

## What is a CH Zone?

The Highway Commercial (CH) zone is intended for vehicular-oriented uses and sales along highway frontages, intermingled with compatible retail, service, and administrative activities.

## 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 CH zone?

The following uses are permitted in a CH zone:

- Retailing, including formula retail up to 10,000 square feet;
- Personal service businesses 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;
- Group classes; and
- Specialty food retail without alcoholic beverages.

### **Examples of proper CH uses:**

Apparel stores, launderettes and dry cleaning agencies, grocery stores, drugstores, barbershops, appliance repair shops, and offices.

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

### **Example of improper CH uses:**

Palmists, soothsayers, manufacturing, wholesaling, 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 CH zone.

## What are the height requirements for buildings?

The maximum height of a principle building in the CH 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.

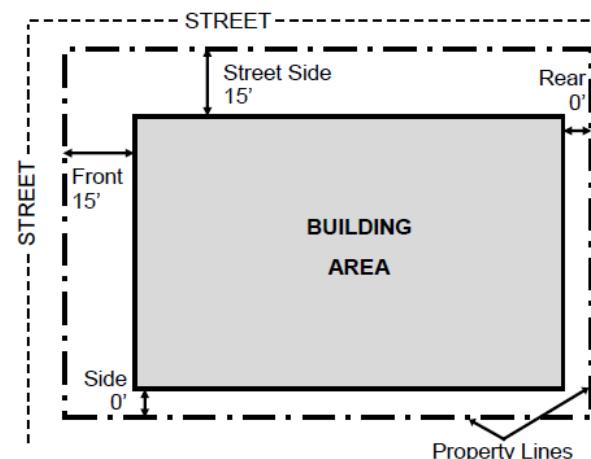
## How much of my lot can I cover with building?

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 CH zoned lot not abutting residential zones:**



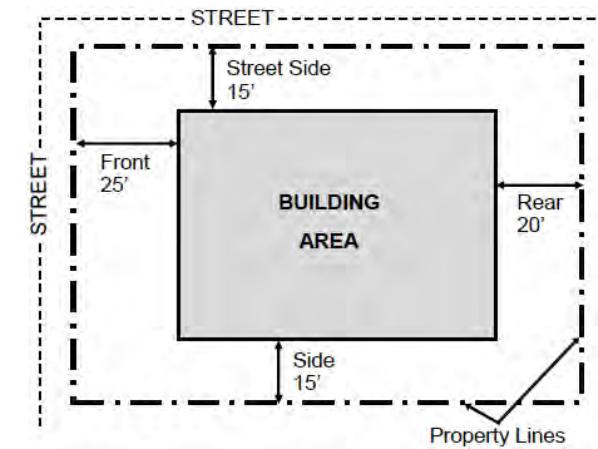
The following setback requirements apply along those property lines of a CH zoned lot which abut or are across the street from a lot in a residential zone:

*Front .....	25 feet
*Side .....	15 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 20-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 CH zoned lot abutting (or across the street from) residential zones:**



## Other requirements?

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

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

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

# Town of Los Gatos

## Community Development Department



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Community Development Department  
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CH

**ZONING DISTRICT**  
(Highway Commercial)  
Summary Handout

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ZONING DISTRICT\CH Zoning District - 2023.pub

Last updated: 10/4/2023

Residential
R-2 - Hibrido Residential
R-1 - Single Family Residential
R-1D - Single Family Residential Downtown
R-D - Residential Duplex
R-M-12-2D - Multi-Family Residential
R-M-12-2D - Multi-Family Residential
R-PD - Residential - Mobile Home Park
R-PD - Residential Planned Development
Commercial
C-1 - Neighborhood Commercial
C-2 - Central Business District
CH - Restricted Commercial Highway
Industrial
I-1 - Commercial Industrial
CM - Controlled Manufacturing

