

CHAPTER 9 - SCREENING REQUIREMENTS

Sec. 14-901. - Intent.

- 901.01 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.
- 901.02 If the screening requirements of chapter 9 cannot be met due to the topography, lot size, or other conditions, including, but not limited to preexisting buildings, not created by the property owner, an eight-foot high sight obscuring fence and/or existing natural vegetation or topography may be used if the city manager or his or her designee determines that the intent of the sight obscuring requirement will have been substantially complied with.

Sec. 14-902. - Procedure.

- 902.01 Refer to the matrix attached hereto and incorporated herein by reference to determine any screening requirements for the proposed development. First, identify the type of zoning for the proposed development (along the left side of table 14-902.01A screening zones) and each adjoining property (along the top of this matrix). Second, find where the zoning of the proposed development and each adjoining intersect on table 14-902.01B screening matrix). If a screen is required, a capital letter will indicate the type of screen to be applied. A description of each screen type is provided herein.

When classifying a zoning district for the screening matrix, if the proposed use within a zone is also listed as a permitted use within a less-intensive zone, the corresponding class for the less intensive zone may be applied. For example, a proposed commercial use within a manufacturing zone may be classified as a commercial zone for the purposes of using the screening matrix.

| TABLE 14-902.01A SCREENING ZONES | |
|----------------------------------|-------------------------------------|
| Zoning Districts | Zones |
| Manufacturing/Warehousing | L-1, M-1 |
| Commercial | C-1, C-2, C-3 |
| Office | O-1 |
| High Density Residential | R-3, R-4, RTZ-1, RT-1, RZ-1 and PUD |
| Low Density Residential | R-1, R-1A, R-2 and R-5 |

| Table 14-902.01B SCREENING MATRIX | |
|-----------------------------------|----------|
| | Existing |

| Proposed | | Manufacturing/Warehousing | Commercial | Office | High Density Residential | Low Density Residential |
|----------|--|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| | Manufacturing/Warehousing | No screen or buffer required | C | B | A | A |
| | Commercial | No screen or buffer required | No screen or buffer required | No screen or buffer required | B | B |
| | Office | No screen or buffer required | No screen or buffer required | No screen or buffer required | C | C |
| | High Density Residential | A | B | C | C, E, D | C, E, D |
| | Low Density Residential | A | B | C | No screen or buffer required | No screen or buffer required |
| | Zones are not considered to be adjacent if separated by a right-of-way of at least 50 feet in width. | | | | | |

902.02 *Screening Type Requirements.*

- (A) *Screening type A.* Provide a 30 feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:
- 1) Evergreen trees spaced a maximum of ten feet on-center or two staggered rows (spaced a maximum of seven feet apart) of shrubs spaced a maximum of eight feet on-center, and two rows of shade trees spaced a maximum of 35 feet on-center.
 - 2) All plantings shall meet the installation and planting size requirements specified in the plant installation specifications section.
- (B) *Screening type B.* Provide a 20 feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:
- 1) Evergreen trees spaced a maximum of ten feet on-center or two staggered rows (spaced a maximum of seven feet apart) of shrubs spaced a maximum of eight feet on-center, and one row of shade trees spaced a maximum of 35 feet on-center.

- 2) All plantings shall meet the installation and planting size requirements specified in the plant installation specifications section.
- (C) *Screening type C.* Provide a ten feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:
 - 1) Evergreen trees spaced a maximum of ten feet on-center or two staggered rows (spaced a maximum of seven feet apart) of shrubs spaced a maximum of eight feet on-center.
 - 2) All plantings shall meet the installation and planting size requirements specified in the plant installation specifications section.
- (D) *Screening of dumpsters.* Dumpsters shall be screened in the manner described below:
 - 1) Screening shall be a minimum height of six feet.
 - 2) All four sides of the dumpster shall be screened.
 - 3) The screen should incorporate access to the dumpster by using a wood fence or other opaque device to serve as a gate.
 - 4) Screening materials can be any combination of evergreen plantings, wood, or masonry material.
- (E) *Stormwater facilities.* Stormwater facilities may be located in the landscaped yard subject to the following conditions:
 - 1) No rip-rap, crushed stone, concrete or other impervious materials are exposed; and,
 - 2) Trees and other living organic materials can be planted along the stormwater facility.

Sec. 14-903. - Plant installation specifications.

903.01 *Intent.*

- (A) The purpose of this section is to define landscaping requirements more fully for new commercial installations and residential developments that have permit required or conditional screening and/or landscaping requirements and shall be applicable to all landscaping requirements for commercial, industrial and residential zones, except the R-1 and R-1A zones for landscaping and vegetive screening applications from the date this title is passed on second and final reading; and.
- (B) All landscaping and screening plants and material shall be installed in a professional manner, and according to accepted planting procedures specified in the Arboricultural Specifications Manual.
- (C) *Screening trees.* Screening trees are used to meet the tree planting requirements of section 14-902 procedure. All screening trees shall be installed at a minimum height of five to six feet and have a minimum expected canopy spread of eight feet.
- (D) *Screening shrubs.* All screening shrubs shall be installed at a minimum size of three gallons and have an expected maturity height of at least eight feet and a mature spread of at least five feet.

