

Landscape Ordinance Manual

East Ridge, Tennessee



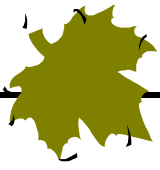
Prepared by:

City of East Ridge, Building Inspection Office

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East Ridge's scenic landscapes are closely tied to our community's quality of life, community identity, and civic pride. These landscapes also form the critical first impressions of potential new employers, homeowners, and tourists, thus affecting East Ridge's economy.

A respect for natural green spaces - from the river gorge to street trees - was strongly expressed in the Futurescape survey conducted countywide in 1996. In addition, a majority of those surveyed said that it was important to improve the quality and character of commercial, retail, office, and industrial areas. Images of large un-landscaped parking lots and treeless streets consistently received negative scores, while those with trees and landscaping scored positive.

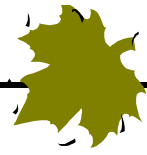
Landscaping also provides important environmental benefits such as reducing air pollution and stormwater runoff, improving water quality, and creating wildlife habitats.

The purpose and intent of this Article are the following:

- To promote the scenic quality of the community;
- To improve the appearance of parking areas and property abutting public rights of way;
- To protect property values;
- To reduce stormwater runoff and improve water quality;
- To provide transition between incompatible land uses; and
- To provide relief from traffic, noise, heat, glare, dust, and debris.
- To provide control of the architectural design of buildings to be compatible with basic southern traditional, gothic, federal, southern colonial or Greek styles.

*Please see Architectural Review Manual and/or PUD Manual for more details of design control
This Review/PUD manual is not ready yet...*

II. GENERAL PROVISIONS



A. Applicability

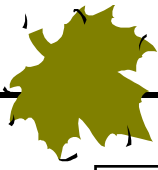
The requirements of this Section shall apply to:

1. All New Public/Private Development;
2. Existing Public/Private Developments;
 - For existing developments and parking facilities, expansion in gross floor area (GFA) or parking spaces will trigger landscaping requirements based on the scope of work proposed as established below.
 - Landscaping requirements shall not prevent an existing **manufacturing** facility from expanding.
 - Where both the building expansion and parking lot expansion requirements are applicable, the building expansion requirements shall supercede.

Building Expansions

When an expansion:

- a. increases GFA at least 10% but no more than 25%, then:
 - **the entire property shall comply with the street yard requirements OR parking lot landscaping requirements (option of applicant)**
- b. increases GFA more than 25%, but no more than 50%, then:
 - **the entire property shall comply with the street yard requirements**
 - **50% of the existing parking lot and all of any expanded parking lot portions shall comply with the parking lot landscaping requirements**
 - **the entire property shall comply with all of the screening section requirements**
- c. increases GFA more than 50%, then:
 - **the entire property shall meet all of the landscape ordinance requirements**



Parking Lot Expansions

When an expansion:

a. of at least 10 spaces increases the total number of parking spaces by no more than 25%, then:

- **the expanded portion of the parking lot shall comply with the landscaping requirements**

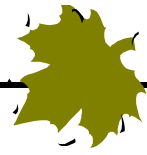
b. of at least 10 spaces increases the total number of parking spaces more than 25%, but no more than 50%, then:

- **50% of the existing parking lot(s) within the property and all of any expanded parking lot portions shall comply with the parking lot landscaping requirements**

c. of at least 10 spaces increases the total number of parking spaces more than 50%, then:

- **the expanded and existing parking lot(s) within the property shall comply with the parking lot landscaping requirements**

3. Exemptions: One-family detached, two-family, and three-family residential structures on their own lot are exempt from landscaping requirements.



B. Landscape Plan Submittal

Proposed developments subject to the provisions of this Article shall file for a Construction Activities permit and submit a landscape site plan, prepared by a Tennessee licensed engineer and or landscape architect, to the Building Inspections Office. This plan may be incorporated into a parking/paving plan, provided the scale is not less than 1 inch equals 40 feet. The following elements shall be shown on the landscape site plan:

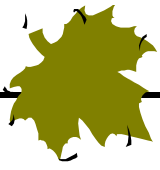
- zoning of site and adjoining properties;
- existing and proposed contours at 2 feet intervals or less;
- boundary lines and lot dimensions;
- date, graphic scale, north arrow, title and name of owner, and the phone number of the person or firm responsible for the landscape plan;
- location of all proposed structures and storage areas;
- drainage features and 100 -year floodplain, if applicable;
- parking lot layout including parking stalls, bays, and driving lanes;
- existing and proposed utility lines, and easements;
- all paved surfaces and curbs; and
- existing trees or natural areas to be retained.

C. Plant Installation Plan

Prior to receiving a Certificate of Occupancy, a Plant Installation Plan shall be submitted to the Building Inspection Office and approved containing the following information:

- location, installation size, quantity, and scientific and common names of landscaping to be installed; and
- the spacing between trees and shrubs used for screening.

The applicant has the option of submitting both the Landscape Plan and the Plant Installation Plan at the same time.



C. Hardships

1. Intent

This Section does not intend to create undue hardship on affected properties.

- a. The required landscaping **should not exceed 15% of the total lot area.**
- b. For existing developments, where the GFA or parking areas are being increased, the loss of off-street parking spaces (required by zoning ordinance) as a result of compliance with the landscaping provisions **should not exceed 10%.**

2. Special Administrative Remedies

a. Lots with a **depth of 150 feet or less**, or an **area of 15,000 square feet or less** have the following special exceptions:

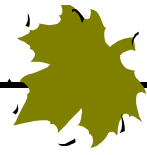
- 1. an automatic 50% reduction in landscape yard depth requirements for screening, street yard, and parking lot landscaping sections; and
- 2. a 25% reduction in planting requirements for all sections except for the required evergreen plantings for screening.

b. Lots that **front on more than one street** have the following special exception:

- 1. all street frontages other than the primary street frontage may have a street yard with a minimum depth of 4 feet.

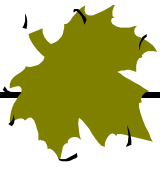
c. In situations where the landscape requirements would result in the **demolition of an existing building**, a loss of more than **10% of the gross required off-street parking** for an existing development; or a loss greater than **15% of the lot area** for development, the following **administrative remedies** may be applied:

- 1. reduce the required minimum landscaped area widths up to 50%
- 2. reduce the tree planting requirements by up to 25%
- 3. where possible, reduction of landscaping requirements in one area should be offset by an increase of landscaping requirements in other portions of the site.
- 4. the first priority is to provide trees along the street frontage.
- 5. the second priority is to provide trees within portions of the parking lot that are highly visible from the street.
- 6. a screen should always be provided if it is required by this Article. Where there are space limitations, reduce the landscape yard as necessary. If the planting area is less than 5 feet in width, require a minimum 6 feet tall wood or composite fence or masonry wall.



D. Conflict With Other Articles in the Zoning Ordinance & Existing Zoning Conditions

Where any requirement of this section conflicts with the requirement of another Article or existing zoning conditions in the Zoning Ordinance, the provisions of this landscaping section shall override.



