

**Title 17: Zoning Code**

**Table 17.25-1: Permitted and Conditionally Permitted Uses in the Commercial, Office, and Industrial Zones**

Use	CO	CG	CD	M	OLM	CM
<b>Commercial Uses</b>						
Agriculture, outdoor and indoor growing and harvesting	-	-	-	-	C	-
Alcoholic beverage tasting establishment	C	C	C	-	-	C
Animal hospital and kennels	-	C	-	C	C	-
Animal hospital, office only	CD	CD	C	CD	CD	C
Automotive gas or fueling station	-	C	-	C	C	-
Automotive repair and service	-	-	-	P	-	-
Automotive sales, service, and repair	-	C	C	-	-	-
Beekeeping, commercial	-	P	-	P	P	P
Commercial manufacturing	-	-	-	P	-	P
Convenience sales and service	P	P/C <sup>(1)</sup>	P	-	-	P
Drive-through	-	-	-	-	-	-
Exercise facilities	CD	CD	C	C	P	C
Extensive commercial	-	C <sup>(1)</sup>	C	-	-	-
Food sales	P	P/C <sup>(1)</sup>	P	P	P	P
General wholesale sales	-	C	-	P	-	P
Home occupations	P	P	P	P	P	P
Mobile food truck court	P	P	P	-	-	P
Office	P	P	P	p <sup>(2)</sup>	P	p <sup>(2)</sup>
Outdoor commercial barbecue	-	C	C	C	-	C
Plant nurseries	-	C	-	P	P	P
Restaurant, fast-food	-	C	C	-	-	-
Restaurant, table or counter service	P	P	P	P	P	P
Restaurant, walk-up	P	P	P	-	-	P
Retail sales	P	P/C <sup>(1)</sup>	P	C	-	P/C <sup>(3)</sup>
Storage, personal or vehicle	-	C	-	C	-	-
Tobacco or smoke shops, vape shops	-	C	-	-	-	-
<b>Industrial Uses</b>						
Artist work studios and arts-related fabrication	CD	CD	C	P	P	P

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<b>Use</b>	<b>CO</b>	<b>CG</b>	<b>CD</b>	<b>M</b>	<b>OLM</b>	<b>CM</b>
General industrial	-	-	-	C	-	C
Heavy industrial	-	-	-	C	-	-
Laboratories	C	-	-	p <sup>(4)</sup>	p <sup>(4)</sup>	C
Light industrial	-	-	-	P	CD	P
Research and development	-	-	-	P	P	C
Warehouse, storage and transport	-	-	-	P	-	C <sup>(5)</sup>
Warehouse, wholesaling and distribution	-	-	-	C	P	C <sup>(5)</sup>
Wineries, distilleries, and brewing facilities	-	-	-	C	C	C
<b><i>Civic Uses</i></b>						
Community assembly	C	C	C	C	C	C
Community garden	P	P	C	P	P	P
Community non-assembly	C	C	C	C	C	C
Community park	P	P	P	P	P	P
Extensive impact civic	-	-	-	C	C	-
Health care uses	C	C	C	C	C	C
Large community care	C	-	-	-	-	-
Large community education	C	C	C	C	C	C
Large community education, adult	C	C	C	C	C	C
Outdoor farmers' market	-	C	C	C	C	C
Parking facilities	C	C	C	C	C	-
Small community care	P	-	-	-	-	-
Small community education	P	P	P	-	P	-
Sports park	-C	C	-	C	C	-
Utility civic	C	C	C	C	C	C
Affordable housing projects	P	P	P	C	C	C
Bed and breakfast inns	C	C	C	-	-	-
Homeless shelter	-	P	C	-	-	-
Permanent residential uses that are allowed in the R7 District when part of a mixed-use development	p <sup>(6)</sup>	p <sup>(6)</sup>	p <sup>(6)</sup>	C	C	C