903.02 *Approved native trees, shrubs and groundcover.*

- (A) The chart below outlines approved native trees, shrubs and groundcover which shall be used pursuant to this section:

Native trees, shrubs and groundcover approved for use by the city of red bank

"Keystone" native species provide disproportionately high ecological benefits and are shown in **bold**. Please give preference to utilizing these species.

Native Class I Shade Trees

(>35' high, >20' wide)

| | Common name | Scientific name | Ht / width (ft) | Notes/features/cautions |
|------------|-------------------|---------------------------------|-----------------|--|
| Maples: | Box elder | <i>Acer negundo</i> | 30—50 h | Early flowering/seeding for pollinators and birds; very adaptable; cultivars available. |
| | Red maple | <i>Acer rubrum</i> | 50—70 h | Exceptional fall color; early flowering/seeding for pollinators and birds; adaptable; many cultivars, e.g. Sun Valley, October Glory |
| | Sugar maple | <i>Acer saccharum saccharum</i> | 60—80 h | Exceptional fall color; early flowering/seeding for pollinators and birds; many cultivars |
| Buckeyes: | Yellow buckeye | <i>Aesculus flava</i> | 50—75 / 30—50 | Attractive and hardy. |
| | Ohio buckeye | <i>Aesculus glabra</i> | 20—40 / 20—40 | Best in moist soils. |
| Hickories: | Bitternut hickory | <i>Carya cordiformis</i> | 50—75 h | Nuts not preferred by wildlife |
| | Pignut hickory | <i>Carya glabra</i> | 50—80 h | Nuts good food for some wildlife; brilliant fall color |
| | Pecan | <i>Carya illinoensis</i> | 110—140 h | Edible nuts; widely cultivated; nuts good food for some wildlife |
| | Shellbark hickory | <i>Carya laciniosa</i> | 60—80 h | Edible nuts; attractive shaggy bark; nuts good food for some wildlife; fall color |
| | Shagbark hickory | <i>Carya ovata</i> | 60—80 h | Edible nuts; attractive shaggy bark; nuts good food for some wildlife |
| | Mockernut hickory | <i>Carya tomentosa</i> | <100 h | Nuts good food for some wildlife |

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|------------|---------------------------|------------------------------|---------|--|
| Hawthorns: | Washington hawthorn | <i>Crataegus phaenopyrum</i> | 25—30 h | Showy flowers; persistent red fruit; adaptable |
| | Thicket / dotted hawthorn | <i>Crataegus punctata</i> | 20—30 h | Showy flowers and fruit; cultivars available, e.g. Ohio Pioneer |
| | Green hawthorn | <i>Crataegus viridis</i> | 20—35 h | Showy flowers and red fruit; cultivars available, e.g. the popular "Winter King" |

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|-------|--------------------|---|---------------|---|
| Oaks: | White oak | <i>Quercus alba</i> | 50—100 h | White Oak, in addition to being a local place-name of pride, is long-lived and a most ecologically valuable tree. |
| | Scarlet oak | <i>Quercus coccinea</i> | 50—70 h | Exceptional fall color; acorns are good food for some wildlife; limited availability |
| | Southern red oak | <i>Quercus falcata</i> | 80—90 h | Acorns are good food for some wildlife; very hardy; limited availability |
| | Georgia oak | <i>Quercus georgiana</i> | <50 h | Fall color; acorns are good food for some wildlife; small stature for small spaces; hardy; |
| | Shingle oak | <i>Quercus imbricaria</i> | 50—60 / 50—60 | Acorns are good food for some wildlife; adaptable |
| | Chestnut oak | <i>Quercus montana</i> / <i>Q. prinus</i> | 50—70 / 50-70 | Acorns are good food for some wildlife; hardy |
| | Water oak | <i>Quercus nigra</i> | 60—80 / 60—80 | Acorns are good food for some wildlife; adaptable |
| | Willow oak | <i>Quercus phellos</i> | 40—90 h | Acorns are good food for some wildlife; popular urban oak |
| | Dwarf chestnut oak | <i>Quercus prinoides</i> | 13—25 h | Acorns are good food for some wildlife; small stature for small spaces |
| | Northern red oak | <i>Quercus rubra</i> | 60—75 / 60—75 | Acorns are good food for some wildlife |
| | Post oak | <i>Quercus stellata</i> | 60—70 / 60—70 | Acorns are good food for some wildlife; adaptable and long-lived; drought tolerant |
| | Black oak | <i>Quercus velutina</i> | 50—60 h | Acorns are good food for some wildlife; limited availability |

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|-------------|---------------------------------|---------------------------|---------|---|
| Crab apple: | Southern/Wild crab apple | <i>Malus angustifolia</i> | 20—30 h | Showy flowers; good food for wildlife and pollinators |
| | Sweet/Wild crab apple | <i>Malus coronaria</i> | 20—30 h | Showy flowers; good food for wildlife and pollinators |

