

SECTION 505 LANDSCAPING REQUIREMENTS

A. Purpose.

The objective of this ordinance is to improve the appearance of certain set back and yard areas including off- street vehicular parking and open-lot sales and service areas in the City of Tullahoma and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing for installation and maintenance of landscaping for screening and aesthetic qualities, since the City of Tullahoma finds that the peculiar characteristics and qualities of the City of Tullahoma justify regulations to perpetuate its aesthetic appeal on a citywide basis.

B. Enforcement.

This ordinance shall be a minimum standard and shall be enforced by the Department of Building Codes.

C. Definitions.

In constructing the provisions of this ordinance and in addition to other terms or definitions in the City of Tullahoma's municipal and zoning ordinances, and the following definitions shall apply:

1. Landscaping. Landscaping shall consist of any of the following or combination thereof: materials such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, and nonliving durable material commonly used in landscaping, such as but not limited to rocks, pebbles, sand, walls or fences but excluding paving.
2. Encroachment. Defined as any protrusion of a vehicle outside of a park space, display area or access way into a landscaped area.
3. Street Tree. A tree located within public right-of-way or adjacent to the public right-of-way.
4. Tree Board. Tullahoma Tree Board.
5. Tree Ordinance. City Code Title 20 Chapter 5: "Tullahoma Tree Ordinance"
6. Trees. Defined as self-supporting woody plants of species which normally grow to an overall height of at least six (6) feet in the City of Tullahoma.
7. Shrubs. Shrubs shall be a minimum of three (3) gallon in size when measured. Hedges where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one (1) year after time of planting.
8. Vines. Vines are plants which normally require support to reach mature form.

D. Applicability.

These landscape requirements shall apply to front, side and rear yards for new buildings or additions over 500 square feet for all uses permitted in the C-1, C-2, I-1, & I-2 zoning districts contained in this zoning ordinance. Individual applicable sections are not required as determined by the Senior Planner in instances where there is not sufficient space in the public right-of-way or within the site due to the location of existing buildings and required parking spaces. The portion of the Downtown Core as defined by the Tullahoma 2040 comprehensive plan in the C-1 are exempt from all standards of Section 505.

1. Installation.

All landscaping shall be installed in a sound workmanship like manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. All elements of landscaping exclusive of plant material except hedges shall be installed so as to meet all other applicable ordinances and code requirements, including the Landscaping Table within this Article. Landscaped areas shall require protection from vehicular encroachment as herein provided in Section 4(e) and 4(f). The Director of Parks and Recreation or designee shall inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the requirements contained herein.

2. Maintenance.

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one outlet located within 150 feet of all plant material to be maintained. When a required landscaping material dies or fails to grow, the owner of such property will be required to replace the landscaping treatment with an equal or better material (approved by the City Forester).

3. Plant Material.

- a. Quality. All plant material shall be clean and reasonably free of weeds and noxious or diseases. Workmanship shall be clean, neat, and aesthetically pleasing. Workmanship must also be performed in accordance with the recommended planting standard within this ordinance as well as applicable American National Standards Institute (ANSI) standards for Nursery Stock. If there is a conflict between the ANSI standard and the City standard, the more restrictive shall apply.
- b. Trees. Shall be species having an average mature spread of crown of greater than fifteen (15) feet in the City of Tullahoma and having trunks, which can be maintained in a clean condition over five (5) feet of clear wood. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a (15) feet crown spread. Trees species shall be a minimum of six (6) feet overall height immediately after planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public improvements, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be five (5) feet square and five (5) feet deep, and for which the construction requirements shall be four (4) inch thick concrete reinforced with #6 road mesh (6x6x6) or equivalent. A list of recommended tree species shall be maintained by the Tree Board. The list can be viewed at <http://www.tullahomatin.gov/files/recommended-tree-list.pdf>. (also refer to the Tullahoma Tree Ordinance)
- c. Shrubs and hedges. Shrubs shall be a minimum of three (3) gallon in size when measured.
- d. Vines. Vines shall be a minimum of thirty (30) inches in height immediately after

planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.

- e. Ground covers. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within six (6) months after planting.
- f. Lawn grass. Grass areas shall be planted in species normally grown as permanent lawns in the City of Tullahoma. Grass areas may be sodded, plugged, sprigged or seeded except that a solid sod shall be used in swales or other areas subject to erosion, and providing that in areas where other solid sod or grass seed is used, nurse grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.

4. Off-street parking landscaping relating to abutting properties.

On the site of a building or structure or open lot, providing an off-street parking area or other vehicular use areas where such areas will not be entirely screened visually by a building or structure from abutting property, that portion of the area not screened shall be provided with a wall or hedge or other durable landscaping barrier not greater than six (6) feet in height nor less than three and one-half (3½) feet in height to form a continuous screen between the off-street parking area or other vehicular use area and such abutting property. Such landscape barriers shall be located between the common lot line and the off-street parking area or other vehicular use area exposed to the abutting property provided the purpose of screening the off-street parking area and other vehicular use area is accomplished. If such barrier consists all or in part of plant materials, such plant materials shall be planted in a planting strip of not less than five (5) feet in width. In addition, one tree shall be provided for each twenty-five (25) linear feet of such landscape barriers or fractional part thereof. Such trees shall be located between the common lot line and the off street parking area or other vehicular use area. Each such tree shall be planted in at least twenty-five (25) square feet of planting area with a minimum dimension of at least five (5) feet. Each such planting area shall be landscaped with grass, ground cover or other landscape material excluding paving in addition to the required tree(s). The provisions of this subsection shall not be applicable in the following situations:

- a. When a property line abuts a dedicated alley, or to those portions of the property that are opposite a building or other structure located on the abutting property.
- b. Where a proposed parking area or other vehicular use area abuts an existing hedge, wall or other durable landscape barrier on an abutting property, said existing barrier may be used to satisfy the landscape barrier requirements of this subsection provided that said existing barrier meets all applicable standards of this ordinance and protection against vehicular encroachment is provided for hedges.
- c. Where the abutting property is zoned or used for nonresidential uses, only the tree provision with its planting area as prescribed in this subsection shall be required; however the number of trees may be increased to one tree for every 75 linear feet or fraction thereof but all perimeter requirements shall apply within the front setback area.