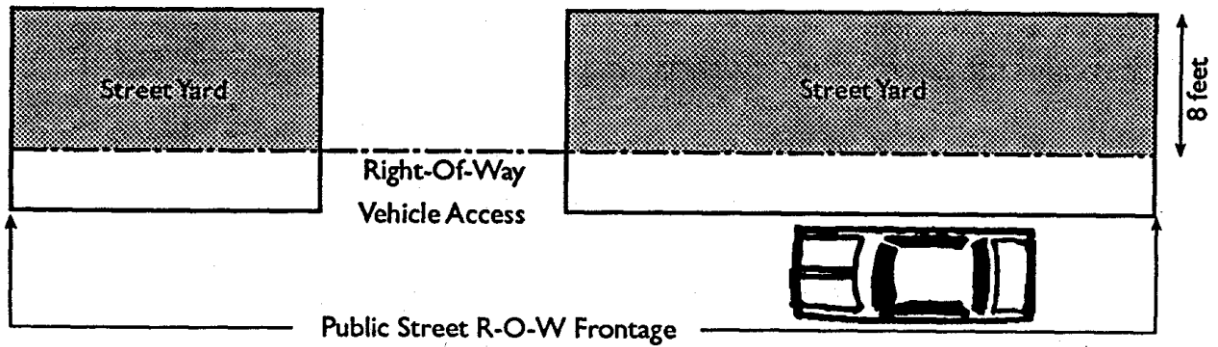
III. STREET YARD REQUIREMENTS

A. Intent

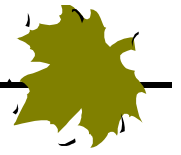
The intent of this section is to add quality and definition to the street by planting trees within a landscaped area along the edges of the right-of way.

B. Dimensions

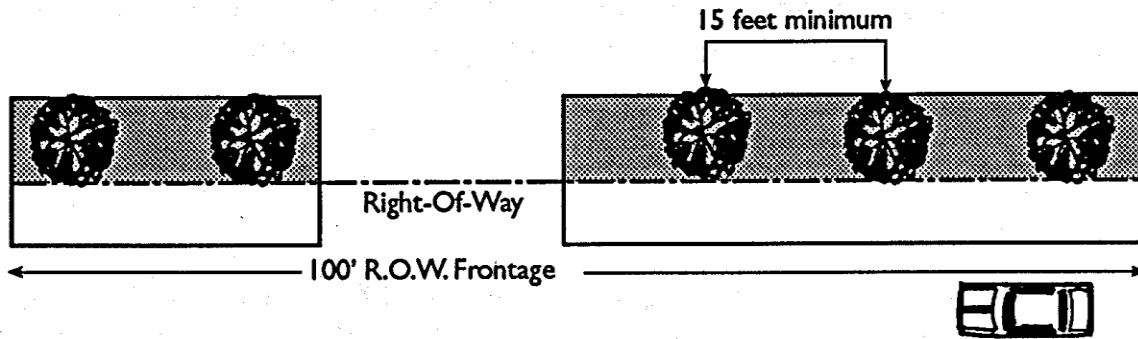
1. Except for points of access, a street yard shall be provided where the proposed development site adjoins the public street right-of-way. **Alleys** are exempt from this requirement.



2. The street yard shall have a minimum depth (to be determined on a case by case basis) measured from the edge of the public street right-of-way towards the interior of the property. The yard shall consist of sod grass or other **natural living groundcover material**. No impervious surfaces are permitted in the street yard area.

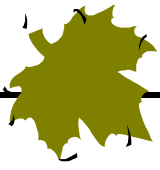


C. Plantings

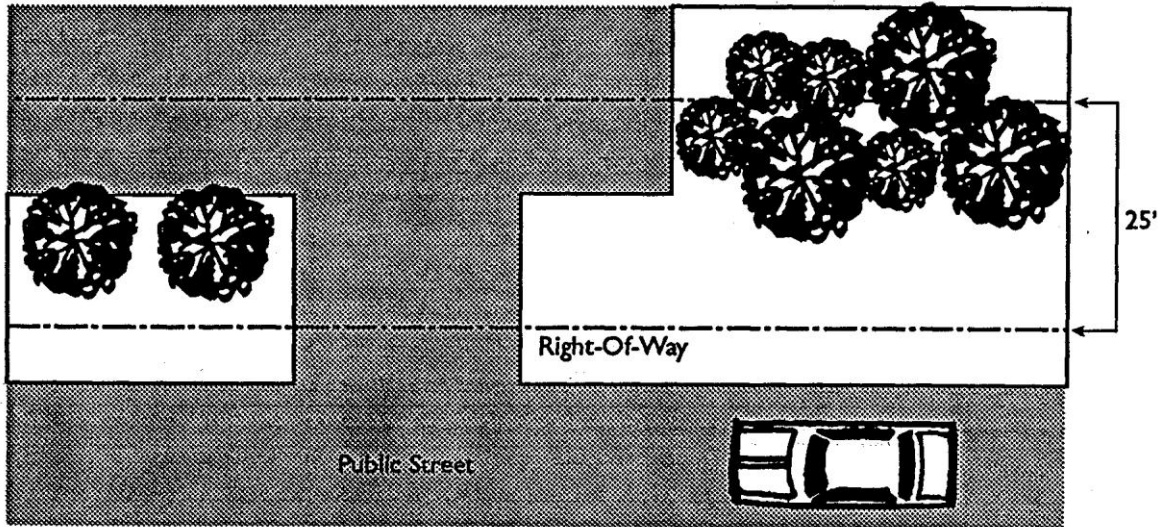


1. Trees shall be planted within the street yard at a minimum ratio of **1 tree per 35 linear feet** of right-of-way frontage.
 - a. Trees do not have to be evenly spaced in 35 feet increments.
 - b. Fractions of trees shall be rounded up to the nearest whole number.
2. The minimum spacing between trees is **15 feet** measured trunk to trunk. The maximum spacing is **50 feet** measured trunk to trunk.
3. The trees referred to in this section shall have a minimum expected maturity height of 35 feet and 20 feet minimum canopy spread that will be conducive for the property they cover. (see **Plant Installation Specifications Section: Class I Shade Trees**, page 20).

Note: See exceptions/special situations page 12 number 2.



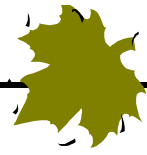
D. Existing Woodlands



1. Existing woodlands along the street right-of-way frontage can be substituted for the street yard requirements subject to the following:

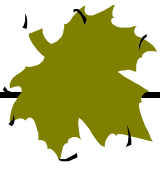
- a. Existing woodlands to be set aside shall have a minimum depth of 25 feet as measured from the public street right-of-way;
- b. Number of woodland trees (not including prohibited trees) having a minimum caliper of 6 inches shall equal or exceed the minimum street tree planting ratio of 1 tree per 35 linear feet;
- c. No impervious surfaces are permitted within the protected woodlands area except for approved access points to the site; and
- d. No cutting/filling activities or storage of materials/equipment are permitted within the protected woodlands.

Note: If you have existing landscaping/woodlands along the street and they meet a thru d above, they can be substituted to meet the requirements of this ordinance.



E. Exemptions/Special Situations

1. **Existing street trees** planted within the right-of-way (not including the center median or opposite side of the street) and approved by an urban forester can be used to meet the street yard requirements.
2. Where **overhead power lines** encroach into the street yard, smaller **Class II shade trees** can be substituted for Class I shade trees (see **Plant Installation Specifications Section: Class II Shade Trees**, page 21).
3. **Stormwater facilities** may be located within the street yard subject to the following conditions:
 - a. no riprap, crushed stone, concrete, or other impervious materials are exposed; and
 - b. trees and other living organic materials can be planted along the stormwater facility
4. With the written approval of the right-of-way owner, portions of the **public right-of-way** may be used to meet the street landscape yard requirements.



