

City of Healdsburg, CA
Monday, April 13, 2026

Title 20. Land Use Code

Chapter 20.08. BASE ZONING DISTRICTS

Article VI. Commercial Districts

§ 20.08.125. Special purposes of Downtown Commercial (CD) District

The following special purposes are intended to be achieved through the adoption and implementation of the CD District:

- A. Maximize the efficiency of the City's retail district by limiting or prohibiting uses that break the continuity of commercial frontage or are incompatible with an attractive pedestrian shopping area.
- B. Facilitate the establishment of assessment districts for provision of off-street parking facilities by limiting or prohibiting drive-in type uses that would not benefit substantially from public off-street parking facilities.
- C. Foster use of vacant buildings by permitting certain conditional uses.
- D. Prohibit formula retail uses south of North Street, including parcels with frontage on North Street.
- E. Prohibit big box retail and outlet malls within the CD district.
(Ord. 950 § 2 (Exh. A § 710), 1998; Ord. 1245 § 4, 2025)

§ 20.08.145. Permitted and conditionally permitted uses: PR, CD, and CS Districts

The following permitted and conditionally permitted uses may be allowed in the PR, CD and CS Districts. Chapter 20.28 HMC, Article V, describes the procedures for obtaining a conditional use permit.

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts				
Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Residential Uses				
Accessory dwelling unit	P	P	P	HMC § 20.20.010
Day care, general	--	C	C	
Day care, limited	--	P	P	
Homeless shelters	--	--	P	
Multifamily dwellings located on the same site as a commercial use – above ground floor	C	P	P	

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Bicycle sales and repair shops, including rentals	--	P	P	
Big box retail	--	--	--	See definition
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	
Building material sales	--	--	C	
Bus depots	C	C	C	
Cabinet shops	--	--	C	
Cannabis storefront retailer (dispensary)	--	P	P	HMC § 20.20.095
Cannabis microbusiness (without cultivation)	--	P	P	HMC § 20.20.095
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	--	
Consignment sales with incidental sales of used goods and clothing	--	P	P	
Contractors' equipment rental yards and 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	
Fabric shops	P	P	P	
Farmers markets	C	C	C	
Firearm dealers	--	--	C	HMC § 20.20.105
Floor covering and drapery sales	--	C	P	
Florists, including outdoor sales	P	P	P	
Food and cold storage lockers	--	C	P	
Food stores over 3,500 square feet in retail sales	--	P	P	
Food stores up to 3,500 square feet in retail sales	C	P	P	
Formula retail	--	--	P	See definition

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Mortuaries	--	C	C	
Motorcycle sales and service	--	C	P	
Music and dance entertainment clubs	--	P	C	
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	
Nightclubs	C	C	C	HMC § 20.20.075
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	--	--	
Offices – psychologist, psychiatrist, counseling and therapy	--	P	P	
Optician and optometrist shops	--	P	P	
Outdoor vendors on private property	C	C	--	
Outlet mall	--	---	--	See definition
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 drugstores	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 billiards halls	--	C	P	
Pool and spa sales and service	--	--	P	
Post office and private mail 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 and television broadcast and recording studios	--	C	C	
Radio, television and stereo sales and service	--	P	P	

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Private clubs, fraternal lodges and meeting halls	C	C	C	
Private museums	P	C	--	
Accessory Uses				
Accessory structures and uses located on the same site as a permitted or conditional use	P	P	P	

Notes:

-- = not permitted

(Ord. 950 § 2 (Exh. A § 725), 1998; Ord. 956 § 2 (Att. A § 725), 1999; Ord. 964 § 2 (Exh. A § 725), 2000; Ord. 971 § 2 (Exh. A § 2), 2001; Ord. 972 § 2 (Exh. A § 725), 2001; Ord. 987 § 2 (Exh. A § 725), 2002; Ord. 990 § 2 (Exh. A § 1), 2002; Ord. 1012 § 2 (Exh. D §§ 4, 5), 2004; Ord. 1018 § 2 (Exh. A § 725), 2004; Ord. 1031 § 2, 2006; Ord. 1076 § 2, 2009; Ord. 1087 § 2 (Exh. A § 725), 2009; Ord. 1104 § 2 (Exh. A § 725), 2010; Ord. 1140 § 1, 2014; Ord. 1166 § 2, 2017; Ord. 1179 § 2, 2018; Ord. 1210 § 5, 2021; Ord. 1219 § 3, 2022; Ord. 1227 § 3, 2023; Ord. 1231 § 11, 2023; Ord. 1233 § 2, 2023; Ord. 1234 § 2, 2023; Ord. 1245 § 7, 2025)

§ 20.08.160. Minimum development standards

The following standards apply to development within the commercial zoning districts.

Table 13 Minimum development standards for commercial districts

Zoning District	Minimum Lot Area	Min. Lot Dimensions		Minimum Yards			
		Width	Depth	Front	Side Yard Interior	Side Yard Corner	Rear
PR	none	none	none	none	none	none	none
CD	none	none	none	none	none	none	none
CS	10,000 sq. ft.	70 feet	100 feet	none	none	none	10 feet
GMU	12,500 sq. ft.	70 feet	100 feet	30 feet	1 story: 5 ft. 2 story: 10 ft.	10 feet	25 feet
MU	20,000 sq. ft.	100 feet	120 feet	none	none	10 feet for residential uses 0 feet for non-residential uses, except 10 feet required adjacent to residential district	10 feet for residential uses 0 feet for non-residential uses, except 10 feet required adjacent to residential district

