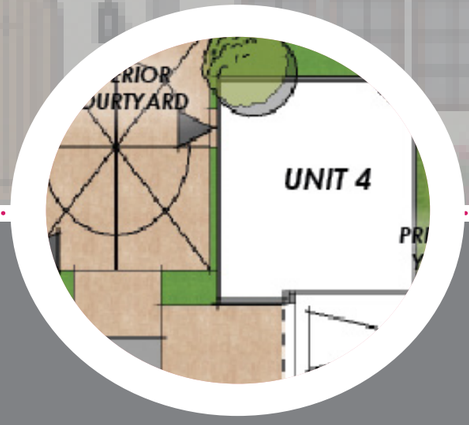
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R-2 ZONING DISTRICTS





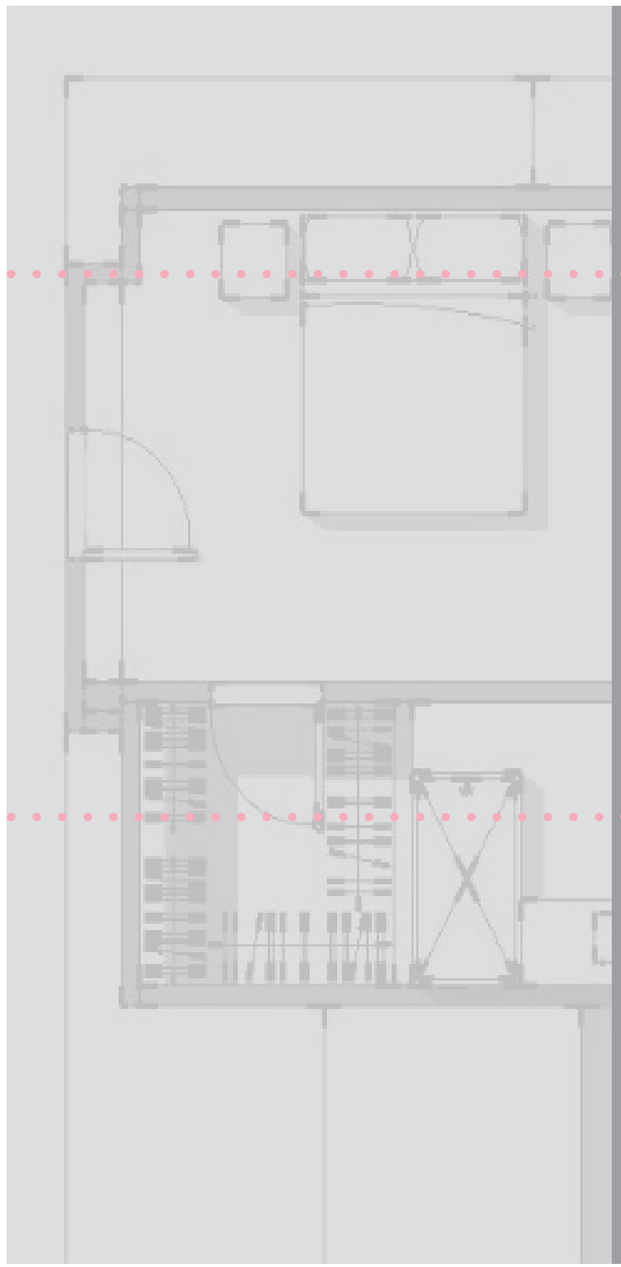


PUBLIC REVIEW DRAFT

AUGUST 2023

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PREPARED FOR:

TEMPLE CITY

PREPARED BY:

rrm design group



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ACKNOWLEDGMENTS

CITY COUNCIL
William Man, Mayor
Tom Chavez, Mayor Pro Tempore
Cynthia Sternquist
Fernando Vizcarra
Vincent Yu

PLANNING COMMISSION
Serge Haddad, Chair
Tom O'Leary, Vice-Chair
John Cordes
Jeffrey Lee
Beverly Guan

CITY STAFF
Bryan Cook, City Manager
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3 PROTOTYPE ARCHITECTURAL DETAILS

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CHAPTER 1
INTRODUCTION

1

PURPOSE

The State of California has adopted recent legislation to address the State-wide housing shortage and now requires a streamlined process for specific multi-family residential developments. This User Manual has been developed to expedite the review and approval process for multi-family projects, and to clearly define high-quality and cohesive architectural design for future multi-family developments in R-2 Zones.