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|---------|---|---|---------------|--|
| Others: | Serviceberry (and related species) | <i>Amelanchier arborea</i> , <i>A. canadensis</i> , <i>A. laevis</i> , etc. | 20—40 h | Showy spring flowers; fall color; edible fruits; cultivars available. |
| | Pawpaw | <i>Asimina triloba</i> | 20—40 h | Fruits edible but inconsistent; attractive foliage and form; fall color; limited availability. |
| | River birch | <i>Betula nigra</i> | 40—80 h | Attractive papery bark; hardy; cultivars available. |
| | Ironwood / American hornbeam / musclewood | <i>Carpinus caroliniana</i> | 20—30 h | Adaptable, though typically a riparian understory tree; cultivars available. |
| | Redbud | <i>Cercis canadensis</i> | 20—30 h | Exceptional spring color; adaptable; many cultivars |
| | Fringe tree / Old man's beard | <i>Chionanthus virginicus</i> | 15—30 h | Exceptional spring flowers; adaptable; cultivars available |
| | Yellowwood | <i>Cladrastis kentukea</i> | 30—50 / 40—55 | Showy spring flowers; exceptional fall color |
| | Flowering dogwood | <i>Cornus florida</i> | 15—30 h | Exceptional showy flowers; best in part shade; dogwood blight is a concern; many cultivars |
| | Persimmon | <i>Diospyros virginiana</i> | 40—60 h | Edible fruits; female fruiting trees can be messy; very hardy; highly preferred food for wildlife; fruiting cultivars available. |
| | American beech | <i>Fagus grandifolia</i> | 50—90 h | Fall color; handsome tree; fruits erratically; limited availability |
| | Kentucky coffeetree | <i>Gymnocladus dioica</i> | 60—80 h | Female fruiting trees can be messy; very hardy; cultivars available |

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|---|--|---------------|---|
| Common silverbell, Mountain silverbell | <i>Halesia tetraptera (or H. carolina)</i> | <45 h | Showy flowers; shade or sun; cultivars available |
| Black walnut | <i>Juglans nigra</i> | 70—90 h | Edible nuts; fruiting trees can be messy; good food for some wildlife |
| Tulip poplar | <i>Liriodendron tulipifera</i> | 60—90 h | Spring color; fast growing - can be brittle; cultivars available. |
| Cucumber magnolia | <i>Magnolia acuminata</i> | 50—90 / 50—90 | Native types have yellow-green flowers; cultivars have other colors |
| Red mulberry | <i>Morus rubra</i> | 40—70 / 40—50 | Edible fruits; excellent food for birds; prefers good soil |
| Black gum / black tupelo | <i>Nyssa sylvatica</i> | 30—60 h | Attractive glossy leaves; fall color; good food for wildlife; cultivars available |
| American hophornbeam / Ironwood | <i>Ostrya virginiana</i> | 25—40 h | Hardy and adaptable to sun or shade |
| Sourwood | <i>Oxydendrum arboreum</i> | 40—50 h | Showy summer flowers and fall color; excellent for pollinators and honey |
| Sycamore | <i>Platanus occidentalis</i> | 75—100 h | Large tree with interesting bark |
| Black locust | <i>Robinia pseudo-acacia</i> | 30—60 h | showy, fragrant flowers; hardy; full sun; thornless cultivars available. |
| Black willow | <i>Salix nigra</i> | 30—40 h | good for pollinators |
| Sassafras | <i>Sassafras albidum</i> | 30—70 h | Fall color; fruits from female trees are good food for wildlife |
| Basswood | <i>Tilia americana</i> | 60—100 h | |

Native Class II Shade Trees**Small trees or large shrubs**

(<20' high, >10' wide)

| | Common Name | Scientific name | Ht / width (ft) | Notes/features/cautions |
|------------|-------------------------------------|-----------------------------|-----------------|--|
| Buckeyes: | Bottlebrush buckeye | <i>Aesculus parviflora</i> | 8—12 / 8—15 | Exceptional spring color; fall color; colonial; sun or shade; tree or shrub |
| | Red buckeye | <i>Aesculus pavia</i> | 10—20 h | showy red spring flowers; prefers part shade; tree or shrub |
| Hawthorns: | Cockspur hawthorn | <i>Crataegus crus-galli</i> | 15—25 h | Showy spring flowers; very hardy; Good food/cover for wildlife; thornless cultivars available; tree or shrub |
| | Parsley hawthorn | <i>Crataegus marshallii</i> | 15—25 | Showy spring flowers; good food/cover for wildlife; tree or shrub |
| Plums: | American plum/wild plum | <i>Prunus americana</i> | 10—25 / 10—20 | Showy spring flowers; edible fruits; very hardy; excellent for pollinators and birds; cultivars available; tree or shrub |
| | Chickasaw plum | <i>Prunus angustifolia</i> | 5—15 / 12—20 | Showy spring flowers; edible fruits; excellent for pollinators and birds; usually shrubby |
| Sumacs: | Winged sumac / shining sumac | <i>Rhus copallinum</i> | 7—20 / 7—20 | fall color; good shrubby habitat for birds; adaptable; cultivars available |
| | Smooth sumac | <i>Rhus glabra</i> | 9—20 h | fall color; good shrubby habitat for birds; adaptable; colonial; cultivars available |
| | Staghorn sumac | <i>Rhus typhina</i> | 10—25 / 10—25 | fall color; good shrubby habitat for birds; adaptable; cultivars available |

