

What is a CM Zone?

The Controlled-Manufacturing (CM) zone provides for light industry compatible with neighboring uses.

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 the CM zone?

Uses permitted are those which would not unreasonably interfere with residential uses in the vicinity or other activities within the CM zone. The following uses are permitted in the CM zone:

- Activities involving controlled manufacturing, research and development, wholesaling, warehousing, and other light industrial uses;
- Sales to the ultimate consumer of articles manufactured on the premises to the customer's order;
- Professional and administrative offices; and
- Emergency shelters as defined by Health and Safety Code section 50801 and consistent with the following defined operational standards:
 - a. 20 or fewer beds;
 - b. 6 or fewer employees;
 - c. Operating hours limited from 5:00pm to 9:00am daily; and
 - d. Conforming to all applicable building and housing codes, as determined by the Building Official.

Example of improper CM uses:

Retailing (unless sales are made to the ultimate consumer of articles manufactured on the premises), personal service uses, and vehicle sales and service.

*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?

Yes, the minimum lot size in the CM zone is 40,000 square feet.

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 height requirements for buildings?

The maximum height of a principle building in the CM 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:

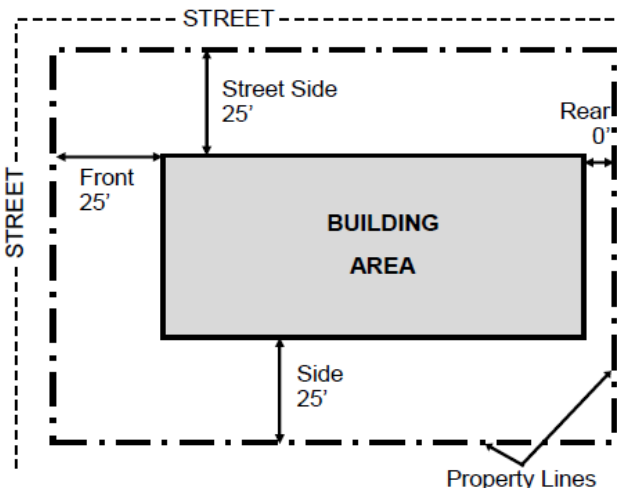
Towers, spires, elevator and mechanical penthouses may be higher than the maximum height noted. Please contact the Community Development Department for further information.

What are the minimum setback requirements?

- *Front 25 feet
- Side 25 feet
- Rear None
- *Street side 25 feet

*Plus one-foot for each foot a building exceeds 20 feet in height (i.e. A 25-foot building requires a 30-foot front and street side yard setback).

Example illustration of setbacks for a CM zoned lot not abutting residential zones:



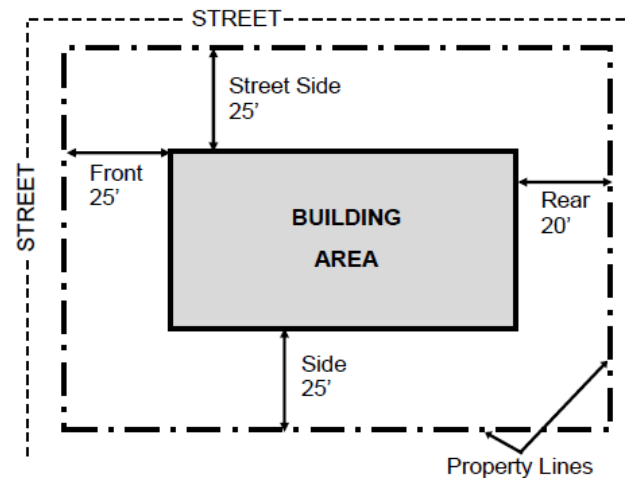
The following setback requirements apply along those property lines of an CM zoned lot which abut or are across the street from a residential zone:

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

*Plus one-foot for each foot a building exceeds 20 feet in height (i.e. A 25-foot tall building requires a 30-foot front and street side yard setback and 25-foot rear 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 CM zoned lot abutting (or across the street from) residential zones:



Other requirements?

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

**Town of Los Gatos
Community Development
Department**



CM

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**ZONING DISTRICT
(Controlled-Manufacturing)
Summary Handout**

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ZONING DISTRICT\CM Zoning District - 2020.pub

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