This User Manual includes pre-approved multi-family prototype site plans, elevations, and floor plans to graphically illustrate the R-2 development standard requirements and design details. The prototypes offer a variety of pre-approved style palettes of materials and colors to assist in creating individuality and are designed to fit within established design context and typical neighborhood conditions of Temple City.

ADAPTABILITY

Multi-family development proposals which meet the Temple City Municipal Code (TCMC) objective standards referenced in TCMC 9-1C-6, Article L, will receive ministerial approval. Existing design standards and guidelines within the Temple city Infill Residential Development Criteria do not apply to new multi-family projects approved/constructed that comply with the pre-approved prototype site plans, elevations, and floor plans within this document. The City anticipates adding new multi-family prototype plans into this user guide as needed.

It is understood that final project designs may need to adjust from what is included in these prototype plans to account for varying site conditions; however, multi-family projects must be designed to adhere to the R-2 objective standards within TCMC, Article G, Sections 9-1G-22, and 9-1G-23. If a project is found to not be substantially compliant with the pre-approved prototype designs, the Director of Community Development may consider minor modifications of the pre-approved prototype plans if substantial compliance is met. The Director will conduct a project application review according to the same procedure as provided for a Minor Site Plan Review under Section 9-1C-6 of the TCMC.

HOW TO USE THE MANUAL

APPLICANTS SHOULD BEGIN BY:

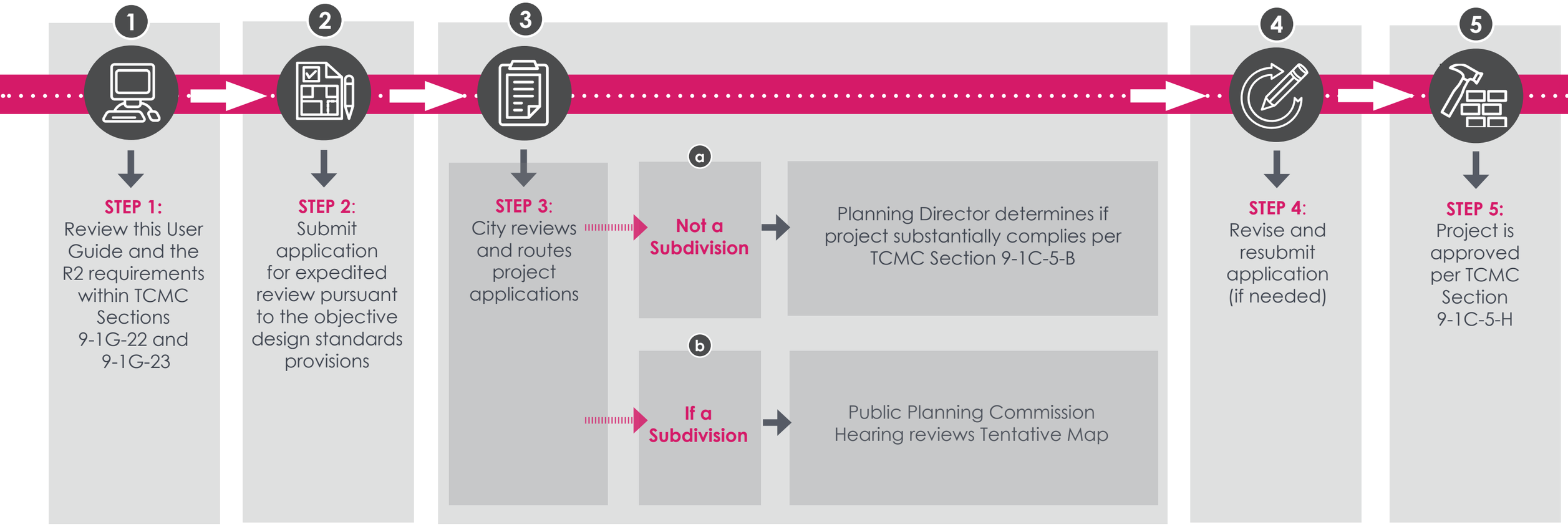
- ☑ - Reviewing the Zoning Map to confirm project R-2 Zoning designation
- ☑ - Determining project lot size and proposed unit count
- ☑ - Selecting a prototype plan from Chapter 2 of this User Guide for your site
- ☑ - Verifying selected prototype plan can be adapted to your project site
- ☑ - Selecting architectural style and details from Chapter 3 of this User Guide
- ☑ - Meeting with Planning staff to discuss the application process (if needed)

