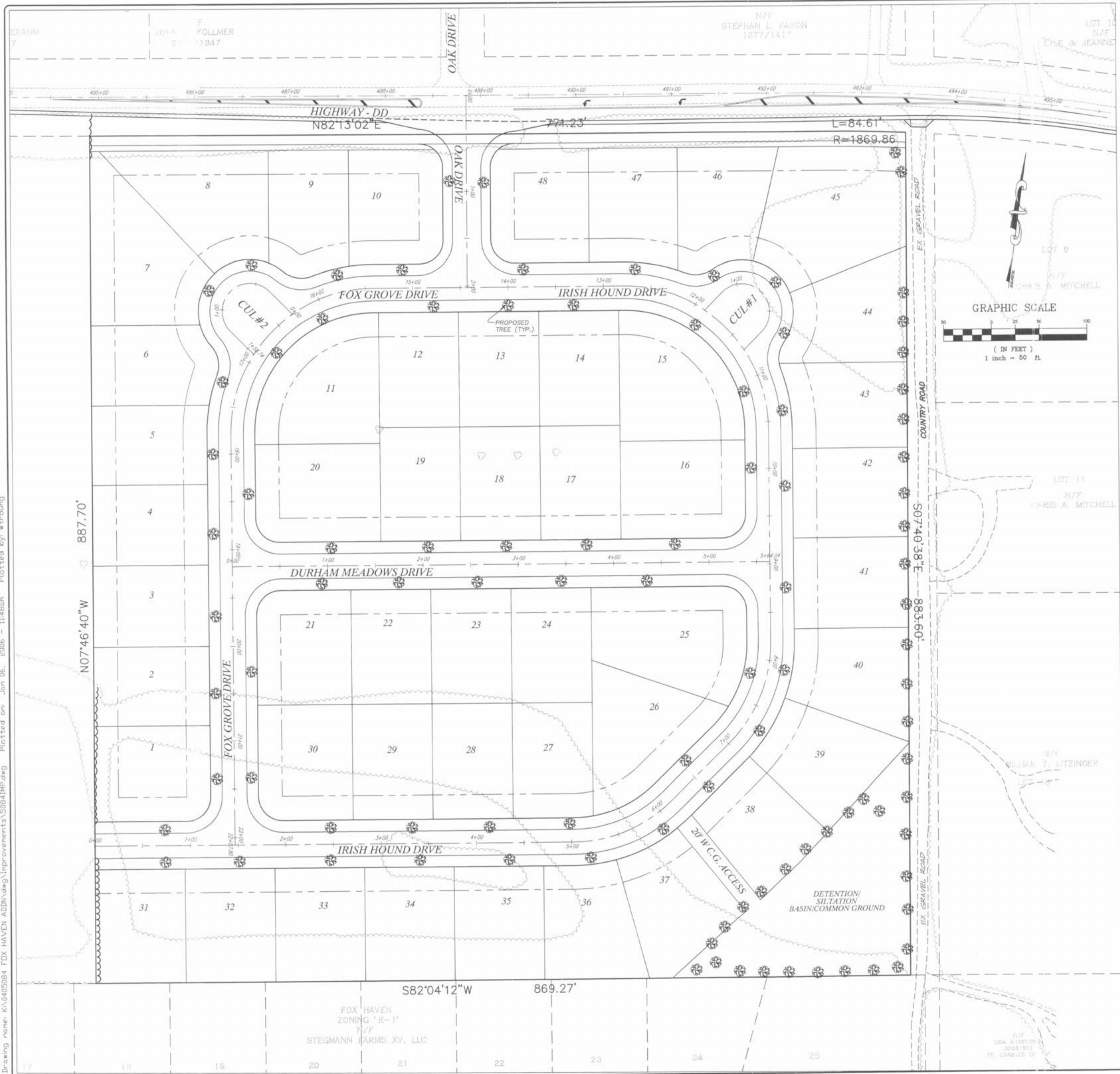


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BIL NO. 4376 ORDINANCE NO. 4277

AN ORDINANCE AMENDING TITLE IV, LAND USE, CHAPTER 400: ZONING CODE OF THE CITY OF O'FALLON, MISSOURI, PROVIDING FOR STREET TREES WITHIN RESIDENTIAL DEVELOPMENTS AND MATTERS RELATING THERETO.