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|------------|--|-----------------------------|---------------|---|
| Viburnums: | Northern blackhaw / Plum-leaf viburnum | <i>Viburnum prunifolium</i> | 12—15 / 10-12 | Spring/fall color; edible fruits; good food/cover for wildlife; adaptable |
| | Rusty blackhaw | <i>Viburnum rufidulum</i> | 10-20 / 10—20 | Spring/fall color; edible fruits; good food/cover for wildlife; |

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|---------|---|---|---------------|---|
| Others: | Alder (Smooth A. / Hazel A.) | <i>Alnus serrulata</i> | 10—20 h | Adaptable, though prefers moist soils in wild |
| | Indigo bush | <i>Amorpha fruticosa</i> | 10—20 h | Hardy; shrub form; cultivars available |
| | Alternate-leaf dogwood / pagoda dogwood | <i>Cornus alternifolia</i> | 15—25 h | Showy spring flowers; cultivars available |
| | American hazelnut / A. filbert | <i>Corylus americana</i> | 8—15 / 8—15 | Limited availability |
| | Eastern wahoo | <i>Euonymous atropurpureus</i> | 12—25 h | Showy fruits; fall color; good food for birds; NOT to be confused with invasive exotic burning bush |
| | Witch-hazel | <i>Hamamelis virginiana</i> | 15—20 / 15—20 | Interesting fall flowers; fall color; adaptable; cultivars available; tree or shrub |
| | Hoptree / Wafer ash | <i>Ptelea trifoliata</i> | 5—20 / 5—20 | Interesting fruits; adaptable |
| | Carolina buckthorn | <i>Rhamnus caroliniana</i> ; (aka <i>Frangula caroliniana</i>) | 10—15 h | Handsome foliage and showy fruit; good food for birds; adaptable |
| | Bladdernut | <i>Staphylea trifolia</i> | 10—15 h | Colonial; prefers partial shade |
| | Big-leaf snowbell | <i>Styrax grandifolius</i> | 8-15 h | Prefers partial shade; limited availability |
| | Farkleberry / Sparkleberry | <i>Vaccinium arboreum</i> | 8-20 h | All-season attractiveness; somewhat edible fruits; tallest of the native blueberries; good food/cover for wildlife; hardy |

**Native Screening Trees
(evergreen)**

| | Common Name | Scientific name | Ht / width (ft) | Notes/features/cautions |
|---------|------------------------------------|-------------------------------------|-----------------|--|
| Pines: | Shortleaf pine | <i>Pinus echinata</i> | 80—120 / 8+ | Hardy |
| | Pitch pine | <i>Pinus rigida</i> | 40—60 / 30—50 | Shrubby form; extremely hardy; limited commercial availability. |
| | White pine | <i>Pinus strobus</i> | 50—100 / 20—40 | Widely used in landscaping; cultivars available. |
| | Loblolly pine | <i>Pinus taeda</i> | 60—120 / 8+ | Commonly used for screening |
| | Virginia / Scrub pine | <i>Pinus virginiana</i> | 5—40 / 10—30 | Scrubby form; thrives in poorest of soils. |
| Others: | American holly | <i>Ilex opaca</i> | 15—50 / 18—40 | Red berries on females eaten by birds; good bird nesting/protective cover; many cultivars available. |
| | Eastern redcedar | <i>Juniperus virginiana</i> | 40—60 / 20—30 | Food and cover for birds; host for cedar-apple rust; hardy; cultivars available |
| | Sweetbay Magnolia | <i>Magnolia virginiana</i> | 20—60 / 8+ | Showy foliage; semi-evergreen; cultivars available. |
| | Wax myrtle, bayberry | <i>Myrica (or Morella) cerifera</i> | 5—20 / 5—20 | Fragrant foliage; food and cover for birds; highly adaptable and tolerant of poor conditions; cultivars available. |
| | White cedar / American arbor vitae | <i>Thuja occidentalis</i> | 40—60 / 10—15 | Numerous cultivars; adaptable. |
| | Canadian hemlock | <i>Tsuga canadensis</i> | 40—70 / 25—35 | Finicky to transplant; Caution: vulnerable to wooly adelgid; cultivars available |

Native Shrubs

| | Common Name | Scientific name | Ht / width (ft) | Notes/features/cautions |
|--|-------------|-----------------|-----------------|-------------------------|
|--|-------------|-----------------|-----------------|-------------------------|