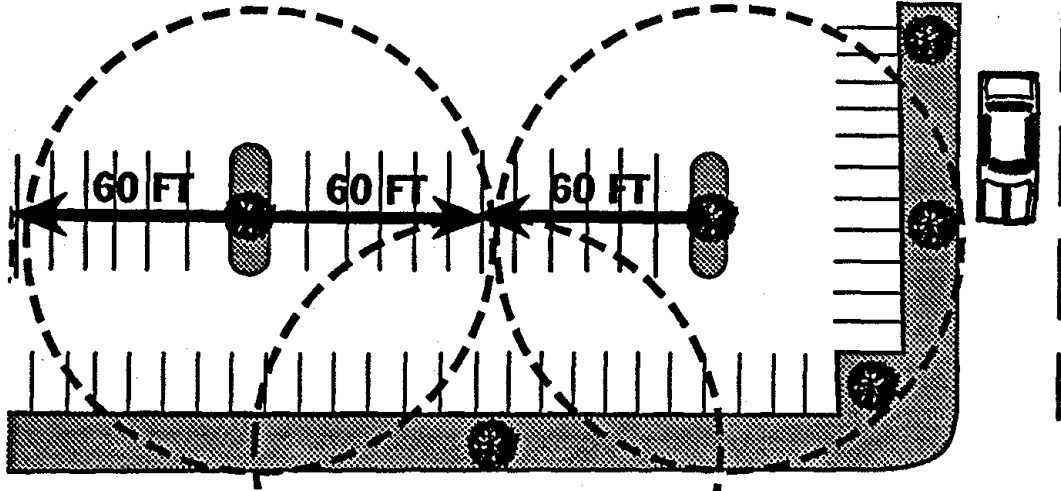
IV. PARKING LOT REQUIREMENTS

A. Intent

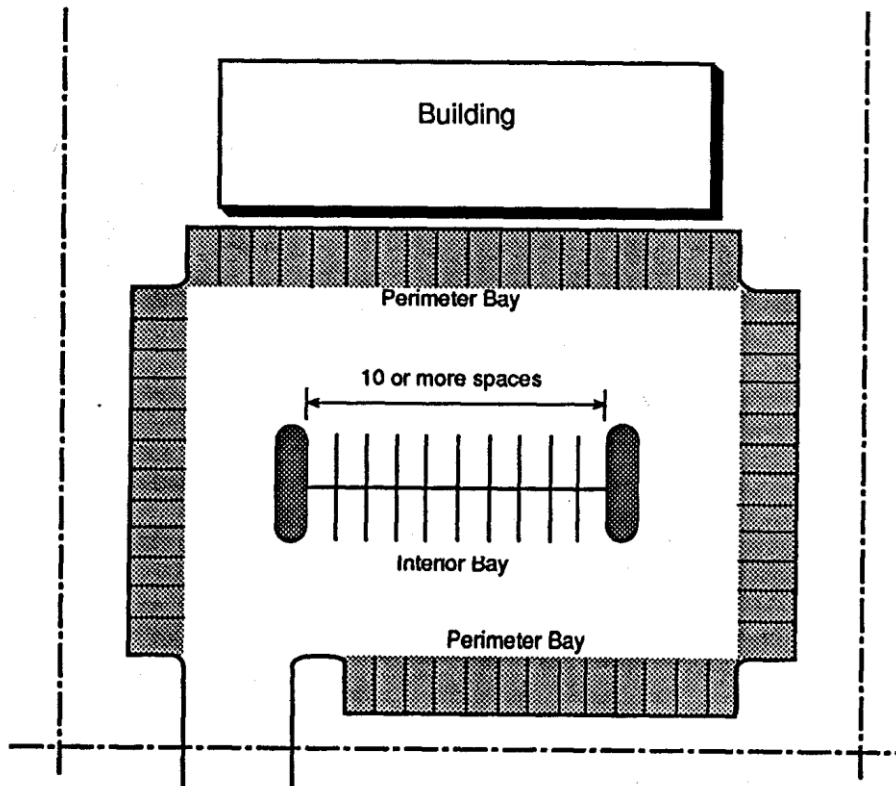
The intent of this section is to breakup the expanse of asphalt, to provide shade, and to reduce the glare from parked cars and loading docks.

B. Design Criteria

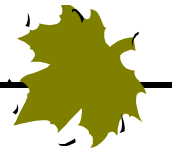
1. No parking space can be more than 60 feet from a tree.



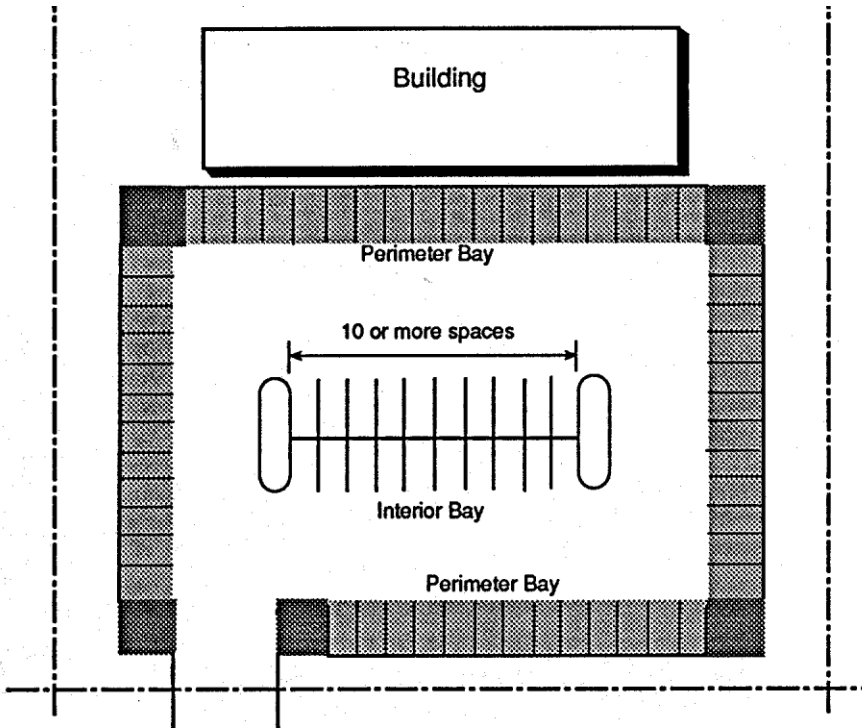
2. Ends of all interior parking bays that contain a minimum of 10 contiguous parking spaces shall be bordered on both sides by a landscape island.



