

**City of San Diego, Land Development Code Revisions
General Planting Requirements §142.0405 and §142.0409**

§142.0405 Additional Yard Planting Area and Point Requirements

- (a) Additional *yard* requirements for all *development*:
- (b) Additional residential *yard* requirements:
- (c) Additional commercial *yard* and *large retail establishment* requirements:

**§142.0409 Street Tree and Public Right-of-Way Requirements
Table 142-04E, Minimum Tree Separation Distance**

Instructions to review group: Review and mark deletions, additions and edits on the current code. Number and write reasons for the changes (on separate paper). Add sentences to the rationale (on this page). Review the perimeter requirements (removed in December 2019 code revision) and assess whether this needs to be reconsidered.

Names of reviewers: _____

Background* Briefly summarize the relevant existing regulations or review process.

Current regulations allow for narrow landscape areas that allow too little space for healthy tree growth and minimize the number of trees planted in most permitted developments.

Within the 12th code revision process, requirements for perimeter plantings (in the February 2019 code) were eliminated. The May 1, 2019 staff report for the May 9, 2019 meeting of the Planning Commission included this description: 38. Additional Yard Planting Area and Point Requirements. Remove the minimum five-foot separation between driveway edges; this requirement is correctly located within the Parking Requirements, and clarification pertaining to enhanced hardscape. The distance between any tree and building was decreased from 6 to 4 feet, in a 2018 code revision.

Local arborists, urban foresters, and landscape architects met on March 8, 2019 to review current land development codes relating to trees. They formed teams to review current codes, gathered information from other cities and relevant research, and recommended revisions. The proposed changes were reviewed by ___ on February 5, 2020, and their recommendations are the basis for these proposals.

Issue* Briefly summarize the issue or problem that has triggered the need for the proposed amendment. Please include any real-world project examples.

Most development are now “infill,” where existing buildings are removed and/or greatly altered, trees removed, the built “footprint” expanded, and little space allocated to landscaping, trees, and green space. Urban greenspace is disappearing. Architects and developers tend to design the buildings and hardscape first, then insert landscaping and trees in any “remaining” spaces.

Objective* Provide a one or two sentence statement of what you want to achieve with amendment.

The 2008 General Plan and the 2015 Climate Action Plan both provide for increased tree canopy and green spaces for community benefits and ecosystem services. More specific regulations would require all developments to have greater, but reasonable, setbacks and therefore provide for landscaping and trees.

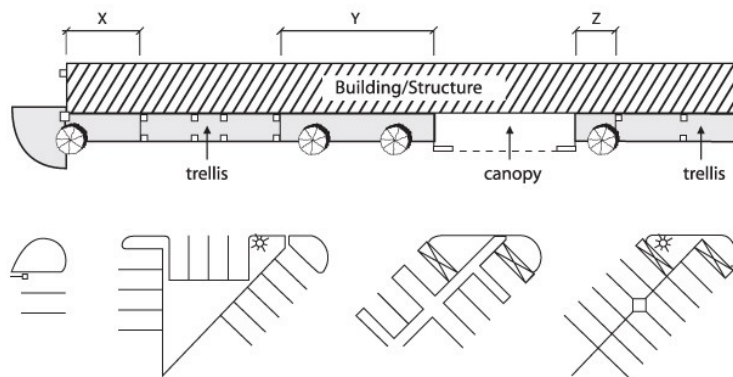
§142.0405 Additional Yard Planting Area and Point Requirements

- (a) Additional *yard* requirements for all *development*:
- (1) Unless specified otherwise in Table 142-04C, at least one-half of the required planting points shall be achieved with trees.
 - (2) If plants and planting area are provided within a *street yard* or *remaining yard* to meet other requirements of this division, including *vehicular use area* and revegetation requirements, they may be used to satisfy the planting area and plant points required by Table 142-04C.
 - (3) A point score in excess of that required for a yard area may be used to reduce the planting area required for that yard area at a rate of one square foot of area reduction for each excess point provided. The maximum planting area reduction allowed by this section is 25 percent of that total yard area required.
- (b) Additional residential *yard* requirements:
- (1) *Street Yard*
 - (A) Up to 10 percent of the required *street yard* planting area located outside the *vehicular use area* for *multiple dwelling unit residential development* may consist of enhanced *hardscape*.
 - (B) Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.
 - (2) *Remaining Yard*
 - (A) Residential *development* with only two *dwelling units* on a *lot* shall be subject to a minimum of 60 points in the *remaining yard* regardless of the number of buildings on the *lot*.
 - (B) Planting for residential *developments* with a single building shall be provided within the *remaining yard* on the side of building access, or where no side access is provided, shall be distributed equally between each side of the building.
 - (C) A minimum distance of 4 feet shall be provided between any tree and building.
- (c) Additional commercial *yard* and *large retail establishment* requirements:

- (1) All of the required *street yard* planting area located outside the *vehicular use area* for commercial zones or commercial development except for auto service stations, may consist of enhanced *hardscape*. This does not include the minimum planting area required for trees and the planting area necessary to provide for healthy plant growth.
- (2) For auto service stations, the required *street yard* planting area is 15 percent of the *street yard* area, and the required plant points are 0.03 points for each square foot of the *street yard*.
- (3) Where commercial *development* abuts a residential zone, a 5-foot wide area along the entire abutting *property line* shall be planted with trees to achieve a minimum of .05 points per square foot of area in addition to the points required in the *remaining yard*.
- (4) Façade Planting Area for *large retail establishments*. Within the *street yard*, a façade planting area, as shown in Diagram 142-04A shall be provided between the *vehicular use area* and the *street wall*. This façade planting area shall be planted with a minimum of 20 points (trees only) at a linear rate of 30 feet of building *street wall* wherever trellises, arcades, awnings or extended covered entries do not occur which shall be a minimum of 30 percent of the length of the building *street wall*.

Diagram 142-04A

Façade Planting Area for *Large Retail Establishments*



$$\frac{X + Y + Z}{30} \times 20 \text{ points} = \text{Required number of points (trees only)}$$

X + Y + Z = minimum of 30% of the length of the building street wall

- (d) Additional industrial *yard* and *large retail establishment* requirements:
- (1) Facade Planting Area. A 10-foot wide facade planting area shall be provided abutting the *street wall* for at least 50 percent of the length of the *street wall*.

The facade planting area shall be planted with a combination of trees and shrubs that achieves 0.5 points per square foot. Trees within this area must have a typical growth rate that can achieve a height of at least 20 feet within 8 years of being planted. Shrubs at maturity shall achieve a minimum height of 4 feet. In lieu of meeting the facade planting area and point requirements, the *applicant* may place a minimum 6-foot-high solid wall between the *setback line* and the front of the *structure* that shall extend along the full width of the property, except at access points. The *applicant* shall provide tree plantings equal to one half of the required facade area planting points between the wall and the building *street wall*.

- (2) Where loading docks are located along more than 25 percent of the *street wall* length, all *street yard* plant points shall be increased to 0.1 per square foot of *street yard* area.
- (3) For industrial uses in industrial zones, a planting area of at least 5 feet wide shall be provided within the *remaining yard*. This area shall be measured perpendicularly to the *property lines* adjacent to the *remaining yard* and shall abut the *property line*. The required planting points shall be replaced within this 5-foot wide area.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.; amended 6-19-2000 by O-18814 N.S.)

(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)

(Amended 11-13-08 by O-19800 N.S.; effective 12-13-2008.)

(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)

(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)

(A) through (C) [No change in text.]

(D) ~~An approved rain sensor shutoff device is required for all systems and a moisture sensing device that regulates the irrigation system for all lawn areas is required.~~ Automatic irrigation controllers utilizing evapotranspiration or soil moisture sensor data using non-volatile memory is required for irrigation scheduling.

(d) [No change in text.]

§142.0405 Additional Yard Planting Area and Point Requirements

(a) [No change in text.]

(b) Additional residential *yard* requirements:

(1) *Street Yard*

(A) ~~A minimum separation of 5 feet shall be maintained between driveway edges located in the *street yard*.~~

~~(B)~~(A) Up to 10 percent of the required *street yard* planting area located outside the *vehicular use area* for *multiple dwelling unit residential development* may consist of enhanced hardscape ~~or unattached unit pavers.~~

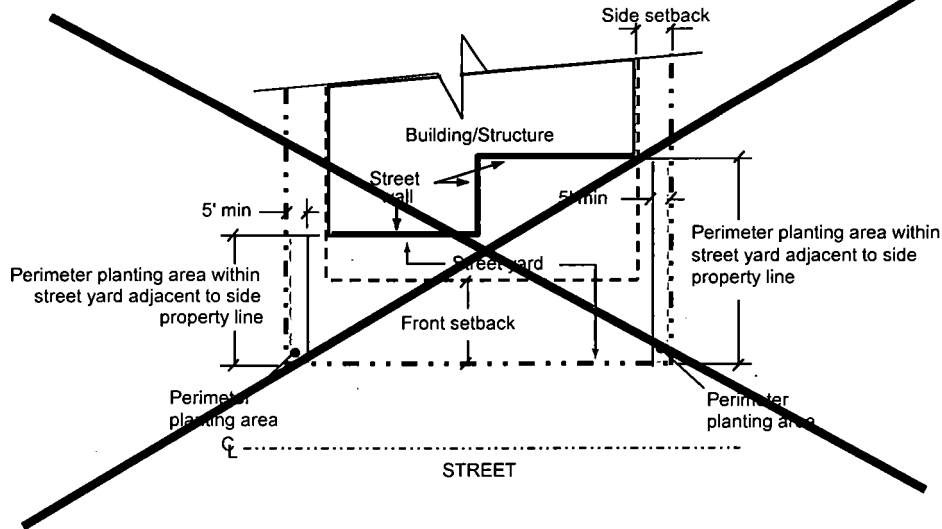
~~(C)~~(B) Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.

