

Table 3-2 General Plan Land Use Designations and Development Standards

Group	Designation	Color	Description	Standards	Compatible Zoning
RESIDENTIAL DESIGNATIONS	HR Hillside Residential		The purpose of this designation is to provide for very low density, rural, and single-family residential development types that can be done on large single lots or as part of a cluster development. This designation allows for development that is compatible with the unique mountainous terrain and vegetation of parts of Los Gatos.	Density: 0 – 1 du/ac Max. Height: 30 feet	HR
	LDR Low Density Residential		The purpose of this designation is to provide for single-family residential properties. It encourages single-family residential development in either the standard development established by standard zoning or by innovative forms obtained through a planned development.	Density: 1 – 12 du/ac Lot Coverage: Up to 50% Max. Height: 30 feet	R-1
	MDR Medium Density Residential		The purpose of this designation is to provide for multi-family residential, duplexes, and/or small lot single-family homes.	Density: 14 – 24 du/ac Lot Coverage: Up to 75% Max. Height: 35 feet	R-1D R-D R-M
	HDR High Density Residential		The purpose of this designation is to provide for more dense multi-family residential development. Its objective is to provide quality housing in proximity to transit and/or commercial and business areas.	Density: 30 – 40 du/ac Lot Coverage: Up to 75% Max. Height: 45 feet	R-M
MIXED-USE DESIGNATION	MU Mixed-Use		The purpose of this designation is to provide a mixture of retail, office, and residential in a mixed-use project, along with lodging, service, recreational uses, and restaurants. Projects developed under this designation shall maintain primary orientation to arterial street frontages and proper transitions and buffers to adjacent residential properties.	Density: 30 – 40 du/ac FAR: Up to 3.0 Lot Coverage: Up to 75% Max. Height: 45 feet	CH

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COMMERCIAL DESIGNATIONS	NC Neighborhood Commercial		The purpose of this designation is to provide for necessary day-to-day commercial goods and services required by the residents of the adjacent neighborhoods. This designation encourages concentrated and coordinated commercial development at easily accessible locations. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 10 – 20 du/ac FAR: Up to 1.0 Max. Height: 35 feet	C-1
	CC Community Commercial		The purpose of this designation is to provide for commercial goods and services to support residents, businesses, and visitors, and are located to serve the entire community. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 20 – 30 du/ac FAR: Up to 3.0 Max. Height: 45 feet	C-1
	CBD Central Business District		The purpose of this designation is to encourage a mixture of community-orientated commercial goods and services within the Downtown. This designation applies exclusively to the Downtown, with the goal to accommodate and retain small-town merchants and preserve the Town’s character. The District shall maintain and expand open spaces and mature tree growth without increasing setbacks, as well as integrate new construction with existing structures of archeological and historical significance. Residential uses, developed using a mixed-use format, are allowed in the designation.	Density: 20 – 30 du/ac FAR: Up to 2.0 Max. Height: 45 feet	C-2
EMPLOYMENT CENTER DESIGNATIONS	OP Office Professional		The purpose of this designation is to provide for professional and general business offices and innovation centers. This designation applies to various locations throughout the Town, often in proximity to neighborhood- or community-oriented commercial facilities, or as a buffer between commercial and residential uses. The intent of this designation is to satisfy the community’s need for general business and professional services, local employment, and residential uses.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	O

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	SC Service Commercial		The purpose of this designation is to provide for service businesses. These businesses include auto repair, building materials sales, paint suppliers, janitorial services, towing businesses, contractors offices and yards, laundries and dry cleaners, as well as wholesaling, and warehousing activities.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	LM
	LI Light Industrial		The purpose of this designation is to allow for large-scale office developments, well-controlled research and development facilities, innovation centers, industrial parks and service-oriented uses subject to rigid development standards. These uses shall respond to the community and regional-wide needs.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	CM
SPECIFIC PLANS	A-SP Albright Specific Plan		The purpose of this designation is to provide land for the Albright Specific Plan.	As defined in Specific Plan	A-SP
	NF-SP North Forty Specific Plan		The purpose of this designation is to provide land for the North 40 Specific Plan.	As defined in Specific Plan	NF-SP
PUBLIC & OPEN SPACE DESIGNATIONS	PUB Public		This designation identifies public and institutional facilities in the Town such as the Civic Center, schools, parks, libraries, hospitals, churches, and fire stations.	Density: none FAR: Up to 1.0 Max. Height: 35 feet	All zones
	OS Open Space		This designation identifies the location of public parks, open space preserves, private preserves, and stream corridors.	Density: none Max. Height: 30 feet	RC
	AG Agriculture		This designation identifies areas for commercial agricultural crop production and properties under a Williamson Act contract.	Density: 1 du/20 ac Max. Height: 30 feet	RC

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