ADDITIONAL RESOURCES & MUNICIPAL CODE LINKS:

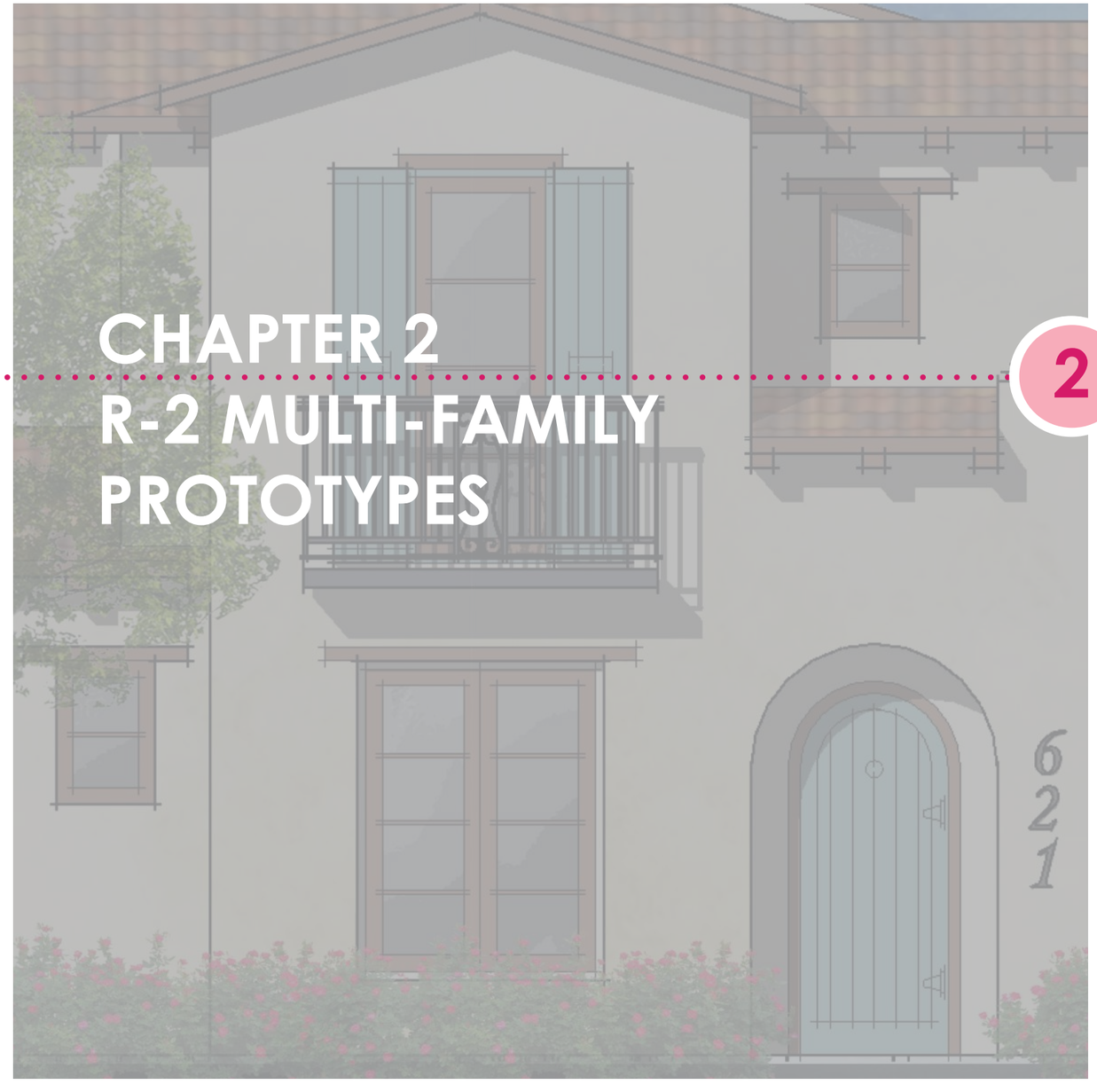
Link to Zoning Map | Link to R-2 Zone Districts

