

1 [Landscaping Ordinance Revisions]

2 AMENDING CHAPTER 63 OF THE SAN FRANCISCO ADMINISTRATIVE CODE TO
3 REQUIRE SUBMISSION OF LANDSCAPING PLANS, SOILS REPORTS, AND IRRIGATION
4 PLANS FOR NEW DEVELOPMENTS AND LANDSCAPING RENOVATIONS LARGER THAN
5 1,000 SQUARE FEET WHICH REQUIRE A NEW WATER SERVICE METER FROM THE
6 SAN FRANCISCO WATER DEPARTMENT.

7 Note: Additions are underlined; deletions are in ((double parentheses)).

8 Be it ordained by the People of the City and County of San Francisco:

9 Section 1. Chapter 63 of the San Francisco Administrative Code is hereby amended by
10 amending Sections 63.1 through 63.11 to read as follows:

11 CHAPTER 63

12 LIMITATIONS ON WATER USE FOR LANDSCAPING

13 IN NEW DEVELOPMENTS AND LANDSCAPING RENOVATIONS

14
15 Sec. 63.1. Purpose and Applicability.

16 Sec. 63.2. ((Submission of Landscape Plan and Soil Analysis Report))Definitions.

17 Sec. 63.3. ((Applicability and Definitions))Submission of Landscaping Plan, Soil Analysis
18 Report and Irrigation Plan.

19 Sec. 63.4. Planting Design Restrictions.

20 Sec. 63.5. Irrigation System Design and Use Restrictions.

21 Sec. 63.6. ((Soil Analysis and Conditioning))Maintenance Schedule.

22 Sec. 63.7. ((Maintenance Schedule))Inspection.

23 Sec. 63.8. ((Inspection))Approval of Application for New Water Service.

24 Sec. 63.9. ((Permit Approval))Severability.

25 Sec. 63.10. ((Severability))San Francisco Water Department Fees.

1 ((Sec. 63.11. San Francisco Water Department Fees.))

2
3 SEC. 63.1. PURPOSE AND APPLICABILITY.

4 The purpose of this ((section))chapter is to promote efficient water use in new and
5 renovated landscaping by utilizing proper landscape design, ((and)) management((,)) and
6 efficient irrigation equipment and techniques.((, low water use plant materials, limiting high
7 water use areas and the use of mulches and soil improvement materials.)) This ordinance
8 ((will)) also satisfi((y))ies the requirements of ((AB325 which adds Article 10.8 (commencing
9 with)) Section 65591 et seq. ((0 to Chapter 3 of Division 1 of Title 7)) of the Government Code
10 concerning Water Conservation. The following provisions are mandatory restrictions on the
11 use of landscaping in new developments and landscaping renovations. Landscaping which is
12 part of a registered historical site is exempt from the provisions of this ordinance. ((AB325
13 outlines Landscape Ordinance requirements which must be enacted by all water suppliers by
14 1993 or those suppliers must adopt a model ordinance to be prepared by a state-wide
15 committee for the Legislature.))

16 SEC. 63.2((3. APPLICABILITY AND)) DEFINITIONS.

17 ((a) The following provisions are mandatory restrictions on the use of landscaping in
18 new development and renovated landscapes. Whenever referred to in this
19 ordinance,))Whenever used in this chapter, the following terms shall have the meanings set
20 forth below:

21 (a) ((t))The term “landscaping” ((will be defined as))means the planting area
22 remaining after taking the total parcel less the square footage of building pad(s), driveway(s),
23 and parking areas. ((Likewise,))

24 (b) ((t))The term “new development” shall mean ((as applicable, (1))) the
25 construction of any new building or structure, or the enlargement of an existing structure,

1 which involves the landscaping of an area ((greater))larger than 1,000 square feet; or ((on a
2 lot exceeding 3,500 square feet; (2))) the creation ((by the City and County of San Francisco))
3 of a City or privately owned landscaped((ing of an)) area, park, community garden or other
4 landscaped area ((greater))larger than 1,000 square feet which requires a new irrigation water
5 service meter from the San Francisco Water Department.

6 (c) The term "landscaping renovat((ed))ion" shall mean renovations of landscaping
7 larger than 1,000 square feet involving the ((apply to the same square footage requirements
8 an "new development" and is limited to)) installation of a new irrigation water meter to serve
9 landscaping that has not been served by the San Francisco Water Department in the previous
10 five years. ((new irrigation piping and does not include replacing plant material.))

11 ((b) Landscaping which is part of a registered historical site is exempt from the
12 provisions of this ordinance.))

13 SEC. 63.3((2)). SUBMISSION OF LANDSCAP((E))ING PLAN, ((AND)) SOIL ANALYSIS
14 REPORT, AND IRRIGATION PLAN.

15 ((a) Applicants for standard water service or an irrigation water meter ((any building
16 or site permit)) shall submit a landscap((e))ing plan, ((and)) soil analysis report and irrigation
17 plan to the San Francisco Water Department for landscaping that is a part of a new
18 development or landscaping renovation. ((when:

19 (1) Construction involving any commercial building or residential building with two or
20 more units with landscaping of an area greater than 1,000 square feet on a lot exceeding
21 3,500 square feet or landscaping of an area greater than 1,000 square feet by a Department
22 of the City and County of San Francisco.

