

**What is a R-D Zone?**

The R-D zone provides low density multiple dwelling 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
- Assessor's Parcel Number (APN number) if available

**What is the R-D zone minimum lot size?**

The minimum lot area in the R-D or residential duplex zone is eight thousand (8,000) square feet.

**What are the permitted uses in R-D zones?**

The following uses are permitted in a R-D or duplex residential zone:

- (1) Single-family dwelling.
- (2) Two-family dwelling.
- (3) Small family day care home.
- (4) Residential care facility, small family home.

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

**What is the minimum lot frontage and depth requirement?**

Frontage (Interior lot/Corner)..... 60'/80'  
Depth..... 100'

**Note:**

- (1) The minimum frontage for a lot on a cul-de-sac bulb is 30' with a 60' minimum width;
- (2) The minimum depth of lots facing or backing freeways, arterials, railroad rights-of-ways, schools, or parks is 125';
- (3) The frontage for lots on the outside of a street curve with a deflection angle of 75 degrees or more may be reduced to 30' depending on the radius of the curve.

**Please refer to figure (1) for example illustration of frontages and depths of R-D lots (8,000 S.F.) (SEE BACK PAGE)**

**What is the minimum setback requirement for the principal buildings?**

Front..... 25'  
Side..... 8'  
Rear..... 20'  
Street Side..... 15'

**Please refer to figure (2) for example illustration of setbacks for a lot (8,000 S.F.) (SEE BACK PAGE)**

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

The maximum height of any principle building in the R-D Zone is 30' 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: The maximum height for accessory buildings is 15', measured from natural of finished grade, whichever is lower and creates a lower profile. Please contact the Planning Department for further questions.

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

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

**Other requirements?**

For Development Standards, see the Town of Los Gatos Residential Development Standards for all Single-Family and Two-Family Dwellings in all zones except the Resources Conservation and Hillside Residential Zones.

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

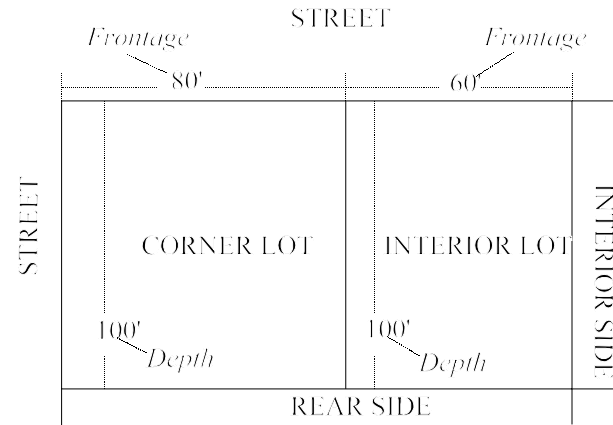
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Community Development Department  
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**NOTES:**

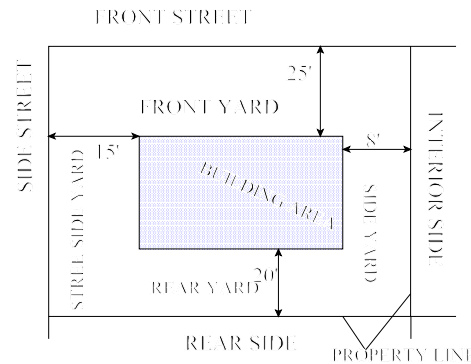
**Figure (1): Example illustration of frontage and depth of R-D lot (8,000 S.F.)**



Town of Los Gatos  
Community Development  
Department



**Figure (2): Example illustration of setbacks for a R-D lot (8,000 S.F.)**



**R-D Zoning District**  
(Residential Duplex)

Summary Handout