



VI. SITE ELEMENTS

A. Fences and walls.

The following standards and guidelines are intended to accompany the Town Code regulations for fences and walls in the hillside area. The objective of the following standards and guidelines is to limit six-foot high fences and walls and deer fencing to those areas where they are absolutely necessary. It is recognized that fencing around limited landscaped areas is sometimes necessary for security and to provide yard areas for and to protect children and pets. However, ~~the cumulative impact of six-foot high~~ chain link fences and solid fences and walls surrounding hillside properties ~~has~~ have a significant impact on the movement pattern of wildlife and on the open rural character of the hillsides.



Rural character allows wildlife to pass through.
Do this



Urban character
Don't do this

Standards:

1. The use of fences and walls shall be minimized and located so that natural landforms appear to flow together and are not disconnected. The primary emphasis shall be on maintaining open views, protecting wildlife corridors, and maintaining the rural, open, and natural character of the hillsides.
2. Fences and walls shall not exceed a height of six feet measured from the highest side of the fence or wall and should be limited to those areas where fences and walls of this height are necessary for protection of ornamental landscaping, security, or play areas.
3. Solid fencing materials shall not be used unless needed for privacy and an exception is granted pursuant to Section 29.40.0315 of the Town Code.



4. Only open fencing shall be located within 20 feet of a property line adjacent to a street pursuant to Section 29.40.0315 of the Town Code.
5. Deer fencing up to a maximum height of eight feet shall be limited to areas around ornamental landscaping. Larger areas shall not be enclosed unless specific reasons for keeping deer out have been demonstrated to the satisfaction of the decision making body.
6. Fences shall not be allowed in areas that would impede the movement of wildlife as determined by the decision making body.
7. Temporary construction fencing shall be limited to the building envelope or shall be elevated to allow for movement of small animals.

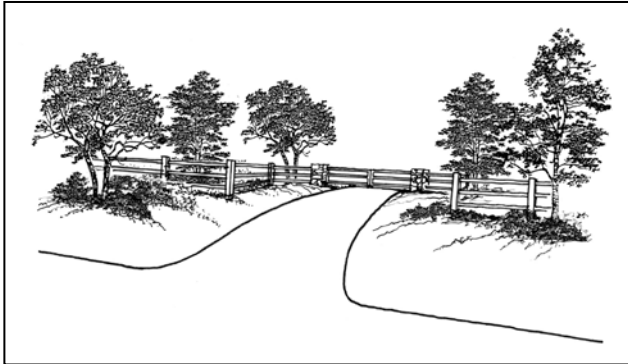
Guidelines:

1. Wood rail-type fences and gates are preferred.
2. Chain link fences are strongly discouraged.
3. Chain link fencing should be coated with green, brown, or black vinyl or finish and shall be supported by a wood frame. Dark, painted metal poles may be required if deemed appropriate by the decision making body.
4. ~~Only open fencing should be located within 20 feet of a property line adjacent to a street.~~
5. Fences should follow the topography.

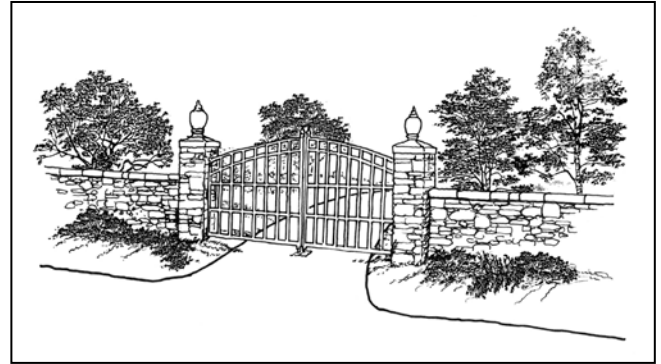
B. Driveway entries.

Standards:

1. Entryways shall be designed to blend with the natural environment and to maintain the rural character of the hillsides.
2. Entry gates shall be set back from the edge of the adjacent street a minimum of ~~25~~ 18 feet ~~and shall not exceed the height limitations as specified in Section 29.40.030 of the Town Code.~~ A greater setback may be required when a gated entrance serves more than one house.
3. Lighting fixtures at entryways shall direct light downwards and shall be designed so that no part of the light source is visible from the street.



Wood fences and gates are encouraged
Do this



Monumental entry gates are strongly discouraged
Don't do this

4. The property address shall be clearly displayed so that it is visible from the street at each driveway.



5. Entry gates equipped with locking devices or electronic control switches shall be approved by the Santa Clara County Fire Department.