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|------------------|---|---|-------------|---|
| Chokeberries: | Red chokeberry | <i>Aronia arbutifolia</i> | 8-10 h | Spring/fall color; adaptable; limited availability |
| | Black chokeberry | <i>Aronia melanocarpa</i> | 3—6 h | Edible fruit; adaptable; colonial; limited availability |
| Hydrangeas: | Wild hydrangea / smooth hydrangea | <i>Hydrandea arborescens</i> | 3—6 / 3—6 | Summer showy; prefers partial shade; cultivars available |
| | Oak-leaved hydrangea | <i>Hydrangea quercifolia</i> | 4—8 h | Summer showy; prefers partial shade; cultivars available |
| St. Johns worts: | Complex genus, other spp also may be suitable | <i>Hypericum spp.</i> | | |
| | E.g: Golden St. John's wort | <i>Hypericum frondosum</i> | 3—6 / 3—6 | Prefers sun; cultivars available |
| | Shrubby St. John's wort | <i>Hypericum prolificum</i> | 2—6 h | Sun or shade |
| Native hollies: | Possumhaw | <i>Ilex decidua</i> | 7—15 / 7—15 | Deciduous; good food/cover for birds; colonial; hardy; cultivars available |
| | Common winterberry | <i>Ilex verticillata</i> | 6—12 / 6—12 | Deciduous; ornamental red berries persist in winter; good food/cover for birds; cultivars available |
| Mock oranges: | Cumberland mock orange | <i>Philadelphus hirsutus</i> | 3—6 h | Fragrant showy flowers; prefers sun; hardy; cultivars available |
| | Appalachian mock orange | <i>Philadelphus inodorus</i> | 6—10 / 4—6 | Showy flowers with no fragrance; prefers sun; hardy |
| | Ozark mock orange | <i>Philadelphus pubescens</i> var. <i>pubescens</i> | 4—10 / 4—10 | Showy flowers with no fragrance; prefers sun; hardy |

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|---------------|---|--|-----------|---|
| Azaleas: | Alabama azalea | <i>Rhododendron alabamense</i> | 5—8 h | exceptional spring color; white |
| | Sweet or Smooth azalea | <i>Rhododendron arborescens</i> | 8—15 h | exceptional spring color |
| | Flame azalea | <i>Rhododendron calendulaceum</i> | 4—12 h | exceptional spring color; yellow/orange/red |
| | Mountain azalea; Southern pinxterbloom azalea | <i>Rhododendron canescens</i> | 6—15 h | exceptional spring color; pink; cultivars available |
| | Cumberland azalea | <i>Rhododendron cumberlandense</i> | 4—6 h | exceptional spring color |
| | Wild azalea; Pinxterbloom | <i>Rhododendron periclymenoides</i> | 2—8 h | exceptional spring color; white to violet |
| Roses (wild): | Carolina rose | <i>Rosa Carolina</i> | 2—7 h | Spring color; good cover for wildlife |
| | Swamp rose | <i>Rosa palustris</i> | 3—6 / 3—6 | Spring color; good cover for wildlife; prefers moist soil |
| | Virginia rose | <i>Rosa virginiana</i> | 3—5 h | Spring/fall color; good cover for wildlife; adaptable and resistant |
| Vacciniums: | Highbush blueberry | <i>Vaccinium corymbosum</i> , <i>Vaccinium fuscatum</i> | 6—12 h | Choice edible fruits; good food/cover for wildlife. |
| | Deerberry | <i>Vaccinium stamineum</i> | 3—8 h | Edible fruits; good food/cover for wildlife. |
| | Lowbush blueberry | <i>Vaccinium pallidum</i> | 2—3 h | Edible fruits; good food/cover for wildlife. |

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|------------|--------------------|-----------------------------|-------------|--|
| Viburnums: | Mapleleaf viburnum | <i>Viburnum acerifolium</i> | 3—6 h | Spring and exceptional fall color; partial shade |
| | Arrowwood viburnum | <i>Viburnum dentatum</i> | 6—10 / 6—10 | Showy flowers and fruit; good cover and food for birds; adaptable; cultivars available |

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|---------|------------------------------------|--|-------------|---|
| Others: | American beautyberry | <i>Callicarpa americana</i> | 4—10 h | Ornamental purple berries; adaptable |
| | Sweetshrub / spice bush | <i>Calycanthus floridus</i> | 6—10 / 6—12 | Attractive flowers and foliage; cultivars available |
| | New Jersey tea | <i>Ceanothus americanus</i> | 2—4 h | Spring showy; hardy but difficult to establish; limited availability |
| | Silky dogwood | <i>Cornus amomum</i> | 6—10 h | Showy spring flowers; good food/cover for wildlife; adaptable |
| | Eastern leatherwood | <i>Dirca palustris</i> | 3—10 h | Prefers partial shade and fertile soil |
| | Hearts-a-busting / strawberry bush | <i>Euonymus americanus</i> | 4—7 h | Attractive bright red seeds; partial shade |
| | Witch alder | <i>Fothergilla major</i> | | Low shrub; showy white flowering display; threatened in E TN in wild; commercially available. |
| | Rose/swamp mallows | <i>Hibiscus laevis</i> , <i>H. moscheutos</i> | 3—6 h | Showy flowers; perennial "subshrubs"; die back every year |
| | Virginia willow / Sweet spire | <i>Itea virginica</i> | 3—8 h | Spring showy; adaptable; cultivars available |
| | Dog hobble | <i>Leucothoe fontanesiana</i> | 3—6 / 4—10 | Evergreen; attractive flowers and foliage; finicky to establish; partial shade; cultivars available |
| | Spicebush | <i>Lindera benzoin</i> | 6—12 h | Somewhat adaptable but needs moisture; limited available |
| | Alabama snow wreath | <i>Neviusia alabamensis</i> | 3—6 h | Spring showy; adaptable |
| | Elderberry | <i>Sambucus canadensis</i> | 5—12 h | Summer showy; edible/medicinal fruits; excellent food/cover for birds; colonial |

