

ORDINANCE NUMBER O- **18335** (NEW SERIES)
ADOPTED ON **SEP 09 1996**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 7, OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING SECTIONS 101.0710, 101.0711,
101.0712 AND 101.0713 RELATING TO CITYWIDE
LANDSCAPE REGULATIONS

WHEREAS, February 12, 1996, has been declared "Regulatory Relief Day;" and

WHEREAS, one purpose of Regulatory Relief Day is to streamline and consolidate where appropriate, the City's land use regulatory and environmental procedures; and

WHEREAS, the City Manager's office has reviewed San Diego Municipal Code sections 101.0710, 101.0711, 101.0712 and 101.0713 having to do with Citywide Landscape Regulations, and has suggested several amendments to these code sections to streamline the regulatory process; NOW, THEREFORE,

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

Section 1. That Chapter X, Article 1, Division 7, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 101.0710, 101.0711, 101.0712 and 101.0713, to read as follows:

SEC. 101.0710 Requirements for all Street Yards

A. R and RV Zones

The minimum required landscape area is 80 percent of the total street yard. The minimum required landscape area

may be reduced to 50 percent of the total street yard where any vehicular driveway does not exceed 20 feet in width. Where more than one driveway is proposed, a minimum five feet separation shall be maintained between driveway edges. Ten percent of this required landscape area may consist of enhanced paving or unattached unit pavers. Hardscape, unattached unit pavers, or other pavement shall not be placed within five feet of the driveway edges except at pedestrian and vehicular access points. Where the minimum required landscape area is reduced to 50 percent, no landscape area within the public right-of-way may be counted towards fulfillment of the required street yard landscape area. The street yard shall be planted with a combination of trees and shrubs to achieve an average of .06 points per square foot of total street yard area.

B. through D. [No changes]

SEC. 101.0711 Requirements For All Remaining Yards

A. R and RV Zones

For projects with only one multi-unit residential building on a lot, the remaining yard shall be planted with a combination of trees and shrubs to achieve a minimum of 60 points. These required plantings shall be located in the remaining yard, between the street yard and any building entrance(s) located on the side of the building. For buildings with no side entrances, the points shall be divided equally between each side of the building.

For projects with two or more residential buildings on a lot, one 24-inch box tree shall be planted on each side and in the rear of each building.

A minimum of 40 square feet of landscape area shall be provided around any required tree. The minimum horizontal distance between any tree and building shall be eight feet, measured to the centerline of the tree.

B. through D. [No changes]

SEC. 101.0712 Landscaping Requirements for all Zones

The following additional landscaping requirements apply to all zones:

A. Vehicular Use Areas

1a. For vehicular use areas located in the street yard and greater than 6,000 square feet, an area equivalent to a minimum of five percent of the total vehicular use area shall be landscaped. The required landscape area shall be provided within the vehicular use area except for areas designated for parking and loading of commercial vehicles that provide for the distribution of materials and goods, including access aisles. The required planting area and points may be located within five feet of the edge of such designated areas.

1b. [No change]

2a. For vehicular use areas outside of the street yard and greater than 6,000 square feet, an area equivalent to three percent of the total vehicular use area shall be landscaped. The required landscape area shall be provided within the vehicular use area except for areas designated

for the parking and loading of commercial vehicles that provide for the distribution of materials and goods, including access aisles. The required planting area and points may be located within five feet of the edge of such designated areas.

2b. through 8. [No changes]

B. [No changes]

C. Street Tree Planting

Trees shall be provided within the public right-of-way between the curb and property line that abuts the property. The required quantity shall be at the rate of one 24-inch box tree for every 30 linear feet of property line that abuts the public right-of-way.

D. through J. [No changes]

SEC. 101.0713 Measured Compliance

The following point schedule and conditions apply to required landscaping in all zones:

A. [No change]

B. Existing indigenous, native tree species (e.g., Torrey Pine, Oak, Sycamore), two inches in caliper measured four (4) feet above finished grade will be assigned 100 points. For each two inches in caliper above the initial two inches, an additional 50 points will be assigned. Other trees two inches in caliper measured four (4) feet above finished grade will be assigned 50 points. For each two inches in caliper above the initial two inches, an additional 25 points will be assigned. Existing palms will be assigned points on a case-by-case basis.

C. through L. [No changes]

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By *Prescilla Dugard*
Prescilla Dugard
Deputy City Attorney

PMD:ps:lc
03/05/96
07/23/96 COR. COPY
Or. Dept: Dev. Svcs.
O-96-123
Form=o+t