

What is a C-1 Zone?

The Neighborhood Commercial (C-1) zone is intended for areas easily accessible and useful for retail, service, and administrative activities that facilitate the day-to-day needs of Town residents.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address;
- Nearest cross street; and
- Assessor's Parcel Number (APN) if available.

What are the permitted uses in a C-1 zone?

The following uses are permitted in a C-1 zone:

- Retailing, including formula retail up to 6,000 square feet;
- Personal service and service businesses necessary for the conduct of households;
- Office uses;
- Limited manufacturing uses when the majority of sales are made on-site to the ultimate consumer;
- Approved uses permitted in the Commercial-Industrial (LM) zone before February 1, 1993; and
- Group classes.

Examples of proper C-1 uses:

Grocery stores, drugstores, laundrettes or dry cleaning agencies, barbershops, appliance repair shops, and offices.

Note: Uses that will unreasonably interfere with nearby residential uses are not allowed.

Example of improper C-1 uses:

Vehicle service and sales, manufacturing, wholesaling, palmists, soothsayers, laundry or dry cleaning plants.

*Additional uses may be allowed if a **Conditional Use Permit (CUP)** is approved per the Table of Conditional Uses in [Chapter 29](#) of the Los Gatos Town Code.

Is there a minimum lot size requirement?

No. There is no minimum lot area requirement in the C-1 zone.

What are the height requirements for buildings?

The maximum height of a principle building in the C-1 zone is 35 feet (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point directly above that grade).

Note: Towers, spires, elevator and mechanical penthouses may be higher than the maximum height noted. Please contact the Community Development Department for further information.

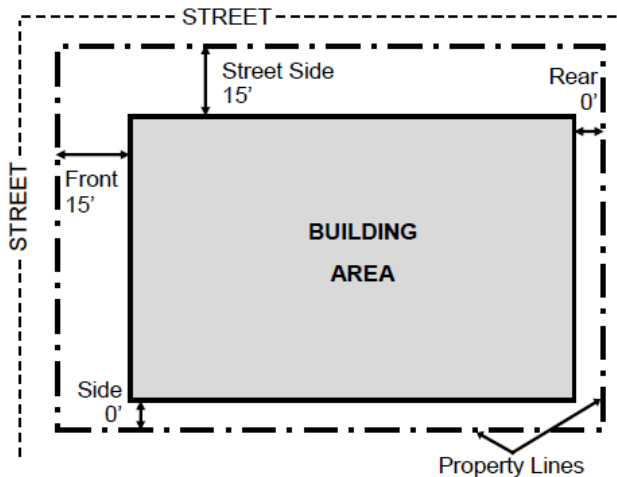
How much of my lot can I cover with building?

The maximum building coverage, including any type of accessory buildings, is 50 percent.

What are the minimum setback requirements?

Front	15 feet
Side	None
Rear	None
Street side	15 feet

Example illustration of setbacks for a C-1 zoned lot not abutting residential zones:



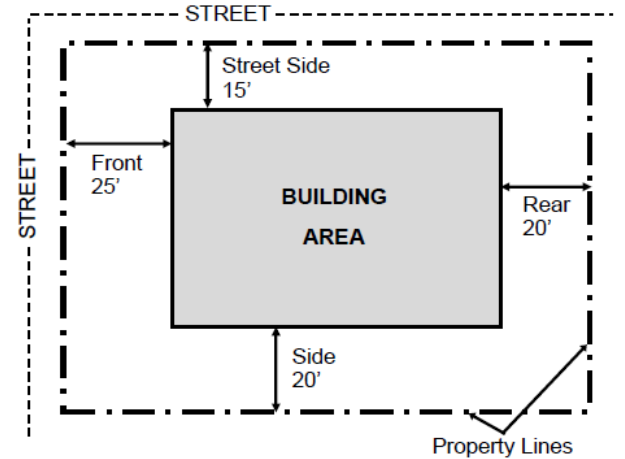
The following setback requirements apply along those property lines of a C-1 zoned lot which abut or are across the street from a lot in a residential zone:

*Front	25 feet
*Side	20 feet
*Rear	20 feet
*Street side	15 feet

*Plus one-foot for each foot a building exceeds 20 feet in height (i.e. A 25-foot building which abuts a residential zone in the side requires a 25-foot side yard setback).

A six-foot high masonry wall is also required along the property line adjacent to a residential zone (eight-foot high masonry wall is permitted if both parties agree).

Example illustration of setbacks for a C-1 zoned lot abutting (or across the street from) residential zones:



What are the requirements for buildings located in a parking assessment district?

The Floor Area Ratio (FAR) for new buildings or expansions of gross floor area of existing buildings must not exceed 0.60. In the event a building or buildings that exceed a FAR of 0.60 within the C-1 zone are destroyed involuntarily, reconstruction to the amount of prior floor area shall be allowed.

Other requirements?

All formula retail stores greater than 6,000 square feet require a conditional use permit.

Refer to the Los Gatos Commercial Design Guidelines for design information.

If the subject property is located along Los Gatos Boulevard, reference the Los Gatos Boulevard Plan and Design Standards.

For additional information, please refer to [Chapter 29](#) of the Los Gatos Town Code.

Town of Los Gatos Community Development Department



C-1

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ZONING DISTRICT (Neighborhood Commercial) Summary Handout

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ZONING DISTRICT\C-1 Zoning District - 2020.pub

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