

What is an RD Zone?

The Duplex Residential (RD) zone provides for low density multiple-family areas compatible with single-family dwelling areas and with development standards assuring those amenities provided for in the single-family residential zone.

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 RD zone?

The following uses are permitted in the RD zone:

- Single-family dwelling;
- Two-family dwelling;
- 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.

Are there minimum lot frontage and depth requirements?

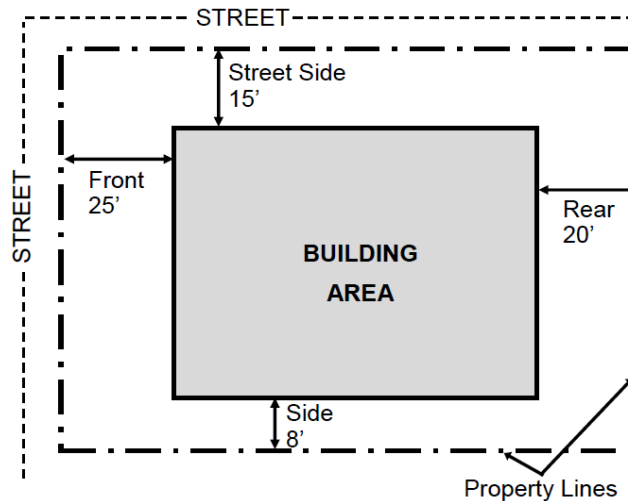
Yes, the following are the frontage and depth requirements for lots in the RD zone:

- 1) The minimum lot frontage for interior lots is 60 feet and for corner lots is 80 feet. The minimum lot depth is 100 feet.
- 2) The minimum frontage for a lot on a cul-de-sac bulb is 30 feet and the minimum lot width is 60 feet.
- 3) The minimum depth of lots facing or backing on freeways, arterials, railroad rights-of-way, schools, or parks is 125 feet.
- 4) 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.

What are the minimum setback requirements?

Front	25 feet
Side	8 feet
Rear	20 feet
Street side	15 feet

Example illustration of setbacks for an RD zoned lot:



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.

What are the height requirements for buildings?

The maximum height of a principle building in the RD 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).

How much of my lot can I cover with building?

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

Is there a minimum lot size requirement?

Yes. The minimum lot area in the RD zone is 8,000 square feet.

What is the maximum floor area ratio?

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

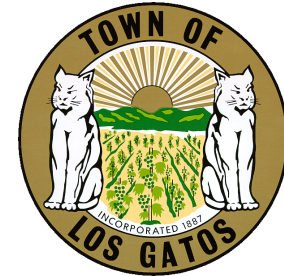
Other requirements?

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

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.

Town of Los Gatos Community Development Department



RD

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ZONING DISTRICT (Duplex Residential) Summary Handout

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