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<b>Use</b>	<b>CO</b>	<b>CG</b>	<b>CD</b>	<b>M</b>	<b>OLM</b>	<b>CM</b>
Permanent residential uses that are allowed in the R7 District when not part of a mixed-use development	C	C	C	C	C	C
Residential, Semi-transient	C <sup>(7)</sup>	C <sup>(7)</sup>	C	-	-	-
Residential, Transient	C <sup>(7)</sup>	C	P/C <sup>(8)</sup>	C	-	C
<b>Other Use Types</b>						
Commercial minor antennas (>35 and ≤100 ft in height), Minor antennas, Classes C and D, and major telecommunications facilities	C	C	C	C	C	C
Minor antennas, Classes A and B	P	P	P	P	P	P
Minor telecommunications facilities and commercial minor antennas (≤35 feet in height) <sup>(1)</sup>	P	P	P	P	P	P
New development comprising ≥ 20,000 square feet of floor area	-	-	-	C	-	C
New development comprising ≥ 25,000 square feet of floor area	-	-	C	C	-	C
New drive-through uses	-	-	-	-	-	-
<p>P = Permitted Use            C = Conditional Use Permit, Planning Commission review            CD = Conditional Use Permit, Planning Director review            - = Use Not Allowed</p> <p><sup>(1)</sup> Commercial uses allowed that have individual buildings exceeding 30,000 square feet in size.  <sup>(2)</sup> Only when located on second floors  <sup>(3)</sup> Permitted where uses are 1,500 square feet or less and the use is located within a footprint or space existing as of August 7, 2018; all other retail uses require a conditional use permit.  <sup>(4)</sup> Except those which in the opinion of the Planning Director have the potential to be harmful, injurious, or detrimental to property or the general health, safety, and welfare of the City and its residents in which case a conditional use permit shall be required.  <sup>(5)</sup> Allowed when secondary to a primary permitted use.  <sup>(6)</sup> Live-work units are not permitted along the street frontage on Sebastopol Avenue, Healdsburg Avenue/Gravenstein Highway North, or Gravenstein Highway South, except by conditional use permit.  <sup>(7)</sup> Allowed when part of a mixed-use development.  <sup>(8)</sup> Permitted only when involving less than 50 rooms; conditional use permit required when involving 50 or more rooms.</p>						

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**Table 17.25-2: Development Standards in the Commercial, Office, and Industrial Zones**

<b>Development Standard</b>	<b>CO</b>	<b>CG</b>	<b>CD</b>	<b>M</b>	<b>OLM</b>	<b>CM</b>
<b>Maximum floor area, single establishment</b>						
<i>Convenience sales and service or general retail uses</i>	5,000 sf	-	-	-	-	-
<i>Nonresidential uses, except for office uses</i>	-	35,000 sf	35,000 sf	-	-	-
<i>Nonresidential and nonindustrial uses</i>	-	-	-	35,000 sf	-	35,000 sf
<i>Exercise and food sales and service</i>	-	-	-	-	25,000 sf	-
<b>Minimum lot area</b>	6,000 sf	6,000 sf	6,000 sf	15,000 sf	130,680 sf	15,000 sf
<b>Minimum lot width</b>	60 ft.	-	-	60 ft.	150 ft.	60 ft.
<b>Minimum new building height</b>	-	-	2 stories	-	-	-
<b>Maximum building height</b>						
<i>Buildings and other facilities</i>	32 ft., 2 stories	32 ft., 2 stories	40 ft., 3 stories/ 50 ft. 4 stories <sup>(1)</sup>	35 ft., 2 stories <sup>(2)</sup>	40 ft., 3 stories	35 ft., 2 stories <sup>(1,2)</sup>
<i>Accessory buildings</i>	17 ft., 1 story	17 ft., 1 story	17 ft., 1 story	17 ft., 1 story	17 ft., 1 story	17 ft., 1 story
<i>Deed-restricted affordable housing</i>	40 ft., 3 stories <sup>(3)</sup>	40 ft., 3 stories <sup>(3)</sup>	-	-	-	50 ft., 4 stories <sup>(1,3)</sup>
<b>Minimum building setbacks</b>						
<i>Front yard</i>	West side of South Main St: 10 ft. Other: N/A <sup>(4)</sup>	0 ft. <sup>(4)</sup>	0 ft.	15 ft. from existing curb or property line if there is no curb <sup>(5)</sup>	20 ft./25ft <sup>(6)</sup>	15 ft. from existing curb or property line if there is no curb <sup>(5)</sup>
<i>Side Yard, Interior</i>	0 ft.	0 ft <sup>(1)</sup>	0 ft.	0 ft.	0 ft.	0 ft
<i>Side Yard, Corner</i>	0 ft.	0 ft.	0 ft.	0 ft	0 ft.	0 ft.
<i>Rear Yard, Main Building</i>	5 ft.	5 ft.	0 ft.	0 ft.	0 ft.	0 ft.
<i>Rear Yard, Main Building when abutting residential district</i>	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
<i>Rear Yard, Accessory building</i>	3 ft.	3 ft.	3 ft.	0 ft	0 ft	0 ft
<i>Rear Yard, Parking</i>	6 ft.	6 ft.	6 ft.	0 ft.	0 ft	0 ft.

