

ORDINANCE NUMBER O- **17367** (NEW SERIES)
ADOPTED ON OCT 16 1989

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTIONS 101.0410, 101.0414,
101.0418, 101.0421.1, 101.0423, 101.0426,
101.0426.1, 101.0427, 101.0428, 101.0430,
101.0432, 101.0433, 101.0434, 101.0434.1,
101.0435.1, 101.0435.2, 101.0436, 101.0437,
101.0440, AND 101.0441 RELATING TO ZONES AND
THE CITY OF SAN DIEGO LANDSCAPE TECHNICAL
MANUAL.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 1, Division 4, of the San Diego Municipal Code be and the same is hereby amended by amending Section 101.0410, 101.0414, 101.0418, 101.0421.1, 101.0423, 101.0426, 101.0426.1, 101.0427, 101.0428, 101.0430, 101.0432, 101.0433, 101.0434, 101.0434.1, 101.0435.1, 101.0435.2, 101.0436, 101.0437, 101.0440, and 101.0442, to read as follows:

SEC. 101.0410 R ZONES (MULTIPLE FAMILY RESIDENTIAL)

A. through I. [No change.]

J. LANDSCAPING REGULATIONS

1. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in

conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

K. through M. [No change.]

N. COASTAL ZONE REGULATIONS

[First and second paragraphs no change.]

1. and 2. [No change.]

3. Landscaping Regulations (see also Paragraph "J.") Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by City Council as set forth in the document .

entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

SEC. 101.0414 RV ZONE

A. through D. [No change.]

E. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. through 4. [No change.]

5. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All

landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council and set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

6. through 10. [No change.]

F. and G. [No change.]

SEC. 101.0418 (CP)

A. and B. [No change.]

C. SPECIAL REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used for parking purposes unless such building observes the following regulations:

a. [No change.]

b. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Landscaping and required watering system shall be installed prior to use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "City of San Diego Landscape Technical Manual," referred to above.

2. [No change.]

SEC. 101.0421.1 CR ZONE (Commercial Recreation)

A. through C. [No change.]

D. PROPERTY DEVELOPMENT REGULATIONS

1. through 5. [No change.]

6. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council and set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Landscaping and required watering system shall be installed prior to use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "The City of San Diego Landscape Technical Manual," referred to above.

7. and 8. [No change.]

E. [No change.]

SEC. 101.0423 CO ZONE (Commercial Office)

A. through C. [No change.]

D. PROPERTY DEVELOPMENT REGULATIONS

1. through 6. [No change.]

7. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Landscaping and required watering system shall be installed prior to use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "City of San Diego Landscape Technical Manual," referred to above.

8. [No change.]

E. and F. [No change.]

SEC. 101.0426 CN ZONE (Neighborhood Commercial)

A. through C. - No change.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used nor shall any premises be used unless the lot or premises and buildings shall comply with the following regulations and standards:

1. through 5. [No change.]

6. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Landscaping and required watering system shall be installed

prior to use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "City of San Diego Landscape Technical Manual," referred to above.

7. through 9. [No change.]

E. and F. [No change.]

**SEC. 101.0426.1 CV (COMMERCIAL VISITOR - SERVICE)
ZONE**

A. through I. [No change.]

J. LANDSCAPING REGULATIONS

1. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X,

Article 1, Division 5 of this Code. Landscaping and required watering system shall be installed prior to use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the document entitled, "City of San Diego Landscape Technical Manual," referred to above.

2. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed in conformance with standards adopted by the Planning Commission as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director. Said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to above.

K. and L. [No change.]

**SEC. 101.0427 CC ZONE (Community Commercial) -
Commercial Centers in Established
Neighborhood Areas**

A. through C. [No change.]

D. OUTDOOR DISPLAY AND STORAGE REGULATIONS

1. through 3. [No change.]

4. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed in conformance with standards adopted by the Planning Commission as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director. Said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to above.

5. [No change.]

E. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used, nor shall any premises be used

unless the lot or premises and buildings shall comply with the following regulations and standards:

1. through 4. [No change.]

5. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

6. and 7. [No change.]

F. and G. [No change.]

SEC. 101.0428 CA ZONE (AREA SHOPPING CENTER)

A. through C. [No change.]

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used nor shall any premises be used unless the lot

or premises and buildings shall comply with the following regulations and standards:

1. through 5. [No change.]

6. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Landscaping and required watering system shall be installed prior to the use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "City of San Diego Landscape Technical Manual," referred to above.

7. and 8. [No change.]

E. and F. [No change.]

SEC. 101.0430 C-1 ZONE

A. through C. [No change.]

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used nor shall any premises be used unless the lot or premises and buildings shall comply with the following regulations and standards:

1. through 5. [No change.]

6. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

E. and F. [No change.]

SEC. 101.0432 C (GENERAL COMMERCIAL) ZONE

A. through C. [No change.]

D. OUTDOOR DISPLAY AND STORAGE REGULATIONS

1. through 4. [No change.]

5. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director. Said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

6. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All

landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

7. [No change.]

8. [No change.]

E. and F. [No change.]

SEC. 101.0433 CBD ZONE (Central Business District)

A. through C. [No change.]

D. . PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, established, altered, enlarged, or used nor shall any premises be used unless the lot or premises and buildings shall comply with the following regulations and standards:

1. through 3. [No change.]

4. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

5. [No change.]

E. [No change.]

SEC. 101.0434 SR ZONE (Scientific Research)

A. and B. [No change.]

C. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used in the SR Zone unless the lot and building shall comply with the following requirements and special regulations:

1. through 3. [No change.]

4. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

D. and E. [No change.]

SEC. 101.0434.1 M-LI ZONE (Manufacturing - Light Industrial)

A. and B. [No change.]

C. SPECIAL REGULATIONS

1. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor work or storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or buildings or a combination thereof; provided, however, that the combined gross area of any and all such areas shall not exceed 20 percent of the gross floor area of the premises. Walls or fences shall be permitted as follows:

a. [No change.]

b. Fences and walls constructed as required along abutting public rights-of-way and abutting properties with more restrictive zoning classifications as set forth in Section 101.0209, shall comply with one of the following alternatives:

(1) [No change.]

(2) Open-style fences such as spaced wood, chain link with wood slats, ornamental iron, screen or decorative block or translucent plastic or other similar material; provided, however, that said fences shall comply

with the standards set forth in Section (3.2) of the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

For the purposes of these regulations a spaced wood fence shall be one on which the gaps between the fencing material do not exceed one half the width of the average board or slat, and in no instance shall any gap between two boards or slats exceed four inches.

(3) [No change.]

c. through f. [No change.]

2. and 3. [No change.]

D. PROPERTY DEVELOPMENT REGULATIONS

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used unless the lot or premises and buildings comply with the following regulations and standards:

1. through 3. [No change.]

4. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of

the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Approved landscaping, including any required watering system, shall be installed prior to the use or occupancy of any lot or premises, and said landscaping and watering system shall be in substantial conformance with the approved landscaping plan. All required landscaping shall be permanently maintained in accordance with the standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

E. and F. [No change.]

SEC. 101.0435.1 M-IP (MANUFACTURING - INDUSTRIAL PARK) ZONE

A. through C. [No change.]

D. PROPERTY DEVELOPMENT REGULATIONS

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used unless the lot or premises and buildings comply with the following regulations and standards:

1. through 4. [No change.]

5. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in this section. Approved landscaping, including any required watering system, shall be installed prior to the use or occupancy of any lot or premises, and said landscaping and watering system shall be in substantial conformance with the approved landscaping plan. All required landscaping shall

be permanently maintained in accordance with the standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

6. and 7. [No change.]

E. and F. [No change.]

SEC. 101.0435.2 M-1B ZONE

A. and B. [No change.]

C. SPECIAL REGULATIONS

1. [No change.]

