

§ 20-28.050. Scenic Road (-SR) combining district.

- A. Purpose. The -SR combining district is intended to enhance and preserve the natural and constructed features that contribute to the character of scenic roads. Natural and constructed features include trees, rock walls, view corridors, road configuration and tree canopy.
- B. Applicability. The -SR combining district may be combined with any primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts), provided that the standards of this Section shall apply only to the portions of parcels within 125 feet or less from the edge of the pavement of the designated scenic road. All portions of a parcel more than 125 feet from the edge of the pavement of a designated scenic road shall be regulated by the standards of the primary zoning district.
- C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -SR combining district, subject to the land use permit requirements of the primary district.
- D. Site planning and development standards. Proposed development and new land uses shall comply with the following standards, as applicable. In the event of any conflict between the following standards and those of the primary zoning district, the most restrictive shall apply.
 - 1. Brush Creek Road and Wallace Road. Scenic characteristics consist of the many native and ornamental trees that line the roadway as well as groups of trees found immediately adjacent to the roadway. Numerous dry-laid rock walls formed from native field stone are along properties fronting Brush Creek Road. Development density is very low and low density with varied setbacks creating a rural to semi-rural character.
 - a. Minimum Brush Creek Road-Wallace Road lot frontage: 100 feet measured at property line, provided that the access strip of a flag lot is exempt from this requirement.
 - b. Minimum setback from Brush Creek Road-Wallace Road:
 - (1) 50 feet measured from edge of pavement to a one-story structure with a maximum height not exceeding 25 feet;
 - (2) 100 feet measured from edge of pavement to a two-story structure, or a one-story structure with a height over 25 feet;
 - (3) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Brush Creek Road or Wallace Road than the existing dwelling, and complies with the setbacks of the primary zoning district;

- (4) Fences, walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.
- 2. Calistoga Road (North of Badger Avenue). Scenic characteristics consist of views over Rincon Valley as one enters Santa Rosa from the northeast. This portion of Calistoga Road is very picturesque due to the proximity of the hills and the open pasture land. Most of the area has a semirural character due to the very low density development consisting of low ranch style homes on large lots. In addition the road surface is relatively narrow with few urban improvements which reinforces the semi-rural image as one enters and leaves Santa Rosa.
 - a. Minimum Calistoga Road lot frontage:
 - (1) 150 feet when a home fronts Calistoga Road;
 - (2) 100 feet when a home backs or sides on Calistoga Road.
 - b. Minimum setback from Calistoga Road:
 - (1) 50 feet measured from edge of pavement to back-on fencing or a one-story structure with a maximum height not exceeding 25 feet;
 - (2) 100 feet measured from edge of pavement to a two-story structure or a one-story structure with a height over 25 feet;
 - (3) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Calistoga Road than the existing dwelling, and complies with the setbacks of the primary zoning district;
 - (4) Nonback-on fences and walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district
- 3. Highway 12 (Calistoga Road to Oakmont). Scenic characteristics consist of the picturesque views of the surrounding hills from the valley floor as one enters and leaves Santa Rosa. The area has a semi-rural character due to the variations in development patterns consisting of rural homes on large lots and suburban subdivisions separated by open pasture. The highway has a boulevard character due to the urban improvements with a landscaped median. As the highway leaves Santa Rosa, the character changes to a rural highway.
 - a. Minimum setback from Highway 12. The setback shall be measured from the Highway 12 right-of-way, or the back of sidewalk, whichever

provides the greater setback:

- (1) 50 feet to back-on fencing or one-story structure with a maximum height not exceeding 25 feet;
 - (2) 100 feet to a two-story structure or one-story with height over 25 feet;
 - (3) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Highway 12 than the existing dwelling, and complies with the setbacks of the primary zoning district;
 - (4) Nonback-on fences and walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.
- b. Require back-on landscaping to include dense planting of coniferous tree and shrubs to screen development from view from Highway 12.
4. Los Alamos Road. Scenic characteristics consist of the picturesque views of hills and valleys from the road as one enters or leaves Santa Rosa. Development along the road has a semi-rural-suburban character due to the very low density development, consisting mostly of low ranch style homes on large lots. Existing road improvements enhance the semi-rural character due to the lack of urban improvements.
- a. Minimum lot frontage: 100 feet measured at property line; provided that the access strip of a flag lot is exempt from this requirement.
 - b. Minimum setback from Los Alamos Road:
 - (1) 30 feet measured from edge of pavement to back-on fencing or one-story structure with a maximum height not exceeding 25 feet;
 - (2) 100 feet measured from edge of pavement to a two-story structure or one-story structure with a height over 25 feet;
 - (3) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Los Alamos Road than the existing dwelling, and complies with the setbacks of the primary zoning district;
 - (4) Nonback-on fences and walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other

standards of the primary zoning district.

