



Planning & Building Department

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Industrial (I) District

Healdsburg Zoning Ordinance Article 8

Sec. 800 Purposes – Industrial District

The following purposes are intended to be achieved through the Industrial District:

- (a) To implement the Industrial land use designation of the Healdsburg General Plan.
- (b) To accommodate a range of manufacturing, production, warehousing, wholesaling, distribution, maintenance and repair uses.
- (c) To accommodate non-industrial uses whose operations require large amounts of floor and/or site areas.
- (d) To accommodate on-site housing for employees.
- (e) To control the operating characteristics of uses that may otherwise generate objectionable visual impacts, noise, odors, insect nuisance, dust, dirt, smoke, vibration, heat, cold or glare, and/or create a risk of fire, explosion, noxious fumes, radiation or other hazards.
- (f) To protect areas of the city that are suitable for industrial and heavy commercial uses from encroachment by uses that could readily locate in commercial zoning districts.
- (g) To promote a mix of uses that provides the city with a sound and diverse industrial base.

Sec. 805 Permitted and conditionally-permitted uses - Industrial District

Table 17 identifies the permitted and conditionally-permitted uses for the Industrial District. This table to be used in conjunction with the definitions contained in Article 2. Article 27 describes the procedures for obtaining a conditional use permit.

Table 17
Permitted (P) and Conditionally-Permitted Uses (C) – Industrial District

Residential Uses	
Home-based business	P
Live/work facilities, including caretaker residence	C
Work force housing	C
Retail Trade	
Retail sales, bulky products	P
• Outdoor display and sales	C
Retail, general, of products manufactured, assembled or warehoused on the same premises, incidental to the primary use	P
Vehicle and agricultural equipment sales and related equipment and supplies sales	C
Wholesaling and distribution	P

Services	
Adult entertainment	C
Business support service	P
Catering	P
Commercial recreation	C
Equipment rental	P
• With outdoor storage and display	C
Equipment storage yard	C
Fitness center	P
Furniture repair, refinishing and reupholstery	P
Instructional services	P
• Abutting a residential or office use or zoning district	C
kennel, animal grooming and sales of related equipment and supplies	C
Maintenance/repair service	P
Mortuary	C
Offices, non-medical	C
Offices, medical, where medical, dental, mental health, surgical and/or other similar health care services are provided on an outpatient basis, and that accommodate no more than four licensed primary practitioners (such as medical doctors, dentists, chiropractors, psychologists) within a single office suite in a building specifically designed for office uses. This classification does not include hospitals, clinics, laboratories and dispensing opticians and optometrists.	C
Recycling facility	
• Small collection facility	C
• Medium collection facility	C
Restaurant	P
Storage – personal storage facility	P
Vehicle rental	C
Vehicle services	
• Major maintenance and repair	C
• Minor maintenance and repair	P
• Service station	P
Vehicle/boat storage	C
Veterinarian, small animal hospital	C
Industrial Uses	
Laboratory – medical, analytical	P
Manufacturing/processing – light	P
Manufacturing/processing – moderate	C
Research and development	P
Warehouse	P
Winery	P

Accessory Facilities and Uses	
Accessory uses customarily associated with or essential to a permitted use, and operated incidental to the principal use, including offices	P
Tasting of food and non-alcoholic beverage products produced on-site	P
Tasting of alcoholic beverage products produced on-site	C
Public & Quasi-Public Uses	
Transit station	P
Mail collection and distribution center	P
Utilities	
Public utility facility	P
Telecommunication facility – minor	P
Telecommunication facility – major	C

Sec. 810 Minimum development standards – Industrial District

Table 18 identifies the minimum standards that apply to development within the Industrial District.

