

What is an O Zone?

The Office (O) zone allows all types of office activities and encourages buildings which are compatible with residential development. The O zone serves as a buffer between commercial and residential development with minimal traffic generation.

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 an O zone?

The following uses are permitted in an O zone:

- Offices, administrative, professional, medical, dental and optical laboratories associated with a professional use, real estate, insurance, stocks and bonds; and other similar offices characterized by absence of retail sales;
- Retail sales by a pharmacy within a medical building;
- Group classes; and
- Personal service businesses.

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

*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 area in an O zone is 8,000 square feet.

How much of my lot can I cover with building?

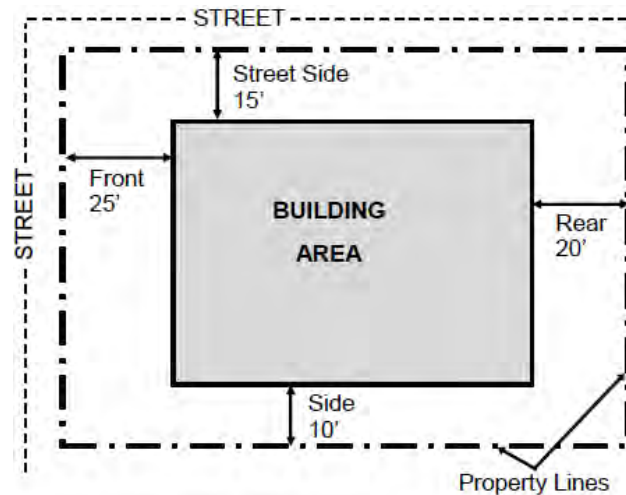
The maximum building coverage, including any type of accessory buildings, is 40 percent.

What are the minimum setback requirements?

Front	25 feet
Side	10 feet
Rear	20 feet
Street side	15 feet

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 O zoned lot:



What are the height requirements for buildings?

The maximum height of a principle building in the O zone is 35 feet and 15 feet for accessory buildings (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge or other 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 requirements for buildings located in a parking assessment district?

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 O zone is destroyed involuntarily, reconstruction to the amount of prior floor area shall be allowed.

Other requirements?

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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ZONING DISTRICT (Office) Summary Handout

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