Link to General Procedures | Link to Specific Procedures

Link to Substantial Compliance Checklist



EXPEDITED MULTI-FAMILY REVIEW PROCESS DIAGRAM



CHAPTER 2
R-2 MULTI-FAMILY PROTOTYPES

2

APPLICABILITY

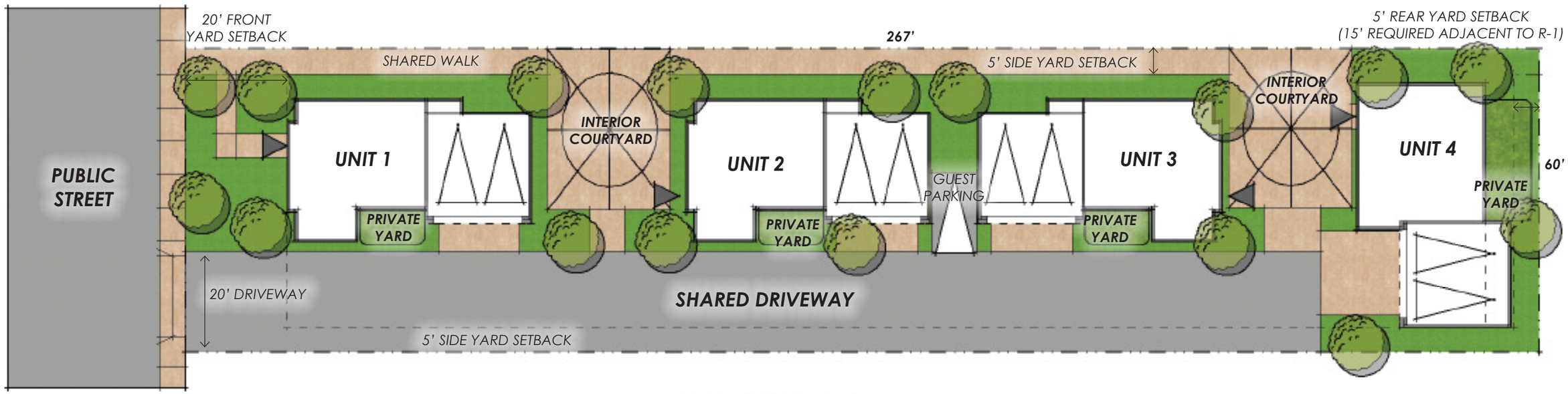
THESE PROTOTYPES APPLY TO ALL R-2 ZONED PROPERTIES
(The R-2 Zoning district primarily provides for medium-density, multi-family residential development up to 12 dwelling units per acre)

SHEETS IN THIS CHAPTER

R-2 PROTOTYPE SITE PLAN ..... PAGE 2-2
R-2 PROTOTYPE FLOOR PLAN ..... PAGE 2-3
R-2 PROTOTYPE ELEVATIONS SPANISH ..... PAGE 2-4
R-2 PROTOTYPE ELEVATIONS MID-CENTURY MODERN ..... PAGE 2-8

STATISTICS

SITE AREA:	16,020 SF. = .37 ACRES	**MAX. ALLOWED HEIGHT:**	30 FT.
DENSITY ALLOWED:	12 UNITS/ ACRE = 4.41 UNITS	**MAX. PROPOSED HEIGHT:**	30 FT.
		REQUIRED SETBACKS	20' FRONT 5' SIDE 5' REAR (ADJACENT TO R-2 OR R-3) 15' REAR (ADJACENT TO R1)
DETACHED SINGLE FAMILY UNITS:	3-4 BEDROOMS (1,365-1,775 SF EACH)		
REQUIRED PARKING:	2/UNIT PLUS .2 = 9 SPACES		
PROVIDED PARKING:	11 SPACES		



