

ORDINANCE NO. 577

AN ORDINANCE AMENDING TITLE FOURTEEN (14) ENTITLED “ZONING AND LAND USE CONTROLS” BY ADDING A NEW CHAPTER REGULATING LANDSCAPING IN THE CITY OF COLLEGEDALE, TENNESSEE.

BE IT ORDAINED BY THE CITY OF COLLEGEDALE, TENNESSEE, AS FOLLOWS:

SECTION 1: That Title Fourteen (14) entitled “Zoning and Land Use Controls” be amended by adding a new Chapter Five (5) entitled “Landscape Ordinance” as follows:

TITLE 14

CHAPTER 5

LANDSCAPE ORDINANCE

14-501. Purpose

Collegedale’s scenic landscapes are closely tied to a community’s quality of life, community identify, and civic pride. These landscapes also form the critical first impressions of potential new employers, homeowners, and tourists, thus affecting Collegedale’s economy.

Landscaping provides important environmental benefits such as reducing air pollution and stormwater runoff, improving water quality, and creating wildlife habitats. Landscaping requirements are one of the many tools used for protecting and enhancing a community’s scenic quality.

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.

14-502. General Provisions

A. Applicability

The requirements of this Section shall apply to:

1. All New Public/Private Developments;
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.

<i>Building Expansions</i>

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 requirements***
 - c. *increases GFA more than 50%, then:*
 - ***meet all of the landscape ordinance requirements.***
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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/Plant Installation Plan Submittal

Proposed developments subject to the provisions of this Section and prior to receiving a Certificate of Occupancy shall submit a Landscape/Plant Installation Plan prepared by a registered landscape architect or architect to the Collegedale Building Inspections Office. This Landscape/Plant Installation Plan may be incorporated into a site plan, provided the scale is not less than 1 inch equals 40 feet. The following elements shall be shown on the Landscape/Plant Installation Plan:

- zoning of site and adjoining properties;
- existing and proposed contours at 5 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;
- existing trees or natural areas to be retained, and
- location of all required landscaping areas (street yard, landscaped peninsulas, landscaped islands, and screening buffers).
- location, installation size, quantity, and scientific and common names of landscaping to be installed; and
- the spacing between trees and shrubs used for screening.

C. **Hardships**

1. Intent

This Section does not intend to create undue hardship on affected properties. The required landscaping should not exceed 15% of the total lot area. 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 which 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. Administrative Guidelines

- a. Where possible, reduction of landscaping requirements in one area should be offset by an increase of landscaping requirements in other portions of the site.
- b. The first priority is to provide trees along the street frontage.
- c. The second priority is to provide trees within portions of the parking lot that are highly visible from the street.
- d. A screen should always be provided if it is required by this Section. 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 and 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 most restrictive requirement shall apply.

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. Trees do not have to be evenly spaced in 35 foot increments. 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 at least 35 feet and a minimum canopy spread of 210 feet (see Plant Installation Specifications Section: Class I Shade Trees, page 16).

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.

E. Exemptions/Special Situations

1. Properties adjoining rights-of-way that encroach into established parking areas more than twenty feet have the following street yard options:
 - a. plant street trees within the right-of-way provided written permission is obtained from the owner of the public right-of-way.
 - b. if permission cannot be obtained to plant in the right-of-way, no street yard will be required. However, the street trees will be relocated somewhere within the site in an area highly visible from the street. These trees cannot be used to meet requirements in other sections.

2. Existing street trees planted within the right-of-way (not including the center median or opposite side of the street) and approved by the city urban forester can be used to meet the street yard requirements.
3. Where overhead powerlines 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 16 and 17).
4. 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.
5. With the written approval of the right-of-way owner, portions of the public right-of-way may be used to meet the street yard 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
2. shall have a minimum width of eight (8) feet and a minimum landscaped area of 200 square feet.
3. Landscaped islands and peninsulas used to meet the landscaping requirements shall be planted with at least one tree.
4. The trees referred to in this parking section are Class I Shade trees (See Plant Installation Specifications Section p.16). 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 powerline limits the tree height;
or
 - b. the tree is located within 20 feet of a building.
5. All landscaped islands, and peninsulas shall be bordered by a curb or a wheel stop.
6. 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. 16-18) for a list of recommended plantings); and
 - b. provide a landscaped yard with a minimum depth of 8 feet for the planted screen.

14-505. Screening Requirements

A. Intent

To provide a 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. First, 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). Find where the zoning of the proposed development and each adjoining property intersect on the 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 on the next page.