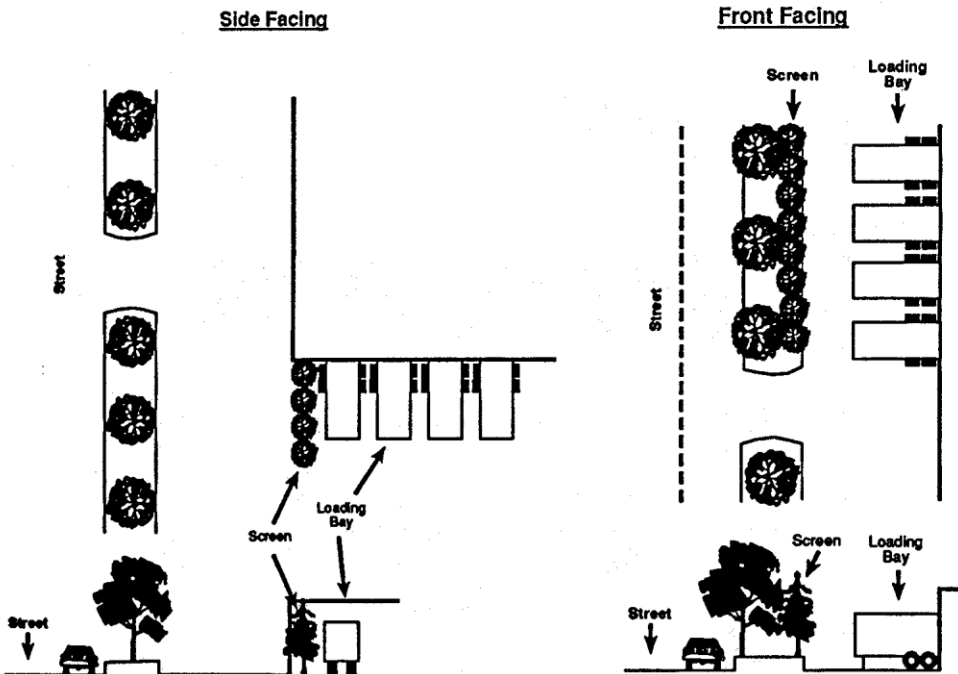
PARKING LOT REQUIREMENTS

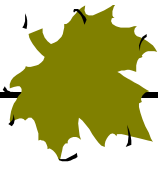


3. Ends of all perimeter-parking bays shall be bordered by a landscaped peninsula.

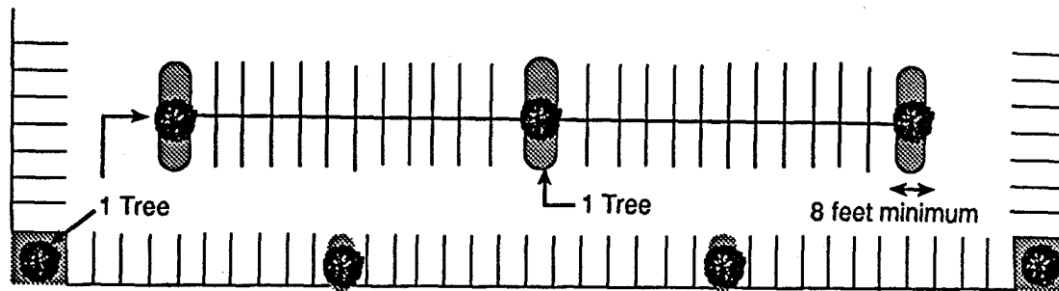


4. Side and front-facing truck delivery stalls and loading bays shall be screened from the public right-of-way as described below.



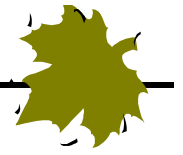


C. Dimensions/Planting Criteria



1. Landscaped islands and peninsulas used to meet the landscaping requirements shall have a minimum width of **eight (8) feet** and a minimum landscaped **area of 200 square feet**.
2. Landscaped islands and peninsulas used to meet the landscaping requirements shall be planted with at least one tree.
3. The trees referred to in this parking section are **Class I Shade trees** (See Plant Installation Specifications Section p.20). In the special situations specified below, smaller Class II Shade Trees may be substituted for Class I trees:
 - a. an overhead obstacle such as a **canopy** or **power line** limits the tree height; or
 - b. the tree is located within **25** feet of a building
4. All landscaped islands, peninsulas, and medians shall be bordered by a **curb** or a **wheel stop**.
5. The screening material for **loading docks** and **delivery stalls** shall consist of the following:
 - a. one row of **evergreen shrubs** spaced a maximum of 5 feet on-center or a row of **evergreen trees** spaced a maximum of 10 feet on-center (See Plant Installation Specifications Section (pp.20-22) for a list of recommended plantings); and
 - b. provide a **landscaped yard** with a minimum **depth of 8 feet** for the planted screen.

V. SCREENING REQUIREMENTS



A. Intent

To provide transition between incompatible land uses and to protect the integrity of less-intensive uses from more intensive uses, screening and buffering will be required. The purpose of the screen is to **provide a year-round visual obstruction**. The buffer provides transition between the incompatible uses by requiring a landscape yard of a minimum specified depth along the shared property line.

B. Procedure

Refer to the matrix below to determine any screening requirements for the proposed development.

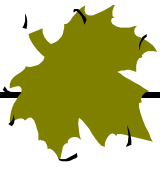
1. Identify the type of zoning for the proposed development (along the left side of the matrix) and each adjoining property (along the top of the matrix).
2. Find where the zoning of the proposed development and each adjoining property intersect on the matrix.
3. If a screen is required, a capital letter will indicate the type of screen to be applied.
4. A description of each screen type is provided on the next page.

| | | E X I S T I N G | | | | |
|-----------------|---------------------------|---------------------------|------------|--------|--------------------------|-------------------------|
| | | Manufacturing Warehousing | Commercial | Office | High-Density Residential | Low-Density Residential |
| P R O P O S E D | Manufacturing Warehousing | ▲ | C | B | A | A |
| | Commercial | ▲ | ▲ | ▲ | B | B |
| | Office | ▲ | ▲ | ▲ | C | C |
| | Residential High-Density | A | B | C | ▲ | C |

▲ = No screen or buffer required

Zoning Districts

| | |
|------------------------------|--------------------------|
| Light Industrial/Warehousing | M-2, M-3 |
| Commercial | C-1, C-2, C-4, C-5, C-6, |
| Office/Hospital/Institution | O-1, O-2 |
| Residential (High Density) | R-3, RT-1, RZ-1 |
| Residential (Low Density) | R-1, R-2, R-5 |

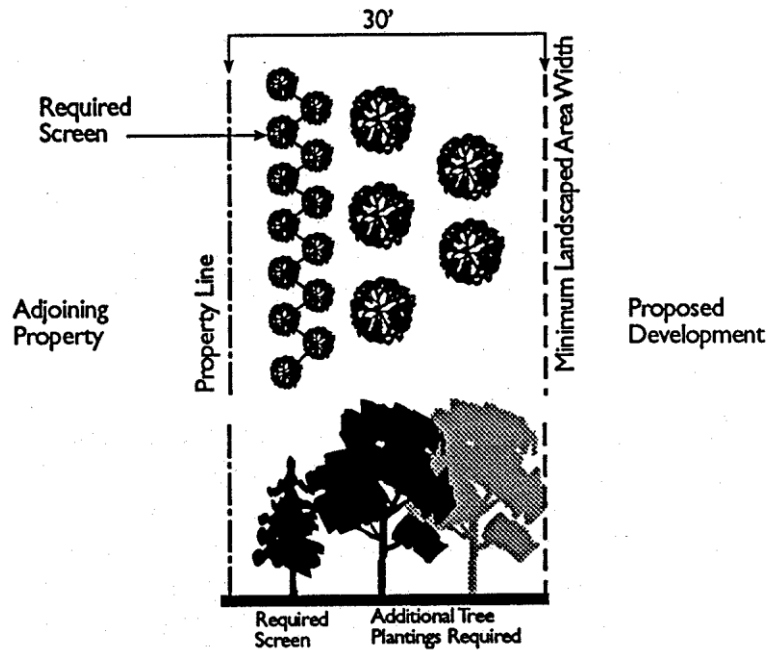


C. Screening Types

Type A

30 feet deep Landscape Yard planted with:

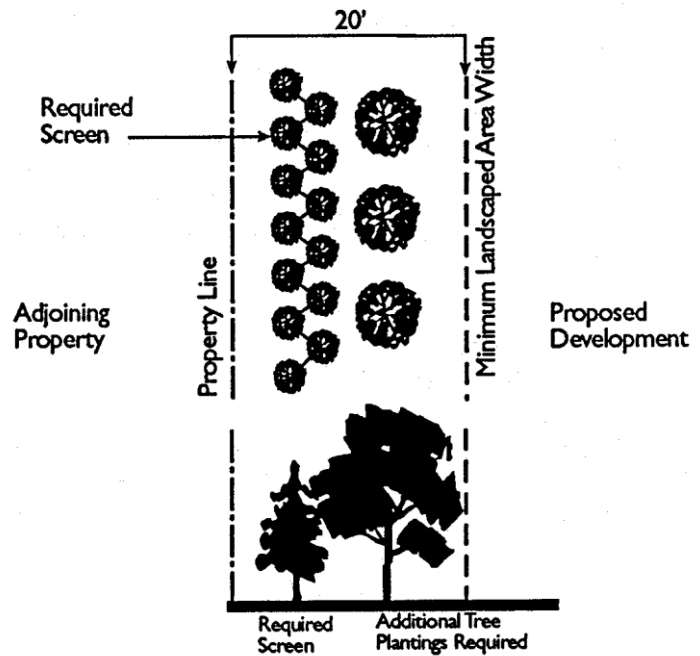
- ✓ Evergreen trees spaced a maximum of 10 feet on-center or two staggered rows (spaced a maximum of 7 feet apart) of shrubs spaced a maximum of 8 feet on-center; and
- ✓ 2 rows of Class I Shade Trees spaced a maximum of 35 feet on-center.
- ✓ All plantings shall meet the installation and planting size requirements specified in the **PLANT INSTALLATION SPECIFICATIONS** section (pp.20-22).

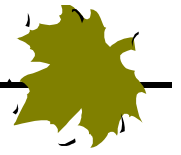


Type B

20 feet deep Landscape Yard planted with:

- ✓ Evergreen trees spaced a maximum of 10 feet on-center or two staggered rows (spaced a maximum of 7 feet apart) of shrubs spaced a maximum of 8 feet on-center; and
- ✓ 1 row of Class I Shade Trees spaced a maximum of 35 feet on-center.
- ✓ All plantings shall meet the installation and planting size requirements specified in the **PLANT INSTALLATION SPECIFICATIONS** section (pp.20-22).

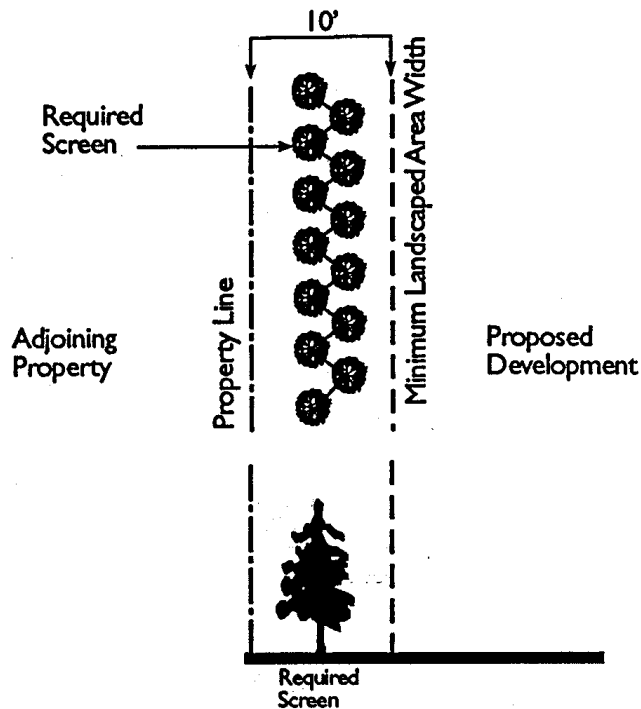




Type C

10 feet deep Landscape Yard planted with:

- ✓ Evergreen trees spaced a maximum of 10 feet on-center or two staggered rows (spaced a maximum of 7 feet apart) of shrubs spaced a maximum of 8 feet on-center.
- ✓ All plantings shall meet the installation and planting size requirements specified in the **PLANT INSTALLATION SPECIFICATIONS** section (pp.20-22).



D. Screening of Dumpsters

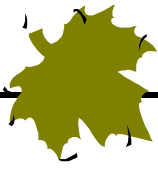
Dumpsters shall be screened in the manner described below.

- ✓ Screening shall be a minimum height of 6 feet.
- ✓ All four sides of the dumpster shall be screened.
- ✓ The screen should incorporate access to the dumpster by using a wood fence or other opaque device to serve as a gate.
- ✓ Screening materials can be any combination of evergreen plantings, wood, composite or masonry material.

E. Stormwater Facilities

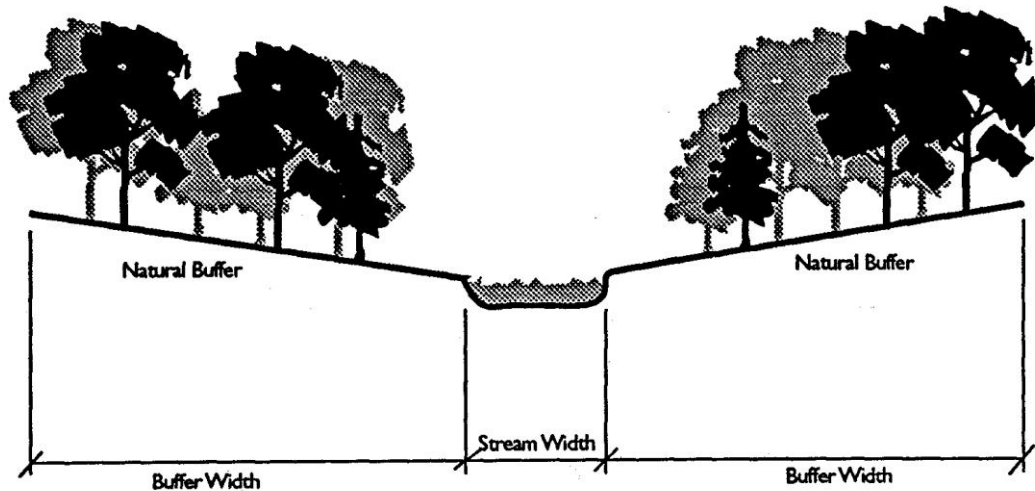
Stormwater facilities may be located in the landscaped yard subject to the following conditions:

- ✓ No rip-rap, crushed stone, concrete or other impervious materials are exposed.
- ✓ Trees and other living organic materials can be planted along the stormwater facility.



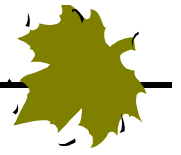
VI. STORMWATER CREDITS

Credits for landscaping and stormwater fee reduction may be available for leaving natural buffers along perennial streams. All credits and buffer designs are subject to the review and approval of the Hamilton County Storm Water Manager. A stormwater fee reduction may be available subject to the review and approval of the Hamilton County Storm Water Manager.



- 1) A natural buffer with a minimum width equal to **three (3) times the stream width** shall be provided on each side of the stream;
 - ✓ the required width per side shall be no less than twenty-five (25) feet and no more than one hundred (100) feet
 - ✓ the width of the buffer shall be measured from the edge of the stream bank
- 2) No vegetation within the natural buffer shall be removed or disturbed except for poisonous or non-native plant species;
- 3) No fill or cutting activities, including the storage of materials or equipment shall be permitted in the natural buffer area;
- 4) No impervious surfaces are permitted in the buffer;
- 5) Trees located within the buffer area with a minimum six-inch caliper can be used to meet the landscaping requirements; and

VII. PLANT INSTALLATION SPECIFICATIONS



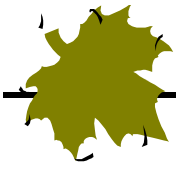
A. Intent

All landscaping materials shall be installed in a professional manner.

