



Land Use Code Development Standards
Last Updated November 13, 2019

Planning & Building Department
401 Grove Street
Healdsburg, CA 95448
707.431.3346
www.cityofhealdsburg.org

Zoning District	Minimum Lot Area	Minimum Lot Width		Minimum Lot Depth	Minimum Yards				Minimum Site Area per Dwelling Unit	Usable Space per Unit (12)	Maximum Floor Area Ratio	Maximum Site Coverage	Max. Height of Main Structure	Accessory Structures		
		Interior Lot	Corner Lot		Front	Side (interior lot)	Street Side (corner)	Rear						Maximum Height (7)	Min. Side Yard (8)	Min. Rear Yard (9)
R-1-40,000	40,000 sq. feet	150 feet	165 feet	150 feet	30 feet	1 story: 5 ft. 2 story: 10 ft. 3 story: 15 ft.	10 feet	30 feet	same as minimum lot area	none	none	25%	35 feet	12 feet	6 feet	6 feet
R-1-20,000	20,000 sq. feet	100 feet	110 feet	120 feet	30 feet		10 feet	30 feet		none	none	25%	35 feet	12 feet	6 feet	6 feet
R-1-12,500	12,500 sq. feet	70 feet	77 feet	100 feet	25 feet		10 feet	25 feet		none	none	30%	35 feet	12 feet	6 feet	6 feet
R-1-6,000	6,000 sq. feet	50 feet	55 feet	90 feet	20 feet		10 feet	20 feet		none	none	35%	35 feet	12 feet	3 feet	3 feet
R-1-3,500	3,500 sq. feet	40 feet	44 feet	none	(1)	none	10 feet	none	none	none	50%	35 feet	12 feet	none	none	
DR	6,000 sq. feet	50 feet	55 feet	90 feet (11)	20 feet	1 story: 5 ft. 2 story: 10 ft. 3 story: 15 ft.	10 feet	20 feet	4,500 sq. ft.	300 sq. ft.	none	40%	35 feet	12 feet	3 feet	3 feet
RM	6,000 sq. feet	50 feet	55 feet	90 feet (11)	20 feet		10 feet	20 feet	none	300 sq. ft.	none	40%	40 feet	12 feet	3 feet	3 feet
MP	6,000 sq. feet	60 feet	70 feet	100 feet (11)	20 feet		10 feet	20 feet	none	none	50%	50%	45 feet (4)	12 feet	3 feet	3 feet
ORM	6,000 sq. feet	60 feet	70 feet	100 feet (11)	20 feet		10 feet	20 feet	none	none	50%	50%	45 feet (4)	12 feet	3 feet	3 feet
CD	none	none	none	none	none	none	none	none	2,700 sq. ft.	150 sq. ft.	200% (13)	100%	50 feet (5)	12 feet	none	none
PR	none	none	none	none	none	none	none	none	2,700 sq. ft.	150 sq. ft.	300% (13)	100%	50 feet (5)	12 feet	none	none
CS	10,000 sq. ft.	70 feet	none	100 feet	none	none	none	10 feet	2,700 sq. ft.	150 sq. ft.	50% (13)	60%	50 feet (5)	12 feet	none	10 feet
MU	20,000 sq. ft.	100 feet	none	120 feet	none	(3)	(3)	none	none	200 sq. ft.	100% (13)	60%	(10)	12 feet	(9)	(9)
GMU	12,500 sq. ft.	70 feet	none	100 feet	30 feet	1 story: 5 ft. 2 story: 10 ft.	10 feet	25 feet (2)	12,500 sq. ft./SFD or duplex	150 sq. ft.	none	30%	35 feet	12 feet	6 feet (2)	6 feet (2)
I	20,000 sq. ft.	100 feet	none	120 feet	15 feet	(3)	15 feet	10 feet	2,700 sq. feet	150 sq. ft.	50% (13)	none	(10)	12 feet	(9)	(9)

- (1) 10 feet for non-garage frontage; 20 feet for garage frontage
- (2) No more than 5 feet and no less than 20 feet from edge of paved alley for garages and carports where accessed by a rear alley
- (3) 0 feet for non-residential uses, except that 10 feet shall be provided adjacent to an R district; 10 feet for residential uses
- (4) 35 feet within 100 feet of a R district
- (5) 35 feet when abutting or when across the street from an R district
- (6) 35 feet within 20 feet of an R district; 100 feet for secondary structures if 200 feet or more from R district
- (7) 18 feet may be allowed for architectural reasons; 25 feet may be allowed for second units
- (8) No accessory structure used for human habitation, no swimming pool and no structure containing machinery shall be located closer than 5 feet to a property line
- (9) 10 feet adjacent to R district
- (10) 35 feet when abutting or directly across street/alley from a site zoned for single-family housing as a permitted use, 40 feet when abutting or directly across street/alley from a site zoned for multi-family housing as a permitted use, 50 feet in all other instances
- (11) Minimum depth for lots backing onto a freeway or railroad right-of-way shall be 130 feet, unless alternative noise mitigation measures are provided.
- (12) Refer to Section 20.20.015 for Usable Open Space design standards.
- (13) Excludes residential floor area. See General Plan for CD, PR, CS & MU; See Section 20.08.200 for Industrial