

What is a C-2 Zone?

The Central Business District Commercial (C-2) zone is intended to encourage a viable and predominantly pedestrian-oriented Central Business District that facilitates a wide variety of retail, service, entertainment, and administrative uses which are vital to a large trading area.

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-2 zone?

Uses permitted are those involving the conduct of commerce, general business, and the sale of commodities necessary for the needs of residents and visitors of the Town. The following uses are permitted in a C-2 zone:

- Retailing, including formula retail up to 10,000 square feet;
- Limited manufacturing uses when the majority of sales are made on site to the ultimate consumer;
- Wholesaling without warehousing on the premises;
- Single-family and two-family uses, in conjunction with the other uses permitted in this section;
- Personal service businesses;
- Specialty food retail without alcoholic beverages; and
- Office uses above ground floor. Office uses on the ground floor shall not be located along streets, alley ways, or public parking lots **except:**
 1. Lyndon Avenue;
 2. Properties abutting Wood Road;
 3. The west side of Victory Lane;
 4. The south side of Los Gatos-Saratoga Road, excluding:

- a. That portion of the property located at the southwest corner of Los Gatos -Saratoga Road and Santa Cruz Avenue.
- b. The south side of Los Gatos-Saratoga Road between Santa Cruz Avenue and University Avenue.
5. The east side of S. Santa Cruz Avenue across the street from Wood Road;
6. The north and south side of W. Main Street west of Victory Lane; and
7. 114 Royce Street suites with entries at the rear of the building and no street frontage.

Note: Listed below are office uses on ground floors that are legal and allowed if the office use is not discontinued for 180 consecutive days:

- a. Office uses existing on June 17, 1991; or
- b. Offices uses in a building under construction on July 16, 1990 (if the applicable A&S approval specifically stated that the building was approved for office use)

Examples of proper C-2 uses:

Apparel stores, antique stores, artist studios, craft studios, auto parts sales, artist supply shops, and EV sales, service, and repair.

Example of improper C-2 uses:

Vehicle service, manufacturing, warehousing, 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.

What are the height requirements for buildings?

The maximum height of a principle building in the C-2 zone is 45 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.

Is there a minimum lot size requirement?

No. There is no minimum lot area requirement in the C-2 zone.

How much of my lot can I cover with building?

There is no maximum building coverage.

What is the maximum floor area ratio?

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-2 zone are destroyed involuntarily, reconstruction to the amount of prior floor area shall be allowed.

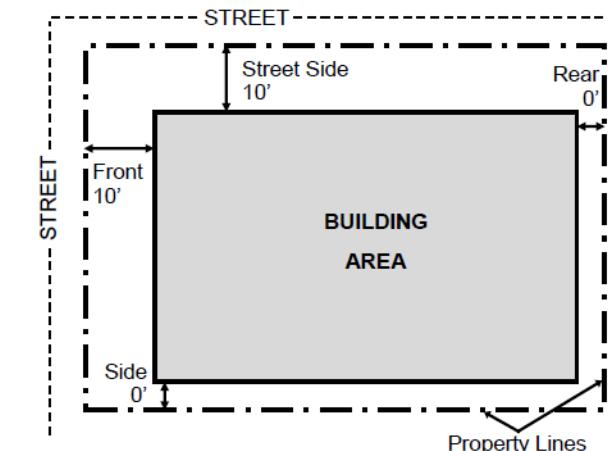
What are the minimum setback requirements?

Front	10 feet
Side	None
Rear	None
Street side	10 feet

Note: The deciding body may allow a reduction in setbacks if all the following findings can be made:

- The setback provides for adequate pedestrian circulation;
- The setback is compatible with adjacent buildings and complements the buildings in the immediate vicinity; and
- The setback provides clear sight vision for vehicular traffic.

Example illustration of setbacks for a C-2 zoned lot not abutting residential zones:



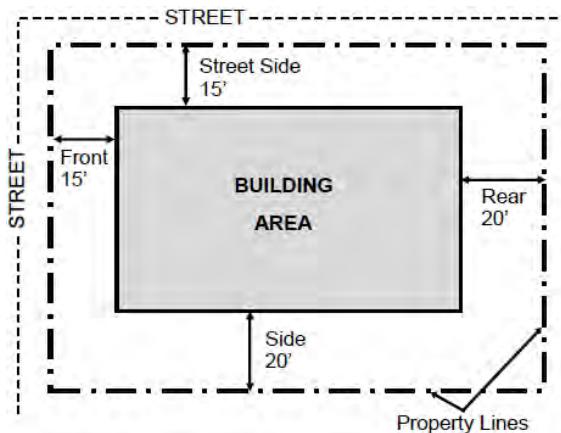
The following setback requirements apply along those property lines of a C-2 zoned lot which abut or are across the street from a residential zone:

- *Front 15 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-2 zoned lot abutting (or across the street from) residential zones:



Can improvements be made within yards abutting a street?

Yes, improvements may be permitted in any required front yard and side yard abutting a street in a C-2 zone if the deciding body makes all the following findings:

- Pedestrian safety will not be impaired;
- The streetscape would be enhanced as a result of the proposed improvements;
- The improvements are in character with the adjacent buildings; and
- The improvements will not obstruct the clear sight vision of vehicular traffic.

Other requirements?

All formula retail stores greater than 10,000 square feet require a conditional use permit.

Personal service businesses on the ground floor outside of areas a-f listed with-in require a conditional use permit.

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

For requirements concerning public right-of-way improvements, see the Central Business District Streetscape Improvement Guidelines.

Many properties that are zoned C-2 have a Landmark-Historic Preservation overlay zone. If the property in question is zoned C-2:LHP, please contact the Community Development Department for further information about Historic District requirements.

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

Town of Los Gatos
Community Development Department
110 East Main Street
Los Gatos, 95031
(408) 354-6874

www.losgatosca.gov

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Town of Los Gatos

Community Development Department



C-2

ZONING DISTRICT (Central Business District) Summary Handout

Residential	
HR - Hillside Residential	
R-1 - Single Family Residential	
R-10 - Single Family Residential Downtown	
RD - Residential Duplex	
R-M-5-12 - Multi-Family Residential	
R-M-12-25 - Multi-Family Residential	
R-N - Residential - Noble Home Park	
R-PD - Residential Planned Development	
Commercial	
C-1 - Neighborhood Commercial	
C-2 - Central Business District	
CM - Commercial Commercial Highway	
O - Office	
Industrial	
M - Commercial Industrial	
CM - Commercial Manufacturing	

