

City of Tullahoma

Landscaping Standards



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**SECTION 7, ARTICLE V
MINIMUM OFF-STREET PARKING, ACCESS AND DRIVEWAY AND
LANDSCAPING REQUIREMENTS**

Section C: Landscaping Standards Ordinance: Landscaping Requirements

1. Purpose

The objective of this ordinance is to improve the appearance of certain set back and yard areas and 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. (Commercial and Industrial)

2. Enforcement

This ordinance shall be a minimum standard and shall be enforced by the department of planning and codes.

3. 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:

a. 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.

b. Encroachment

Encroachment is defined as any protrusion of a vehicle outside of a park space, display area or access way into a landscaped area.

c. Trees

Trees shall be defined as self-supporting woody plants of species which normally grow to an overall height of a minimum of six (6) feet in the City of Tullahoma.

d. Shrubs

Shrubs required by this ordinance shall be self-supporting, woody, evergreen species, as normally grown in the City of Tullahoma.

e. Vines

Vines are plants which normally require support to reach mature form.

4. Applicability

These landscape requirements shall apply to front, side and rear yards for new or major renovation sites surrounding off-street parking areas for all uses permitted in the C-1, C-2, C-3, O-1, I-1, I-2 and I-3 zoning districts contained in this zoning ordinance. (See Article IV, Sections 8-14)

a. 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 Table 1 within this standard. Landscaped areas shall require protection from vehicular encroachment as herein provided in Section 4(e) and 4(f). The director of planning 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.

b. 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 director of planning).

c. Plant Material

1) 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.

2) 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 planning & code administration division, and are contained within the landscaping handout.

3) Shrubs and hedges

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.

4) 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.

5) 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.

6) 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.

d. Perimeter 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) lineal 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:

- 1) 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.
- 2) 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.
- 3) 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 reduced to one tree for every 100 lineal feet or fraction thereof but all perimeter requirements shall apply within the front setback area.

e. 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. Landscaping

except required grass or ground cover shall not be located closer than three (3) feet from the edge of any access way pavement. The triangular areas above referred to are:

- 1) 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.
- 2) 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.

f. 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.

5. Plan approval

Prior to the issuance of any permit for a commercial or industrial building, a site or landscaping plan (which complies with Table 1) shall be submitted to and approved by the building official. 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. (as amended by Ord. #1115, § 1, Nov. 1994, and Ord.#1189, Oct. 1997)

City of Tullahoma Landscaping Standards

**Table 1 – Planting Requirements
Tree Sizes (Minimum)**

Zoning Classification	Deciduous Trees (2 ½” Caliper)		Evergreen (6ft. Minimum)		Shrubs (3 gallon Minimum)
Office / Medical	1 per 100 linear ft. of lot perimeter	or	1 per 100 linear ft. of lot perimeter	+	1 per 3 linear ft. of building frontage
Commercial	1 per 100 linear ft. of lot perimeter	or	1 per 100 linear ft. of lot perimeter	+	1 per 3 linear ft. of building frontage
Industrial	1 per 100 linear ft. of lot perimeter	or	1 per 100 linear ft. of lot perimeter		1 per 3 linear ft. of building frontage
Residential					

Notes:

- (1) All new commercial, office and industrial sites are to have green (landscaped) buffer zones of at least 10 feet in width around the perimeter of lots, as determined by the Director of Planning. (If not available, must obtain a variance).

- (2) All drainage ditches are to be sodded from ridge to ridge or other alternates accepted by the City of Tullahoma (i.e. 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 zone changes must have evergreen trees (semi sheared) and grass.

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

Trees to be considered by size may include the following on pages 8-10 of the Landscaping Standards Book (these trees have been identified by landscaping professionals as indigenous to the Southern Tennessee area.

Recommended Tree List for Tullahoma

American Arborvitae

Evergreen; 20 feet at maturity; prefers limestone, rock, and heavy clay soil; known as White Cedar; leaves in fan-like sprays, dark green on top and pale underneath, useful in poorly drained soil; subject to bagworms.

American Elm

Evergreen; 20 feet at maturity; prefers limestone, rock, and heavy clay soil; known as White Cedar; leaves in fan-like sprays, dark green on top and pale underneath, useful in poorly drained soil; subject to bagworms.

American Sycamore

Deciduous, 100 feet at maturity; sun loving and prefers rich, moist soil; spreading tall trunk and rounded head, young plants subject to spring frost, can be affected by pollution in cities.

Bald Cypress

Black Walnut

Deciduous, 100 feet at maturity; tolerates any soil; slow grower, now rare in East due to tree's enormous value for wood and nuts, leaves are two-feet long with 11-23 leaflets.

