

hard-surfaced area, and all landscape materials required by this section shall be installed in accordance with accepted industry standards. Minimum planting sizes of landscape material to meet the requirements of this ordinance are as follows:

- (1) Hedges: If hedges are utilized for the required screening of the parking lot, plantings shall be a minimum height of 18 inches above ground level and of a species that is normally capable of reaching a height of four feet within three years. Spacing shall be 18 to 36 inches apart, depending upon species.
  - (2) Ground covers and shrubs: If ground covers or shrubs are utilized in areas required to be landscaped, plantings shall be a minimum 2-5 gallon pot size and spaced no more than four feet on center depending upon species.
  - (3) Deciduous shade tree: A minimum of 1¼ inch caliper measured at a point six inches above immediate ground level and normally capable of reaching a height of 30 feet or more at maturity.
  - (4) Deciduous ornamental tree: A minimum of 1¼ inch caliper measured at a point six inches above immediate ground level normally growing to a height of less than 30 feet at maturity.
  - (5) Evergreen or coniferous tree: A minimum height of 5 feet measured above immediate ground.
- (g) **Maintenance:** The use of in-ground sprinkler systems is encouraged, and at a minimum, water services shall be conveniently located to provide a permanent and easily accessible means of watering. Property owners shall be ultimately responsible for the proper maintenance of all required landscape materials and any dead or substantially damaged landscape materials shall be replaced.
- (h) **Reserved.**
- (i) **Reserved.**



**City of Sioux Falls  
Zoning Office**

Ground Floor  
224 West Ninth Street  
P.O. Box 7402  
Sioux Falls, SD 57117-7402  
(605) 367-8254  
TTY/Hearing Impaired (605) 367-7039  
[www.siouxfalls.org](http://www.siouxfalls.org)



# Commercial Landscape Standards



Prepared by  
City of Sioux Falls  
Planning and Building Services

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## City of Sioux Falls Ordinance

### 15.49.060 Landscape Standards

It is the desire of the City of Sioux Falls to encourage development which is environmentally sensitive, socially responsive as well as aesthetically pleasing. To assist in these objectives, a minimum standard for a landscaped setback is prescribed and landscape features are implemented to minimize the adverse effects commonly incidental to higher density residential, commercial, and industrial property improvements. Under no circumstance is the use of artificial plantings acceptable to meet the requirements of this ordinance.

(a) **Required landscaping of front yard setbacks:**

At least 90 percent of the required front yard setback in any zoning district shall be landscaped and maintained with living ground cover. The required setback may include necessary hard surfacing of driveways to reach allowable parking, loading, or stacking areas. Poured or laid asphalt, concrete, or similar hard surfacing shall not be used as allowable landscape material. Landscape areas must be capable of providing a substantially full expanse of foliage within three years after planting.

(b) **Trees:** Valuing the benefits provided from the use of trees in reducing heat, pollution, and the loss of habitat resulting from the use of expansive areas of hard surfacing for parking purposes, the following standards regarding trees shall be met and maintained.

- (1) Total number of trees required: Trees shall be required at the rate of one tree per 50 feet of frontage or one tree per six parking, loading and stacking spaces provided on the site, whichever is greater. Where fractional trees result, the number of required trees shall be rounded to the nearest whole number.

Exception: If parking facilities or buildings can utilize zero setbacks, one tree per 50 feet of frontage shall be provided within the right-of-way subject to approval by the City Engineer.

- (2) Placement according to type and percentage allowed:

Deciduous shade tree—may be utilized for 100 percent of the total tree requirement. Only deciduous shade trees may be utilized for required interior trees or optional right-of-way planting, and no more than 20 percent of the total tree requirement may be planted in the right-of-way area.

Deciduous ornamental and evergreen or coniferous trees—up to 25 percent of the required trees may be deciduous ornamental, evergreen, or coniferous trees; however, they shall not be planted in a driveway or intersection safety zone nor utilized for parking lot interior trees or right-of-way plantings.

- (3) Interior tree requirements: When unenclosed interior parking spaces are provided on the site, one tree shall be required for every 18 interior parking spaces. Every interior tree shall be located in a planting island within the hard-surfaced area utilized for parking and maneuvering purposes. Said islands shall have dimensions of at least 5 feet wide and contain a minimum of 36 square feet per tree. Planting islands shall utilize raised curbs or wheelstops necessary to prevent damage from vehicles.
- (4) Existing tree bonus: The City encourages preservation of any existing trees on a site which are in good condition and at least 1¾ inch caliper in size. Such trees may be counted as part of the required number of trees on a site. A credit of two trees toward the number of required trees shall be given for each existing tree on a site that is of an acceptable species which is over 10-inch caliper in size. This credit, however, may not be applied in reducing the number of required interior trees.
- (5) Unlawful cutting of trees or shrubs: No person may top, severely trim, destroy, or remove any trees, shrubs, or other vegetation in any area where such trees or shrubs are required to be placed under this code. Target pruning of trees shall not exceed 25 percent of the canopy height.

- (6) Tree and shrubbery replacement: Any required trees or shrubs that are removed shall be replaced with similar plant material size and type in accordance with the standards of this code or permits issued under this code. Any required mature deciduous tree which has been removed shall be replaced with a similar plant type with a two and one-half inch minimum caliper size. Any required mature evergreen or coniferous tree shall be replaced with a similar type tree with a minimum height of six feet. Any required mature shrubbery which is removed shall be replaced with a similar plant type that has a three gallon minimum pot size.

- (c) **Parking Lot Buffer Areas:** A setback area of at least five feet shall be provided between the parking surface and property line where a parking lot abuts neighboring residentially used property.

*Exception: Where a screen fence or wall is provided, the required setback may be reduced to two (2) feet.*

- (d) **Parking Lot Screening:** A fence, wall, berm, or shrubbery four feet in height and of a character necessary for adequate screening of a parking lot from adjacent residentially used property shall be provided. Where the residentially used property is across the right-of-way from a parking area, screening shall be provided in all cases except when the right-of-way is an arterial street.

Berms or other landscaping techniques may be used for all or part of the screening requirement and may be incorporated into a required landscape setback area. Berms shall have a maximum grade of three feet horizontal to one foot vertical and shall be sodded or planted with other acceptable living ground cover.

- (e) **Screening Dumpsters:** All outside dumpsters or other garbage receptacles on the site shall be screened by an opaque fence or wall a minimum of six feet in height.
- (f) **Installation Requirements:** A minimum of one tree per 50 feet of street frontage shall be planted in the required front yard setback. Trees shall be located no closer than two feet to any curb or