

Why Require Trees on Lots?

Healthy shade trees improve the physical health of a community and mitigate several negative impacts of urbanization

Benefits

Air Quality

Shade trees are our best tool for improving air quality. Trees produce oxygen! If that isn't enough, they trap airborne particulate, sequester gaseous pollution and moderate temperature extremes that contribute to ozone formation where we breath.

Water Quality

Trees are an important part of the hydrologic cycle. They loosen compacted clay soils and encourage infiltration into the ground for absorption and uptake. They can reduce run off velocity and soil erosion. If that isn't' enough, trees transpire clean water!

Conservation

Trees absorb solar radiation and cast shade during summer months when cooling is needed most. If that isn't enough, A well situated tree will reduce household energy consumption!



100 Municipal Cir. Raymore, MO 64083

Contact Numbers

For Site Trees Required on Platted Lots

Residential or commercial sites prior to occupancy

Building Inspections: (816) 331-7916

For Landscape Plan Review

Required through rezoning or subdivision process

Development Services: (816) 331-1803

For Tree Planting in Public Right-of-Way

Parks & Recreation: (816) 322-2791

For Tree Planting on Public Property

Parks & Recreation: (816) 322-2791

Copies of the '**Qualified Tree Planting List**' referenced in UDO Section 430.090, recommended planting specifications, and the 'American Standard for Nursery Stock' and can be obtained from the Development Services Department or at <http://www.RAYMORE.com>

CITY OF RAYMORE

A Guide for Meeting Site Tree Requirements

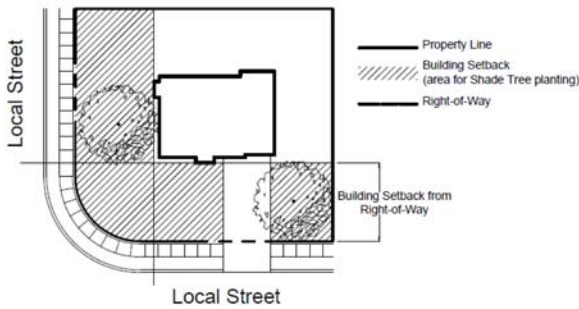
*Unified Development Code
Section 430.060*



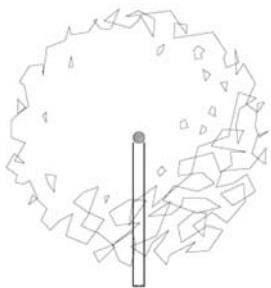
Development
Services
Department

What is the Requirement?

Chapter 430 of the Unified Development Code (UDC) requires installation of a qualified tree on lots along street fronts between the property boundary and building setback prior to occupancy.



Property information can be found on the plat or plot plan on file with Building Inspections. The property boundary is coincident with right of way along public streets, usually 1' from sidewalk if present. The build line is typically set back from the property boundary 30' - 60' depending on zoning and traffic volumes of adjacent roads.



Caliper
Shade Tree
2 1/2" - 3" minimum
Ornamental Tree
1" - 1 1/2" minimum
Multi-Stemmed
3/4" minimum

Required shade trees must measure 2.5" - 3" caliper as measured 6" above ground (root ball) and be nursery stock of a suitable type.

Ornamental trees need only measure 1" - 1.5" caliper for single trunk trees, or at least 3/4" for the smallest trunk of a multi-stem tree. For ease, please leave nursery inventory tag on for inspection.

No subdivision shall contain more than 50% of one species at time of inspection. A non-inclusive list of trees qualified to meet the requirement is maintained by the Development Services Director and can be found on the city's website. Improved varieties will be considered for inclusion with the intention of allowing for diversity.

Important Considerations...

Qualified trees will adapt to a wide range of conditions. The best tree for the characteristics of your site will maximize benefits and minimize ownership costs. Hardiness, resilience, form, longevity, and fruiting characteristics will impact the amount of care a tree will need to fit a site.

Hardiness

Hardiness is best measured by the ability to tolerate cold, heat, drought, flooding and wind. Though qualified trees are considered hardy, survival greatly depends on installation technique and the tree's ability to meet requirements until it's root system can be established. Increasing temperatures and associated drought make it difficult for trees to withstand environmental stress.

Resilience

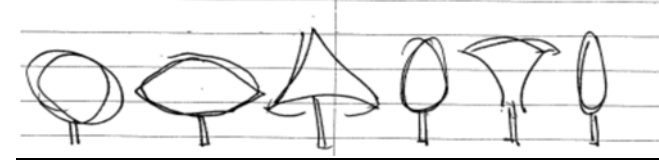
The ability for a tree to renew itself in the presence of stressors is known as resilience. Qualified trees are resilient to common diseases, pests, structural damage, and desiccation. All species have strengths and weaknesses characteristic to them that should be matched with site characteristics. Cultivars are improved through breeding and are generally superior to the species when available.

Form

Groups of trees may have a noticeable, but minor deviation from the variety. It can be a way to avoid nuisance characteristics or get the appearance you're looking for.

Size

Environmental benefits from a tree increases with it's size. Sub-surface requirements for trees up to 60' can be met on a typical residential lot. Trenching can be used as a precaution in shrinkable soils when proximity to sidewalks and foundations is a concern.



Shape

Trees come in many shapes to fit almost any situation. Your selection should not need structural pruning to keep from restricting site movement or clear boundaries. Shapes of shade trees include; round, spreading, pyramidal, ovate, vase, columnar and irregular.

Density

Density is a measurement of tree health, but it is also a species characteristic. Skeletal species are less effective as barriers to sound, light and wind.

Longevity

Generally, the relative growth rate has implications for the vulnerability of a tree. Fast growing but short-lived species do not generally qualify to satisfy the site tree requirement because their structural weakness often leads to development of disease and infestation. Moderate or slow growing species are more likely to be a long term asset.

Fruiting characteristics

All trees flower and fruit, but valuing these traits over shade can create periods of inconvenience and even hazard when they litter paved surfaces. Many species are cultivated to include varieties that minimize fruits to avoid a possible nuisance.