

**What is a C-2 Zone?**

The Central Business District Commercial zone is intended to encourage a viable and predominantly pedestrian-oriented Central Business District. The C-2 zone is designed to facilitate a wide variety of retail, service, entertainment and administrative uses which are vital to a large trading area.

**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
- Assessor's Parcel Number (APN number) if available

**What are the permitted uses in a C-2 zone?**

Uses permitted are like commerce, general business and the sale of commodities necessary for the needs of residents/visitors of the Town. The following uses are permitted in a C-2 zone:

- Retailing
- Formula retail stores require a conditional use permit
- Personal service businesses may be allowed on the ground floor in the C-2 zone with a conditional use permit and are permitted uses if located in the areas listed in subsection a-f below.
- Limited manufacturing uses when the majority of sales are made on site to the ultimate consumer
- Wholesaling without warehousing on the premises
- Single-family and two-family uses, in conjunction with the other uses permitted in this section

- Office uses shall not be located on the ground floor along streets, alley ways, or public parking lots except:
  - a. Lyndon Avenue
  - b. Properties abutting Wood Road
  - c. The west side of Victory Lane
  - d. The south side of Los Gatos-Saratoga Road excluding:
    - i. That portion of the property located at the southwest corner of Los Gatos-Saratoga Road and Santa Cruz Avenue described more precisely as located between a straight line extended northerly along the west side right-of-way line of Santa Cruz Avenue and 140' west of that extended line.
    - ii. The south side of Los Gatos-Saratoga Road between Santa Cruz Avenue and University Avenue.
  - e. The east side of South Santa Cruz Avenue across the street from Wood Road
  - f. The north and south side of West Main street west of Victory Lane

**Note:**

Listed below are office uses on ground floors that are legal and allowed if the office use is not discontinued for 180 consecutive days. If the office use is discontinued, then it shall not be resumed and token uses shall not toll or interrupt a period of discontinuance:

- a. Office uses existing on June 17, 1991; or
- b. Offices uses in a building under construction on July 16, 1990 (If the applicable architecture and site approval specifically stated that the building was approved for office uses)

**Examples of proper C-2 uses:**

Apparel stores, laundrettes/dry cleaning agencies, travel agencies, antique stores, telephone answering services, artist studios, sales offices (merchandise stored elsewhere), craft studios, auto parts sales and paint shops

**Example of improper C-2 uses:**

Vehicle sales or service, manufacturing warehousing, laundry or drycleaning plants

\*Additional uses may be allowed if a **Conditional Use Permit (CUP)** is approved. Please contact the Community Development Department for further information or see the Town Code Sec. 29.20.185.

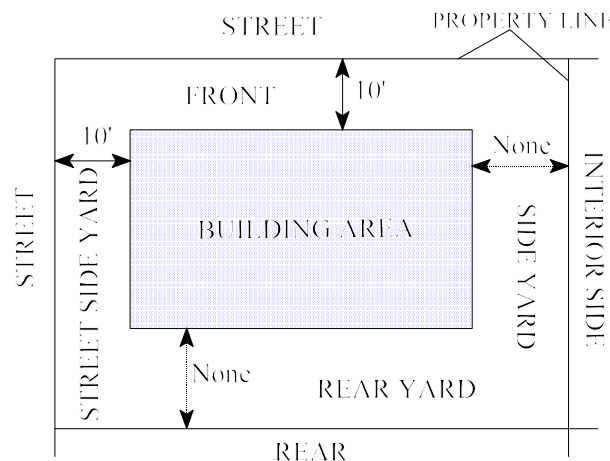
**Is there a minimum lot size requirement?**

No, there is not a minimum lot area requirement in the C-2 zone.

**What are the minimum setback requirements?**

Front ..... 10'  
 Side ..... None  
 Rear .....None  
 Street side ..... 10'

**Example illustration of setbacks for a C-2 zoned lot:**



**Note:**

The deciding body may allow a reduction in setbacks if the following findings can be made:

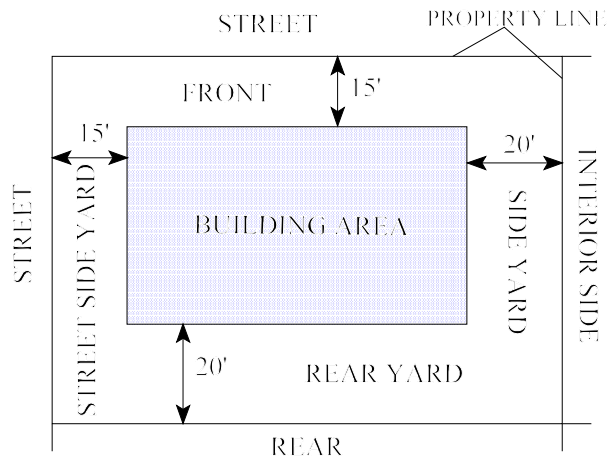
- The setback provides for adequate pedestrian circulation
- The setback is compatible with the adjacent buildings and complements the buildings in the immediate vicinity
- The setback provides adequate clear sight vision for vehicular traffic

A Lot in a C-2 zone that abuts or is across the street from a residential zone must comply with the following minimum yard requirements:

\*Front ..... 15'  
 \*Side ..... 20'  
 \*Rear ..... 20'  
 \*Street side ..... 15'

\*Plus 1' for each foot a building exceeds 20' in height. A 6' high masonry wall is also required along the property line (8' high masonry wall is permitted if both parties agree).

**Example illustration of setbacks for a C-2 zoned lot that abuts a residential zone:**



**What is the maximum building height allowed?**

The maximum building height in the C-2 zone is 45' (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge, wall parapet, mansard, or other point directly above that grade).

**Note:**

Towers, spires, elevator and mechanical penthouses, cupolas, similar structures and necessary mechanical appurtenances which are not used for human activity or storage may be higher than the maximum height noted. Please contact the Community Development Department for further questions.

**What are the maximum floor area ratio?**

The Floor Area Ratio (FAR) for new buildings or expansions of gross floor area of existing buildings must not exceed .60.

In the event a building or buildings that exceed a FAR of .60 within the C-2 zone are destroyed involuntarily, reconstruction to the amount of prior floor area shall be allowed.

**Other requirements?**

For Development Standards, see the "Town of Los Gatos Commercial Design Guidelines and Development Standards for the Central Business District."

For requirements concerning Public Right-Of-Way Improvements, see the "Central Business District Streetscape and Improvement Guidelines" and "Ordinance 1843" if located within the Los Gatos Historic Commercial District.

For answers to other questions on topics such as Floor Area Ratio (FAR), parking requirements, driveway requirements, or architectural requirements, you may contact the Community Development Department:

**Can improvements be made within yards abutting a street?**

Yes, improvements may be permitted in any required front yard and side yard abutting a street in a C-2 zone if the deciding body makes the following findings:

- Pedestrian safety will not be impaired
- The streetscape would be enhanced as a result of the proposed improvements
- The improvements are in character with the adjacent buildings
- The improvements will not obstruct the clear sight vision of vehicular traffic

**Note:**

Any required yard abutting a street in the C-2 zone is not required to be landscaped. Fencing in any required yard abutting a street is allowed in the C-2 zone, so long as it does not obstruct the traffic view area. For further information please contact the Community Development Department.

**Town of Los Gatos  
Community Development  
Department**



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**C-2 ZONING DISTRICT  
(Central Business District  
Commercial Zone)**

**Summary Handout**