

City of Raymore Unified Development Code

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	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	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	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	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	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	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	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	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	n/a	
PO	B	B	A	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	
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	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	n/a	
C-3	B	B	A	A	A	A	A	A	A	A	B	C	+	+	+	n/a	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	n/a	
M-1	B	B	A	A	A	A	A	A	A	A	B	B	B	C	C	+	n/a	n/a	n/a	
M-2	B	B	A	A	A	A	A	A	A	A	A	A	A	A	B	C	+	n/a	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

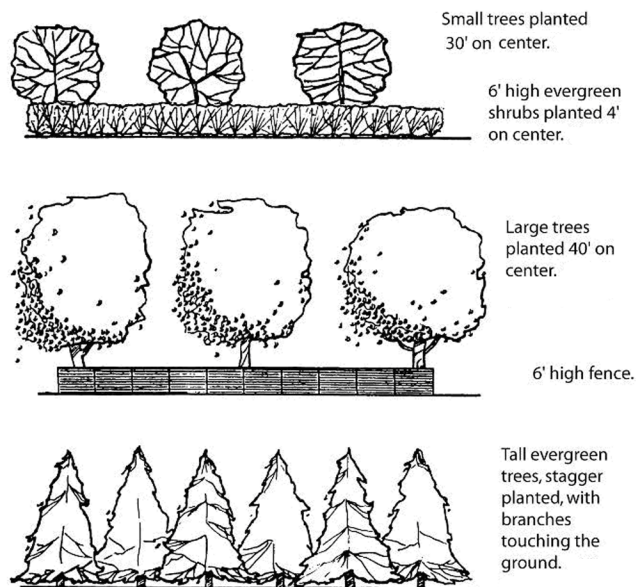
Type A screens must be opaque from the ground to a height of at least six feet, with intermittent visual obstructions to a height of at least 12 feet.

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.

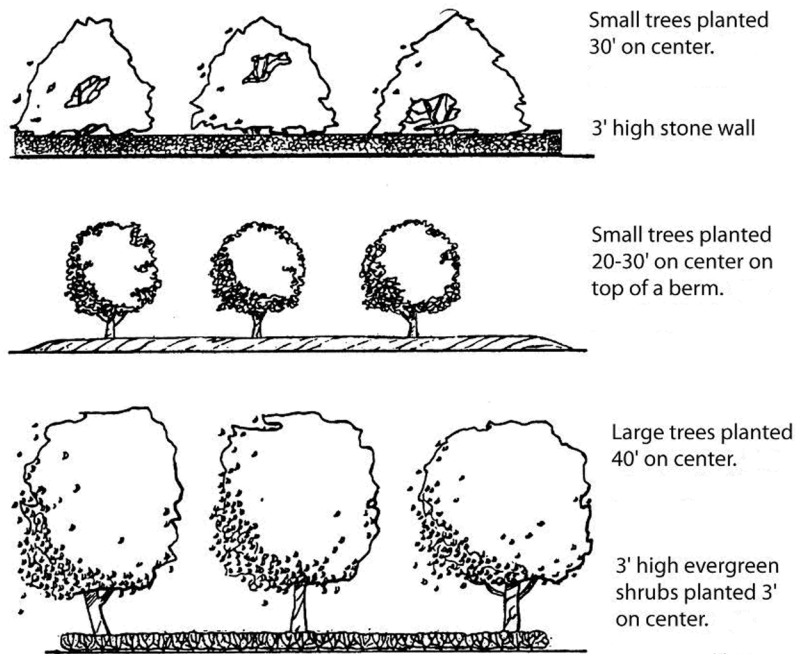
b. Materials and Installation

- (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.

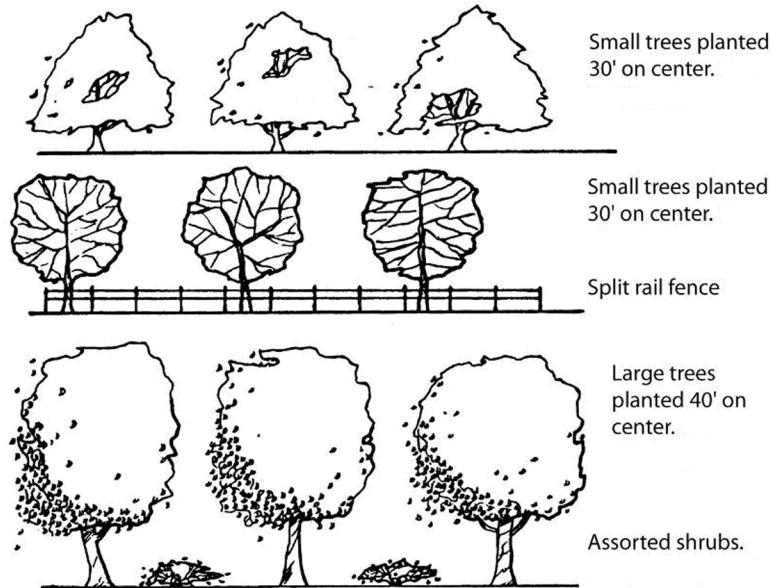
b. Materials

- (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 Development Services 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.