

What is an R-1D Zone?

The Single-Family Residential Downtown (R-1D) zone is intended for areas generally developed in the late 1800's and early 1900's that are adjacent to the Central Business District (C-2 zone).

The R-1D zone provides for the preservation and rehabilitation of architecturally and historically valuable structures and neighborhoods by assuring adequate light, air, privacy, and open space for each dwelling, minimize traffic and parking congestion, and reduce hazards from encroachment of industry and commercial activity. The R-1D zone also allows the continued use of multi-family dwellings that lawfully existed at the time the property is zoned to R-1D.

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-1D zone?

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

- Single-family dwelling, provided that there is not more than one principal residential structure on a lot;
- Two-family dwelling, provided that there is not more than one principal residential structure on a lot;
- 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?

Yes. The minimum lot area for single-family dwellings is 5,000 square feet and two-family dwellings is 8,000 square feet.

What are the height requirements for buildings?

The maximum height of a principle building in the R-1D 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).

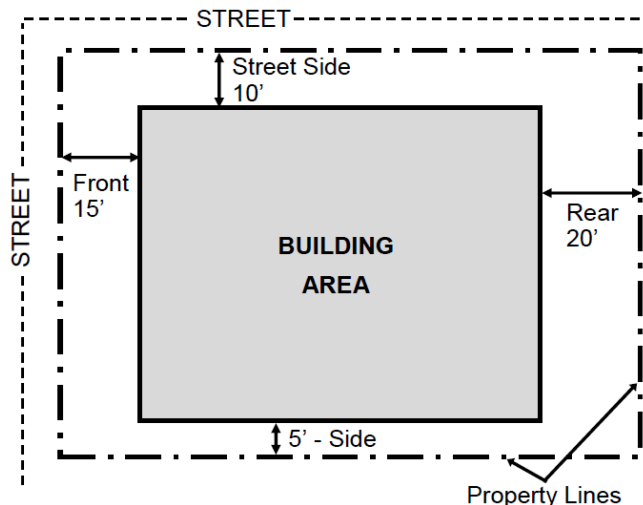
How much of my lot can I cover with building?

There is no maximum building coverage.

What are the minimum setback requirements?

Front	15 feet
Side	5 feet
Rear	20 feet
Street side	10 feet

Example illustration of setbacks for an R-1D zoned lot:



What is the maximum floor area ratio?

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

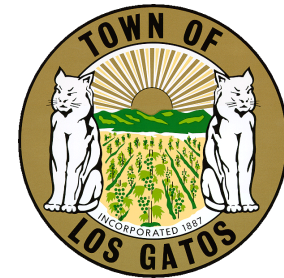
Other requirements?

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

Many properties that are zoned R-1D have a Landmark-Historic Preservation overlay zone. If the property in question is zoned C-2:LHP, please contact the Community Development Department for further information about Historic District requirements. Additionally, 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



R-1D

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ZONING DISTRICT\R-1D Zoning District - 2020.pub

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ZONING DISTRICT

(Single-Family Residential
Downtown)

Summary Handout

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

