

What is an R-M Zone?

The Multiple-Family Residential (R-M) zone applies to areas served by streets and other public improvements and services which are generally sufficient to sustain multi-family residential development, and where the highest and best use of the subject property and surrounding properties is multi-family residential.

The R-M zone is the major multi-family residential zoning district in the Town and is designed to allow various density ranges with the specific density to be determined by the deciding body, depending on the particular characteristics of specific parcels, the uses surrounding them, and the design of the development.

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-M zone?

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

- Single-family dwelling;
- Two-family dwelling;
- Small family day care home;
- Residential care facility, small family home;
- Multi-family dwelling; and
- Transitional Housing facility as defined by Health and Safety Code section 50675.2.

*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 width requirement?

Yes, the minimum lot width in the R-M zone is 60 feet.

Is there a minimum lot size requirement?

Yes, the minimum lot size in the R-M zone is 8,000 square feet.

What is the allowed density?

An ordinance zoning property R-M must set one of the following density ranges in terms of dwelling units:

- R-M:5-12 (five to 12 dwelling units per acre)
- R-M:5-20 (five to 20 dwelling units per acre)

The specific density for each building site in a R-M zone shall be determined by the deciding body when issuing the CUP. The determination shall be accompanied by findings that the density prescribed:

- 1) Will be adequately accommodated by streets serving the development either in their existing configuration or a configuration which is intended to be created in the immediate future and that the development will not overburden existing streets or other public improvements.
- 2) That the architectural design of the development, the site planning therefor, and the characteristics of the lot, including its shape, area, topography, vegetation and existing structure, will be such that adjacent properties will not be adversely affected.
- 3) That individual dwelling units will be serviced by light, air, off-street parking, open space, privacy, and other such amenities which are normally incident to well-designed residential development.
- 4) Any multiple residential development existing on the date this zone classification is applied thereto, the density of which does not exceed the maximum limit for this zone, shall be deemed by operation of law to have had its density approved pursuant to this section.

What are the height requirements for buildings?

The maximum height of a principle building in the R-M zone is 30 feet. If the building has below grade parking, the maximum height 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).

What are the location requirements for buildings and courts?

The following are the location restrictions for buildings and lots in an R-M zone:

- 1) The minimum distance between main buildings is 24 feet; provided that if one of the opposing walls contains living room windows, the minimum distance is 40 feet.
- 2) Courts shall have a minimum of 20 feet between opposing walls; provided that if one of the opposing walls contains:
 - a. Living room windows, the minimum distance is 40 feet; and
 - b. Bedroom windows, the minimum distance is 24 feet.

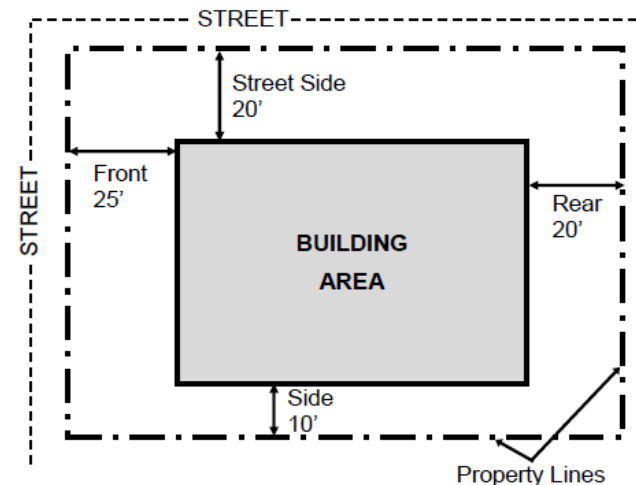
How much of my lot can I cover with building?

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

What are the minimum setback requirements?

Front	25 feet
Side (single-family and two-family)	8 feet
Side (multi-family)	10 feet
Provided that if the wall facing the side yard contains:	
Bedroom windows	12 feet
Living room windows	20 feet
Rear	20 feet
Street side	20 feet

Example illustration of setbacks for an RM zoned lot (multi-family building):



What is the open space requirement?

For multi-family dwellings other than residential condominiums*, there shall be a total open space area of 200 square feet for each dwelling unit, usable for outdoor activities. This area is in addition to required yards, is a minimum requirement, shall be composed of private area, community areas or both, and may be in the form of balconies or decks, all as determined by the deciding body.

Any areas intended to serve as private open space shall be screened for privacy of the occupant as required by the deciding body.

*See Town Code Section 29.10.065 for recreational open space standards for residential condominiums.

What is the maximum floor area ratio?

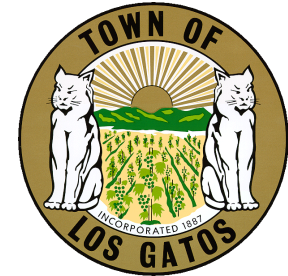
For information on maximum building size for single-family and two-family dwellings in the R-M zone, please see the Floor Area Ratio (FAR) brochure or see Town Code Section 29.40.075.

Other requirements?

See the Los Gatos Single- and Two-Family Residential Design Guidelines for design and development requirements when building single-family and two-family dwellings.

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

Town of Los Gatos Community Development Department



R-M

ZONING DISTRICT

(Multiple-Family Residential)

Summary Handout

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