Guidelines:

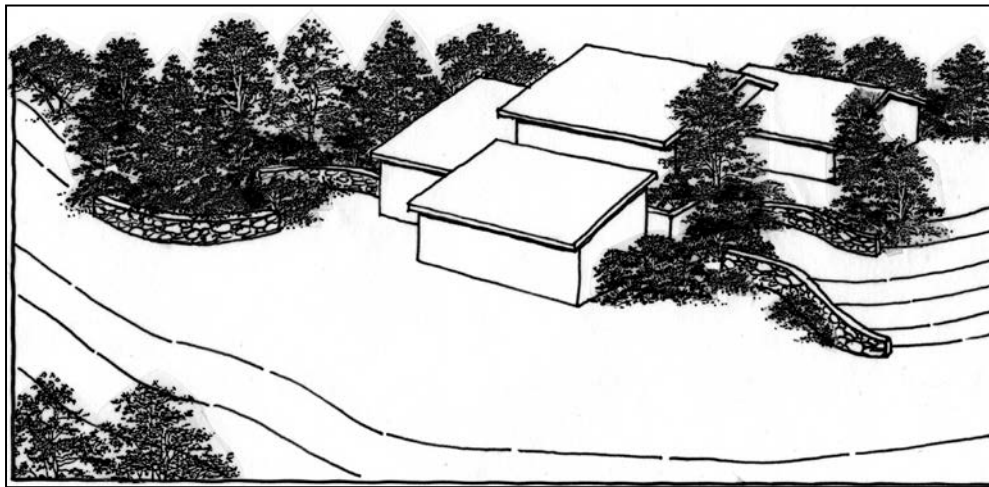
1. Entryway gates and fencing should be of an open design.
2. Entry gates that are monumental are strongly discouraged.



C. Retaining walls.

Standards:

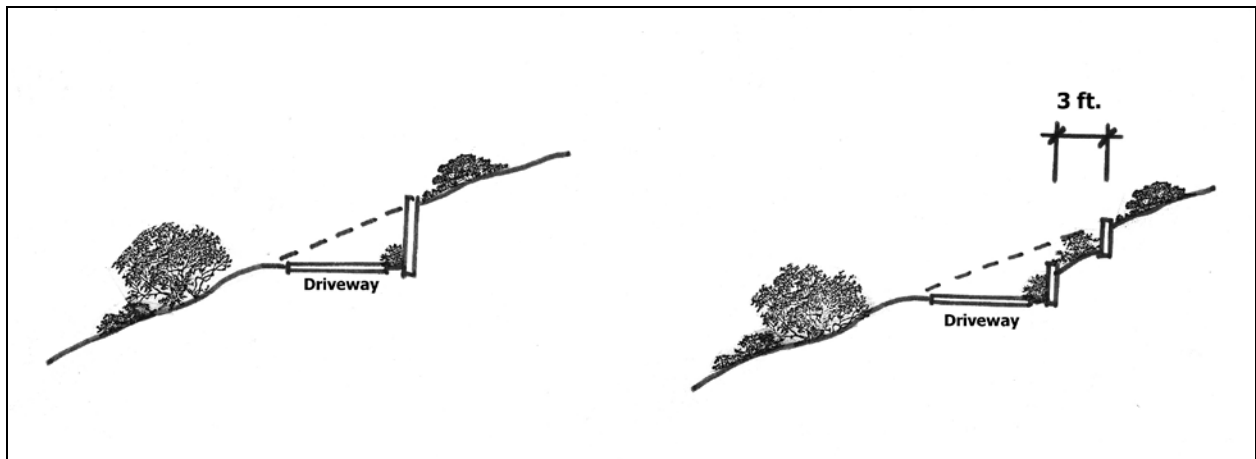
1. Retaining walls shall not be used to create large, flat yard areas. The limited use of retaining walls may be allowed when it can be demonstrated that their use will substantially reduce the amount of grading.
2. Retaining walls that are visible from a public street shall have a veneer of natural stone, stained concrete, or textured surface to help blend the wall with the natural hillside environment and to promote a rural character.



Retaining walls blend with the natural topography

Guidelines:

1. Retaining walls should not be higher than five feet. Where an additional retained portion is necessary due to unusual or extreme conditions (e.g., lot configuration, steep slope, or road design), the use of multiple-terraced, lower retaining structures is preferred.
2. Terraced retaining walls should be separated by at least three feet and include appropriate landscaping.
3. Retaining and planter walls should be provided with a landscaped setback or buffer of at least five feet adjacent to the street.



Don't do this

Do this

4. Retaining walls should blend with the natural topography, follow existing contours, and be curvilinear to the greatest extent possible. Retaining walls should not run in a straight continuous direction for more than 50 feet without a break, offset, or planting pocket to break up the long flat horizontal surface.
5. Landscaping should be provided adjacent to retaining walls and should include a combination of native trees and shrubs to screen the wall.