23 (2))(a) The landscaping plan shall be drawn to scale, shall be drawn on not less than
24 11-inch by 17- inch paper ((and reproduced on))of substantial weight((paper)), and shall be of
25 sufficient clarity to indicate the location, nature, plant palette, soil amendment, and extent of

1 the landscaping proposed, and show in detail that the plantings ((it)) will conform to the
2 provisions of this code and all relevant laws, ordinances, rules and regulations.

3 (b) The soils report shall characterize the condition of the soil present on site and
4 any imported soil used in landscaping of the site. The soils report shall include the
5 percentage of nitrogen, phosphorus and potassium available in the soil. The soils report shall
6 identify any recommendations to correct any soil deficiencies that might impede the growth of
7 the new plantings, and shall require a minimum of three cubic yards of organic matter per
8 thousand square feet of landscaping to be rototilled into all landscaped areas. In the event
9 that recommendations to correct any soil deficiencies were included in the soils report, the
10 applicant must submit evidence of correction of the soil deficiencies to the satisfaction of San
11 Francisco Water Department.

12 (c) The irrigation plan shall include the location and type of each valve and the size
13 and location of sprinkler heads connected to each valve. The irrigation plan shall also indicate
14 the location, brand and model of the irrigation controller and the location of the irrigation
15 system's automatic wet weather shut-off. The location, model and brand of the irrigation
16 system's backflow prevention device shall also be included in the irrigation plan. All backflow
17 prevention devices shall be installed in compliance with Article 12A of the San Francisco
18 Health Code.

19
20 SEC. 63.4. PLANTING DESIGN RESTRICTIONS.

21 ((a)) The limitations set forth in this section shall not apply to commercial farms,
22 community gardens on privately owned land and land used wholly or in large part for raising
23 fruit crops, vegetables, herbs, or other edible plants for sale or personal consumption.

24 (a) The total area devoted to turf grass, decorative water use and water-intensive
25 plantings shall be limited to 15 percent of the total parcel area. The turf grass limitation

1 excludes public or publicly accessible parklands or recreation areas, sports fields, golf
2 courses, cemeteries, and children's play areas in private developments or public areas.

3 (b) Narrow strips of turf grass less than eight feet wide are prohibited along traffic
4 medians, between curbs and sidewalks, between living units, and similar installations.

5 (c) If the planted area is located on a slope exceeding 10 percent, and is also within
6 five feet of a hardscape or paved surface, a groundcover other than turf grass shall be used.

7 (d) All water intensive plants shall be grouped together and irrigated on a separate
8 cycle from low water use plants and turf grass.

9 ((e) The above limitations shall not apply to commercial farms, community gardens
10 on privately owned land and land used wholly or in large part for raising fruit crops,
11 vegetables, herbs, or other edible plants for sale or personal consumption.))

12 (((f))(e) Low water use plants, warm season or tall fescue turf grasses are
13 encouraged under the conditions of this ordinance to reduce the water demand in the new
14 landscaping.

15 ((g))(f) ((Information on low water use plants, irrigation techniques and
16 educational materials on the efficient use of water will be provided by the San Francisco
17 Water Department.)) A minimum depth of two inches of mulch shall be applied to the soil
18 surface in non-turf areas after planting.

19 ((h))(g) Information on low water use plants, irrigation techniques and
20 educational materials on the efficient use of water will be provided by the San Francisco
21 Water Department.

22 SEC. 63.5. IRRIGATION SYSTEM DESIGN AND USE RESTRICTIONS.

23 (a) All landscaping in irrigated park areas, traffic medians ((traffic strips)),
24 ((landscaped)) public areas, ((landscaped areas surrounding)) multi-residential and
25 commercial developments, and industrial parks shall have separately metered automatic

1 irrigation systems served by separate irrigation water meters installed by the San Francisco
2 Water Department.

3 (b) Spray or sprinkler systems are prohibited for irrigating trees.

4 (c) Valves and circuits shall be separated based on water use requirements.

5 Sprinkler heads shall have matched precipitation rates within each control valve circuit for
6 uniform water application.

7 (d) All irrigation systems shall be equipped with a controller capable of dual or
8 multiple programming. Controllers shall be set to water between 5:00 p.m. and ((10))8:00 a.m.
9 The controller shall also include an automatic rain shut-off control.

10 (e) Irrigation plans shall include schedules reflecting the amount of water needed to
11 maintain plant health and growth based on actual water needs of the plant, including climatic
12 data for the area. Separate schedules should be ((made))provided for (1) establishing new
13 plant material with an estimate of length of establishment and (2) maintenance of plant
14 material after established. Schedules are to be ((made))created for each month of the
15 watering season and shall include length and frequency of run times. Schedules shall be
16 prominently displayed in or adjacent to the irrigation controller box.

