City of Healdsburg
317 Grove Street, Healdsburg, CA 95448

Prepared: February 9, 2017

Thank you for your cooperation in keeping Healdsburg beautiful and those housed in the Healdsburg Municipal Code property owners do not comply with these regulations. The City will take action to enforce these regulations with.

Development Center at 707.431.3349.

To schedule an appointment for a One-Stop development, please call the Community Development Center at 707.431.3349. Development:

answer all your questions regarding public works and fire departments to.

members of the Planning Building.

Thursday's at noon. One-Stop meetings are

Community Development Center is open

Monday through Friday, 7:30 a.m. to 5:00 p.m.

The Planning and Building Department or Public Works contact the City of Healdsburg Planning and

For more information on how you can

How can I get more information?
**What are the Requirements?**

### Accessory Dwelling Units

- ADUs must have a separate exterior entrance.
- ADUs must be a minimum size of 550 square feet, including living space, accessory dwelling units, and new additions to existing units.
- ADUs must be in compliance with all applicable land use codes.
- ADUs must be designed to blend with the surrounding neighborhood.
- ADUs must incorporate features and materials that are similar to those of the primary residence.
- ADUs cannot exceed 45% of the primary residence.
- The size of an ADU may not exceed 960 square feet.

### Minimum Setbacks

<table>
<thead>
<tr>
<th>Minimum Setback</th>
<th>Required for Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 feet</td>
<td>Street side yard</td>
</tr>
<tr>
<td>5 feet</td>
<td>Rear yard</td>
</tr>
<tr>
<td>5 feet</td>
<td>Side yard</td>
</tr>
</tbody>
</table>

### Other Fees

- New construction may also be subject to school impact fees. Contact the building division for school impact fees.
- Construction costs may include, but are not limited to:
  - Shed or garage attached to the primary residence.
  - Utilities.
  - Accessory dwelling unit.
  - Building permit.

### Restrictions for an ADU

- ADUs must comply with all zoning district requirements.
- ADUs must be a single-family house.
- ADUs cannot be attached to or detached from the primary residence.
- ADUs cannot be part of a multifamily house.
- ADUs cannot be built on any lot that has existing a residential permit.
- ADUs cannot be built in any zone that is in a transition zone.