

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PLEASANT HILL, MISSOURI, AMENDING CERTAIN REGULATIONS IN THE UNIFIED DEVELOPMENT CODE RELATING TO LANDSCAPING STANDARDS.**

**WHEREAS**, the City wishes to clarify and update the regulations for landscaping standards; and

**WHEREAS**, the City Council now desires to amend Section 24006.10, and repeal Chapter 50, Article II of the Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT HILL, MISSOURI, AS FOLLOWS:**

Section 1. That Sections 50-56 through 50-67 of Chapter 50, Article II of the Code of Ordinances are hereby repealed.

Section 2. That Section 24006.10 is hereby amended as stated below.

Sec. 24006.10. - Landscaping standards.

d. *Minimum landscaping requirements.*

1. All developed land areas ~~subject to a landscape plan~~, which are to be unpaved or not covered by buildings, shall be brought to finished grade and planted with turf or native grass or other durable ground cover which will minimize erosion. In addition to the minimum number of trees required to be planted by this section, an appropriate number or amount of shrubs, ground cover and/or turf area plantings shall be included within each project. Landscape design for a project shall consider visual safety and landscape function.
2. The minimum percentage of the total lot area of a property subject to ~~landscaping requirements~~ **a landscaping plan** is listed in exhibit 240.34.

Exhibit 240.34: Landscaping Coverage

Land Use (type of development)	Landscaping Required (% of total lot area)
<del>Single-family; Two-family</del>	<del>1-1 ½ inch tree</del>
Multi-family	20
Office	15
Commercial	10
Industrial	10

3. All plant materials shall be of a size, species and condition to create healthy, low maintenance landscape areas.
4. **All single-family and two-family developments shall include a minimum of one, 1 ½ inch caliper tree, which shall be located in the front yard.**
5. **For properties subject to a landscaping plan, A** a minimum of one tree shall be planted for every 60 feet of street frontage. Such trees may be clustered, staggered, or planted in line. In addition, one tree **and two shrubs** shall be planted for every 3,000 square feet of required landscape area.
6. **For properties subject to a landscaping plan,** trees planted to meet these requirements shall be a minimum three inches caliper at three feet above grade.
7. Shrubs, small deciduous/ornamental trees and dwarf trees should be planted in appropriate numbers to create an attractive understory. Understory plantings are encouraged, but not required, except pursuant to section 24006.11 (Bufferyards).
8. **The following plants shall not be used to satisfy the requirements for new plant materials which are contained in this section: American Elm (Ulmus americana), Bolleana**

Poplar (Populus alba "Pyramdalis"), Boxelder Maple (Acer negundo), Catalpa (Catalpa series), Cottonwood (Populus deltoids), Ginkgo (female only, Ginkgo biloba), Honey Locust (except thornless varieties, Gleditsia triancanthos), Lombardy Poplar (Populus nigra "Italica"), Mimosa (Albexia julibrissin), Osage-Orange (except thornless and seedless varieties, Malcura pomifera), Red Mulberry (female only, Morus rubra), Siberian Elm (Ulmus pumila), Silver Maple (Acer saccharinum), Silver Poplar (Populus alba "nivea"), Tree of Heaven (Alanthus altissima).

e. *Existing landscaping.* Existing trees, which are a minimum of three inches caliper at three feet above grade, and other plant material saved on the site during construction may be credited toward the minimum number of trees and plants required as specified for each use. All existing plant material shall be healthy and free of mechanical injury.

f. *Landscaping required to be installed.* All required landscaping materials shall be in place prior to the time of issuance of a final certificate of occupancy, weather permitting. ~~In periods of adverse weather conditions,~~ **During the winter weather months of December through March,** a temporary occupancy may be issued, subject to the posting of a cash escrow ~~or irrevocable letter of credit~~ in ~~the an amount of \$1,500 for~~ **single-family and two-family dwellings, and in an amount** equal to one and one-half times the estimated cost of the landscaping **for properties subject to a landscaping plan,** with said estimated cost to be certified by a landscaping provider. The cash escrow ~~or irrevocable letter of credit~~ may be forfeited if the landscaping is not completed ~~within by the conclusion of the~~ **winter weather period in March** ~~one year after the issuance of the temporary certificate of occupancy.~~ Forfeiture of any cash escrow ~~or irrevocable letter of credit~~ shall not relieve the owner of the responsibility to complete the required landscaping.

Section 3. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 4. That this Ordinance shall be in full force and effect upon approval of the City Council.

Section 5. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

PASSED and APPROVED by the City Council for the City of Pleasant Hill, Missouri, this 14th day of March, 2022.

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Mayor: John King

ATTEST:

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City Clerk: Jodie Wasson