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|--|------------------------|-----------------------------------|---------|---|
| | Mountain camelia | <i>Stewartia ovata</i> | 10—12 h | Summer showy; partial shade; finicky to establish |
| | American snowbell | <i>Styrax americanus</i> | 6—10 h | Spring showy; partial shade |
| | Coralberry / Buckbrush | <i>Symphoricarpos orbiculatus</i> | 2—5 h | Showy purple berries; colonial; cultivars available |

Native Screening Shrubs

(evergreen)

(>8' high, >5' wide)

| | Common Name | Scientific name | Ht / width (ft) | Notes/features/cautions |
|----------------|--|---|-----------------|---|
| Hollies: | Gallberry, inkberry | <i>Ilex glabra</i> | 5—10 / 5—10 | glossy dark green leaves with black berries; good food/cover for birds; nectar makes good honey; cultivars available. |
| | American holly | <i>Ilex opaca</i> | 15—50 / 5+ | red berries on females eaten by birds; good bird nesting/protective cover; dwarf cultivars available. |
| | Yaupon holly | <i>Ilex vomitoria</i> | 10—20 / 15—25 | glossy dark green leaves with red berried; good food/cover for birds; adaptable; cultivars available |
| Rhododendrons: | Catawba rhododendron; Mountain rosebay | <i>Rhododendron catawbiense</i> | 6—10 / 6—10 | exceptional spring color; Native on exposed, rocky ridges and balds; many commercial cultivars. |
| | Rosebay / Great rhododendron | <i>Rhododendron maximum</i> | 15—20 / 15-20 | exceptional spring color; limited commercial availability. |
| | Carolina rhododendron | <i>Rhododendron minus</i> ; or <i>R. carolinianum</i> | 3—8 / 3—6 | exceptional spring color; Native on exposed ridges, cliffs, balds; limited commercial availability. |

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|---------|-----------------------|-------------------------------------|-----------------|--|
| Others: | Cane / Switch cane | <i>Arundinaria gigantea</i> | 4—20 / colonial | Native, colony-forming cane; low invasiveness; (NOT to be confused with invasive exotic canes or bamboo!) |
| | Groundsel bush / tree | <i>Baccharis halimifolia</i> | 5—12 / 5+ | Showy fall seeds on female plants; adaptable and hardy |
| | Mountain laurel | <i>Kalmia latifolia</i> | 5—15 / 5—15 | Exceptional spring color and glossy foliage; finicky to transplant; cultivars Available |
| | Wax myrtle, bayberry | <i>Myrica (or Morella) cerifera</i> | 5—20 / 5—20 | Dwarf cultivars available; fragrant foliage; food and cover for birds; highly adaptable and tolerant of poor conditions. |
| | Carolina laurelcherry | <i>Prunus caroliniana</i> | 8—20 / 5+ | Showy and fragrant flowers; good cover and food for birds; cultivars available |

| Native Wetland Trees | | | | |
|----------------------|-------------|-----------------|-----------------|-------------------------|
| | Common Name | Scientific name | Ht / width (ft) | Notes/features/cautions |

| | | | | |
|---------|--------------------|---------------------------|-----------|--|
| Oaks: | Overcup oak | <i>Quercus lyrata</i> | 40—80 h | Large acorns are fair food for some wildlife; adaptable |
| | Swamp chestnut oak | <i>Quercus michauxii</i> | 80—100 h | Large acorns are good food for some wildlife |
| | Water oak | <i>Quercus nigra</i> | 60—70 h | Acorns are good food for some wildlife; adaptable; common urban tree |
| | Cherrybark oak | <i>Quercus pagoda</i> | 100—130 h | Acorns are good food for some wildlife |
| | Pin oak | <i>Quercus palustris</i> | 70—80 h | Acorns are good food for some wildlife; popular urban tree |
| | Willow oak | <i>Quercus phellos</i> | 70—90 h | Acorns are good food for some wildlife; popular urban tree; cultivars available |
| | Shumard red oak | <i>Quercus shumardii</i> | 100—120 h | Acorns are good food for some wildlife; cultivars available |
| Others: | Red maple | <i>Acer rubrum</i> | 50—70 h | Exceptional fall color; early flowering/seeding for pollinators and birds; adaptable; many cultivars |
| | River birch | <i>Betula nigra</i> | 70—80 h | Attractive papery bark; hardy; cultivars available. |
| | Black willow | <i>Salix nigra</i> | 30—40 h | |
| | Bald cypress | <i>Taxodium distichum</i> | 50—120 h | Very long-lived; good cavity tree for wildlife; exceptional fall color; adaptable; cultivars |