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Development Standard	CO	CG	CD	M	OLM	CM
<i>Special Setbacks – commercial outdoor barbecues</i>	-	10 ft from property line; see SMC 17.300	10 ft from property line; see SMC 17.300	10 ft from property line; see SMC 17.300	-	10 ft from property line; see SMC 17.300
<i>Special Setbacks – commercial beekeeping</i>	-	See SMC 17.300	-	See SMC 17.300	See SMC 17.300	See SMC 17.300
<b>Maximum Floor area ratio</b> , not including residential except for purposes of calculating minimum FAR	1.5	1.5	Minimum (new buildings): 1.0 Maximum: 2.5	0.75	1.5	0.75
<b>Maximum residential density</b>	1 DU/2,900 sf lot area <sup>(7)</sup>	1 DU/2,000 sf lot area <sup>(7)</sup>	1 DU/1,000 sf lot area <sup>(7)</sup>	1 DU/2,000 sf lot area <sup>(7)</sup>	1 DU/2,000 sf lot area <sup>(7)</sup>	1 DU/1,750 sf lot area <sup>(7)</sup>
<b>Minimum usable open space</b>	50 sf/ DU	50 sf/ DU	50 sf/ DU	50 sf/DU	50 sf/DU	50 sf/DU
<b>Buffering/screening</b>	If abutting a lot in any residential district, screening shall be provided along the entire abutting residential lot by dense landscaping, including screen-type trees, or by a solid fence of six feet in height.					
<b>Transitional sites</b>	See Chapter 17.320 for standards for commercial, industrial, and other-non-residential developments located next to residential districts.					
<p>ac = acre  ft. = feet  sf = square feet  DU = dwelling unit  N/A = not applicable</p> <p><sup>(1)</sup> Four stories and 50 ft. allowed for projects with residential uses, including hotel rooms, on upper floors, provided a Conditional Use Permit obtained, and the Planning Commission finds that the project design provides appropriate massing, height transitions and variations, and suitable relationships to neighboring sites.</p> <p><sup>(2)</sup> Additional height may be permitted by a Conditional Use Permit, if each yard is increased by one foot for each foot in additional height up to a height of 40 feet and three stories.</p> <p><sup>(3)</sup> Provided, that front, side, and rear setbacks for the third story are equal to a minimum of 10 feet beyond required second story setbacks.</p> <p><sup>(4)</sup> Buildings should provide a zero first floor front setback, unless the Design Review Board determines a different setback is appropriate due to site conditions, existing improvements, provision of pedestrian amenities, or the neighborhood context.</p> <p><sup>(5)</sup> No front setback shall be required for buildings not fronting on a public street.</p> <p><sup>(6)</sup> 20 feet for buildings of up to 30 feet in height, and 25 feet for buildings of more than 30 feet in height.</p> <p><sup>(7)</sup> With mixed-use (residential and office) development, the entire lot area may be used to calculate the maximum residential density.</p>						