5. Los Olivos Road (entire length). Scenic characteristics consist of the many native and ornamental trees that line the roadway that give the roadway a sense of shelter and offer varied patterns in light and shadow as one travels along the corridor. The very low density development and large setbacks help to establish a setting that is rural in character. In addition the road surface is relatively narrow with minimal urban improvements alone, most of its length which reinforces the image of a rural environment.
 - a. Minimum Los Olivos Road lot frontage: 100 feet measured at property line; provided that the access strip of a flag lot is exempt from this requirement.
 - b. Minimum setback from Los Olivos Road:
 - (1) 50 feet measured from edge of pavement to a one-story structure with a maximum height not exceeding 25 feet;
 - (2) 100 feet measured from edge of pavement to a two-story structure, or one-story structure with a height over 25 feet;
 - (3) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Los Olivos Road than the existing dwelling, and complies with the setbacks of the primary zoning district;
 - (4) Fences, walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.
6. Manzanita Avenue (Entire Length). Scenic characteristics consist of the many native and ornamental trees that line the roadway that give the roadway a sense of shelter and offer varied patterns in light and shadow as one travels along the corridor. The very low density development and large setbacks help to establish a setting that is rural in character. The road surface is also relatively narrow with no urban improvements, which reinforces the image of a rural environment.
 - a. Minimum Manzanita Avenue lot frontage: 100 feet measured at property line; provided that the access strip of a flag lot is exempt from this requirement.
 - b. Minimum setback from Manzanita Avenue:
 - (1) 75 feet measured from edge of pavement to one-story structure with a maximum height not exceeding 25 feet;

- (2) 125 feet measured from edge of pavement to a two-story structure or a one-story structure over 25 feet in height;
 - (3) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Manzanita Avenue than the existing dwelling, and complies with the setbacks of the primary zoning district;
 - (4) Fences, walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative accessory structures need only comply with the setbacks and other standards of the primary zoning district.
- 7. Melita Road. Scenic characteristics consist of the many native and ornamental trees that line the road-way that give the roadway a sense of shelter and offer varied patterns in light and shadow as one travels along the corridor. The rural character is enhanced by the very narrow width and curves of the road. In addition, portions of the road parallel Santa Rosa Creek. The most scenic areas of the road lack urban street improvements. Most of the area has a very low density rural character with relatively small homes on large lots. The road has an historic feel due to the rock walls and former stagecoach station.
 - a. Minimum Melita Road lot frontage: 100 feet measured at property line; provided that the access strip of a flag lot is exempt from this requirement.
 - b. Minimum setback from Melita Road:
 - (1) 50 feet measured from edge of pavement to a one-story structure with a maximum height not exceeding 25 feet;
 - (2) 100 feet measured from edge of pavement to a two-story structure or to a one-story structure with a height over 25 feet;
 - (3) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Melita Road than the existing dwelling, and complies with the setbacks of the primary zoning district;
 - (4) Fences, walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.
 - c. Minimum lot area. The minimum area of lots that border on Melita Road and are located in the Very Low Density General Plan designation shall

be 40,000 square feet. This requirement does not apply to existing or new flag lots where only the access strip has frontage on Melita Road or the creation of a new lot where the new lot does not border on Melita Road.