Bradford Pear

Deciduous, 40 feet at maturity; beautiful white flowering bloom in spring; hardy tree.

Crab Apple Hybrids

Deciduous, less than 20 feet at maturity; good in all fertile soils, sun-loving; fragrant leaves if crushed, profuse, fragrant flower in a wide range of colors, susceptible to insects and disease.

Eastern Redbud

Deciduous, less than 20 feet at maturity; best in moist soil, but can tolerate dry soil; bright green leaves, pale rose flowers in spring, planted as ornamental, but produces many seedlings.

English Oak

Deciduous, 60-80 feet at maturity, prefers woods; known as Common Oak, broad, open head, short trunk, oblong dark green leaves with six lobes on each side.

Flowering Dogwood

Deciduous, less than 20 feet at maturity; acid soil in woods, and dislikes poor, shallow chalky soils; small flowers in a variety of colors, blooms in late spring, exceptional as ornamental due to hardiness, also valued for its wood.

Foster's American Holly

Evergreen, 30 feet at maturity; sandy soil or moist woods; stiff pines on leaves, fruits red or orange, can grow eight feet in 20 years, dislikes chalky soil.

Ginkgo

60 feet at maturity.

Golden Rain Tree

Deciduous, 30-40 feet at maturity; sun-loving, tolerant of dry soils; susceptible to fungus, has oval, coarsely-toothed leaves, small yellow flowers that bloom in May-June.

Japanese Black Pine

Evergreen, 50 feet at maturity; prefers sandy soil; needle-like rigid leaves 4 inches long, in winter is easily distinguished by white, hairy leafbuds, can lean at maturity.

Japanese Flowering Cherry (Kwanzan, etc)

Deciduous, 25-30 feet at maturity; good in moist soils; glossy, red-brown bark with glassy sheen, leaves taper to slender point at tip.

Japanese Maple

Deciduous, 25-30 feet at maturity; tolerant of most soil types; lobed leaved with brilliant autumn colors, usually pest free, red flower in drooping clusters in spring.

Pecan

Deciduous, 100 feet at maturity; likes deep, loamy soil; tallest of the hickories, long-lived, produces nuts for 200 years which have important commercial value.

Pin Oak

Deciduous, 80 feet at maturity; not lime tolerant, likes moist soil; drooping branches, glossy green, deeply lobed leaves, saucer-like acorns.

Red Maple

Deciduous, 80 feet at maturity; tolerates moist to dry soil; often used as ornamental, showy flowers and fruit in spring, beautiful foliage in fall.

Saucer Magnolia

Deciduous, 20 feet at maturity; likes neutral to acid soil; fast growing, hybrid magnolia, saucer-shaped flowers with a white-to-pink or purple-pink tepal, tolerates pollution and poor soil.

Serviceberry

Deciduous, 40 feet at maturity; prefers lime free soils; often narrow, snow-white flowers in drooping clusters, bark is gray and smooth when young and becomes rigid and scaly with age, fruit is sweet and edible.

Red Oak (Southern, Northern, Scarlet, etc.)

Deciduous, 100 feet at maturity; likes sandy soil; not lime tolerant; medium length, deeply lobed leaves in glossy green, 1 inch acorn, hardy tree.

Hickory

Deciduous, 100 feet at maturity; likes rich, moist soil; produces larger amounts of pollen, distinctively peeling bark, produces sweet, edible nut, resists transplanting.

Southern Magnolia

Evergreen, 60 feet at maturity; likes neutral to acid soil, traditional southern tree, creamy white fragrant flower that blooms in late spring and summer, shiny green leaves all year.

Sugar Maple

Deciduous, 80 feet at maturity; moist soil, strong wood, fast growing, beautiful fall foliage.

Tulip Poplar/Yellow Poplar

Deciduous, 100 feet at maturity; moist to dry soil; shade tree with beautiful fall foliage, state tree, important tree for wildlife, grows well with other species.

White or Green Ash

Deciduous, 80 feet at maturity; moist, rich soil; sun tolerant; thick foliage, seeds used by birds and animals.

White Oak

Deciduous, 115 feet at maturity; lime tolerant, but not in shallow, chalky soil; soft, green lobed leaves that turn crimson in autumn; acorns $\frac{3}{4}$ inch long, hardy tree.

White Pine

Evergreen, 160 feet at maturity; sun loving, narrowly conical in shape, leaves are medium length, dark blue-green, fast growing and is easily shaped by pruning.

Willow Oak

Deciduous, 100 feet at maturity; moist, swampy soil; shade tree with bright green pointed leaves; often planted along streets, public buildings and parks.