

What is an LM Zone?

The Commercial-Industrial (LM) zone is intended for small-scale light industrial, repair and service-oriented activities that provide services to residents, in addition to retailing, service, and administrative 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 LM zone?

Uses permitted are those service-oriented and light industrial uses which may be inappropriate in a general commercial zone. The following uses are permitted in the LM zone:

- Retailing, including formula retail up to 10,000 square feet;
- Personal service businesses;
- Service businesses necessary for the conduct of households or businesses;
- Office uses approved on or before July 1, 1982; provided, that no change of use to office shall be permitted in the LM zone;
- Limited manufacturing;
- Wholesaling and warehousing;
- Group classes; and
- Specialty food retail without alcoholic beverages.

Examples of proper LM uses:

Plumbing, heating and electrical contracting, equipment repair, laundry and dry-cleaning plants, paint supplies, janitorial services, and towing businesses.

Example of improper LM uses:

Large-scale light industrial uses, professional or medical offices, or general business offices.

*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.

Are sales of firearms, ammunition, or destructive devices allowed?

Retail sales of firearms, ammunition, and/or destructive devices may be allowed in the LM zone with a CUP subject to the restrictions and requirements set forth in this chapter and sections 14.130.010 through 14.130.075.

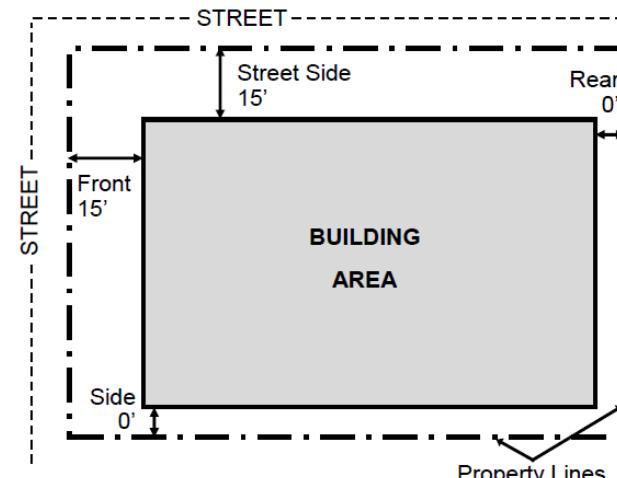
However, retail sales of firearms, ammunition, and/or destructive devices shall not be permitted within 250' of any premises occupied by any of the following:

- a. Public or private day care center, day care home, nursery school, elementary, junior high, middle, or high school, or any other youth educational institution whether public or private;
- b. Governmental building, place of worship, public park, or public trail; and
- c. Business which is primarily engaged in providing activities or instruction to persons under the age of 18 not listed in section a. above, existing prior to November 6, 2013.

What are the minimum setback requirements?

Front	.....	15 feet
Side	.....	None
Rear	.....	None
Street side	.....	15 feet

Example illustration of setbacks for an LM zoned lot not abutting residential zones:



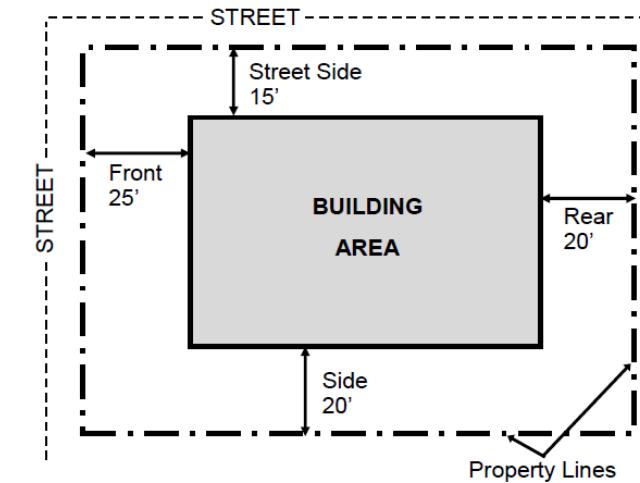
The following setback requirements apply along those property lines of an LM zoned lot which abut or are across the street from a residential zone:

*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 an LM zoned lot abutting (or across the street from) residential zones:



Is there a minimum lot size requirement?

Yes, the minimum lot size in the LM zone is 8,000 square feet.

Is there a minimum lot width requirement?

Yes, the minimum lot width in the LM zone is 50 feet.

What are the height requirements for buildings?

The maximum height of a principle building in the LM 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.

Other requirements?

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

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

Town of Los Gatos

Community Development Department



Town of Los Gatos
Community Development Department

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ZONING DISTRICT (Commercial-Industrial) Summary Handout

Residential	
HR - Hillside Residential	
R-1 - Single Family Residential	
R-1D - Single Family Residential Detached	
RD - Residential Duplex	
R-N-5-12 - Multi-Family Residential	
R-M-12-25 - Multi-Family Residential	
R-WH - Residential - Walkable Home Park	
R-PD - Residential Planned Development	
Commercial	
C-1 - Neighborhood Commercial	
C-2 - Central Business District	
CH - Commercial Highway	
O - Office	
Industrial	
LM - Commercial Industrial	
CM - Controlled Manufacturing	

