



## Planning & Building Department

Mailing Address: 401 Grove Street

Physical Location: 435 Allan Court

Healdsburg, CA 95448

707.431.3346

www.cityofhealdsburg.org

### 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
<b>Residential Uses</b>			
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	P
Transitional housing	P	P	P
Vacation rental homes	--	C	--
<b>Retail Trade and Services</b>			
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

Permitted (P) and Conditionally-Permitted (C) Uses	PR**	CD	CS
Fabric shops	P	P	P
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

Permitted (P) and Conditionally-Permitted (C) Uses	PR**	CD	CS
Musical instrument sales, repair and lessons; and recorded music sales - above ground floor	P	P	P
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

Permitted (P) and Conditionally-Permitted (C) Uses	PR**	CD	CS
Retail warehouses under 6,000 square feet of floor area	--	--	P
Second hand stores and pawn shops	--	C	C
Shoe repair	--	P	P
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
Tasting Room	C*	C*	--
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
<b>Recreation, Education and Public Assembly</b>			
Churches and other religious institutions	--	C	C
Private clubs, fraternal lodges and meeting halls	C	C	C
Private museums	P	C	--
<b>Accessory Uses</b>			
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