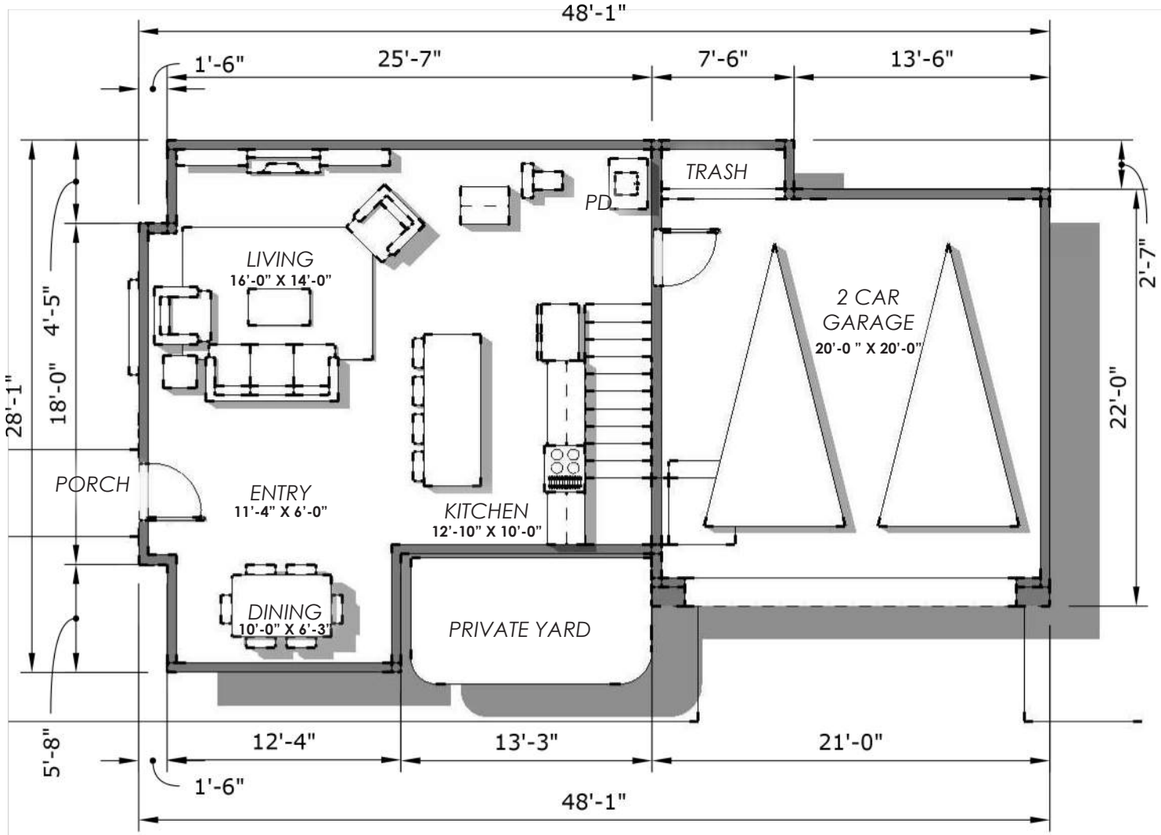
SITE PLAN

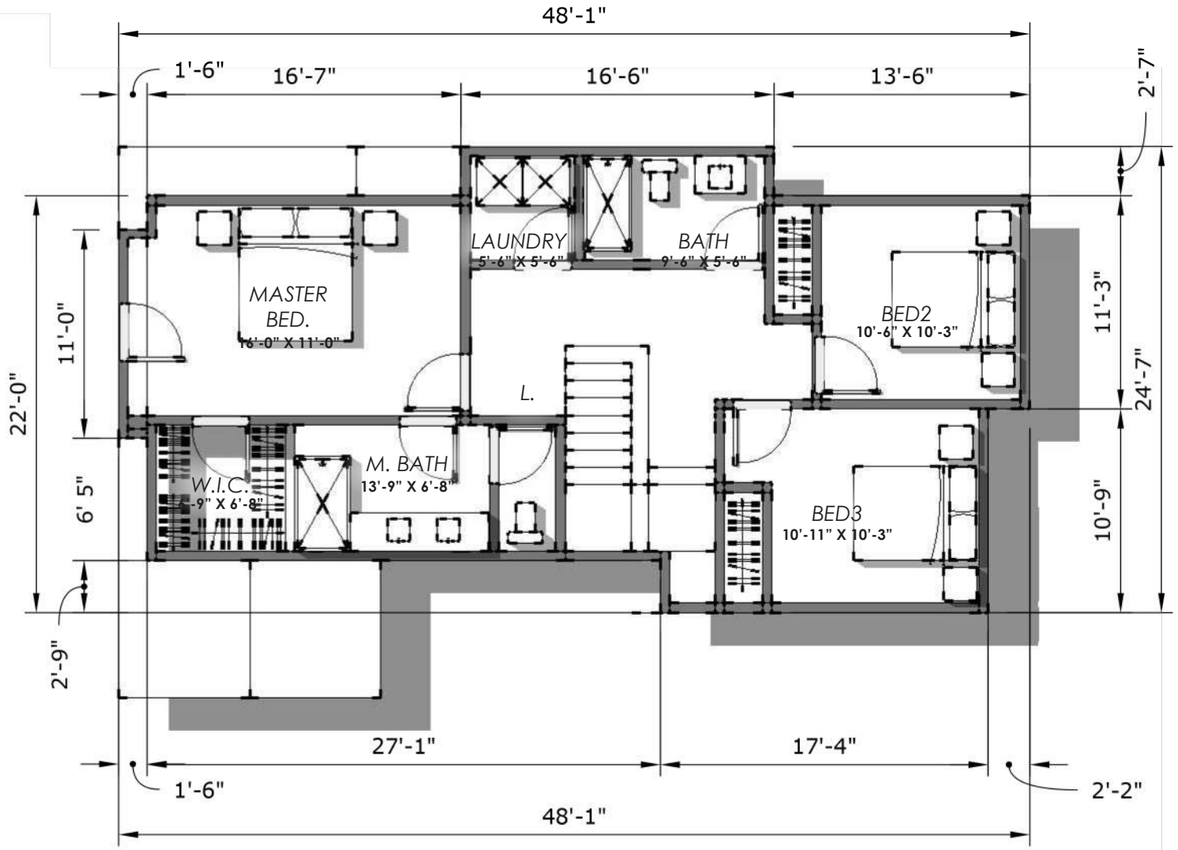
1" = 20' SCALE

1" = 20'-0" (11x17 sheet)
0 5 10 20

STATISTICS

- *2 STORY UNIT*
- *2 CAR GARAGE*
- *PRIVATE YARD*
- *STREET FACING ENTRY*
- *3BEDROOM, 2.5 BATHROOMS*
- *1,450 SQUARE FEET LIVING SPACE*





FLOOR PLAN

1/8" = 1'-0" SCALE

1/8" = 1'-0" (11x17 sheet)
0 2 4 8

FRONT ELEVATION
SPANISH

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

LEFT ELEVATION
SPANISH

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

BACK ELEVATION
SPANISH

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

RIGHT ELEVATION
SPANISH

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

FRONT ELEVATION
MID-CENTURY MODERN

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

LEFT ELEVATION
MID-CENTURY MODERN

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)

