



COMMUNITY DEVELOPMENT DEPARTMENT | Planning Division

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RM Multi-Family Residential District

Excerpts from Land Use Code Chapter 20.08, Article III

Last Updated: July 1, 2023

Permitted and conditionally-permitted uses

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

Permitted (P) and Conditionally Permitted (C) Uses	RM	Specific Use Regulations
Accessory dwelling unit, attached, detached, or conversion, up to one per existing legally permitted single-family dwelling	P	HMC 20.20.010
Accessory structures and uses located on the same site as a conditional use	P	
Boarding houses	C	
Churches, convents, monasteries, parish homes, rectories, parsonages and other religious institutions	C	
Commercial nursery growing grounds	C	
Day care, general and large family	C	
Day care, limited and small family	P	
Golf courses and driving ranges	C	
Hostels affiliated with American Youth Hostels or an equivalent organization approved by the planning director	C	
Mobile home parks	C	HMC 20.20.020
Multifamily dwellings	P	
Neighborhood convenience retail stores	C	HMC 20.20.070
Private recreation parks and swim clubs	C	
Private schools and colleges, including elementary, junior high and high schools, but not including art, craft, music, dancing, business, professional, or trade schools and colleges	C	
Private stables and raising of poultry (except roosters), rabbits, chinchillas and other small animals	C	HMC 20.08.025
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	

Permitted (P) and Conditionally Permitted (C) Uses	RM	Specific Use Regulations
Residential visitor lodging operations	C	HMC 20.20.060
Supportive housing	P	
Transitional housing	P	
Vacation rental homes	--	
Vacation timeshares	--	

-- = not permitted

(Ord. 1187 § 2, 2019; Ord. 1104 § 2 (Exh. A § 405), 2010; Ord. 1018 § 2 (Exh. A § 405), 2004; Ord. 1003 § 2 (Exh. A § 8), 2003; Ord. 950 § 2 (Exh. A § 405), 1998.)

Minimum development standards

The following standards apply to development within the RM District.

Minimum lot area	6,000 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	40 feet. Exceptions to this requirement are prescribed in Section 20.16.065. Accessory building heights are regulated in Section 20.16.030.
Usable open space per dwelling	300 square feet, subject to the location and design criteria of Section 20.20.015

Other development requirements

The following requirements also apply to development in the RM District:

- Accessory structures: Chapter [20.16](#) HMC, Article II.
- Inclusionary housing: HMC [20.20.030](#).
- Off-street parking: Chapter [20.16](#) HMC, Article VIII.
- Signs: Chapter [20.16](#) HMC, Article IX.
- Fences and walls: Chapter [20.16](#) HMC, Article III.
- Riparian setbacks: Chapter [20.24](#) HMC, Article III.