2. Except for loading and unloading docks and facilities and the necessary equipment thereto, be it permanent or stationary, all building material storage, carting express storage yards, contractor's plant or storage yards, cement-pipe storage, impound storage yards, lumberyards, concrete ready-mix plants, chilled water production plants, water soluble gums and derivatives production plants and electric generating plants, shall be carried on, maintained or conducted, entirely inside an enclosed building or buildings, unless the premises on which such business is carried on, maintained or conducted shall be entirely enclosed by fences or walls as follows:

a. [No change.]

b. Fences, and walls constructed as required along abutting public rights-of-way and abutting properties with more restrictive zoning classifications as set forth in Section 101.0209, shall comply with one of the following alternatives:

(1) [No change.]

(2) Open-style fences such as spaced wood, chain link with wood slats, ornamental iron, screen or decorative block or translucent plastic or other similar material; provided, however, that said fences shall comply with the standards set forth in Section (3.2) of the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

For the purposes of these regulations a spaced wood fence shall be one on which gaps between the fencing material do not exceed one half the width of the average board or slat, and in no instance shall any gap between two boards or slats exceed four inches.

(3) [No change.]

c. through f. [No change.]

D. PROPERTY DEVELOPMENT REGULATIONS

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used unless the lot or premises and buildings comply with the following regulations and standards:

1. through 3. [No change.]

4. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Approved landscaping, including any required watering systems, shall be installed prior to the use or occupancy of any lot or premises, and said

landscaping and watering systems shall be in substantial conformance with the approved landscaping plan. All required landscaping shall be permanently maintained in accordance with the standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

E. and F. [No change.]

SEC. 101.0436 M-1A ZONE

In the M-1A Zone, no building or premises shall be erected, constructed, converted, established, altered, and/or enlarged or used except for one or more of the uses permitted in the M-1 Zone under conditions and requirements set forth in Section 101.0437, provided however:

A. and B. [No change.]

C. Except for loading and unloading docks and facilities and the necessary equipment thereto, be it permanent or stationary, all building material storage, carting express storage yards, contractor's plant or storage yards, cement-pipe storage, impound storage yards, lumberyards, concrete ready-mix plants, chilled water production plants, water soluble gums and derivatives production plants and electric generating plants, shall be carried on, maintained, or

conducted entirely inside an enclosed building or buildings unless the premises on which such business is carried on, maintained, or conducted shall be entirely enclosed by fences or walls, as follows:

1. [No change.]

2. Fences and walls constructed as required along abutting public rights-of-way and abutting properties with more restrictive zoning classifications as set forth in Section 101.0209, shall comply with one of the following alternatives:

a. [No change.]

b. Open-style fences such as spaced wood, chain link with wood slats, ornamental iron, screen or decorative block or translucent plastic or other similar material; provided, however, that said fences shall comply with the standards set forth in Section (3.2) of the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

For the purposes of these regulations a spaced wood fence shall be one on which the gaps between the fencing material do not exceed one half the width of the average

board or slat, and in no instance shall any gap between two boards or slats exceed four inches.

c. [No change.]

3. through 6. [No change.]

D. through H. [No change.]

I. Landscaping.

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

SEC. 101.0437 M-1 ZONE

A. and B. [No change.]

C. All walls and fences required in this section shall be six feet in height and shall be constructed and maintained with not less than 50 percent of the surface area impervious to light. The location, materials and design of required walls and fences shall be subject to approval by the Zoning Administrator. Any decision of the Zoning Administrator relating to walls or fences may be

appealed to the Board of Zoning Appeals in accordance with the procedures set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed to a height of not less than six feet and in conformance with standards adopted by the City Council as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director. Said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

D. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set

forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

E. [No change.]

SEC. 101.0440 M-2A ZONE

A. and B. [No change.]

C. OUTDOOR DISPLAY, AND STORAGE REGULATIONS

1. through 5. [No change.]

6. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed to a height of not less than six feet and in conformance with standards adopted by the Planning Commission as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director. Said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

7. [No change.]

D. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

SEC. 101.0441 M-2 ZONE

A. and B. [No change.]

C. OUTDOOR DISPLAY AND STORAGE REGULATIONS

1. through 4. [No change.]

5. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed to a height of not less than six feet and in conformance with standards adopted by the City Council as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director. Said determination shall be

subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

6. [No change.]

D. [No change.]

E. Landscaping. Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

F. [No change.]

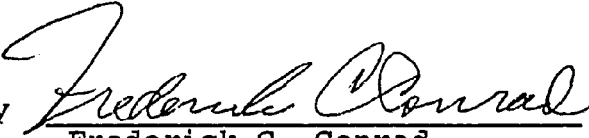
Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, however, the provisions of this ordinance shall not be applicable within the Coastal Zone until the thirtieth day following the date the California Coastal Commission unconditionally certifies this ordinance as a local coastal program amendment. If this ordinance is not certified, or is certified with suggested modifications by the California Coastal Commission, the

provisions of this ordinance shall be null and void within the Coastal Zone.

Section 3. In areas of the City of San Diego other than the Coastal Zone no permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

Section 4. Within the Coastal Zone no permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date the California Coastal Commission unconditionally certified this ordinance as a local coastal program amendment.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:pev:lc
07/26/89
09/23/89 COR.COPY
Or.Dept:Plan.
O-90-13
Form=o.none

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OCT 16 1989

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Rhonda R. Barnes*, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

OCT 3 1989

OCT 16 1989

, and on

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Rhonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0-17367**

Adopted **OCT 16 1989**

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
89 NOV -9 PM 3:40
SAN DIEGO, CALIF.

OFFICE OF THE CITY CLERK
CITY ADMINISTRATION BLDG.
202 C STREET, SECOND FLOOR
ATTN: R. BARNES

IN THE MATTER OF
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION
4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING
SECTIONS 101.0410, 101.0414, 101.0418, et al . . .

NO.

THOMAS D. KELLEHER

I, _____, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

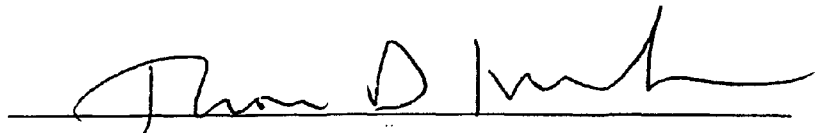
ORDINANCE NUMBER 0-17367 (NEW SERIES)

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

NOV. 2

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 2 NOV. 89 day of _____, 19_____.


(Signature)

ORDINANCE NUMBER 0-17367 (NEW SERIES)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 101.0410, 101.0414, 101.0418, 101.0421.1, 101.0423, 101.0426, 101.0428.1, 101.0427, 101.0428, 101.0430, 101.0432, 101.0433, 101.0434, 101.0434.1, 101.0435.1, 101.0435.2, 101.0436, 101.0437, 101.0440, AND 101.0441 RELATING TO ZONES AND THE CITY OF SAN DIEGO LANDSCAPE TECHNICAL MANUAL.
This ordinance amends Chapter X (Planning and Zoning Regulations) of the San Diego Municipal Code by amending various sections for maintenance and installation criteria of citywide landscapes. This updates existing standards, introduces new standards, and prioritizes and consolidates these standards. In addition, it incorporates references from the Citywide Landscape Ordinance as approved by Council on May 27, 1988.
A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.
INTRODUCED ON OCT 3 1989 Passed and Adopted by the Council of The City of San Diego on OCT 16 1989.
AUTHENTICATED BY: MAUREEN O'CONNOR Mayor of The City of San Diego, CA
CHARLES G. ABDELNOUR City Clerk of The City of San Diego, CA
(SEAL)
By RHONDA R. BARNES, Deputy.
Pub. Nov. 2 158853

$2 \frac{3}{4}'' \times 2 = 60.48$