



Planning & Building Department

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PR, CD and CS Zoning Districts

Excerpts from Land Use Code Chapter 20.08, Article VI

Permitted and conditionally-permitted uses

The following permitted and conditionally-permitted uses may be allowed in the PR, CD and CS Districts. Chapter 20.28, Article V describes the procedures for obtaining a conditional use permit.

Permitted (P) and Conditionally-Permitted (C) Uses	PR**	CD	CS
Residential Uses			
Day care, general	--	C	C
Day care, limited	--	P	P
Homeless shelters	--	--	P
Multi-family dwellings located on the same site as a commercial use – any floor	--	P	P
Multi-family dwellings located on the same site as a commercial use – above ground floor	C	P	P
Residential care, general	--	C	C
Residential care, limited	--	P	P
Single room occupancy dwellings located on the same site as a commercial use – any floor	--	P	P
Single room occupancy dwellings located on the same site as a commercial use – above ground floor	C	P	P
Supportive housing	--	P	P
Transitional housing	--	P	P
Vacation rental homes	--	C	--
Retail Trade and Services			
Ambulance service	--	--	P
Antique car display and sales	--	C	P
Antique sales - above ground floor	P	P	C
Antique sales - ground floor	C	P	C
Art galleries and picture framing with art sales	P	P	P
Arts and crafts schools	--	P	P
Arts, crafts and hobby stores, including instructional classes as an accessory use	P	P	P
Automobile rentals	--	--	P
Automobile washing (self-service)	--	--	P
Automotive repair	--	--	C
Automotive sales and service, new and used, with auto service	--	--	P

Permitted (P) and Conditionally-Permitted (C) Uses	PR**	CD	CS
Automotive service stations, including smog testing, minor repair (tune-ups and brake repair only), towing services, vehicle storage and mini-markets	--	--	C
Automotive supply stores	--	P	P
Automotive upholstery shops	--	--	C
Bakeries, retail	P	P	P
Banks, savings and loans, thrift and loans, credit unions, including automated teller machines and drive through facilities	--	C	C
Banks, savings and loans, thrift and loans, credit unions, including automated teller machines (no drive through)	C	P	P
Barber shops/beauty shops - above ground floor	P	P	P
Barber shops/beauty shops - ground floor	--	P	P
Bars and cocktail lounges	C*	C*	C*
Beer and wine sales (off-premise consumption), ancillary to mini-market retail sales contained within a service station	--	--	C*
Bicycle sales and repair shops, including rentals	--	P	P
Blueprint and photo reproduction shops	--	P	P
Boat sales and service	--	--	P
Bookstores and newsstands - above ground floor	P	P	P
Bookstores and newsstands - ground floor	C	P	P
Bowling alleys	--	--	P
Broadcast and recording studios	--	C	C
Building material sales	--	--	C
Bus depots	C	C	C
Cabinet shops	--	--	C
Card and stationers stores	P	P	P
Carnivals and circuses, temporary	--	--	C
Catering shops (food to go only)	--	P	P
Christmas tree sales lots, temporary	P	P	P
Clothing and shoe establishments, including clothing sales (new merchandise only), tailor shops, and dressmaking establishments	P	P	P
Computer retail sales	--	P	P
Consignment sales with incidental sales of used goods and clothing	--	P	P
Contractors equipment rental yards & equipment rental yards	--	--	C
Contractors shops with no outdoor storage of heavy equipment	--	--	P
Delicatessens and gourmet food sales with incidental catering	P	P	C
Dental labs	--	P	P
Department stores	--	P	P
Dry cleaners and laundries	--	P	P
Electronic games centers (4 or more games)	--	C	C
Fabric shops	P	P	P

Permitted (P) and Conditionally-Permitted (C) Uses	PR**	CD	CS
Farmers markets	C	C	C
Floor covering and drapery sales	--	C	P
Florists, including outdoor sales	P	P	P
Food and cold storage lockers	--	C	P
Food stores up to 3500 square feet in retail sales	C	P	P
Food stores over 3500 square feet in retail sales	--	P	P
Furniture repair	--	P	P
Furniture stores, retail	P	P	P
Gift shops	P	P	P
Glass shops (glaziers)	--	--	P
Gunsmith shops, sales and repair	--	P	P
Hardware, paint and wallpaper stores	--	P	P
Health clubs, gymnasiums and dance studios	--	C	P
Home electronics & household appliance stores, including television, stereo, radio, telephone, computer and related sales (includes repair and installation services)	--	P	P
Hotels, extended stay hotels and motels	P	P	--
Manufacturing/processing - light, provided that all of the conditions prescribed by Chap. 20.24 Art. I are met and provided that no motor power other than electrically operated motors shall be used. The horsepower of any single motor shall not exceed 5 horsepower and the total horsepower of all such motors on the site shall not exceed 25 total horsepower. This does not include air conditioning equipment.	--	C	C
Interior furnishings and accessories shops	P	P	P
Jewelry, watch and clock sales and repair	P	P	P
Kennels	--	--	C
Kitchenware shops	P	P	P
Laboratories	--	C	P
Laundries - self-service	--	P	P
Linen supply services	--	--	P
Liquor, beer and wine sales - off-premise consumption	C*	C*	C*
Live-work facilities	--	P	P
Locksmiths	--	P	P
Machinery sales, service, rental	--	--	P
Massage establishments – any floor	--	P	P
Massage establishments – above ground floor	P	P	P
Medical and dental clinics	--	--	P
Mortuaries	--	C	C
Motorcycle sales and service	--	C	P
Music and dance entertainment clubs	--	P	C
Musical instrument sales, repair and lessons; and recorded music sales - above ground floor	P	P	P