(Ord. 950 § 2 (Exh. A §§ 730, 735, 740), 1998; Ord. 956 § 2 (Att. A § 740), 1999; Ord. 972 § 2 (Exh. A §§ 730, 735, 740), 2001; Ord. 1087 § 2 (Exh. A §§ 730, 735, 740), 2009)

§ 20.08.165. Maximum floor area ratio and site coverage

The maximum floor area ratio and site coverage requirements for commercially zoned parcels are as follows:

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Formula retail (north of North Street, not including parcels with frontage on North Street)	--	P	P	See definition
Formula retail (south of North Street, including parcels with frontage on North Street)	--	C	P	HMC § 20.20.115
Furniture repair	--	P	P	
Furniture stores, retail	P	P	P	
Gift shops	P	P	P	
Glass shops (glaziers)	--	--	P	
Hardware, paint and wallpaper stores, with no firearm sales	--	P	P	
Hardware, paint and wallpaper stores with firearm sales	--	--	C	HMC § 20.20.105
Health clubs, gymnasiums and dance studios	--	C	P	
Home electronics and 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	C	C	--	HMC § 20.20.090
Ice cream parlors, soda fountains and candy stores	P	P	P	
Interior furnishing and accessory shops	P	P	P	
Jewelry sales and repair, including watch and clock 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-premises consumption	C	C	C	HMC § 20.20.075
Live-work facilities	--	P	P	
Locksmiths	--	P	P	
Machinery sales, service, rental	--	--	P	
Manufacturing/processing – light; provided, that all of the conditions prescribed by Chapter 20.24 HMC, Article I, are met, and that no motor power other than electrically operated motors shall be used. The horsepower of any single motor shall not exceed five 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	
Massage establishments – above ground floor	P	P	P	
Massage establishments – any floor	--	P	P	
Medical and dental clinics	--	--	P	

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Multifamily dwellings located on the same site as a commercial use – any floor	--	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 – above ground floor	C	P	P	
Single-room occupancy dwellings located on the same site as a commercial use – any floor	--	P	P	
Supportive housing	P	P	P	
Transitional housing	P	P	P	
Vacation rental	--	C	--	
Retail Trade and Services				
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	
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	HMC § 20.20.075
Beer and wine sales (off-premises consumption), ancillary to mini-market retail sales contained within a service station	--	--	C	HMC § 20.20.075

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
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. Amplified sound requires a conditional use permit.	P	P	P	
Restaurants, drive-in, walk-up and drive-through	--	--	C	
Retail warehouses over 6,000 square feet of floor area	--	--	C	
Retail warehouses under 6,000 square feet of floor area	--	--	P	
Secondhand stores and pawn shops	--	C	C	
Shoe repair	--	P	--	
Sign painting	--	C	P	
Skating rinks (within building)	--	--	P	
Spa, day				
• Above ground floor	C	P	P	
• Ground floor	--	P	P	
Spa, overnight	P	P	--	
Sporting goods sales, with rental as an accessory use, with no firearm sales	--	P	P	
Sporting goods sales, with rental as an accessory use, with firearm sales	--	--	C	HMC § 20.20.105
Supermarkets (over 3,500 square feet of retail sales area)	--	P	P	
Tasting room	C	C	--	HMC § 20.20.075
Theaters and auditoriums	C	C	C	
Tire sales, not including tire recapping	--	--	P	
Tobacco and pipe shops	P	P	P	
Toy stores	P	P	--	
Travel agencies – above ground floor	P	P	P	
Travel agencies – ground floor	C	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	
Recreation, Education and Public Assembly				
Churches and other religious institutions	--	C	C	

Table 14 Maximum floor area ratio and site coverage for commercial districts

Zoning District	Max. Floor Area Ratio (FAR)	Max. Site Coverage
PR	300%	100%
CD	200%	100%
MU	100%	60%
CS	80%	60%
GMU	--	30%

(Ord. 950 § 2 (Exh. A § 745), 1998; Ord. 964 § 2 (Exh. A § 745), 2000; Ord. 972 § 2 (Exh. A § 745), 2001; Ord. 1087 § 2 (Exh. A § 745), 2009; Ord. 1241 § 6, 2024)

§ 20.08.170. Maximum height of main structures

The following regulations shall apply to the heights of structures in the specified commercial districts. HMC § 20.16.065 allows exceptions for ancillary structures, including chimneys, antennas and similar architectural features.

A. PR, CD and CS Districts.

1. Thirty-five feet when a site abuts or is directly across a street or an alley from a site zoned R-1.
2. Forty 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.
3. Fifty feet in all other instances.

B. MU District.

1. Thirty-five feet when abutting or directly across a street/alley from a site zoned for single-family housing as a permitted use.
2. Forty feet when abutting or directly across a street/alley from a site zoned for multi-family housing as a permitted use.
3. Fifty feet in all other instances.

Maximum heights may be reduced through the design review process in consideration of site-specific circumstances.

C. GMU District.

Thirty-five feet.

(Ord. 950 § 2 (Exh. A § 755), 1998; Ord. 972 § 2 (Exh. A § 750), 2001; Ord. 1018 § 2 (Exh. A § 755), 2004; Ord. 1087 § 2 (Exh. A § 755), 2009)

§ 20.08.180. Commercial development standards

- A. With the exception of the uses listed in Chapter 20.16 HMC, Article V, all uses and operations located in commercial districts shall be within enclosed buildings.
- B. New buildings in the GMU District to be used for nonresidential uses (i.e., commercial and office uses) shall not exceed 4,000 square feet in total square footage.
(Ord. 950 § 2 (Exh. A § 760), 1998; Ord. 972 § 2 (Exh. A § 765), 2001; Ord. 1087 § 2 (Exh. A § 765), 2009)