



## Planning & Building Department

401 Grove Street  
Healdsburg, CA 95448

707.431.3346

[www.cityofhealdsburg.org](http://www.cityofhealdsburg.org)

### Downtown Residential (DR) District

Excerpts from Land Use Code Chapter 20.08, Article IV

*Last Updated: November 12, 2019*

#### Permitted and conditionally-permitted uses

The following uses may be permitted and conditionally permitted in the DR District. Chapter 20.28, Article V describes the procedures for obtaining a conditional use permit.

Permitted (P) and Conditionally Permitted (C) Uses	DR	Specific Use Regulations
Accessory dwelling unit, attached or detached, up to one per single-family dwelling	P	HMC <a href="#">20.20.010</a>
Accessory structures and uses located on the same site as a permitted or conditional use	P	
Boarding houses	C	
Churches, convents, monasteries, parish homes, rectories, parsonages and other religious institutions	C	
Day care, general and large family	C	
Day care, limited and small family	P	
Duplex dwelling, one per lot of record	C	
Employee housing as defined in Cal. Health & Safety Code § <a href="#">17008</a> for six or fewer employees in accordance with Cal. Health & Safety Code § <a href="#">17000</a> , et seq.	P	
Home occupations	P	HMC <a href="#">20.20.005</a>
Multi-family dwellings	C	
Neighborhood convenience retail stores	C	HMC <a href="#">20.20.070</a>
Private schools and colleges, not including art, craft, music, dancing, business, professional, or trade schools and colleges	C	
Public utility and public service pumping stations, power stations, equipment buildings, installations, service yards, drainage ways and structures, storage tanks, reservoirs, and transmission lines found by the planning commission to be necessary for the public health, safety and welfare	C	
Residential care, general	C	
Residential care, limited	P	
Residential visitor lodging operations	C	HMC <a href="#">20.20.060</a>

Permitted (P) and Conditionally Permitted (C) Uses	DR	Specific Use Regulations
Single-family dwellings, detached, up to two per lot	P	
Supportive housing	P	
Swimming pools used solely by persons resident on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be in a required front yard or less than five feet from a property line	P	
Transitional housing	P	
Vacation homes	--	
Vacation timeshares	--	

-- = not permitted

(Ord. 1159 § 5, 2016; Ord. 1104 § 2 (Exh. A § 505), 2010; Ord. 1018 § 2 (Exh. A § 505), 2004; Ord. 1003 § 2 (Exh. A § 11), 2003; Ord. 950 § 2 (Exh. A § 505), 1998.)

**Minimum development standards**

The following standards apply to development within the DR District, except for small lot subdivisions as provided by Section 20.20.040.

Minimum lot area	6,000 square feet
Minimum site area per unit	4,500 square feet
Minimum lot width	50 feet, increased by 10 percent for corner lots
Minimum lot depth	90 feet. Minimum depth for lots backing onto a freeway or railroad right-of-way shall be 130 feet, unless alternative noise mitigation measures are provided.
Minimum front yard	20 feet
Minimum side yard (interior)	1-story structure: 5 feet 2-story structure: 10 feet 3-story structure: 15 feet
Minimum side yard (street side)	10 feet
Minimum rear yard	20 feet
Maximum site coverage	40 percent
Maximum building height	35 feet. Exceptions to this requirement are prescribed in HMC <a href="#">20.16.065</a> . Accessory structure heights are regulated in HMC <a href="#">20.16.030</a> .
Usable open space per dwelling	300 square feet, subject to the location and design criteria of HMC <a href="#">20.20.015</a> .

**Design review**

- A. All development is subject to design review as prescribed in Chapter 20.28, Article IV.
- B. Notwithstanding the above, single-family dwellings on existing lots of record are not subject to this requirement, provided that when an applicant applies for more than three (3) building permits for single-family dwellings on a block or on a block face within one year, the dwellings shall be subject to design review.

**Other development requirements**

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

- Accessory structures: Chapter [20.16](#) HMC, Article II.
- Inclusionary housing: HMC [20.20.030](#).
- Accessory dwelling units: HMC [20.20.010](#).
- Off-street parking and loading: Chapter [20.16](#) HMC, Article VIII.
- Fences and walls: Chapter [20.16](#) HMC, Article III.
- Riparian setbacks: HMC [20.24.090](#).
- Design review: Chapter [20.28](#) HMC, Article IV.
- Signs: Chapter [20.16](#) HMC, Article IX.