5. Perimeter planting requirements.

See Table L-1 for perimeter landscaping requirements for all uses in commercial, industrial, or multi-family zoning districts. These requirements are in addition to the landscaping requirements in Section D.4. above. When there is a conflict with off-street parking or street trees requirements, the more specific requirement shall apply.

6. Sight distance for landscaping adjacent to public rights of way and points of access. When an access way intersects a public right of way or when the subject property abuts the intersection of two or more public rights of way, all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between three (3) feet and six (6) feet, provided however, trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are so located so as not to create a traffic hazard or pedestrian use hazard.

Landscaping except required grass or ground cover shall not be located closer than three feet from the edge of any access way pavement. The triangular areas above referred to are:

- a. The areas of property on both sides of an access way formed by the intersection of each side of the access way and the public right of way line with two sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides.
 - b. The area of property located at a corner formed by the intersection of two or more public rights of way with two sides of the triangular area being thirty (30) feet in length along the abutting public right of way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two lines.
7. Existing Plant Material.

In instances where healthy plant material exists on a site prior to its development, in part or in whole, for purposes of off-street parking or other vehicular use areas, the agency charged with the issuance of building permits may adjust the application of the abovementioned standards to allow credit for such plant material, if in its opinion, such an adjustment is in keeping with and will preserve the intent of this ordinance.

8. Street Trees.

One tree per every 75 feet of public road frontage shall be required to be planted either in the public right-of-way or on private property abutting the public right-of-way. Street trees are not to be planted in the public right-of-way that will interfere with existing utility and/or drainage features. In those instances, the street trees are to be installed on private property directly adjoining the public right-of-way. The species, size, grade and other specifics to street tree installation must comply with Section 20-504 Tree Policy of the City of Tullahoma municipal Code unless otherwise specified herein.

Street Trees are not required as determined by the Senior Planner in instances where there is not sufficient space in the public right-of-way or within the site due to the location of existing buildings, required parking spaces, and/or any existing concrete or asphalt barriers.

- E. Plan approval.

Prior to the issuance of any permit for development, a site or landscaping plan (which complies with Landscaping Table) shall be submitted to the Senior Planner and approved by the Director of Parks and Recreation or their designee. The site or landscaping plan shall be drawn to scale, including dimension and distances, and clearly delineate the existing and proposed parking spaces, or other vehicular use areas, access aisles, driveways, sprinklers or water outlet locations, and the location, size and description of all other landscape materials, the location and size of buildings, if any to be served, and shall designate by name and location the plant material to be installed or, is existing, to be used in accordance with the requirements hereof. No permit shall be issued for such building or paving unless such plot plan complies with the provisions hereof, and no certificate of use and occupancy shall be issued until the landscaping is complete and it shall be unlawful to occupy the premises unless the landscaping is installed in accordance with the approved plot plans and the requirements hereof. (Also refer to the Tullahoma Tree Ordinance).

City of Tullahoma Landscaping Standards

Table L-1 – Perimeter Planting Requirements

Zoning Classification	Tree Sizes (Minimum)			+	Shrubs
	Trees Options				
	Deciduous Trees (2 1/2" Caliper)	or	Evergreen (6ft. Minimum)		
Commercial	1 per 75 linear ft. of lot perimeter	or	1 per 75 linear ft. of lot perimeter	+	(3-gallon minimum at planting and at least 3.5 ft. height at maturity)
Industrial	1 per 75 linear ft. of lot perimeter	or	1 per 75 linear ft. of lot perimeter	+	1 per 3 linear ft. of building frontage
Multi-family	1 per 75 linear ft. of lot perimeter	or	1 per 75 linear ft. of lot perimeter	+	1 per 3 linear ft. of building frontage

Notes:

- (1) New commercial and industrial sites are to have landscaped buffer zones of at least 10 feet in width around the perimeter of the lots.
- (2) All drainage ditches are to be sodded from ridge to ridge or other alternates accepted by the City of Tullahoma (ex. concrete, asphalt, tile, box culvert, etc.).
- (3) All frontage for lots is to be sodded. Other sides may be seeded and strawed.
- (4) All buffers between zoning district boundaries must have evergreen trees (semi sheared) and grass.
- (5) In instances where healthy plant material exists on a site prior to its development, in part or in whole, for purposes of permitter landscaping, the agency charged with the issuance of building permits may adjust the application of the abovementioned standards to allow credit for such plant material, if in its opinion, such an adjustment is in keeping with and will preserve the intent of this ordinance.
- (6) See Subsection D.7. for street tree requirements.

Landscaping plan shall consider all sides of property (front, rear, and side). Distribution of landscaping required for sides will depend on specific location, neighbors and total plan.

Tree to be considered by the list of recommended tree species maintained by the Tree Board. The list can be viewed at <http://www.tullahomatin.gov/files/recommended-tree-list.pdf>. (also refer to the Tullahoma Tree Ordinance.