B. Class I Shade Trees

All Class I Shade Trees shall be installed at a minimum caliper of 2 inches as measured from 6 inches above grade level. Class I Shade Trees shall also have a minimum expected maturity height of at least 35 feet and a minimum canopy spread of 20 feet. Evergreen trees can be treated as Class I Shade Trees provided they meet the minimum maturity height and canopy spread criteria.

| Recommended Species | |
|----------------------------|--------------------------------------------|
| <u>Common Name</u> | <u>Scientific Name</u> |
| Southern Sugar Maple | <i>Acer barbatum</i> |
| Princeton Am. Elm | <i>Ulmus americana</i> |
| Red Maple | <i>Acer rubrum and cultivars</i> |
| Allee Elm | <i>Ulmus parvifolia</i> |
| Sugar Maple | <i>Acer saccharum and cultivars</i> |
| Athena Elm | <i>Ulmus parvifolia</i> |
| River Birch | <i>Betula nigra</i> |
| Drake Elm | <i>Ulmus parvifolia</i> |
| European Hornbeam | <i>Carpinus betulus and cultivars</i> |
| Japanese Zelkova | <i>Zelkova serrata</i> |
| American Hornbeam | <i>Caprinus caroliniana</i> |
| White Oak | <i>Quercus alba</i> |
| Katsura Tree | <i>Cercidophyllum japonicam</i> |
| Sawtooth Oak | <i>Quercus acutissima</i> |
| Yellowwood | <i>Cladrastis kentukea</i> |
| Swamp White Oak | <i>Quercus bicolor</i> |
| Ginkgo | <i>Ginkgo biloba (male)</i> |
| Scarlet Oak | <i>Quercus coccinea</i> |
| Seedless Honey Locust | <i>Gleditsia triacanthos cultivars</i> |
| Overcup Oak | <i>Quercus lyrata</i> |
| Golden Raintree | <i>Koelreuteria paniculata</i> |
| Water Oak | <i>Quercus nigra</i> |
| Sweetgum | <i>Liquidambar styraciflua</i> |
| Willow Oak | <i>Quercus phellos</i> |
| Black Gum | <i>Nyssa sylvatica</i> |
| Northern Red Oak | <i>Quercus borealis</i> |
| American Hophornbeam | <i>Ostrya virginiana</i> |
| English Oak | <i>Quercus robur</i> |
| Chinese Pistache | <i>Pistacia chinensis</i> |
| Shumard Oak | <i>Quercus shumardii</i> |
| Aristocrat Pear | <i>Pyrus calleryana 'Aristocrat'</i> |
| Pin Oak | <i>Quercus palustris</i> |
| Cleveland Select Pear | <i>Pyrus calleryana 'Cleveland Select'</i> |
| Red Oak | <i>Quercus rubra</i> |
| Japanese Pogodatre | <i>Sophora japonica</i> |
| Littleleaf Linden | <i>Tilia cordata</i> |
| Dawn Redwood | <i>Metasequoia glyptostroboides</i> |
| Silver Linden | <i>Tilia tomentosa</i> |



C. Class II Shade Trees

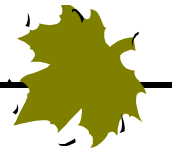
All Class II Shade Trees shall be installed at a minimum caliper of 1 and 1/2 inches as measured at 6 inches above grade level from the base of the tree. Class II trees shall have a maximum expected maturity height of 25 feet and a minimum canopy spread of 10 feet.

| Recommended Species | |
|-----------------------------|--------------------------------------------------|
| <u>Common Name</u> | <u>Scientific Name</u> |
| Trident Maple | <i>Acer buergeranum</i> |
| Hedge Maple | <i>Acer campestre</i> |
| Amur Maple | <i>Acer ginnala</i> |
| Serviceberry | <i>Amelanchier species</i> |
| Flowering Dogwood | <i>Cornus florida</i> and cultivars |
| Kousa Dogwood | <i>Cornus kousa</i> and cultivars |
| Thornless Cockspur Hawthorn | <i>Crataegus crusgalli</i> var. <i>inermis</i> |
| Winter King Hawthorn | <i>Crataegus viridis</i> 'Winter King' |
| Crapemyrtle | <i>Lagerstroemia indica</i> cultivars |
| Sweetbay Magnolia | <i>Magnolia virginiana</i> |
| Okame Cherry | <i>Prunus campanulata</i> |
| Autumn Flowering Cherry | <i>Prunus subhirtella</i> var. <i>autumnalis</i> |
| Yoshino Cherry | <i>Prunus yedoensis</i> |
| Golden Raintree | <i>Koelreuteria paniculata</i> |
| Redbud | <i>Cercis canadensis</i> |

D. Screening Trees

Screening trees are used to meet the tree planting requirements of the Screening Section. All screening trees shall be installed at a minimum height of 5-6 feet and have a minimum expected mature spread of 8 feet.

| Recommended Species | |
|----------------------------|---------------------------------------------------|
| <u>Common Name</u> | <u>Scientific Name</u> |
| American Holly | <i>Ilex opaca</i> |
| Leyland Cypress | <i>Cupressocyparis</i> |
| Foster Holly | <i>Illex attenuata</i> 'Fosteri' <i>leylandii</i> |
| Southern Magnolia | <i>Magnolia grandiflora</i> Carolina |
| Hemlock | <i>Tsuga caroliniana</i> |
| Eastern Red Cedar | <i>Juniperus virginiana</i> |
| Canadian Hemlock | <i>Tsuga canadensis</i> |
| Atlas Cedar | <i>Cedrus atlantica</i> |
| White Pine | <i>Pinus strobus</i> |
| Deodar Cedar | <i>Cedrus deodara</i> |
| Loblolly Pine | <i>Pinus taeda</i> |
| Virginiana Pine | <i>Pinus virginiana</i> |



E. Screening Shrubs

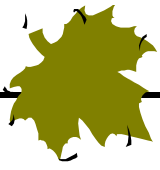
All screening shrubs shall be installed at a minimum size of 3 gallons and have an expected maturity height of at least 8 feet and a mature spread of at least 5 feet.

| <i>Recommended Species</i> | |
|-----------------------------------|-----------------------------------------|
| <u>Common Name</u> | <u>Scientific Name</u> |
| Fragrant Olive | <i>Eleagnus pungens</i> |
| English Holly | <i>Ilex aquifolium</i> |
| Burford Holly | <i>Ilex cornuta 'Burfordii'</i> |
| Nellie R. Stevens Holly | <i>Ilex cornuta 'Nellie R. Stevens'</i> |
| Wax Myrtle | <i>Myrica cerifera</i> |
| Cherrylaurel | <i>Prunus caroliniana</i> |
| English Laurel | <i>Prunus laurocerasus</i> |
| Leatherleaf Viburnum | <i>Viburnum rhytidophyllum</i> |

F. Prohibited Plants

The following plants are prohibited from being used to meet these requirements due to problems with hardiness, maintenance, or nuisance:

| | |
|----------------------|-----------------|
| Kudzu Vine | Garlic Mustard |
| Purple Loosestrife | Paulownia |
| Japanese Honeysuckle | Multiflora Rose |
| Shrub Honeysuckle | Siberian Elm |
| Autumn Olive | Silver Poplar |
| Common Privet | Mimosa |
| Tree of Heaven | Mulberry |
| Lespedeza | Silver Maple |



A. Intent

To avoid damage to utility lines and landscape plantings, all trees and shrubs should be planted outside of existing and proposed utility easements.