8. Montecito Avenue (Norte Way to Chanate Avenue). Scenic characteristics consist of the many native and ornamental trees that line the roadway that give the roadway a sense of shelter and offer varied patterns in light and shadow as one travels along the corridor. The very low density development and large setbacks help to establish a setting that is rural in character. In addition the road surface is relatively narrow with no urban improvements which reinforces the image of a rural environment
 - a. Minimum Montecito Avenue lot frontage: 100 feet measured at property line; provided that the access strip of a flag lot is exempt from this requirement.
 - b. Minimum setback from Montecito Avenue:
 - (1) 75 feet measured from edge of pavement to a one-story structure with a maximum height not exceeding 25 feet;
 - (2) 125 feet measured from edge of pavement to a two-story structure, or one-story structure with a height over 25 feet;
 - (3) Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Montecito Avenue than the existing dwelling, and complies with the setbacks of the primary zoning district;
 - (4) Fences, walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.
 - c. Minimum lot area: 40,000 square feet for lots that border on Montecito Avenue; provided that this requirement does not apply to existing or new flag lots where only the access strip has frontage on Montecito Avenue or the creation of a new lot where the new lot does not border on Montecito Avenue.
9. Francisco Avenue (east/west portion). Scenic characteristics consist of the picturesque views of the surrounding hills from the valley floor from the northern edge of the City of Santa Rosa. The area has a semi-rural character due to the transition from the City of Santa Rosa into Sonoma County. The transition primarily consists of rural county land, characterized by rural residential development, to the north, and more urbanized subdivisions to the south.

- a. Minimum setback from Francisco Avenue. The setback shall be measured from the Francisco Avenue back of side walk:
 - (1) 14 feet to back-on fencing or one-story structure or element with a maximum height not exceeding 25 feet;
 - (2) 24 feet to a two-story structure or element, or one-story structure or element with height over 25 feet;
 - (3) Non back-on fences and walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.
 - b. Require an 8-foot planter on the south side of the street, with trees and other low plantings, to transition from the urban characteristics of the City of Santa Rosa into the rural setting to the north. The plantings are not intended to screen the urban development, but to assist the transition.
10. Burbank Avenue (from the northerly boundary of Roseland Creek Community Park to Hearn Avenue). Scenic characteristics consist of larger front setbacks than typically found in low density, single-family residential areas, and a narrow roadway width that provides a "country road" feel, as well as roadside trees that create an occasional wooded "tunnel" effect. The area has a semi-rural residential character, with more urbanized subdivisions to the north and south.
 - a. Minimum setback from Burbank Avenue:
 - (1) 20 feet measured from edge of pavement to one-story structure or element with a maximum height not exceeding 25 feet;
 - (2) 25 feet measured from edge of pavement to a two-story or greater structure or element, or one-story structure or element with height over 25 feet;
 - (3) Fences and walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.
 - b. Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Burbank Avenue than the existing dwelling, and complies with the setbacks of the primary zoning district.
 - c. Roadway improvements. Roadway improvements along Burbank Avenue shall be designed consistent with the street sections included in the Roseland Area/Sebastopol Road Specific Plan.

- E. Replacement of damaged or destroyed nonconforming structure. A nonconforming structure within the -SR combining district that is damaged or destroyed may be restored, reconstructed, and used as before, provided that the restoration does not increase the degree of nonconformity with the requirements of this Section, and that the restoration complies with the requirements of the primary zoning district. Restoration that does not comply with the primary zoning district may occur only in compliance with Chapter 20-61 (Nonconforming Uses and Structures).
- F. Tree removal. The following requirements apply in addition to those in Municipal Code Chapter 17-24 (Trees).
 - 1. Existing developed parcels within 50 feet of a scenic road. A Tree Removal Permit is required prior to the removal of any tree, including an exempt tree. Prior to the approval of a Tree Removal Permit, the applicant shall demonstrate that the removal of the tree will not have a negative impact on the scenic quality of the corridor, or that the tree is a hazard and/or unhealthy as determined by the Director. If the Director cannot determine whether the tree is a hazard or the health of the tree, the applicant shall hire an arborist to make the determination.
 - 2. Tree removal for new development within 100 feet of a scenic road. Special care shall be taken to preserve the maximum number of trees possible, including exempt trees. Prior to the approval of a project the applicant shall demonstrate that each tree proposed for removal shall not have a negative impact on the scenic quality of the corridor, or that the tree is a hazard or unhealthy, as determined by a certified arborist.
- G. Alteration of rock walls or other identified scenic feature. Any removal or alteration of a rock wall or other identified scenic feature in conjunction with new development or a public projects within the -SR combining district shall be avoided or minimized whenever possible, through alternative project configurations.
(Ord. 3677 § 1, 2004; Ord. 4052 § 1, 2015; Ord. 4074 § 3, 2016)