**Table 18
Minimum Development Standards – Industrial District**

Minimum lot area	20,000 square feet
Minimum lot width	100 feet
Minimum lot depth	120 feet
Minimum front yard	15 feet
Minimum side yard (interior)	0 feet 10 feet for residential uses 10 feet for non-residential uses adjacent to residential district
Minimum side yard (street side)	15 feet
Minimum rear yard	10 feet
Maximum floor area ratio (FAR)	.50, excluding floor area associated exclusively with residential uses
Maximum building height – industrial buildings	<ul style="list-style-type: none"> • 35 feet when abutting or directly across a street/alley from a site zoned for single-family housing as a permitted use • 40 feet when abutting or directly across a street/alley from a site zoned for multi-family housing as a permitted use • 50 feet in all other instances These heights may be reduced through the design review process in consideration of site-specific circumstances.
Maximum building height – residential buildings	40 feet
Site area per dwelling	2,700 square feet, except where density bonuses apply as provided for in Section 18125

Usable open space per dwelling	150 square feet, subject to the location and design criteria of Section 425, except that up to 75 percent of ground level open space may be covered by an overhang or balcony.
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Sec. 810 Other development requirements – Industrial District

The following additional requirements apply to development in the Industrial District:

- (a) Accessory structures are allowed with height, side yard and rear yard requirements as prescribed in Article 18.
- (b) Off street parking and loading requirements, as prescribed in Article 19.
- (c) Signs, as prescribed in Article 20.
- (d) Fences and walls, as prescribed in Article 18.
- (e) Riparian setbacks, as prescribed in Article 18.
- (f) Design review, as prescribed in Article 26.

Related Definitions (Article 2)

Commercial recreation. An establishment providing amusement or entertainment services for a fee or admission charge, including customarily-associated facilities such as restaurants and video game arcades. Examples of this use include the following:

- Bowling alleys
- Indoor climbing walls
- Miniature golf courses
- Skating rinks

Maintenance/repair service. Maintenance and/or repair services of such items as landscaping, buildings, appliances, computers, electronics, equipment and instruments, provided on- or off-site. This category allows the incidental retail sale of related products and materials.

Manufacturing/processing - light. The assembly, fabrication or conversion of already-processed raw materials into products where the operational characteristics of the manufacturing or processing (e.g., vibration, dust, glare, electromagnetic interference and/or noise) and the materials used (e.g., combustibles and explosives), will not adversely affect abutting, existing or potential sensitive receptors.

Manufacturing/processing - moderate. The assembly, fabrication or conversion of raw materials into products where the operational characteristics of the manufacturing or processing (e.g., vibration, dust, glare, electromagnetic interference and/or noise) and/or the materials used (e.g., combustibles and explosives) would adversely affect abutting, existing or potential sensitive receptors without controls on their operation. This category does not include uses that, by their nature, generate negative vibration, dust, glare, noise, and/or visual impacts that cannot be reduced to acceptable levels, such as dumps, slag piles, freight forwarding terminals, tanneries, wood pulp processing, refineries, junk and vehicle wrecking yards, and the storage of excavated materials, manure and/or soil.

Recycling facility. A center for the collection and/or processing of recyclable materials. This use includes the following categories.

- Medium collection facility. Includes the following:
 - a. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty (50) square feet. A bulk reverse vending machine is a reverse vending machine that is larger than fifty (50) square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.
 - b. A kiosk unit.

Retail, bulky products. The sale of bulky items, such as home furnishings, antiques, pools and spas, animal feed, farm supplies, building materials, hardware, landscaping materials and commercial fuel in an area (including a structure and any associated outdoor space) containing 5,000 square feet or more devoted to such uses. This category does not include big box retail, as defined in the Healdsburg General Plan.

Vehicle services. The repair, servicing, alteration, restoration, towing, painting or finishing of vehicles and/or boats as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following categories.

- Major maintenance/repair. Includes towing, collision repair and other body work, and painting services; tire recapping.
- Minor maintenance/repair. Includes limited repair and maintenance services, such as car stereo and alarm installers, window tinting, detailing services, muffler and radiator servicing, quick-lube services, tire and battery sales and installation (not including tire recapping), washing.

Vehicle storage. The long-term storage of operative cars, trucks, buses, recreational vehicles, and other motor vehicles.

Wholesaling and distribution. Establishments engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes retail sales comprising no more than twenty-five (25) percent of the floor area. This category does not include freight forwarding terminals.

Winery. A facility used for the production and distribution of wine. This use category includes the following related on-site uses:

- Processing of raw products outside or within a structure
- Aging, processing and storage of products in bulk
- Bottling and storage of bottled products
- Shipping and receiving of bulk and bottled products
- Retail sale of products- and winery-related items
- Public tours of the premises
- Special events
- Laboratories
- Administrative and marketing offices
- Above-ground storage and processing of wastewater