CHAPTER 63: - LIMITATIONS ON WATER USE FOR LANDSCAPING IN NEW DEVELOPMENTS AND LANDSCAPING RENOVATIONS

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SEC. 63.1. - PURPOSE AND APPLICABILITY.

The purpose of this chapter is to promote efficient water use in new and renovated landscaping by utilizing proper landscape design, management and efficient irrigation equipment and techniques. This ordinance also satisfies the requirements of the Government Code concerning Water Conservation. The following provisions are mandatory restrictions on the use of landscaping in new developments and landscaping renovations. Landscaping which is part of a registered historical site is exempt from the provisions of this ordinance.

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)

SEC. 63.2. - DEFINITIONS.

Whenever used in this chapter, the following terms shall have the meanings set forth below:

(a)
The term "landscaping" means the planting area remaining after taking the total parcel less the square footage of building pad(s), driveway(s), and parking areas.

(b)
The term "new development" shall mean the construction of any new building or structure, or the enlargement of an existing structure, which involves the landscaping of an area larger than 1,000 square feet; or the creation of a City or privately owned landscaped area, park, community garden or other landscaped area larger than 1,000 square feet which requires a new irrigation water service meter from the San Francisco Water Department.

(c)
The term "landscaping renovation" shall mean renovations of landscaping larger than 1,000 square feet involving the installation of a new irrigation water meter to serve landscaping that has not been served by the San Francisco Water Department in the previous five years.

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)

SEC. 63.3. - SUBMISSION OF LANDSCAPING PLAN, SOIL ANALYSIS REPORT, AND IRRIGATION PLAN.

Applicants for standard water service or an irrigation water meter shall submit a landscaping plan, soil analysis report and irrigation plan to the San Francisco Water Department for landscaping that is a part of a new development or landscaping renovation.

(a)
The landscaping plan shall be drawn to scale, shall be drawn on not less than 11-inch by 17-inch paper of substantial weight, and shall be of sufficient clarity to indicate the location, nature, plant palette, soil amendment, and extent of the landscaping proposed, and show in detail that the plantings will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

(b)
The soils report shall characterize the condition of the soil present on site and any imported soil used in landscaping of the site. The soils report shall include the percentage of nitrogen, phosphorus and potassium available in the soil. The soils report shall identify any recommendations to correct any soil deficiencies that might impede the growth of the new plantings, and shall require a minimum of three cubic yards of organic matter per thousand square feet of

landscaping to be rototilled into all landscaped areas. In the event that recommendations to correct any soil deficiencies were included in the soils report, the applicant must submit evidence of correction of the soil deficiencies to the satisfaction of San Francisco Water Department.

(c)

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

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000; Ord. 192-00, File No. 001012, App. 8/11/2000)

SEC. 63.4. - PLANTING DESIGN RESTRICTIONS.

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

(a)

The total area devoted to turf grass, decorative water use and water-intensive plantings shall be limited to 15 percent of the total parcel area. The turf grass limitation excludes public or publicly accessible parklands or recreation areas, sports fields, golf courses, cemeteries, and children's play areas in private developments or public areas.

(b)

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

(c)

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

(d)

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

(e)

Low water use plants, warm season or tall fescue turf grasses are encouraged under the conditions of this ordinance to reduce the water demand in the new landscaping.

(f)

A minimum depth of two inches of mulch shall be applied to the soil surface in non-turf areas after planting.

(g)

Information on low water use plants, irrigation techniques and educational materials on the efficient use of water will be provided by the San Francisco Water Department.

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)

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

(a)

All landscaping in irrigated park areas, traffic medians, public areas, multi-residential and commercial developments, and industrial parks shall have separately metered automatic irrigation systems served by separate irrigation water meters installed by the San Francisco Water Department.

(b)

Spray or sprinkler systems are prohibited for irrigating trees.

(c)

Valves and circuits shall be separated based on water use requirements. Sprinkler heads shall have matched precipitation rates within each control valve circuit for uniform water application.

(d)

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

(e)

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

(f)

All irrigation systems shall be designed and installed to prevent runoff and overspray onto hard non-irrigated areas. Installation of irrigation equipment must provide precipitation rates designed and recognized in the irrigation water industry to

deliver high efficiency in water application.

(g)

In the event that recycled water becomes available for landscape irrigation in San Francisco, said use shall be in accordance with all relevant laws, ordinances, rules and regulations.

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)

SEC. 63.6. - MAINTENANCE SCHEDULE.

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

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)

SEC. 63.7. - INSPECTION.

The San Francisco Water Department may in its discretion inspect landscaping and irrigation system installation at new developments or landscaping renovation sites. The San Francisco Water Department shall be provided with reasonable access to the site to conduct such inspections.

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)

SEC. 63.8. - APPROVAL OF APPLICATION FOR NEW WATER SERVICE.

Prior to obtaining approval for new water service for a new development or landscaping renovation from the San Francisco Water Department, the applicant must comply with the provisions of this chapter.

Failure to comply with the provisions of this chapter shall result in a denial of an application for new permanent water service by the San Francisco Water Department.

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)

SEC. 63.9. - SEVERABILITY.

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

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)

SEC. 63.10. - SAN FRANCISCO WATER DEPARTMENT FEES.

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

(Added by Ord. 92-91, App. 3/14/91; amended by Ord. 192-00, File No. 001012, App. 8/11/2000)