(2) [No change in text.]

(c) Additional commercial *yard* and *large retail establishment* requirements:

- (1) All of the required *street yard* planting area located outside the *vehicular use area* for commercial zones or commercial development except for auto service stations, may consist of enhanced hardscape ~~or unattached unit pavers~~. This does not include the minimum planting area required for trees and the planting area necessary to provide for healthy plant growth.
- (2) through (4) [No change in text.]
- (d) Additional industrial *yard* and *large retail establishment* requirements:
 - (1) ~~Perimeter Planting Area. Within the *street yard* for industrial zones or industrial *development*, a 5-foot wide perimeter planting area adjacent to each side *property line*, as shown in Diagram 142-04B, shall be provided for the full depth of the *street yard* except where vehicular access (maximum 25 feet) and pedestrian access (maximum 6 feet) points cross perpendicular to a side *property line*. This planting area shall be planted with a combination of trees and shrubs that achieves 0.2 points per square foot of the required area. Where loading docks are placed along more than 25 percent of the *street wall* length in the IL and IH zones, the perimeter planting area points required shall be increased to 0.5 points per square foot of area.~~

Diagram 142-04B**Industrial Perimeter Planting Area**



~~(2)(1) Facade Planting Area. Within the *street yard*, a A 10-foot wide facade planting area, as shown in Diagram 142-04C, shall be provided that abuts abutting the street wall and is for at least equal to 50 percent of the length as determined by adding the lines connecting the outermost points of the structure along the street wall as shown in Diagram 142-04D, and that has a width of at least 9 feet measured perpendicularly to the building. This requirement shall apply to large retail establishments of the street wall.~~

Diagram 142-04C

Industrial Facade Planting Areas

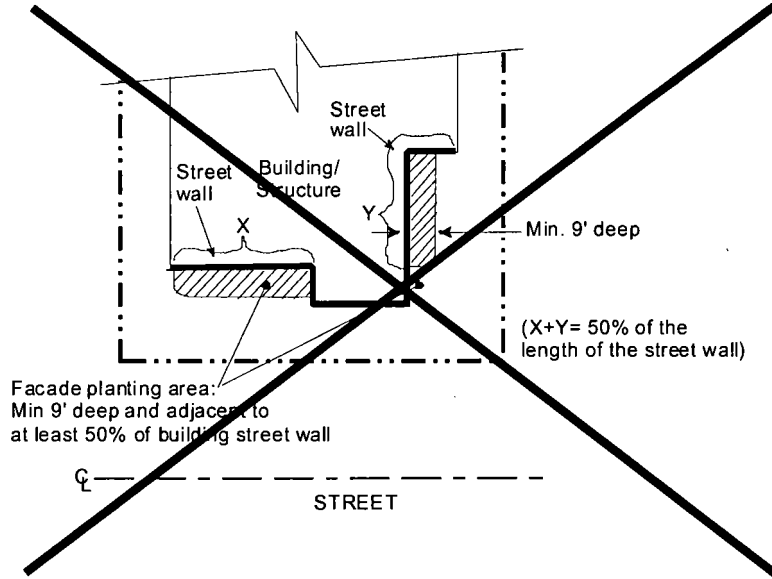
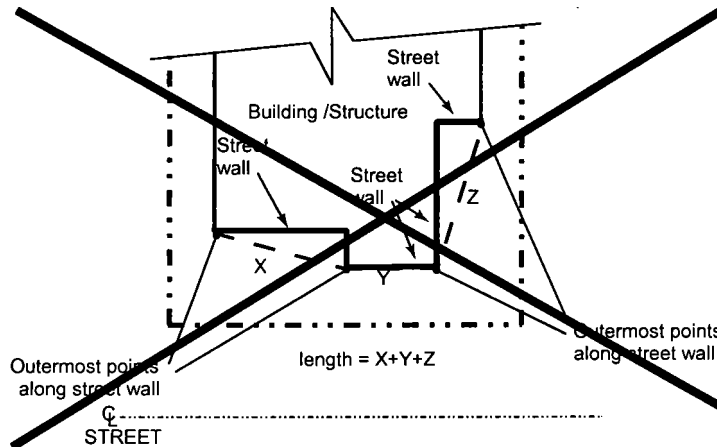