BE ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF O'FALLON, MISSOURI AS FOLLOWS:

Section 1: Revise Section 400.420, Paragraph B, Subsection 1, of the Zoning Code to read as follows:

B. Minimum Tree Requirements Per Zoning District

1. Residential Zoning Districts (R-1 through R-5):

a. Where Record Plats have been approved in a subdivision prior to November 1, 2001, without an approved landscape plan, said Plat shall conform with the ordinance requirements in place at the time of approval which typically required the installation of one (1) tree per fifty (50) feet, or portion thereof of street frontage, public or private, within an area between the front of a structure and the curb. Said trees can be clustered or arranged within the setback and need not be placed evenly at fifty (50) foot intervals.

b. For residential subdivisions approved after November 1, 2001, there shall be a minimum of one (1) tree for every lot; in cases of lots having frontage of more than one (1) street (e.g. corner lots) there shall be a minimum of one (1) tree for each street on which the lot has frontage. Each tree shall be at least two (2) inches in caliper.

c. Standards - Trees as required to meet this section shall be located within a street right-of-way or easement subject to the following:

1. Street trees shall not be planted closer than three (3) feet to any curb.
2. Street trees shall not be placed within twenty-five (25) feet of street lights.
3. At street intersections, no street tree shall be placed within the sight triangle.
4. Street trees shall not be planted within ten (10) feet of street inlets or manholes.
5. Street trees must be an acceptable species. A list containing acceptable species shall be maintained by the City Staff.

Ordinance No. 4376

Section 2: Revise Section 400.420, Paragraph B, Subsection 4, of the Zoning Code to read as follows:

4. Existing trees saved. Existing trees saved on the site during construction may be credited toward the minimum tree requirements specified for landscaped open space for each Zoning District, except in residential districts. Those existing trees credited shall be a minimum of two (2) inch caliper or more and six (6) inches above the ground for deciduous trees. Minimum size for existing ornamental evergreen species shall be six (6) feet in height. All existing plant material saved shall be free and free of mechanical injury.

Approved Large Trees (Over 70 ft):

Birch	Gum	Kentucky Coffeetree
Black Oak	Black Oak	
Eastern Red Oak	Sycamore	
Walnut	Pecan	
Poplar	Bur Oak	
White Ash	Scarlet Oak	
Hackberry	Swamp White Oak	

Approved Trees Medium/Small Trees (Less Than 70 ft.):

Ash	Persimmon
Birch	Red Mulberry
Eastern Redbud	Flowering Dogwood
Maple	Wild Plum
Leaf Plum	

Planting Space:

1. A tree may be planted between the curb and sidewalk in a space smaller than the following:
 - all Trees: Two (2) feet
 - Medium Trees: Three (3) feet
 - Large Trees: Four (4) feet
2. A tree shall be planted within 35 feet of any street corner, 20 feet of any alley corner, or 10 feet of any fireplug.
3. Street Trees may be planted no closer than the minimum spacing indicated:
 - all Trees: 25 feet
 - Medium Trees: 25 feet
 - Large Trees: 50 feet

Utility Lines:

Small Trees from the approved Street Tree List may be planted within ten (10) lateral feet of any overhead utility wires. No tree may be planted within five (5) lateral feet of any underground utility line.

BEFORE PLANTING ANY TREE, CONTACT 1-800-DIG-RITE TO AVOID THE LIABILITY OF ACCIDENTLY DIGGING AN UNDERGROUND UTILITY LINE.

Caliper:

All street trees shall be a minimum of 2 inch caliper.

SEE ORDINANCE

Existing trees = 2.94 acres
 Trees removed = 2.94 acres
 Trees required = 20% x 2.94 ac. = 0.59 ac.

Replacement trees required = 0.59 ac. x 15 trees/ac. = 8.9 trees (9 trees)
 Replacement trees provided = 40 (Requirement met)
 Street trees required = 1 tree per frontage

LANDSCAPE LEGEND

- DECIDUOUS TREE (2" MIN. CALIPER)
- PIN OAKS, ASH, SWEET GUM OR
- FLOWERING TREES (1 1/2" MIN CALIPER)
- BRADFORD PEAR, DOGWOOD, RED BUD

REMARKS/DATE

1	REV PER DUCKETT CREEK SANI DISTRICT 9-20-05
2	REV PER CITY AND WATER DISTRICT COMMENTS 9-29-05
3	REV PER DUCKETT CREEK SANI DISTRICT 10-17-05
4	REV PER DUCKETT CREEK SANI DISTRICT 10-24-05
5	REV PER PUBLIC WATER DISTRICT NO. 2 11-14-05
6	REV PER CITY OF O'FALLON 12-02-05
7	REV PER CITY OF O'FALLON 1-9-2006

PREPARED FOR:

McBride & Son Homes Land Development, Inc.
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 636 537-2000

PREPARED BY:

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DRAWN: [Signature]
 DESIGNED: [Signature]
 CHECKED: [Signature]

PROJECT: FOX HAVEN ADDITION

SHEET TITLE: LANDSCAPE PLAN

NO. 04	05	084
M.S.D.	SHEET	
P#	LS	
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