EXISTING (amended 11/6/06)

		Industrial	Commercial	University	High-Density Residential	Low-Density Residential
PROPOSED	Industrial	▲	C	B	A	A
PROPOSED	Commercial	▲	▲	▲	B	B
PROPOSED	University	▲	▲	▲	C	B
PROPOSED	Residential High-Density	A	B	C	▲	C

No screen or buffer required = ▲

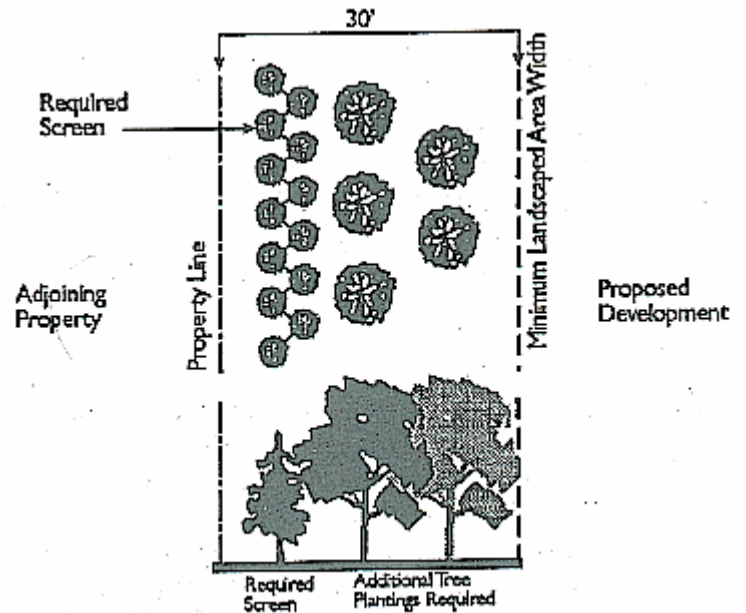
ZONING DISTRICTS

Industrial	I-1
Commercial	C-1, C-2, C-3, and MU-TC
University	U-1
Residential (High Density)	R-1-H, and R-3
Residential (Low Density)	R-1-L, and R-2

C. Screening Types

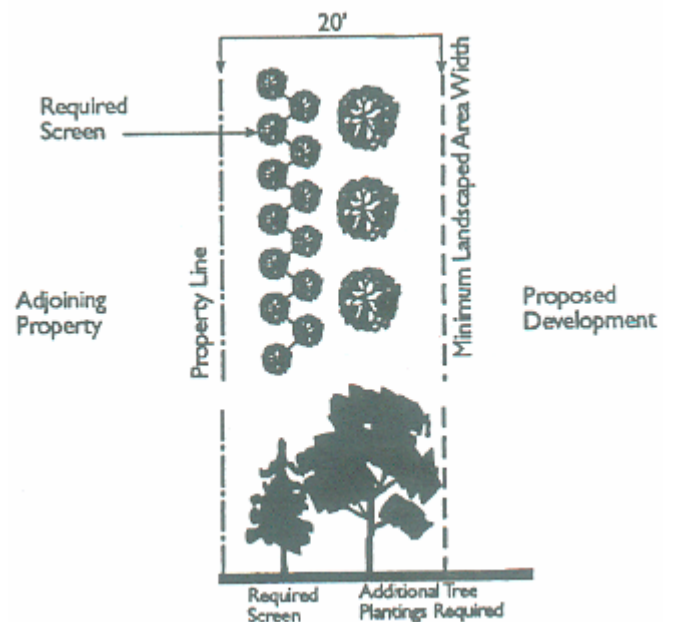
Type A – 30 feet deep Landscape Yard planted with:

- 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. 16-18).



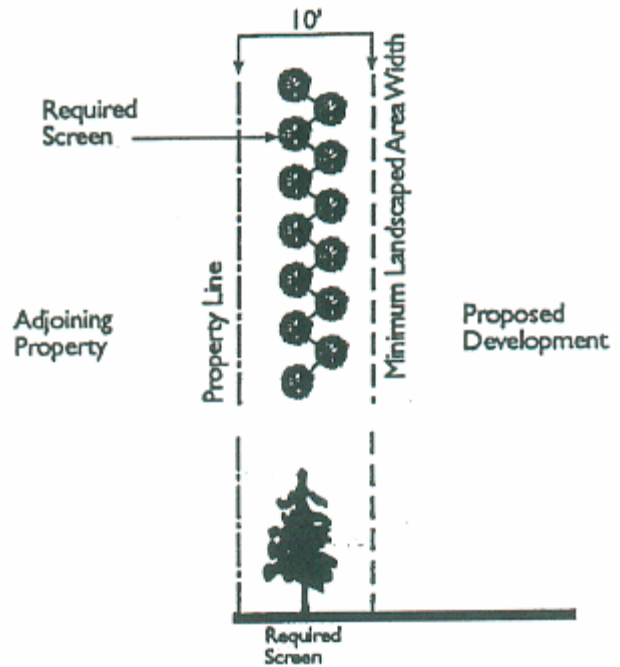
Type B – 20 feet deep Landscape Yard planted with:

- 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. 16-18).



