

Chapter 29 - ZONING REGULATIONS
ARTICLE VIII. - OVERLAY ZONES AND HISTORIC PRESERVATION
DIVISION 5. HOUSING ELEMENT OVERLAY ZONE

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Sec. 29.80.555. Intent.

The Housing Element Overlay Zone (HEOZ) ordinance in this division is intended to increase the supply and the mix of housing types, tenure, and affordability within the Town of Los Gatos. Through appropriate densities, concessions, and fee deferrals or waivers, the HEOZ encourages the development of housing affordable to all income levels on sites within the Town that are deemed to be most appropriate for such uses. The Housing Element lists sites within the Town of Los Gatos as a key housing opportunity for mixed income affordable housing projects. The designation of these sites will assist the Town in meeting its Regional Housing Needs Allocation (RHNA), as required by the State.

Sec. 29.80.5560. HEOZ and underlying zoning.

A property that has the HEOZ designation may be developed based on the standards provided in this division or, where standards are not specified, then based on the standards provided in the underlying zone.

Pursuant to Government Code Section 65583.2(i), by right development will be allowed when 20 percent or more of the units are affordable to lower income households.

Sec. 29.80.590. HEOZ general development standards.

Proposed development within the HEOZ shall be designed and constructed in conformity with the development standards for the corresponding zoning and General Plan Land Use designation in Table 1A (Overlay Zones Development Standards).

Table 1A (HEOZ Development Standards)

| General Plan Land Use Designation | Zoning | Minimum Yards | Maximum Lot Coverage | Maximum Floor Area Ratio (FAR) | Maximum Height Limit (ft) | Density Units Per Acre |
|---|--------------------|--|-----------------------------|--------------------------------------|---------------------------------|---|
| Low Density Residential | R-1 | As authorized by Section 29.40.405 | 50% | N/A | 30 feet | 0-5 |
| Medium Density Residential | R-1D, R-D, and R-M | As authorized by Section 29.40.405, 29.40.530, and 29.40.645 | 75% | N/A | 35 feet | 14-22 or 5-12 in Very High Fire Hazard Severity Zones |
| High Density Residential | R-M | As authorized by Section 29.40.645 | 75% | N/A | 45 feet | 30-40 |
| Mixed-Use | CH | As authorized by Section 29.60.435 | N/A | 3.0 | 45 feet | 30-40 |
| Neighborhood Commercial | C-1 | As authorized by Section 29.60.225 | N/A | 1.0 | 35 feet | 10-20 |
| Central Business District | C-2 | As authorized by Section 29.60.335 | N/A | 2.0 | 45 feet | 20-30 |
| North Forty Specific Plan | NF-SP | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan | As defined in Specific Plan |

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|---------------------|----|------------------------------------|-----|-----|---------|-------|
| Office Professional | O | As authorized by Section 29.60.100 | N/A | 1.0 | 35 feet | 10-20 |
| Service Commercial | LM | As authorized by Section 29.70.125 | N/A | 1.0 | 35 feet | none |
| Light Industrial | CM | As authorized by Section 29.70.235 | N/A | 1.0 | 35 feet | none |