Diagram 142-04D

Industrial Facade Area Street Wall Length



The facade planting area shall be planted with a combination of trees and shrubs that achieves 0.5 points per square foot. Trees within this area must have a typical growth rate that can achieve a height of at least 20 feet within 8 years of being planted. Shrubs at maturity shall achieve a minimum height of 4 feet. In lieu of meeting the facade planting area and point requirements, the applicant may do one of the following:

- (A) ~~Increase the required perimeter planting area width to 10 feet and the required *street yard* plant points to 0.1; or~~
- (B) ~~Place a minimum 6-foot-high solid wall between the *setback line* and the front of the *structure* that shall extend along the full width of the property, except at access points. The *applicant* shall provide tree plantings equal to one half of the required facade area planting points between the wall and the building ~~street wall~~ street wall.~~
- (3)(2) Where loading docks are located along more than 25 percent of the *street wall* length, all *street yard* plant points shall be increased to 0.1 per square foot of *street yard* area.
- (4)(3) For industrial uses in industrial zones, a planting area of at least 5 feet wide shall be provided within the *remaining yard*. This area shall be measured perpendicularly to the *property lines* adjacent to the *remaining yard* and shall abut the *property line*. The required planting points shall be replaced within this 5 feet ~~foot~~ wide area.

§142.0407 Additional Vehicular Use Area Requirements

- (a) through (c) [No change in text.]
- (d) Landscaped areas may be counted toward the required planting area if they comply with the following:
- (1) through (2) [No change in text.]
- (3) The planting area complies with Section 142.0560(h)(5) for off-street parking spaces overhanging a raised curb or wheel stop.

§142.0409 Street Tree and Public Right-of-Way Requirements**(a) Street Tree Requirements**

When new *structures*, additions to *structures*, *condominium conversions*, or new *vehicular use areas* are subject to this section in accordance with Table 142-04A, street trees within the *parkway* shall be provided in accordance with the following regulations.

(1) **Street Tree Quantity.** Street trees shall be planted between the curb and *abutting property line*. The number of required street trees shall be calculated at the rate of one 24-inch box canopy tree for every 30 linear feet of *street frontage*, excluding curb cuts and required clearances for designated bus stops. The installed tree spacing may be varied to accommodate site conditions or design considerations; however, the number of trees required for each *street frontage* on a *lot* bounded by more than one *street* shall be planted along the corresponding *street frontage*. Where site conditions do not allow the installation of the street trees required by this section in the *parkway*, trees may be located on the private property within 10 feet of the property line along that street frontage. Where palm trees are proposed to satisfy this requirement in accordance with Section 142.0409(a)(3), they shall be planted at a rate of one 10-foot brown trunk height palm for each 20 feet of *street frontage*. For projects in the IL and IH zones that have loading docks along more than 25 percent of the building *street wall*, the street tree requirement shall be increased to the rate of one 24-inch box tree for every 20 feet of *street frontage* or one 10-foot brown trunk height palm for each 10 feet of *street frontage*.

(2) Street Tree Locations

- (A) Street trees shall be located 7 feet from the face of curb on *streets* classified in the applicable *land use plan* as major *streets*, primary arterials, or expressways that have a posted speed of 50 miles per hour or greater. For all other *street* classifications, street trees shall be located no closer than 30 inches to the face of curb or within median islands, no closer than four feet to the face of curb.
- (B) Street trees shall be separated from improvements by the minimum distance shown in Table 142-04E.

Table 142-04E

Minimum Tree Separation Distance

Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Sign	20 feet
Underground Utility Lines (except sewer)	5 feet
Sewer Lines	10 feet
Above Ground Utility <i>Structures</i> (Transformers, Hydrants, Utility poles, etc)	10 feet
Driveways	10 feet ⁽¹⁾
Intersections (intersecting curb lines of two streets)	25 feet

Footnote for Table 142-04E

¹ Five feet on residential local streets with a design speed of 25 miles per hour or slower.

(C) Trees shall be selected and located so that at maturity they do not cause damage or conflict with overhead utility lines.

(3) Street Tree Species Selection. Trees shall be selected in accordance with the landscape standards of the Land Development Manual. Palm trees may only be used to satisfy the street tree requirement where identified as an acceptable street tree species in an adopted *land use plan*.

(b) Additional *Public Right-of-Way* Regulations

(1) Areas within the *public right-of-way* that are not paved for required pedestrian walks or for vehicle access shall be planted or covered with mulch, unattached unit pavers, or other permeable material acceptable to the City.

(2) Plant material, other than trees, located within *visibility areas* or the adjacent *public right-of-way* shall not exceed 36 inches in height, measured from the lowest *grade* abutting the plant material to the top of the plant material.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 7-5-2006 by O-19505 N.S.; effective 8-5-2006.)

(Amended 11-13-08 by O-19800 N.S.; effective 12-13-2008.)

(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)