B. Policy

1. Any tree or shrub used to meet the requirements of this Article shall not be located within proposed or existing utility easements unless it meets one of the special exceptions as defined below.

Special Exceptions

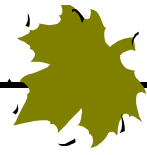
- 1) Written permission has been obtained from the holder of the utility easement.
 - 2) Where overhead power lines cross an area required by the ordinance to be planted with shade trees, smaller shade trees (listed in the Plant Installation Specifications Section as **Class II Shade Trees**, p.21) may be substituted.
2. If none of the special exceptions above apply, the following options shall be considered in order of priority:

Priority #1: Plant the tree as close to the easement as possible.

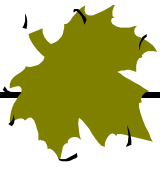
Priority #2: For highly visible areas (street yards, parking lots in front) plant the tree in the same general area where it can be seen from the street or parking lot.

3. Utility easements can be used to meet the landscape yard requirements. **The applicant is responsible for identifying existing and proposed utility easements within the property on the landscape site plan.**

IX. MAINTENANCE



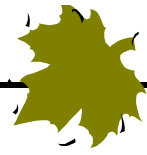
The property owner shall be responsible for the maintenance of all provided landscaping. All landscaped areas must present a healthy, neat and orderly appearance and shall be kept free from refuse and weeds. Any dead or diseased plant material shall be replaced by the property owner with new plantings that meet the requirements of this Article. Also, it is recommended to use drought tolerant plants and trees where applicable.



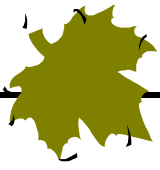
X. CERTIFICATE OF OCCUPANCY/BONDING

- A. If the landscaping has not been installed and inspected for proper installation prior to receiving a Certificate of Occupancy, a Certificate of Occupancy may be granted provided the following conditions are met:
1. Property owner posts a performance bond or irrevocable letter of credit with the City Treasurer;
 2. The amount of the bond or letter of credit shall be based on material and installation costs of the uninstalled landscape material, including a 10% contingency cost, as shown on the submitted landscape plan; and
 3. The cost of the landscaping shall be certified by a landscape contractor.
- B. After receiving the Certificate of Occupancy, the remaining landscape material shall be installed within 6 months. The bond or letter of credit shall be called if the required landscaping has not been installed by the end of the 6 month period and the funds applied to complete the landscaping work.

XI. APPEALS



Any person aggrieved by the administration, interpretation, or enforcement of this Section may appeal to the East Ridge City Council within 30 days of the Building Inspection Office's decision. Decisions of the City Council may be appealed to court of competent jurisdiction. Should any court of competent jurisdiction find any portion of this Section to be unlawful or unconstitutional, such finding shall not affect this Section as a whole or any portion of it not found invalid.



caliper - a measurement of the tree trunk diameter measured at 6 inches above grade level.

class I shade trees - any plant having a central trunk, an expected maturity height of at least 35 feet, and an expected minimum mature canopy spread of 20 feet.

class II shade trees - any plant having a central trunk, a maximum expected maturity height of 25 feet, and an expected minimum mature canopy spread of 10 feet.

gross floor area - the total interior space as defined by the Southern Building Code.

impervious surfaces - includes concrete, asphalt, brick, metal, or any other material constructed or erected on landscaped or natural buffer areas that impede the percolation of water into the ground.

interior parking bay - all parking bays that do not qualify as a perimeter bay.

landscaped area/landscape yard - an area to be planted with grass, trees, shrubs or other natural ground cover. No impervious surfaces are permitted in these areas. Special Exception: Pervious paving may be used to meet the landscaped area requirements for parking lot plantings provided at least 50 square feet of natural ground cover is provided per tree.

landscaped island - a landscaped area defined by a curb and surrounded by paving on all sides.

landscaped peninsula - a landscaped area defined by a curb and surrounded by paving on three sides.

natural buffer - an area of land set aside for preservation in its natural vegetative state. Plants may not be removed with the exception of poisonous or non-native plant species. In addition, fill/cutting activities, storage of materials, and impervious surfaces are not permitted in these areas.

new development - construction of a new building or structure on its own lot is considered as new development. New buildings or structures constructed on a lot which already contains existing buildings is considered as an expansion.

perimeter bay - all parking bays that are adjacent to the perimeter of a development.

screening shrubs - evergreen shrubs that maintain their foliage year-round.

screening trees - evergreen trees that maintain their foliage year-round.

street yard - a designated landscaped area where private property abuts the public street right-of-way for the planting of grass, trees, and shrubs.



C. Plan Review Checklist

The Landscape Plan and the Plant Installation Plan can be submitted on the same drawing. Choosing to submit a Landscape Plan for permitting purposes does not eliminate the requirement for submitting a Planting Plan. The Planting Plan must be submitted, approved, and bonded/installed/ prior to granting a temporary/permanent CO.

The following information is required for review. Failure to provide this information will delay review and approval

LANDSCAPE PLAN SUBMITTAL REQUIREMENTS

(see sample plan on page 29)

- | | |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Name of owner | <input type="checkbox"/> Existing and proposed utility lines, and easements |
| <input type="checkbox"/> Title block with address and tax parcel number of proposed project | <input type="checkbox"/> Drainage features and 100-year floodplain , if applicable |
| <input type="checkbox"/> Name and Phone number of person or firm responsible for the landscape plan | <input type="checkbox"/> Parking lot layout including: parking stalls, bays, and driving lanes |
| <input type="checkbox"/> Date | <input type="checkbox"/> All paved surfaces and curbs |
| <input type="checkbox"/> Graphic scale – not less than 1 inch = 40 feet | <input type="checkbox"/> Existing trees or natural areas to be retained |
| <input type="checkbox"/> North arrow | <input type="checkbox"/> Location of all required landscaping areas (street yard, landscaped peninsulas, landscaped islands, and screening buffers) |
| <input type="checkbox"/> Boundary lines | <input type="checkbox"/> Zoning of site of proposed project |
| <input type="checkbox"/> Lot dimensions | <input type="checkbox"/> Zoning of adjoining properties |
| <input type="checkbox"/> Existing and proposed contours at 5 ft intervals or less | |
| <input type="checkbox"/> Location of all proposed structures and storage areas | |

