

20-28.090 Rural Heritage (-RH) combining district.

- A. Purpose. The -RH combining district is intended to recognize, preserve, and enhance Santa Rosa's rural communities.
- B. Applicability. The -RH combining district shall apply to properties within rural residential areas near the perimeter of the Santa Rosa city limits. The -RH combining district may be combined with any primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts).
- C. Locations of combining district. The standards of this section shall apply to properties located within the West Hearn Avenue neighborhood, as follows:
1. West Hearn Avenue neighborhood.



Figure 2-17 – West Hearn Avenue Neighborhood (shaded area with properties that primarily front, or receive access from, West Hearn Avenue)

- D. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -RH combining district, subject to the land use permit requirements of the primary district. The following special land uses and permit requirements shall apply to properties within the -RH combining district. In the event of any conflict between the following land uses and permit requirements and those of the primary zoning district or the standards for specific land uses (Chapter 20-42), those applicable to the -RH combining district shall apply.
1. The following land uses are permitted, zoning clearance required:
 - a. Animal keeping. Raising, feeding, maintaining and breeding of not more than one of the following per 20,000 square-feet of lot area:

- 1) Five hogs or pigs;
 - 2) One horse, mule, cow or steer;
 - 3) Five goats, sheep, or similar animals;
 - 4) Fifty chickens or similar fowl;
 - 5) Fifty ducks or geese or one hundred rabbits or similar animals;
 - 6) 4-H and Future Farmers of America (FFA) animal husbandry projects are permitted without limitation of parcels size, provided that the parcel contains at least 20,000 square-feet and provided further a letter of project authorization is first submitted by the project advisor. The Planning and Economic Development Director may require the applicant to obtain a Minor Use Permit when the director determines that the project might be detrimental to surrounding uses.
- b. The indoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, provided that the greenhouse or similar structure for indoor growing is less than 800 square-feet.
 - c. Pet fancier facilities. Pet fancier facility means any lot or premises on which five or more but not exceeding ten dogs and/or five or more but not exceeding ten cats over four months of age are owned and kept by the owner or occupant for personal, noncommercial purposes, including, but not limited to, hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises. No pet fancier facility shall be located on any lot or premises less than one acre in size. No pet fancier facility shall sell, display, offer for sale, barter or give away more than four litters of puppies and/or four litters of kittens in any calendar year.
2. The following land uses are allowed with the approval of a Minor Conditional Use Permit (MUP):
 - a. Art studios and arts and crafts centers not involving retail or wholesale sales.
 - b. Live/work uses in conjunction with an otherwise allowed residential use.

- E. Fences, walls and screening. Fences within the -RH combining district shall comply with the height limits set forth in Section 20-30.060 (Fences, Walls and Screening), with the following exception:
 - 1. For purposed of the -RH combining district, the term “fence” shall include fences, walls or structures in the nature of a fence. The term “fence” shall not include hedges.
- F. Street standard. The City of Santa Rosa Interim Street Standard (File No. STD.-200K) shall apply, until such time as a Rural Street Standard can be developed and adopted. Any street improvement design shall take into consideration the rural character of the neighborhood and any heritage trees (as defined by City Code Chapter 17-24).
- G. Street lights. No additional streetlights shall be installed unless requested by the neighborhood, or as deemed necessary by the City for safety purposes.
- H. Extension of West Hearn Avenue. Upon development of the property located at 1011 Yuba Drive (Assessor’s Parcel Number 134-022-007), consideration shall be given to limiting through traffic onto West Hearn Avenue.