Native Wetland Shrubs

(Some may be adaptable to upland sites)

| Common Name | Scientific name | Ht / width (ft) | Notes/features/cautions |
|-------------|-----------------|-----------------|-------------------------|
|-------------|-----------------|-----------------|-------------------------|

| | | | |
|---|----------------------------------|---------------|--|
| Alder (Smooth A. / Hazel A.) | <i>Alnus serrulata</i> | 10—20 h | Adaptable, though prefers moist soils in wild |
| Red chokeberry | <i>Aronia arbutifolia</i> | 8—10 h | Spring/fall color; adaptable; limited availability |
| Ironwood / American hornbeam / musclewood | <i>Carpinus caroliniana</i> | 20—30 h | Adaptable, though typically a riparian understory tree; cultivars available. |
| Buttonbush | <i>Cephalanthus occidentalis</i> | 4—12 h | Exceptional spring flowers; wildlife/pollinator habitat |
| Silky dogwood | <i>Cornus amomum</i> | 6—10 h | Showy spring flowers; good food/cover for wildlife; adaptable |
| Witch hazel | <i>Hamamelis virginiana</i> | 15—20 / 15—20 | Interesting fall flowers; fall color; adaptable; cultivars available; tree or shrub |
| Virginia willow / Sweet spire | <i>Itea virginica</i> | 3—8 h | Spring showy; adaptable; cultivars available |
| American cranberry | <i>Vaccinium macrocarpon</i> | 2—3 h | Native cranberry, considered Threatened in TN; prefers acidic bog habitats; cultivars available. |

| Native Vines | | | |
|---|-------------------------------|-----------------|--|
| Common Name | Scientific name | Ht / width (ft) | Notes/features/cautions |
| Crossvine | <i>Bignonia capreolata</i> | N/A | Evergreen, exceptional flowers, hummingbird attractant |
| Trumpet creeper | <i>Campsis radicans</i> | N/A | Exceptional flowers, hummingbird attractant |
| Leather vase vine | <i>Clematis viorna</i> | N/A | Pink-red flowers |
| Yellow jessamine | <i>Gelsemium sempervirens</i> | N/A | Exceptional flowers, hummingbird attractant |
| Coral honeysuckle / trumpet honeysuckle | <i>Lonicera sempervirens</i> | N/A | Evergreen, exceptional flowers, hummingbird attractant |

| | | | |
|-------------------|------------------------------------|-----|---|
| Virginia creeper | <i>Parthenocissus quinquefolia</i> | N/A | |
| Muscadine | <i>Vitis rotundifolia</i> | N/A | Edible fruits |
| American wisteria | <i>Wisteria frutescens</i> | N/A | Cultivars of this native species available. NOT to be confused with invasive Chinese or Japanese wisteria |

- (B) Other trees and shrubs that are considered native to East Tennessee May be used, contingent upon review and approval by the Red Bank Planning Commission before installation.
- (C) Due to availability, some trees may not be at a mature stage as determined in the chart above and in section 14-903.01. Smaller younger trees on the above chart may be used if availability of more mature trees is proven to be an issue upon approval of the Red Bank Planning Commission.
- (D) Other native tree and shrub species not listed here may be used, contingent upon prior approval of the Red Bank Planning Commission.
- (E) Nonnative (and noninvasive) edible fruit-bearing trees and shrubs are recognized as beneficial to the human community and are encouraged with prior approval of the Red Bank Planning Commission.
- (F) If demonstrated that no native species are suitable or available, noninvasive exotic species may be used contingent upon prior approval by the Red Bank Planning Commission.
- (G) In exercising reasonable discretion for approval or disapproval of selected native and/or nonnative species as substitutes for species on the "approval" list, the Red Bank Planning Commission shall consider:
- (1) Whether or not listed specified species are available locally in quantity or minimum or above minimum size.
 - (2) Whether the requested substitution reasonably meets the overall intent of this chapter.
 - (3) Whether or not the requested substitution is likely to have an overall negative impact on the stated objectives of this chapter and/or is likely to lead to the uncontrolled proliferation and spread of invasive species and/or other deleterious or nuisance type effects or conditions.

903.03 Prohibited plants.

- (A) Certain plants are prohibited due to problems with hardiness, maintenance, and nuisance. The chart below outlines prohibited plants pursuant to this section:

| Prohibited Plants that Shall Not be Approved for Landscaping or Vegetative Screening Uses in the City of Red Bank | | |
|---|-------------------|--------------------------------|
| Invasive, Exotic Problem Plants | | |
| | Tree of heaven | <i>Ailanthus altissima</i> |
| | Mimosa; Silk tree | <i>Albizia julibrissin</i> |
| | Garlic mustard | <i>Alliaria petiolata</i> |
| | Paper mulberry | <i>Broussonetia papyrifera</i> |