Permitted (P) and Conditionally-Permitted (C) Uses	PR**	CD	CS
Musical instrument sales, repair and lessons; and recorded music sales - ground floor	C	P	P
Night clubs with live entertainment	C*	C*	C*
Nurseries and garden supply stores	--	C	P
Office equipment sales and service	--	P	P
Offices - professional, administrative and business, including chiropractor, insurance, real estate and financial offices, but excluding medical and dental offices - any floor	--	P	P
Offices - professional, administrative and business, including chiropractor, insurance, real estate and financial offices, but excluding medical and dental offices - above ground floor	P	P	P
Offices - psychologist, psychiatrist, counseling and therapy	--	P	P
Optician and optometrist shops	--	P	P
Parking lots and parking garages	C	P	P
Patio and garden furniture and accessories shops	--	P	P
Pet shops, including pet grooming	--	P	P
Pharmacies and drug stores	C	P	P
Photography shops, studios and photo supply stores	C	P	P
Picture framing shops	--	P	P
Plumbing supply shops	--	C	P
Pool and spa sales and service	--	--	P
Pool and billiards halls	--	C	P
Post office and mailing services	--	C	P
Pottery and woodworking shops	--	--	P
Printing, lithography and engraving	--	C	P
Public information centers - indoor	P	P	P
Public utility installations, including public service pumping stations, power stations and substations, equipment buildings and installations	--	C	C
Radio, television and stereo sales and service	--	P	P
Recreational equipment rental		--	P
Recreational vehicle sales, services, repair and storage	--	--	P
Residential visitor lodging	--	C	C
Restaurants, cafes and eating establishments, indoor and outdoor eating, including sale of alcoholic beverages as an ancillary use and indoor music with no sound amplification	P	P	P
• Amplified music	C	C	C
Restaurants, drive-in, walk-up and drive-through	--	--	C
Retail warehouses over 6,000 square feet of floor area	--	--	C
Retail warehouses under 6,000 square feet of floor area	--	--	P
Second hand stores and pawn shops	--	C	C
Shoe repair	--	P	P

Permitted (P) and Conditionally-Permitted (C) Uses	PR**	CD	CS
Sign painting	--	C	P
Spa, day	--	P	P
• Any floor	--	P	P
• Above ground floor	P	P	P
Spa, overnight	P	P	--
Sporting goods sales, with rental as an accessory use	--	P	P
Supermarkets (over 3500 square feet of retail sales area)	--	P	P
Theaters and auditoriums within buildings	C	P	C
Tire sales, not including tire recapping	--	--	P
Tobacco and pipe shops	P	P	P
Travel agencies – ground floor	C	P	P
Travel agencies – above ground floor	P	P	P
Upholstery shops	--	C	C
Vacation timeshares	--	--	--
Variety stores and dry goods	--	P	P
Vending machine service	--	--	P
Veterinarian offices and small animal hospitals	--	--	C
Wine tasting	C*	C*	--
Recreation, Education and Public Assembly			
Churches and other religious institutions	--	C	C
Private clubs, fraternal lodges and meeting halls	C	C	C
Private museums	P	C	--
Accessory Uses			
Accessory structures and uses located on the same site as a permitted or conditional use	P	P	P

-- = not permitted

* Alcohol beverage establishments are subject to the requirements of Section 20.20.075.

** The following General Plan policies apply to allowed uses around the Plaza:

- LU-D-4 The ground floor of buildings fronting on the historic Plaza should be occupied by activities of visual interest to pedestrians.
- LU-D-5 Formula businesses are prohibited on properties around the historic Plaza in order to preserve its character of small, unique businesses that are attractive to residents and visitors.
- LU-D-6 Large single-tenant commercial buildings around the Plaza shall be regulated to minimize aesthetic, economic and traffic impacts.

Minimum development standards

Zoning District	Max. FAR	Max. Site Coverage	Minimum Lot Requirements			Minimum Yards			
			Lot Area	Width	Depth	Front	Side Yard Interior	Side Yard Corner	Rear
PR	300%	100%	none	none	none	none	none	none	none
CD	200%	100%	none	none	none	none	none	none	none
CS	50%	60%	10,000 sq. ft.	70 ft.	100 ft.	none	none	none	10 ft.

Maximum height of main structures

- 35 feet when a site abuts or is directly across a street or an alley from a site zoned R-1.
- 40 feet when a site abuts or is directly across a street or an alley from any zone that allows multi-family housing as a primary use, to include the RM, ORM, RMP and DR zoning districts.
- 50 feet in all other instances.

Section 20.16.065 allows exceptions for ancillary structures, including chimneys, antenna and similar architectural features.

Residential development standards

- Site area per dwelling 2,700 square feet.
- Residential unit location Upper floor or behind commercial or office use, if residential units or units are part of a mixed-use development.
- Usable open space per dwelling 150 square feet, subject to the location and design criteria of Section 20.20.015.
- Upper floors of existing buildings with ground floor commercial or office use can be changed to multi-family residential use without provision of off-street parking, provided a use permit is obtained.

Commercial development standards

With the exception of the uses listed in Chapter 20.16, Article V, all uses and operations located in commercial districts shall be within enclosed buildings.

Other development requirements

The following additional requirements apply to development in commercial districts:

Accessory structures: Chapter 20.16, Article II.

Inclusionary housing: Section 20.20.030.

Secondary dwelling units: Section 20.20.010.

Off street parking and loading: Chapter 20.16, Article VIII.

Fences and walls: Chapter 20.16, Article III.

Riparian setbacks: Section 20.24.090.

Design review: Chapter 20.28, Article IV.

Signs, as prescribed in Chapter 20.16, Article IX