located is proposed and the following criteria are met:

1. A re-subdivision plat is proposed to adjust the lot or parcel lines of lots or parcels located on both sides of the right-of-way; and
2. The re-subdivision plat incorporates no less than fifty (50) percent of the linear feet of block frontage, on both sides of the right-of-way.

- (3) *Driveways.* Street frontage landscaping may contain driveways.
- (4) *Attached or detached residences.* Lots that contain detached or attached residences and which have side or rear property boundaries abutting collector or arterial street right-of-way shall have screening either along such boundaries or around any patios on the lot which are visible from the right-of-way. The screening shall consist of landscape materials, ornamental fences or walls in combination with plant materials, properly stabilized earthen berms, or a combination of these methods. Screening shall be so designed that at least fifty (50) percent opacity is achieved, viewed horizontally, in the space between one foot and five feet above grade at the screening line, at the time of installation; provided that where plant materials are used for screening, these shall be selected and placed to achieve the same objective within four full growing seasons following planting. Screening shall be placed on private property. All screening material, including plant material, shall be continuously maintained in good condition to the above standards.
- (5) *Sight triangle.* Except in the M-DT district (section 29-4.2), on any corner space or lot on which a front or side yard is required, no wall, fence, sign, or other structure or no plant growth of a type within a sight triangle which would interfere with traffic visibility, in accordance with city policy based on the Missouri Department of Transportation's Engineering Policy Guide provided plant material reaching no more than three (3) feet or higher at maturity will be allowed.

APPENDIX A. STREET STANDARDS

Sec. A.3. Street widths.

(a) The right-of-way width required to be dedicated and the pavement width required to be constructed for streets, according to street classification, shall be:

Type of Street	Right-of Way	Pavement Width Face to Face of Curb	
	(Minimum Feet)	(Maximum Feet)	(Minimum Feet)
Freeway	Variable	96*	48*
Expressway	Variable	72	48*
Arterial, major**	106—110	68	60
Arterial, minor**	84—100	52	40
Collectors, major**	66—76	44	32
Collectors, neighborhood**	60	34	30
Local, nonresidential, central traffic zone	66		44
Local, nonresidential, all other**	60—66	38	30
Local, residential**	40 44 —50	32	20 24 —32
Cul-de-sacs, residential (stem portion)**	44—50	32	24—28
Alleys	18		16
Estate lanes	50		28
Frontage roads	30		20

*In addition to road pavement, two (2) paved, ten (10) foot shoulders are required.

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SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this 16th day of March, 2020.

ATTEST:




 City Clerk



 Mayor and Presiding Officer

APPROVED AS TO FORM:



 City Counselor