| | | |
|--|--|--|
| | Asian bittersweet / Oriental bittersweet | <i>Celastrus orbiculatus</i> |
| | Air potato | <i>Dioscorea bulbifera</i> |
| | Autumn olive / Thorny olive | <i>Eleagnus pungens</i> |
| | Russian olive / Autumn olive | <i>Eleagnus umbellata</i> |
| | Burning bush | <i>Euonymus alatus</i> |
| | Winter creeper | <i>Euonymus hederaceus</i> |
| | Chinese parasol tree | <i>Firmiana simplex</i> |
| | English ivy | <i>Hedera helix</i> |
| | Sericea lespedeza | <i>Lespedeza cuneata</i> |
| | Bicolor lespedeza; shrub lespedeza | <i>Lespedeza bicolor</i> |
| | Chinese privet | <i>Ligustrum sinense</i> |
| | Common / European privet | <i>Ligustrum vulgare</i> |
| | January jasmine / Chinese honeysuckle | <i>Lonicera fragrantissima</i> |
| | Japanese honeysuckle | <i>Lonicera japonica</i> |
| | Bush honeysuckles, multiple species | <i>Lonicera maackii</i> , <i>L. morrowii</i> , <i>L. tartarica</i> , <i>L. X bella</i> |
| | Purple loosestrife | <i>Lythrum salicaria</i> |
| | Leatherleaf mahonia | <i>Mahonia bealei</i> |
| | Chinaberry | <i>Melia azedarach</i> |
| | White mulberry | <i>Morus alba</i> |
| | Eurasian water milfoil | <i>Myriophyllum spicatum</i> |
| | Nandina; Sacred bamboo; Heavenly bamboo | <i>Nandina domestica</i> |
| | Princess tree; Royal paulownia | <i>Paulownia tomentosa</i> |
| | Japanese bamboo / Japanese knotweed | <i>Polygonum cuspidatum</i> ; aka <i>Reynoutria japonica</i> |

| | | |
|--|------------------------------|-------------------------------------|
| | Silver poplar / White poplar | <i>Populus alba</i> |
| | Kudzu | <i>Pueraria montana var. lobata</i> |
| | Bradford pear/Callery Pear | <i>Pyrus calleryana</i> |
| | Multiflora rose | <i>Rosa multiflora</i> |
| | Tropical soda apple | <i>Solanum viarum</i> |
| | Johnson grass | <i>Sorghum halapense</i> |
| | Japanese spiraea | <i>Spiraea japonica</i> |
| | Chinese tallowtree | <i>Triadica sebifera</i> |
| | Siberian elm | <i>Ulmus pumilla</i> |
| | Chinese wisteria | <i>Wisteria sinensis</i> |
| | Japanese wisteria | <i>Wisteria floribunda</i> |
| | Periwinkle | <i>Vinca major, V.. minor</i> |

(B) Where already installed, existing or present, when this chapter is enacted, the city encourages voluntary eradication of the above-listed prohibited invasive, exotic species by public and private landowners.

(C) When already installed, existing or present when the ordinance is enacted, and the plant/species dies, is diseased, destroyed or otherwise removed, the dead, discarded, removed, diseased or destroyed plant installation or species shall not be replaced with like kind or species or with any of the above referenced prohibited plants.

(Ord. No. 23-1239, §§ 1(1—3), 2(1), 9-19-2023)

Sec. 14-904. - Utility easement policy.

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

- (A) Written permission has been obtained from the holder of the utility easement.
- (B) 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) may be substituted.
- (C) If none of the special exceptions apply, the following options shall be considered in order of priority:
 - 1) Priority 1: Plant the tree as close to the easement as possible.
 - 2) 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.
- (D) 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.

Sec. 14-905. - Maintenance.

905.01 The property owner shall be responsible for the maintenance of all landscaping provided. 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 chapter.

Sec. 14-906. - Certificate of occupancy/bonding.

906.01 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:

- (A) Property owner posts a performance bond or irrevocable letter of credit with the city manager or his/her designee;
- (B) The amount of the bond or letter of credit shall be based on material and installation costs of the uninstalled landscape material, including a ten percent contingency cost, as shown on the submitted landscape;
- (C) The costs of the landscaping shall be certified by a licensed contractor or determined using a general formula established by the landscape site reviewer (option of applicant).

906.02 After receiving the certificate of occupancy, the remaining landscape material shall be installed within six months. The bond or letter of credit shall be called if the required landscaping has not been installed by the end of the six-month period and the funds applied to complete the landscaping work.

Sec. 14-907. - Definitions.

907.01 *Definitions.*

- (A) *Caliper.* A measurement of the tree trunk diameter measured six inches above grade level.
- (B) *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 at least 15 feet.
- (C) *Class II shade trees.* Any plant having a central trunk and a maximum expected maturity height of 25 feet.
- (D) *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.
- (E) *Landscape area/landscaped yard.* An area to be planted with trees, grass, shrubs, or other natural living ground cover material. No impervious surfaces are permitted in these areas.
- (F) *Landscaped island.* A landscaped area defined by a curb and surrounded by paving on all sides.
- (G) *Landscaped peninsula.* A landscaped area defined by a curb and surrounded by paving on three sides.
- (H) *Landscaped median.* A landscaped area bordering two adjoining parking bays.
- (I) *Natural buffer.* An area of land set aside for preservation in its natural vegetative state. No removal of plants is permitted with the exception of poisonous or nonnative plant species. In addition, no fill-cutting activities or storage of materials is permitted in these areas. No impervious surfaces are permitted.
- (J) *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.
- (K) *Parking space/parking bay.* Includes spaces and areas for all vehicles except tractor trailers.
- (L) *Screening shrubs.* Evergreen shrubs that maintain their foliage year-round.
- (M) *Screening trees.* Evergreen trees that maintain their foliage year-round.
- (N) *Street yard.* A designated landscaped area where private property abuts the public street right-of-way for the planting of grass, trees, and shrubs.

Sec. 14-908. - Nonconforming uses

908.01 These screening requirements shall also apply whenever there is any change of use by a nonconforming commercial or industrial use.