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 Specifications section (pp. 16-18).



Type D – Screening of Dumpsters – 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.

Type E – Stormwater Facilities – 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.

14-506. Stormwater Credits

RESERVED FOR FUTURE USE

14-507. Plant Installation Specifications

A. Intent

All landscaping materials shall be installed in a professional manner, and according to accepted planting procedures of the landscape industry. Planting methods and the season of planting will optimize chances for long-term plant survival and continued vigor.

B. Class I Shade Trees

These trees are intended to be used to meet the tree planting requirements specified in the street yard and parking lot sections. All Class I Shade Trees shall be installed at a minimum caliper of 2 inches as measured from 2 ½ feet above grade level. Class I Shade Trees shall also have a minimum excepted 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

Scientific Name

Acer barbatum
Acer saccharum and cultivars
Betula nigra
Carpinus betulus and cultivars
Carpinus caroliniana
Cercidophyllum japonicum
Cladrastis kentukea
Ginkgo biloba (use male only)
Gleditsia triacanthos cultivars
Koelreuteria paniculata
Liquidambar styraciflua
Metasequoia glyptostroboides
Nyssa sylvatica
Ostrya virginiana
Pistacia chinensis
Quercus alba
Quercus acutissima
Quercus bicolor
Quercus coccinea
Quercus lyrata
Quercus nigra
Quercus phellos

Common Name

Southern Sugar Maple
Sugar Maple
River birch
European Hornbeam
American Hornbeam
Katsura Tree
Yellowwood
Ginkgo
Seedless Honey Locust
Golden Raintree
Sweetgum
Dawn Redwood
Black Gum
American Hophornbeam
Chinese Pistache
White Oak
Sawtooth Oak
Swamp White Oak
Scarlet Oak
Overcup Oak
Water Oak
Willow Oak

Quercus rubra	Northern Red Oak
Quercus shumardii	Shumard Oak
Sophora japonica	Japanese Pogodatree
Tilia cordata	Littleleaf Linden
Tilia tomentosa	Silver Linden
Ulmus americana	Princeton American Elm
Zelkova serrata	Japanese Zelkova

C. Class II Shade Trees

These trees are intended to be used for planting under overhead powerlines only where they encroach into the property. All Class II Shade Trees shall be installed at a minimum caliper of 1 and ½ inches as measured at 2 ½ feet above grade level from the base of the tree. Class II trees shall have a maximum expected maturity height of 20 feet and a minimum canopy spread of 10 feet.

Recommended Species

Scientific Name	Common Name
Acer buergeranum	Trident Maple
Acer campestre	Hedge Maple
Acer ginnala	Amur Maple
Amelanchier species	Serviceberry
Cercis canadensis	Redbud
Cornus florida	Flowering Dogwood
Cornus kousa and cultivars	Kousa Dogwood
Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorne
Crataegus viridis ‘Winter King’	Winter King Hawthorne
Koelreuteria paniculata	Golden Raintree
Lagerstroemia indica cultivars	Crapemyrtle
Magnolia virginiana	Sweetbay Magnolia
Prunus campanulata	Okame Cherry
Prunus subhirtella vanautumnalis	Autumn Flowering Cherry
Prunus yedoensis	Yoshino Cherry

D. Screen 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 8 feet and have a minimum expected mature spread of 8 feet.

Recommended Species

Scientific Name	Common Name
Cedrus atlantica	Atlas Cedar
Cedrus deodara	Deodar Cedar

Cupressocyparis leylandii	Leyland Cypress
Ilex attenuata 'Fosteri'	Foster Holly
Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Magnolia grandiflora	Southern Magnolia
Pinus echinata	Shortleaf Pine
Pinus taeda	Loblolly Pine
Pinus virginiana	Virginia Pine
Tsuga canadensis	Canadian Hemlock
Tsuga caroliniana	Carolina Hemlock

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.

