

What is an HR Zone?

The Hillside Residential (HR) zone is intended to provide for orderly, harmonious development of the foothills and mountains. The HR zone provides a means to minimize the amount of disturbance of the natural terrain and encourages excellence in design principles and engineering techniques. The HR zone provides for a variety of dwelling types where land assembly and a unified development scheme are more appropriate.

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 HR zone?

The following uses are permitted in the HR zone:

- Single-family dwelling;
- Agriculture (except dairying);
- Small family day care home; and
- Residential care facility, small family home.

*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 density requirements?

1. HR-1 (1 to 5 acres for each dwelling unit)
2. HR-2½ (2½ to 10 acres for each unit)
3. HR-5 (5 to 40 acres for each unit)
4. HR-20 (20 to 160 acres for each unit)

How is minimum land area calculation for subdivisions?

The slope-density regulation will be utilized to assist in relating the intensity of development to the steepness of terrain in order to minimize grading, removal of vegetation, runoff, erosion, geologic hazards, and fire hazards.

The minimum land area required for each dwelling unit in any subdivision is determined by the following slope density regulations:

1) The average slope of land proposed to be subdivided is determined by the following:

$$S = \frac{.0023 IL}{A}$$

Where:

S is the average slope in percent (40 percent is written 40.0)

I is the contour interval in feet

L is the combined length of contour lines in feet

A is the gross area in acres of the parcel (not including the right-of-way of existing public roads)

2) The minimum land area for each dwelling unit shall not be less than the slope density as determined by the following formulae:

$$\text{HR-1} \quad a = \frac{1}{1 - .016 S}$$

$$\text{HR-2}\frac{1}{2} \quad a = \text{the greater of } \frac{1}{.6893 - .011786 S} \text{ OR } 2.5$$

$$\text{HR-5} \quad a = \frac{1}{.24375 - .004375 S}$$

$$\text{HR-20} \quad a = \frac{1}{.0609375 - .00109375 S}$$

Where:

a is the slope density

S is the average slope

Note: When the average slope (S) is in excess of 50 percent, the minimum land area for each dwelling unit is as follows:

HR-1.....	5 acres
HR-2½	10 acres
HR-5.....	40 acres
HR-20.....	160 acres

3) The maximum number of dwelling units allowed in a subdivision is determined by dividing the land area by the required minimum land area for each dwelling unit and rounding down to the next whole number.

4) In calculating the allowable number of dwelling units in any subdivision, no parcel which can be further subdivided under this section shall be included in the net land area used in determining the maximum number of dwelling units allowed. However, if the development rights beyond one dwelling unit for such parcel are dedicated to the Town of Los Gatos, the parcel may be included.

5) Where any part of the land slopes more than 50 percent, that part may be treated separately and the number of dwelling units permissible on that part may be added to the number permissible on the rest of the land to compute the total number of allowed dwelling units.

6) Once a map has been recorded showing a parcel of land subdivided under the rules of the HR zone, further subdivision is restricted. The HR formula is used in determining the number of units (and by derivation, lots) which may be obtained by further subdivision. The formula is applied to the entire parcel originally subdivided under the HR rules, regardless of whether lots in the original HR subdivision have been sold or improved.

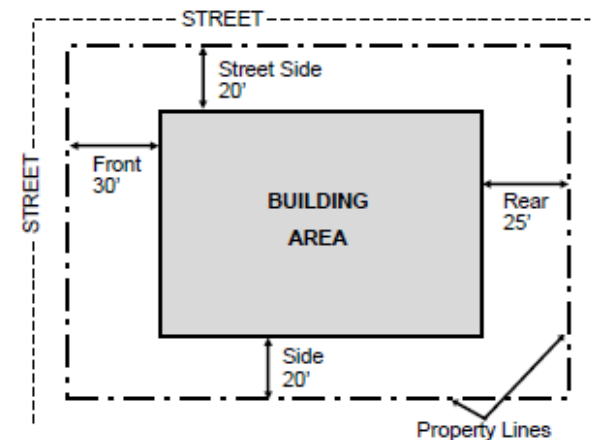
Is there a minimum lot area?

Yes. The minimum lot area in the HR zone is 40,000 square feet (not to be confused with the required minimum land area for each dwelling unit for subdivisions).

What are the minimum setback requirements?

Front	30 feet
Side/Street Side.	20 feet
Rear	25 feet

Example illustration of setbacks for HR zone:



Are there any other subdivision requirements?

Yes. For more information, please contact the Engineering section of the Community Development Department.

What is the minimum lot width requirement?

The minimum lot width within the HR zone is 100 feet.

What are the height requirements for principle buildings?

The maximum height of a principle building in the HR zone is 25 feet (measured from the natural or finished grade, whichever is lower and creates a lower profile) to the uppermost point of the roof edge directly above the grade. The maximum height of a building's tallest elevation shall not exceed 35 feet measured from the lowest part of the building to the highest part. Three-story elevations are prohibited.

If the home extends above the ridgeline or is more than 25 percent visible from an established viewing areas (listed below), the home shall not extend more than 18 feet above grade and the building's tallest elevation shall not exceed 28 feet measured from the lowest part of the building to the highest.

Viewing Areas:

- Blossom Hill Rd/Los Gatos Blvd
- Los Gatos-Almaden Rd/Selinda Way
- Hwy17 overcrossing/Los Gatos-Saratoga Rd
- Main St/Bayview Ave
- Other location(s) as deemed appropriate by the deciding body

Note:

The maximum height for accessory building is 15 feet. Please contact the Community Development Department for more information.

Are there any landscaping requirements along scenic roads?

Yes. Landscaping is required in yards in a HR zone abutting scenic roads. Existing vegetation and land forms abutting scenic roads shall be left in a natural state unless modification is found to be necessary for a specific use. To enhance the scenic corridor, additional landscaping may be required.

What are the requirements for trails?

When the General Plan or any specific plan shows trails in a HR zone, the development plans shall include those provisions which are found necessary by the deciding body for the development of such trails.

What are the requirements for access to remote areas?

Roadways and trails for vehicles shall not be constructed without Architecture and Site approval. Approval shall not be granted unless the deciding body finds that the roadway or trail is indispensable for an activity allowed in this zone and that the roadway or trail will be compatible with the terrain.

Other requirements?

See the Los Gatos Hillside Development Standards and Guidelines for design and development requirements.

Refer to the Los Gatos Hillside Specific Plan for additional information.

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

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Town of Los Gatos

Community Development Department



HR

ZONING DISTRICT

(Hillside Residential)

Summary Handout

