

**What is a CH Zone?**

The Highway Commercial (CH) zone is intended for vehicular-oriented uses and sales along highway frontages, intermingled with compatible retail, service, and administrative activities.

**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 a CH zone?**

The following uses are permitted in a CH zone:

- Retailing, including formula retail up to 6,000 square feet;
- Personal service businesses and service businesses necessary for the conduct of households;
- Office uses;
- Limited manufacturing uses when the majority of sales are made on-site to the ultimate consumer; and
- Group classes.

**Examples of proper CH uses:**

Apparel stores, laundrettes and dry cleaning agencies, grocery stores, drugstores, barbershops, appliance repair shops, and offices.

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

**Example of improper CH uses:**

Palmists, soothsayers, manufacturing, wholesaling, laundry or dry-cleaning plants.

\*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?**

No. There is no minimum lot area requirement in the CH zone.

**What are the height requirements for buildings?**

The maximum height of a principle building in the CH zone 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).

**Note:**

Towers, spires, elevator and mechanical penthouses may be higher than the maximum height noted. Please contact the Community Development Department for further information.

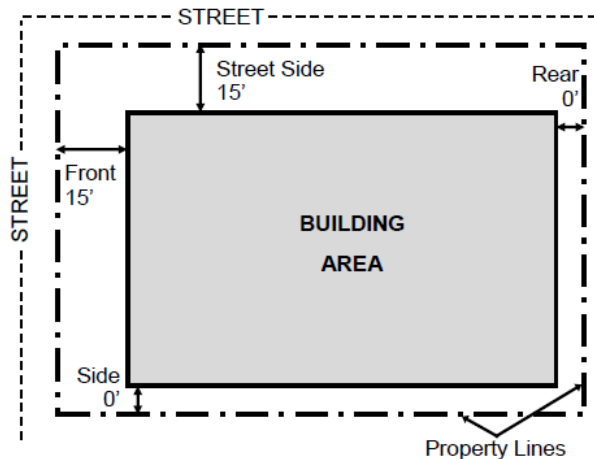
**How much of my lot can I cover with building?**

The maximum building coverage, including any type of accessory buildings, is 50 percent.

**What are the minimum setback requirements?**

Front .....	15 feet
Side .....	None
Rear .....	None
Street side .....	15 feet

**Example illustration of setbacks for a CH zoned lot not abutting residential zones:**



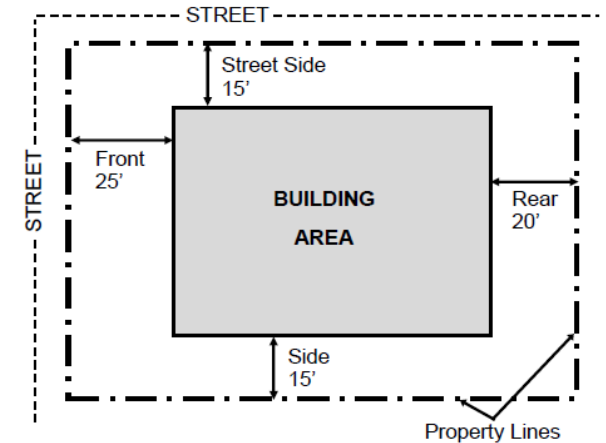
The following setback requirements apply along those property lines of a CH zoned lot which abut or are across the street from a lot in a residential zone:

*Front .....	25 feet
*Side .....	15 feet
*Rear .....	20 feet
*Street side .....	15 feet

\*Plus one-foot for each foot a building exceeds 20 feet in height (i.e. A 25-foot building which abuts a residential zone in the side requires a 20-foot side yard setback).

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 a CH zoned lot abutting (or across the street from) residential zones:**



**Other requirements?**

All formula retail stores greater than 6,000 square feet require a conditional use permit.

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



Town of Los Gatos  
Community Development Department  
110 East Main Street  
Los Gatos, 95031  
(408) 354-6874  
[www.losgatosca.gov](http://www.losgatosca.gov)

## CH

### ZONING DISTRICT (Highway Commercial) Summary Handout

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ZONING DISTRICT\CH Zoning District - 2020.pub

Last updated: 12/14/2021

Residential	
HR - Hillside Residential	
R-1 - Single Family Residential	
R-1D - Single Family Residential Downtown	
RD - Residential Duplex	
RM-5-12 - Multi-Family Residential	
RM-12-20 - Multi-Family Residential	
RWH - 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	
IM - Commercial Industrial	
CM - Controlled Manufacturing	