Landscaping used to screen and soften tall retaining wall



4. Retaining walls should be constructed of permanent materials (stone, concrete, masonry block/brick) rather than wood.



Retaining walls maintain rural character



Retaining walls maintain rural character

D. Outdoor lighting.

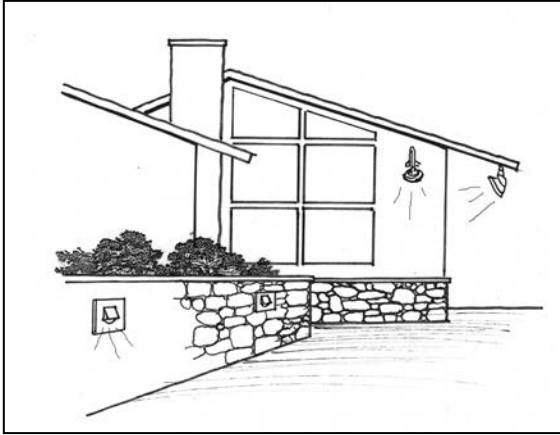
Standards:

1. Outdoor lighting shall comply with the Town of Los Gatos Zoning Ordinance.
2. Lighting shall be the minimum needed for pedestrian safety, and shall be low level, directed downward, and shielded so that no bulb is visible and no light or glare encroaches onto neighboring properties.
4. Unshaded or nonrecessed spotlights are prohibited.
5. Lighting for purely decorative purposes is prohibited. Up-lighting of trees, lighting of facades and architectural features is prohibited.
6. Lighting for night use of outdoor game courts (e.g., tennis, paddle tennis, basketball, etc.) is prohibited.

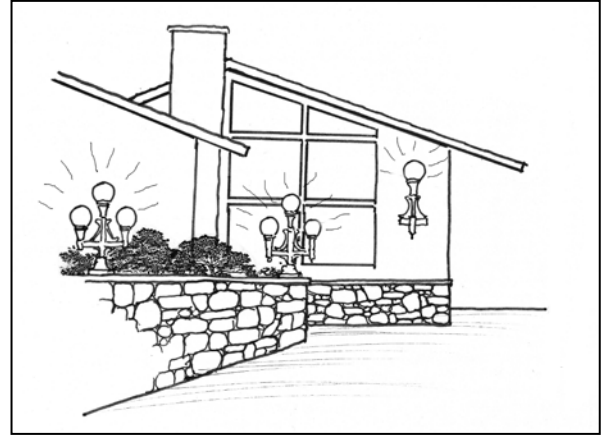
Refer to the
Town's
Zoning
Ordinance



**Inappropriate
lighting fixture**



Do this



Don't do this

Guidelines:

1. The use of energy-efficient lighting is strongly encouraged.
2. Outdoor light fixtures at a height of four feet or greater should use full cutoff fixtures. A "full cutoff fixture" is one that directs light downwards so that no direct light rays are emitted at more than 90 degrees from the vertical.

E. **Accessory buildings, accessory dwelling units, pools, and sport courts.**

Standards:

1. Accessory buildings and accessory dwelling units (ADUs) are permitted in compliance with the Town of Los Gatos Zoning Ordinance ~~for accessory buildings, except that, a~~ Accessory buildings and ADUs shall have the same setback requirements as the main building in the hillside area.
2. Accessory buildings and ADUs shall be integrated with the natural topography of the site and shall be compatible with other buildings by use of similar forms, colors, and materials.



3. Due to topographic constraints, not every lot will be able to accommodate a pool or sport court. Swimming pools and sport courts are prohibited on slopes greater than 30 percent.
4. ~~New caretaker units may be allowed when in compliance with the following:~~
 - a. ~~It is deemed necessary or desirable to provide maintenance or other services to the property and/or facilities.~~
 - b. ~~The deciding body determines that the lot is large enough to support a second living structure.~~
 - c. ~~The maximum floor area for a caretaker unit shall be 900 square feet.~~
 - d. ~~Caretaker units shall be architecturally compatible with the main structure and shall meet all standards and guidelines applicable to the main structure.~~
 - e. ~~The lot is not part of a Planned Development or the Planned Development permits caretakers units.~~

Guidelines: None.

F. Impervious surfaces.

Standards: None.

Guidelines:

1. Impervious surfaces should be minimized. Parking areas, walkways, patios, and similar areas should be constructed with pervious surfaces, such as pavers set in sand, natural stone, decomposed granite, gravel, and similar materials. At-grade decks constructed of sustainable decking materials can also be used in place of impervious patio materials.
2. Run off from impervious surfaces should not be directed toward areas of native trees and shrubs.