



Planning & Building Department

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R-1 One-Family Residential Districts

Excerpts from Land Use Code Chapter 20.08, Article II

Last Updated: November 12, 2019

Permitted and conditionally-permitted uses

The following uses may be permitted or conditionally permitted in all R-1 districts. Chapter 20.28, Article V describes the procedures for obtaining a conditional use permit.

Accessory dwelling unit, one per lot, subject to HMC 20.20.010	P
Accessory structures located on the same site with a permitted or conditionally permitted use, including private garages and carports, one guest house or accessory living quarters without a kitchen, storehouses, garden structures, noncommercial greenhouses, recreation rooms, and hobby areas within an enclosed structure	P
Boarding houses	C
Churches, convents, monasteries, parish houses, parsonages, rectories, and other religious institutions	C
Day care, large family, subject to HMC 20.20.055	C
Day care, small family	P
Employee housing as defined in Cal. Health & Safety Code § 17008 for six or fewer employees in accordance with Cal. Health & Safety Code § 17000 , et seq.	P
Golf courses and driving ranges	C
Home occupations, subject to HMC 20.20.005	P
Neighborhood convenience retail stores, subject to HMC 20.20.070	C
Private recreational parks and swim clubs	P
Private schools and colleges, not including art, craft, dancing, music, business, professional or trade schools and colleges	C
Private stables or areas for the keeping of one horse, cow, llama, goat or similar large farm or hobby animal on a site not less than two acres in net area; provided, that one additional large animal may be kept for each additional acre of area of the site; and provided, that no stable shall be located closer than 50 feet to any property line, closer than 50 feet to any dwelling unit on the site, or closer than 100 feet to any other dwelling on surrounding properties	P
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
Raising of fruit and nut trees, vegetables, and horticultural specialties (no on-site sales)	P
Raising for commercial purposes poultry (except roosters and crowing fowl), rabbits, chinchillas, potbellied pigs and other similar small animals on a site at least 20,000 square feet in net size, provided that there shall be at least 1,000 square feet of site area for each fowl or animal. No structure housing poultry or small animals shall be located closer than 50 feet to any property line or closer than 25 feet to a dwelling on the site	C

Raising or keeping for educational, hobby or non-commercial purposes poultry (except roosters and crowing fowl), rabbits, chinchillas, guinea pigs and similar small animals limited to a total of 10 animals, not including dogs and cats. Animal pens or cages shall not be located in a required front yard or street side corner yard and shall be located a minimum of 20 feet from a property line	P
Residential care, general	C
Residential care, limited	P
Residential visitor lodging operations, subject to HMC 20.20.060	C
Single-family dwelling, detached, one per lot	P
Single-family dwelling, attached, one per lot, in the R-1-3,500 District and small lot subdivisions	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 located in a required front yard or less than five feet from a property line	P
Temporary subdivision sales offices, subject to HMC 20.20.025	P
Transitional housing	P
Vacation rental homes	--
Vacation timeshares	--

-- = not permitted

(Ord. 1159 § 2, 2016; Ord. 1104 § 2 (Exh. A § 4), 2010; Ord. 1018 § 2 (Exh. A § 315), 2004; Ord. 1003 § 2 (Exh. A § 3), 2003; Ord. 950 § 2 (Exh. A §§ 310, 315), 1998.)

Minimum development standards

The following standards apply to development within the R-1 Districts, except for small lot subdivisions as provided for by Section 20.20.040.

Minimum development standards: R-1 Districts

Zoning District	Minimum Lot Area	Min. Lot Dimensions		Minimum Yards			Max. site coverage
		Width ⁽¹⁾	Depth ⁽²⁾	Front ⁽³⁾	Side	Rear	
R-1-3,500	3,500 sq. ft.	40 feet	None	Non-garage frontage: 10 feet Garage frontage: 20 feet	None, except 10 feet for street side of corner lot	None	50%
R-1-6,000	6,000 sq. ft.	50 feet	90 feet	20 feet	Structures ⁽⁴⁾ : 1 story: 5 feet 2 story: 10 feet 3 story: 15 feet Street side of corner lot: 10 ft.	20 feet	35%
R-1-12,500	12,500 sq. ft.	70 feet	100 feet	25 feet		25 feet	30%
R-1-20,000	20,000 sq. ft.	100 feet	120 feet	30 feet		30 feet	25%
R-1-40,000	40,000 sq. ft.	150 feet	150 feet	30 feet		30 feet	25%

- (1) The minimum width of corner lots shall be 10 percent greater than the minimum width for interior lots.
- (2) Minimum lot depth for lots adjoining a freeway or railroad right-of-way shall be 130 feet, unless adequate alternative noise mitigations are provided, as approved by the planning director.
- (3) Refer to HMC [20.16.005](#) regarding the averaging of front yards under specific conditions.
- (4) Second and third stories of dwellings shall be set back from side property lines in order to comply with side yard requirements.
- (5) Refer to HMC [20.20.010](#) regarding yard setbacks for accessory dwelling units.
- (6) Refer to HMC [20.20.040](#) regarding minimum development standards for small lot subdivisions.

Maximum building height

- A. The maximum building height for all primary structures in R-1 districts shall be 35 feet, except for small lot subdivisions, which shall be 25 feet.
- B. HMC [20.16.065](#) allows exceptions for ancillary structures, including chimneys, antennas and similar architectural features.
- C. Accessory dwelling unit building heights are regulated in HMC [20.20.010](#).
- D. Accessory building heights are regulated in HMC [20.16.030](#). (Ord. 1159 § 3, 2016; Ord. 1018 § 2 (Exh. A § 340), 2004; Ord. 1003 § 5, 2003; Ord. 950 § 2 (Exh. A § 340), 1998.)

Other development requirements

The following requirements also apply to development in R-1 Districts, including small lot subdivisions:

- Accessory structures: Chapter [20.16](#) HMC, Article II.
- Inclusionary housing: HMC [20.20.030](#), Article I.
- Off-street parking: Chapter [20.16](#) HMC, Article VIII.
- Fences and walls: Chapter [20.16](#) HMC, Article III.
- Design review: Chapter [20.28](#) HMC, Article IV.
- Accessory dwelling units: HMC [20.20.010](#). (Ord. 1159 § 4, 2016; Ord. 1018 § 2 (Exh. A § 350), 2004; Ord. 950 § 2 (Exh. A § 350), 1998.)