



Phone: 712-279-6340
 Fax: 712-224-5218
 E-mail: planzone@sioux-city.org

Plant Sizes

Size at installation:
 Large Tree - 3 inch caliper
 Small Tree - 2 inch caliper
 Evergreen Tree - 6 feet in height

Tree Credits

Diameter at breast height of tree*:

| More than | Credit |
|------------|-----------------|
| 32 inches | 5 large trees |
| 24 inches | 4 large trees |
| 16 inches | 3 large trees |
| 8 inches | 2 large trees |
| 4 inches | 1.5 large trees |
| 2.5 inches | 1 large tree |

Other landscaping credited on a one to one basis
 *must be healthy, undamaged, and located where the credit is applied

Composition

Structural — include a fence or wall, 36 inches in height
 Natural — include a berm or higher amount of plantings

Bufferyard Types

Required plantings per 100 linear feet (structural/natural):

| | Type A | Type B | Type C |
|-------------|--------|---------|---------|
| Width | 5 feet | 10 feet | 25 feet |
| Large trees | 1/2 | 2/3 | 3/6 |
| Evergreens | 1/2 | 2/3 | 3/6 |
| Small trees | 1/3 | 2/6 | 3/9 |
| Shrubs | 10/15 | 20/30 | 30/40 |

Zoning and Sign Code Brief

Subsection 25.05.100. Bufferyards

The bufferyards that are required by the Code are based on the amount of screening they provide, which are classified from less screening (Type A) to more screening (Type C), depending on the types and intensities of adjacent uses

Applicability

Bufferyards are required in three locations, and as indicated for specific uses throughout the Code, including between:

- ⇒ Adjacent zoning districts of differing uses and their densities (residential) and intensities (nonresidential or mixed use)
- ⇒ Housing types within mixed housing neighborhoods and traditional neighborhood development, as warranted
- ⇒ Different types or intensities of uses within a mixed use development, as warranted

**Table 25.05.100.2
District Bufferyard Standards**

| Zoning of Parcel Proposed for Development | Zoning of Adjoining District | | | | |
|---|------------------------------|--------|--------|------------|--------|
| | AG, RR, SR | NC, GR | UR, SC | PI, GC, MU | BP, GI |
| AG, RR, SR | -/- | -/- | A/B | A/C | A/C |
| NC, GR | -/- | -/- | B/B | B/C | B/C |
| UR, SC | B/A | B/A | -/- | B/B | B/C |
| PI, GC, MU | C/A | C/B | B/B | -/- | B/C |
| BP, GI | A/A | C/B | C/B | C/B | -/- |

Table Notes:
 1. The Downtown Commercial (DC), Casino Entertainment (CE), and Historic Area (HA) districts and sub-districts do not require bufferyards by reason of their unique character.

Contact the Planning Division for exceptions and credits for existing bufferyards or if the property is adjacent to a residential zoning district. Other bufferyard standards may also apply for specific properties, uses, or districts.