17 (f) All irrigation systems shall be designed and installed to prevent runoff and
18 overspray onto hard non-irrigated areas. Installation of irrigation equipment must provide
19 precipitation rates designed and recognized in the irrigation water industry to deliver high
20 efficiency in water application.

21 (g) In the event that recycled ((nonpotable)) water ((supplies through dual
22 distribution systems)) becomes ((permitted by state law))available for landscape irrigation in
23 San Francisco, said use shall be in accordance with all relevant laws, ordinances, rules and
24 regulations.

25 ((SEC. 63.6. SOIL ANALYSIS AND CONDITIONING.

1 Prior to the installation or planting of plants or turf grass in a new development, the
2 developer shall:

3 (a) Prepare a soils test of the site to determine the existing characteristics and
4 condition of the soil.

5 (b) Amend the soil according to the report recommendations to correct any soil
6 deficiencies that might impede the growth of the new plantings.

7 (c) The applicant shall submit with the plans the results of the soil analysis report to
8 the San Francisco Water Department. In the event recommendations to correct any soil
9 deficiencies were included in the report, the applicant must submit evidence of correction of
10 the soil deficiencies to the satisfaction of San Francisco Water Department.

11 (d) Install a minimum of two inches of mulch in non-turf grass areas to the soil
12 surface after planting.))

13 SEC. 63.6((7)). MAINTENANCE SCHEDULE.

14 At the time of initial sale or occupancy of each unit in the new development the
15 developer shall provide to each owner or occupant of all units on each parcel written
16 instructions consistent with the manufacturer's instructions for the proper operation and
17 ongoing maintenance of the irrigation system and controls located on each individual unit. In
18 the case of a ((multi-unit)) new development with a single owner or where common areas are
19 maintained, written instruction shall be provided to the single owner or the owners of the
20 common area.

21 SEC. 63.7((8)). INSPECTION.

22 The San Francisco Water Department ((shall inspect all landscape plans, and)) may in
23 its discretion inspect landscaping and irrigation system installation at ((the site of the)) new
24 developments or landscaping renovation sites. The San Francisco Water Department shall be
25 provided with reasonable access to the site to conduct such inspections.

1 SEC. 63.8((9)). ((PERMIT)) APPROVAL OF APPLICATION FOR NEW WATER SERVICE.

2 Prior to obtaining approval for new water service for a new development or landscaping
3 renovation from the San Francisco Water Department, ((of an application for a building or site
4 permit)) the applicant must comply with ((all))the provisions of ((required by)) this chapter.

5 ((The applicant shall submit to the Bureau of Building Inspection written certification by
6 the San Francisco Water Department approving the applicant's landscaping plan and soil
7 analysis report.))

8 Failure to ((obtain such approval from the San Francisco Water Department)) comply
9 with the provisions of this chapter shall result in a denial of an application for ((a building or
10 site permit by the Superintendent of the Bureau of Building Inspection)) new permanent water
11 service by the San Francisco Water Department.

12 SEC. 63.9((10)). SEVERABILITY.

13 If any section, paragraph, sentence, clause or phrase of this chapter or any part
14 thereof, is for any reason to be held unconstitutional or invalid or ineffective by any court of
15 competent jurisdiction, such decision shall not affect the validity or effectiveness of the
16 remaining portions of this chapter, or any part thereof. The Board of Supervisors hereby
17 declares that it would have passed each section, subsection, subdivision, paragraph,
18 sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
19 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared
20 unconstitutional or invalid or ineffective.

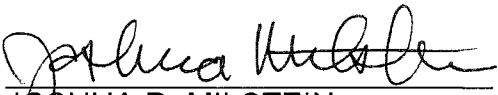
21 SEC. 63.10((1)). SAN FRANCISCO WATER DEPARTMENT FEES.

22 The San Francisco Water Department, acting through its Public Utilities Commission, is
23 authorized to impose and collect fees in its discretion to recover the costs of implementing this
24 chapter, including costs of document processing and review, inspection, consultation with
25 applicants and administration of this chapter.

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APPROVED AS TO FORM:

LOUISE H. RENNE, City Attorney

By: 
JOSHUA D. MILSTEIN
Deputy City Attorney

SUPERVISOR KAUFMAN
BOARD OF SUPERVISORS



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 001012

Date Passed:

Ordinance amending Chapter 63 of the San Francisco Administrative Code to require submission of landscaping plans, soils reports, and irrigation plans for new developments and landscaping renovations larger than 1,000 square feet which require a new water service meter from the San Francisco Water Department.

July 24, 2000 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

July 31, 2000 Board of Supervisors — FINALLY PASSED

Ayes: 9 - Ammiano, Becerril, Bierman, Katz, Kaufman, Leno, Newsom, Teng, Yee
Absent: 2 - Brown, Yaki

File No. 001012

I hereby certify that the foregoing Ordinance was FINALLY PASSED on July 31, 2000 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

AUG 1 1 2000

Date Approved



Mayor Willie L. Brown Jr.