City of Temple City
Community Development Department

RESIDENTIAL ZONING SUMMARY (R-1, R-2, & R-3)

ZONE	REQUIRED YARD SETBACKS			MAX. HEIGHT	MIN. NEW LOT AREA	DENSITY	MIN. NEW LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. LOT COV.	MIN. PERMEABLE LOT COV.
	FRONT	SIDE	REAR							
R-1	20' min. or average of adjacent neighbors (Max: 30')	**1st Fl:** 5' min. or 10% of lot width (whichever is greater) **2nd Fl:** 5' min. (15' min. combined) or 20' min. combined for corner lots **Street Side:** 10' min.	**1st Fl:** 15' min. **2nd Fl:** 20' min.	**Lot Width<75':** 28' **Lot Width>75':** 32' **2nd Fl. Top Plate:** 23' **Flag Lots:** 18' **Accessory Bldg:** 15'	7,200 SF	7,200 SF per Unit (6 du/ac)	**Depth<120':** 50' **Depth≥120':** 60'	**Building Height>18':** 0.35 or 3,300 SF (whichever is less) Add'l 700 SF w/ Incentives **Front Lot (First 40'):** **Depth≤80':** 0.40 **Depth>80':** 0.25	0.275 x Lot Area + 1,125 SF	**Lot<7,200 SF:** 25% **Lot is 7,200 - 9,999 SF:** 35% **Lot≥10k SF:** 40%
R-2[1]	20' min. & bldg. cannot extend into 60° plane at 12' height from required setback	**1st Fl:** 5' min. **2nd Fl:** Average of 10' for interior or corner lots & no less than 5' per side **Street Side:** 10' min.	**1st Fl:** 5' min. (or 15' min. if abutting R-1) **2nd Fl:** 10' min. (or 20' min. if abutting R-1)	2-Stories or 30' (Underground parking not included. Measured from top plates)	7,200 SF	3,630 SF per Unit (12 du/ac)	60' min. (50' min. if abutting R-1) **Min. Depth:** 80'	0.5 (Including attached garages)[2] **2nd Fl:** 75% max. of the 1st Fl.	50%[2]	40% (N/A when all parking is underground)
R-3[1]	**1st Fl:** 20' **2nd Fl:** 20' (30' if abuts R-1) **3rd Fl:** 40'	**1st Fl:** 5' **2nd Fl:** Average of 10' & no less than 5' per side (10' min. if abuts R-1) **3rd Fl:** 10' **1st Fl (Street):** 10' (5' if abuts non-residential) **2nd Fl (Street):** 10' **3rd Fl (Street):** 15' (10' if abuts non-residential)	**1st Fl:** 5' min. (or 15' min. if abuts R-1) **2nd Fl:** 10' min. (or 20' min. if abuts R-1 & 5' min. if abuts non-residential) **3rd Fl:** 20' min. (or 30' if abuts R-1 & 10' min. if abuts non-residential)	3-Stories or 40' (Underground parking not included. Measured from top plates)	10,000 SF	1,210 SF per Unit (36 du/ac)	**Interior Lots:** 80' **Corner Lots:** 100' **Depth:** 80' (any new lots)	N/A	50%	20%

1. R-2 and R-3 lots where only a single detached home is proposed, the development must comply with the standards of zone R-1.
2. Per Government Code § 65913.11, for projects consisting of 3 to 10 units, lot coverage and FAR restrictions may not prevent multifamily projects from achieving the following floor area ratios: the minimum FAR for projects consisting of 3-7 units is 1.0; the minimum FAR for projects between 8-10 units is 1.25.

1. **Planning review:** Also required for new paving, workshops, sheds/storage, swimming pools, solar installations, etc.

2. **Hardscape in front yard:** See Zoning Code for full front yard hardscape/landscaping requirements.

3. **Artificial turf:** 43% max. front yard coverage. Refer to Zoning Code for artificial turf setback requirements.

4. **Fences, walls, and hedges:**
   - Max. height: 6 feet (except for the front yard).
   - Max. height in front yard: 36 inches for view-obscuring and 42 inches for non-view obscuring

5. **Residential driveway design:**
   - All driveways must lead to a legal parking space.
   - The driveway cannot be wider than the parking area it serves.
   - R-1: Garage door perpendicular to street, 12 feet max. Garage door parallel to the street, 16 feet max.
   - R-2 & R-3: 10 feet min. and 16 feet max.

6. **Parking (R zones):**
   - R-1: 2 garage parking spaces required per dwelling. Tandem parking allowed for third and additional parking spaces. When facing street, the garage must be 10 feet behind the building.
   - R-2 & R-3: 2 parking spaces in garage and 0.2 guest space per unit. Tandem parking allowed for developments with 2 or more units.
   - Garages: 10 feet x 20 feet interior dimensions for each space.

7. **FAR Incentive Program (R-1 only):** Maximum potential is an additional 700 square feet to the total floor area. Refer to the Zoning Code for details.

8. **Second floor vs. first floor ratio:** 75% max.

9. **2nd floor articulation requirements:**
   - R-1 & R-2: No linear wall of a second story shall extend more than 24 feet without additional architectural articulation or an offset of at least 2 feet and for a distance of not less than 8 feet.

10. **Balconies:** Only allowed on the front elevation and the side elevation facing a public street.

11. **Open space:** Common open space is required for projects with more than two units. Refer to the Zoning Code for more details. Refer to Zoning Code for ADU open space requirements.

12. **Accessory structures:** 1 per lot except for the required parking garage. Refer to Zoning Code for ADU setbacks.

13. **Utility and mechanical equipment:** Utility and mechanical equipment visible from the public right-of-way to be screened from view. New air conditioning units and water heaters part of new construction may not encroach into required setbacks. Washing machines and dryers must be located within structures.

14. **Minimum building separation (R Zones):**
   - R-1: 15 feet between habitable structures (wall to wall). 10 feet between all other structures (eave to eave).
   - R-2 & R-3: 15 feet between primary dwellings and accessory structures. 5 feet between all other structures.

15. **Minimum building width:** 25 feet

16. **Lot within 500 feet of an arterial street:** MERV 11 ventilation system required.

17. **Grading:** Cease to drain on the adjacent lots but allow continuous cross-lot drainage. Grade difference with adjacent sites must not be greater than 8 inches.

Disclaimer: This is only a summary of the Temple City Zoning Code. For more information, please refer to the Zoning Code or call (626) 656-7316 for further consultation.