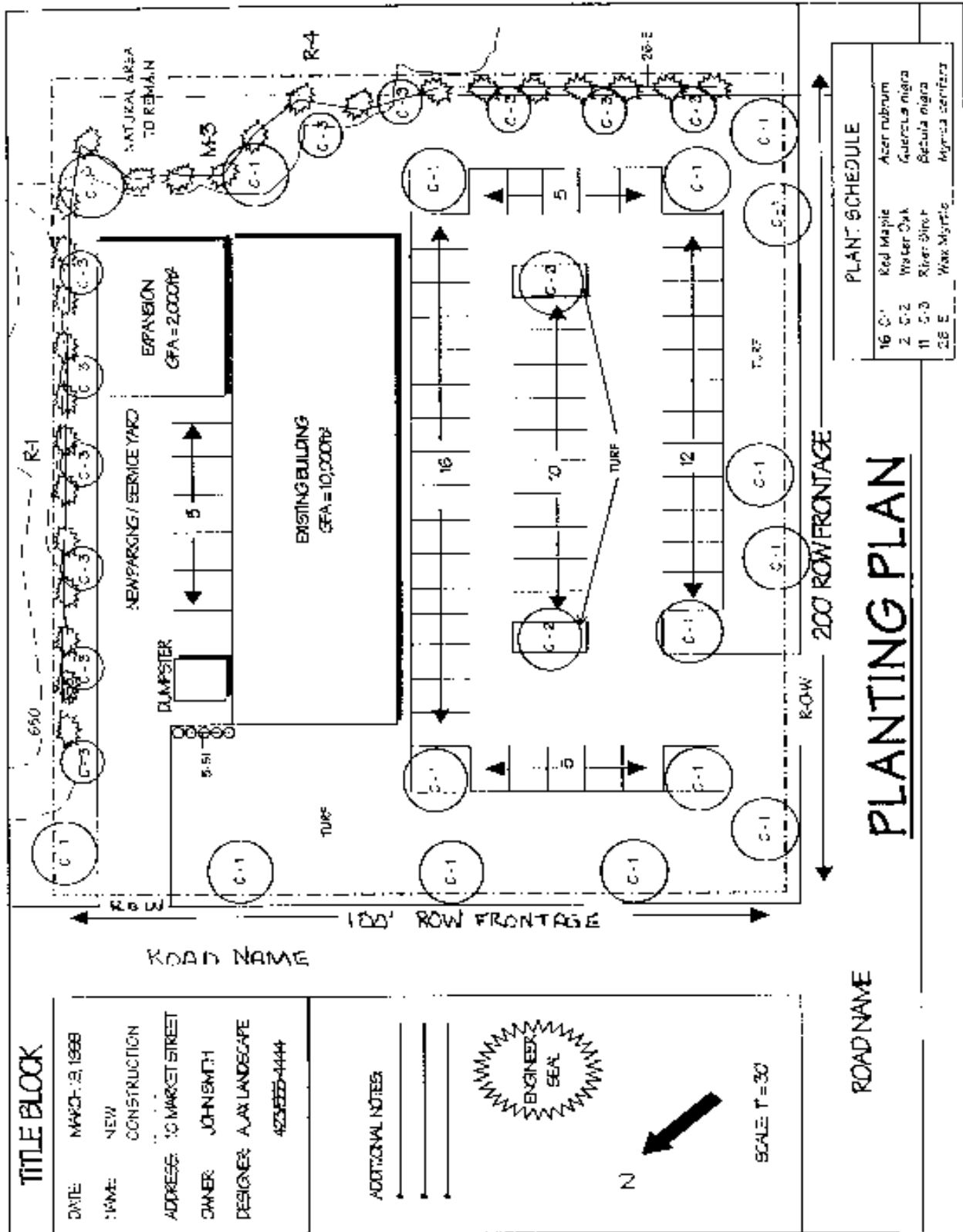
PLANT INSTALLATION PLAN SUBMITTAL REQUIREMENTS

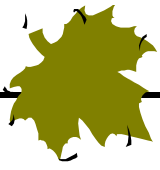
(see sample plan on page 30)

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> All items listed for Landscape Plan | <input type="checkbox"/> Spacing between trees and shrubs used for screening |
| <input type="checkbox"/> Location , installation size , quantity , and scientific and common names of landscaping to be installed | |



Sample Planting Plan





F. Performance Bond Application Procedure

Note to applicants: You must have an approved **Planting Plan** on file with the Building Inspection Office Before you are eligible to post a bond.

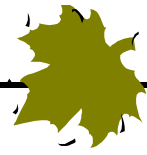
Submit the following documentation to:

City of East Ridge, Building Inspection Office
1517 Tombras Avenue
East Ridge, Tennessee 37402

- **2 Copies** of an itemized landscape installation quote based on the approved Planting Plan (that is on file at the Building Inspection Office)
- **1 original + 1 copy** bonding instrument (*cashiers check, irrevocable Letter of credit, etc. in the amount of the **installation cost + a 10% contingency fee.***)

Performance Bond Application If you need a standard bonding form you can pick one up at the Development Resource Center, 1250 Market Street.

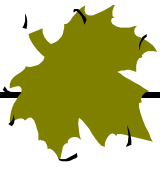
For further information call 423-867-7711 or Fax 423-867-7340



Utility Tree List

TREE FORM SPECIMENS ONLY, 1 ½ “ caliper minimum

| | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amur Maple | <i>Acer ginnala</i> |
| Hedge Maple | <i>Acer campestre</i> |
| Trident Maple | <i>Acer buergeranum</i> |
| Downy Serviceberry Species and Hybrids | <i>Amelanchier arborea</i> , <i>A. spicata</i> <i>A. canadensis</i> <i>A. laevis</i> ‘Cumulus’, ‘Majestic’, <i>A. x grandiflora</i> ‘Autumn Brilliance’, ‘Princess Diana’, ‘Robin Hill’, ‘Trazam’ |
| American Hornbeam | <i>Carpinus caroliniana</i> |
| Thornless Cockspur Hawthorne | <i>rataegus crus-galli</i> var. <i>inermis</i> |
| Crimson Cloud English Hawthorne | <i>Crataegus laevigata</i> ‘Superba’ |
| Winter King Hawthorne | <i>Crataegus viridis</i> ‘Winter King’ |
| Star Magnolia | <i>Magnolia stellata</i> |
| Galaxy Magnolia | <i>Magnolia</i> ‘Galaxy’ |
| Saucer Magnolia | <i>Magnolia x soulangiana</i> |
| Sweetbay Magnolia | <i>Magnolia virginiana</i> |
| Savannah Holly | <i>Ilex x attenuata</i> ‘Savannah’ |
| Emily Brunner Holly ♀ | <i>Ilex x</i> ‘Emily Brunner’ |
| James Swan Holly ♂ | <i>Ilex x</i> ‘James Swan’ |
| Nellie R. Stevens Holly | <i>Ilex x</i> ‘Nellie R. Stevens’ |
| Burford Holly | <i>Ilex cornuta</i> ‘Burfordii’ |
| Possumhaw Holly | <i>Ilex decidua</i> |
| Hop Hornbeam (Blue Beech) | <i>Carpinus caroliniana</i> |
| Crabapple | <i>Malus</i> |
| Crape Myrtle | <i>Lagerstroemia indica</i> |
| Carolina Silverbell | <i>Halesia carolina</i> |
| Flowering Dogwood | <i>Cornus florida</i> and cultivars |
| Kousa Dogwood (Cornelian Cherry) | <i>Cornus kousa</i> and cultivars |
| Crapemyrtle varieties) | <i>Lagerstroemia indica</i> cultivars (no dwarf |
| Okame Cherry | <i>Prunus campanulata</i> |
| Autumn Flowering Cherry | <i>Prunus subhirtella</i> var. <i>autumnalis</i> |
| Yoshino Cherry | <i>Prunus yedoensis</i> |
| Golden Raintree | <i>Koelreuteria paniculata</i> |
| Redbud | <i>Cercis canadensis</i> |



Problem Trees

The Hamilton County Waste Water Treatment Authority has requested that the use of certain tree varieties be avoided in areas adjacent to Sanitary Sewer lines. No plantings, other than turf grass or other soil stabilization material, is allowed within the Sanitary Sewer easements without permission from the Hamilton County Waste Water Treatment Authority. The following list contains trees that have proved to be nuisance plants when planted near the sewer lines:

- Red Maple**
- Sugar Maple**
- Willow Oak**
- Pin Oak**
- Willows (All)**

