

### **What is an R-1 Zone?**

The Single-Family Residential (R-1) zone provides a means to create the best possible location and development standards for single-family dwellings, by assuring adequate light, air, privacy, and open space for each dwelling, minimizing traffic and parking congestion, and reducing hazards from encroachment of industry and commercial activity.

### **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 R-1 zone?**

The following uses are permitted in the R-1 zone:

- Single-family dwelling, provided that there is not more than 1 principle residential structure on a lot;
- Raising of trees, vegetables, and horticultural specialties, but not including commercial greenhouses, retail nurseries, or storage of landscape equipment, products, or supplies for commercial uses;
- 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.

### **Is there a minimum lot size requirement?**

An ordinance zoning property R-1 must set one of the following minimum lot areas:

- R-1:8 - 8,000 square feet
- R-1:10 - 10,000 square feet
- R-1:12 - 12,000 square feet
- R-1:15 - 15,000 square feet
- R-1:20 - 20,000 square feet
- R-1:30 - 30,000 square feet

### **Are there minimum lot frontage and depth requirement?**

Yes, the following are the frontage and depth requirements for lots in the R-1 zone:

ZONE	FRONTAGE (interior lot)	FRONTAGE (corner lot)	DEPTH
R-1:8	60 feet	80 feet	90 feet
R-1:10	80 feet	90 feet	100 feet
R-1:12	90 feet	95 feet	100 feet
R-1:15	100 feet	100 feet	100 feet
R-1:20	100 feet	115 feet	140 feet
R-1:30	100 feet	120 feet	145 feet

#### **Note:**

- 1) The minimum frontage for a lot on a cul-de-sac bulb is 30 feet and the minimum width is 60 feet.
- 2) The minimum depth of lots facing or backing on freeways, arterials, railroad rights-of-way, schools, or parks is 125 feet.
- 3) The frontage for lots on the outside of a street curve with a deflection angle of 75 degrees or more may be reduced to as low as 30 feet dependent on the radius of curvature.

### **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 height requirements for buildings?**

The maximum height of a principle building in the R-1 zone is 30 feet (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point directly above that grade).

### **What is the maximum floor area ratio?**

For information on maximum building size in the R-1 zone, please see the Floor Area Ratio (FAR) brochure or see Town Code Section 29.40.075.

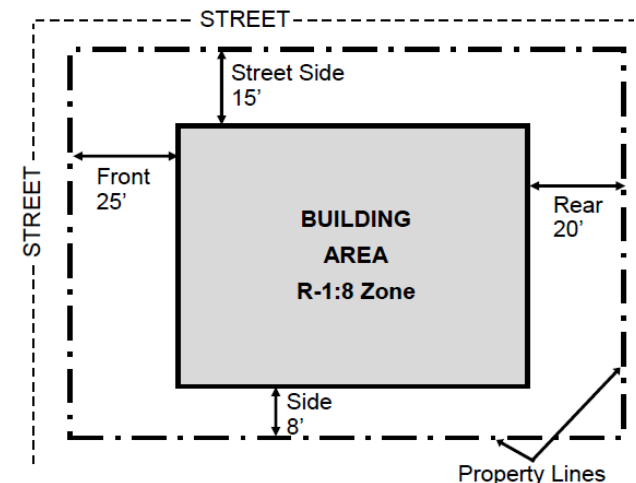
### **What are the minimum setback requirements?**

The minimum front, side, and rear yards in the R-1 zone are as follows:

ZONE	FRONT YARD	SIDE YARD	REAR YARD	STREET SIDE
R-1:8	25 feet	8 feet	20 feet	15 feet
R-1:10	25 feet	10 feet	20 feet	15 feet
R-1:12	25 feet	10 feet	20 feet	15 feet
R-1:15	25 feet	12 feet	25 feet	15 feet
R-1:20	30 feet	15 feet	25 feet	20 feet
R-1:30	30 feet	16 feet	25 feet	20 feet

**Note:** Where an entire side of a block is being developed at one time, the minimum front yard requirements may be reduced by five feet to create a staggered building line, provided the average of the front yards equals the requirements of this section.

### **Example illustration of setbacks for an R-1 zoned lot (R-1:8):**



**Note:** Accessory buildings and Accessory Dwelling Units have reduced side and rear setbacks standards per Town Code Sections 29.40.015 and 29.10.320.

**Other requirements?**

See the Los Gatos Single- and Two-Family Residential Design Guidelines for design and development requirements.

Principle structures constructed prior to 1941 are considered historic resources by the Town. Any proposed remodel or redevelopment requires review and approval by the Town's Historic Preservation Committee.

For additional information, please refer to [Chapter 29](#) of the Los Gatos Town Code. Additionally, see the Accessory Building Standards brochure and Accessory Dwelling Unit FAQ.

# Town of Los Gatos Community Development Department



## R-1

### ZONING DISTRICT (Single-Family Residential) Summary Handout

Town of Los Gatos  
Community Development Department  
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Los Gatos, 95031  
(408) 354-6874

[www.losgatosca.gov](http://www.losgatosca.gov)

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Residential	
	HR - Hillside Residential
	R-1 - Single Family Residential
	R-1D - Single Family Residential Downtown
	RD - Residential Duplex
	R-M-5-12 - Multi-Family Residential
	R-M-12-20 - Multi-Family Residential
	RMH - Residential - Mobile Home Park
	R-PD - Residential Planned Development
Commercial	
	C-1 - Neighborhood Commercial
	C-2 - Central Business District
	CH - Restricted Commercial Highway
	O - Office
Industrial	
	LM - Commercial Industrial
	CM - Controlled Manufacturing