Recommended Species

Scientific Name	Common Name
Ilex aquifolium	English Holly
Ilex cornuta 'Burfordii'	Burford Holly
Ilex cornuta 'Nellie R. Stevens'	Nellie R. Stevens Holly
Myrica cerifera	Wax Myrtle
Prunus caroliniana	Cherry Laurel
Prunus laurocerasus	English Laurel
Thuja occidentalis	Eastern Arbor Vitae
Viburnum rhytidophyllum	Leatherleaf Viburnum

F. Prohibited Plants

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

Scientific Name	Common Name
Acer saccharinum	Silver Maple
Ailanthus altissima swingle	Tree of Heaven
Albiza julibrissin	Mimosa
Alliaria petiolata	Garlic Mustard
Celastrus orbiculata	Asian Bittersweet
Dioscorea oppositifolia	Air-Potato
Elaeagnus umbellata	Autumn Olive
Elaeagnus pungens	Thorny Olive
Euonymus fortunei	Winter Creeper
Hedera helix	English Ivy
Lespedeza cuneata	Sericea lespedeza
Ligustrum sinense	Chinese Privet

Ligustrum vulgare	Common Privet
Lonicera fragrantissima	January Jasmine
Lonicera japonica	Japanese Honeysuckle
Lonicera maackii	Amur Bush Honeysuckle
Lonicera morrowii	Morrow's Bush Honeysuckle
Lonicera tatarica	Tartarian Honeysuckle, Twin-sisters
Lonicera x bella	Bush Honeysuckle
Lythrum salicaria	Purple Loosestrife
(All Varieties & Cultivars)	
Microstegium vimineum	Japanese Grass
Morus rubra or alba	Mulberry
Myriophyllum spicatum	Eurasian Water Milfoil
Paulownia tomentosa	Princess Tree
Phragmites australis	Common Reed
Polygonum cuspidatum	Japanese Knotweed, Japanese Bamboo
Populus alba	Silver poplar
Pueraria montana	Kudzu
Pyrus calleryana cultivars	Bradford Pear
Rosa multiflora	Multiflora Rose
Solanum viarum	Tropical Soda Apple
Sorghum halepense	Johnson Grass
Spiraea japonica	Japanese Spiraea
Ulmus pumila	Siberian elm

14-508. Utility Easement Policy

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 powerlines cross an area required by the ordinance to be planted with shade trees, smaller shade trees (listed in the Plant Installation Specification Section as Class II Shade Trees, p. 17) 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.

14-509. 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. A maintenance/replacement bond in an amount equal to twenty-five (25) percent of the projected cost of landscaping shall be provided to the City of Collegedale for a period of not less than two (2) years.

14-510. Certificate of Occupancy/Bonding

If the landscaping has not been installed and inspected for proper installation prior to receiving 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 licensed landscape contractor.

After receiving the Certificate of Occupancy, the remaining landscape material shall be installed within one (1) year from the date the Certificate of Occupancy is issued. The bond or letter of credit shall be called if the required landscaping has not been installed by the end of the one (1) year period and the funds applied to complete the landscaping work.

14-511. Appeals

Any person aggrieved by the administration, interpretation, or enforcement of this Section may appeal to the Board of Zoning Appeals within 60 days of the Building Inspection Office's decision. Decisions of the Board of Zoning Appeals may be appealed to a 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.

Unique factors relating to topography, soil and vegetation conditions, space limitations, or uses of neighboring property may make landscaping impossible, ineffective or unnecessary. **Section 14-502 General Provisions, C. Hardships** provides administrative remedies and guidelines where the strict application of the Landscape Ordinance would create an undue hardship. If the administrative remedies and guidelines as described within Section 14-502 does not relieve the undue hardship, requests for use of alternative landscaping schemes or variances are justified only when one or more of the following conditions apply:

1. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible, impractical, or ineffective. If the request is a variance in the screening requirements a letter shall be required from the owners of abutting property to acquiesce with the variance or alternative landscaping scheme.
2. Due to a change of use of an existing site, the required screening requirements (bufferyard) are larger than can be provided as required by the provisions of this ordinance.
3. The site involves space limitations or unusually shaped parcels.
4. When the strict application of this Landscape Ordinance would impact the safety of the general public.

14-512. Definitions

Caliper – a measurement of the tree trunk diameter measured at 2 and ½ feet 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. **(amended 11/6/06)**

Class II Shade Trees – any plant having a central trunk, a maximum expected maturity height of 25 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.

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 planting of grass, trees, and shrubs.

SECTION 2: Any Ordinance, Resolution, Motion of parts thereof in conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by a Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

SECTION 3: BE IT FURTHER ORDAINED, that this ordinance shall take effect upon final passage and as provided by law.

Passed on First Reading: May 19, 2003

Passed on Second Reading: June 16, 2003

BILL HULSEY, Mayor

BERT COOLIDGE, City Manager

Approved as to Form:

SAM ELLIOTT, City Attorney



COLLEGEDALE, TN

Landscape Ordinance

MAY 2003