0 1 2 4

BACK ELEVATION
MID-CENTURY MODERN

1/4" = 1'-0" SCALE



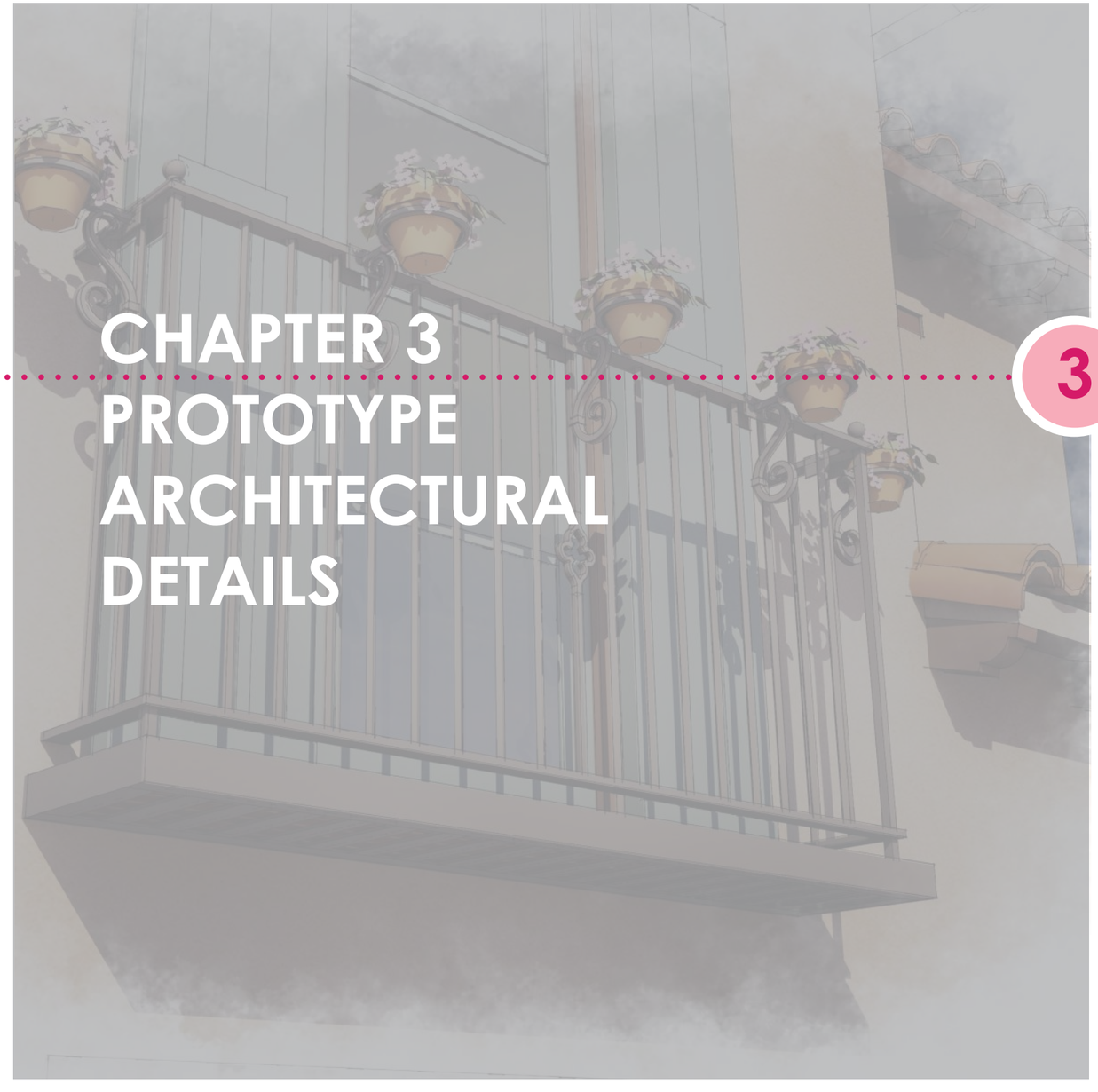
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RIGHT ELEVATION
MID-CENTURY MODERN

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4



CHAPTER 3 PROTOTYPE ARCHITECTURAL DETAILS

3

APPLICABILITY

THESE PROTOTYPE DETAILS APPLY TO ALL R-2 ZONED PROPERTIES.

This chapter provides options for two styles:

- Spanish
- Mid-Century Modern

SHEETS IN THIS CHAPTER

PROTOTYPE ARCHITECTURAL DETAILS SPANISH ..... PAGE 3-2
PROTOTYPE ARCHITECTURAL DETAILS MID-CENTURY MODERN ..... PAGE 3-3





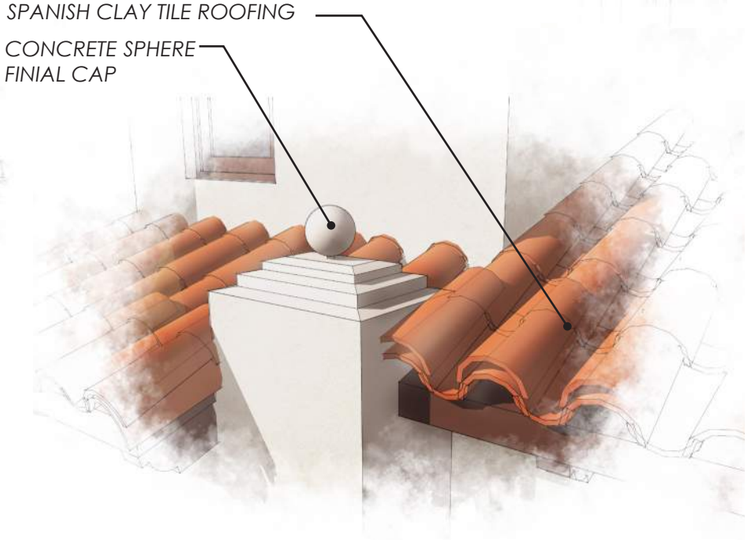


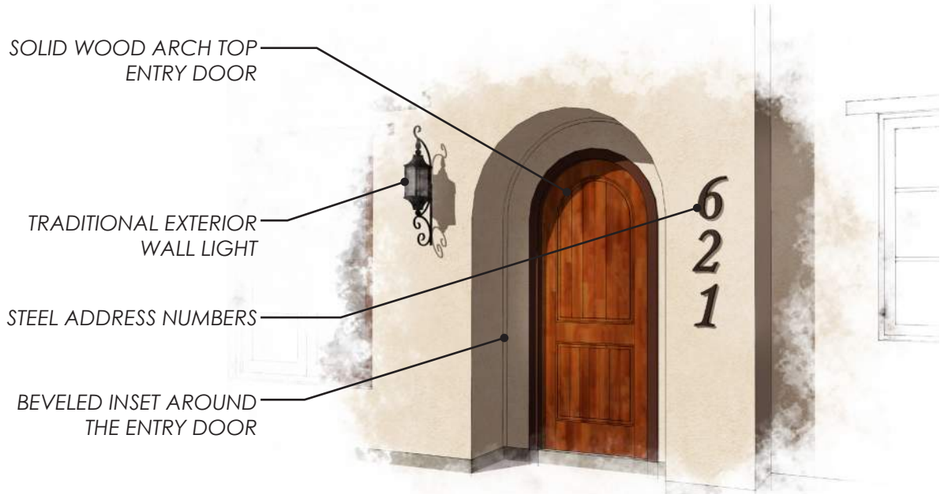




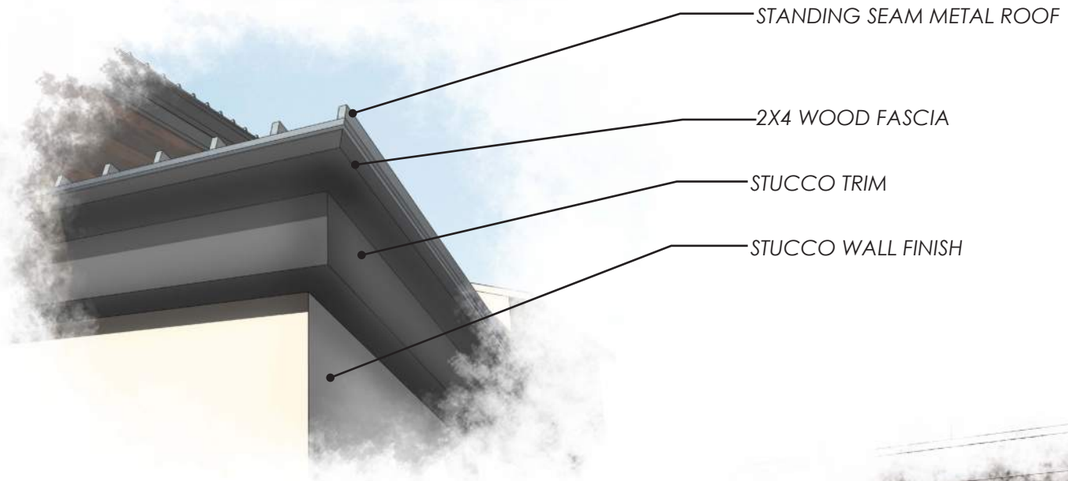
SPANISH DECORATIVE TILE EXAMPLES

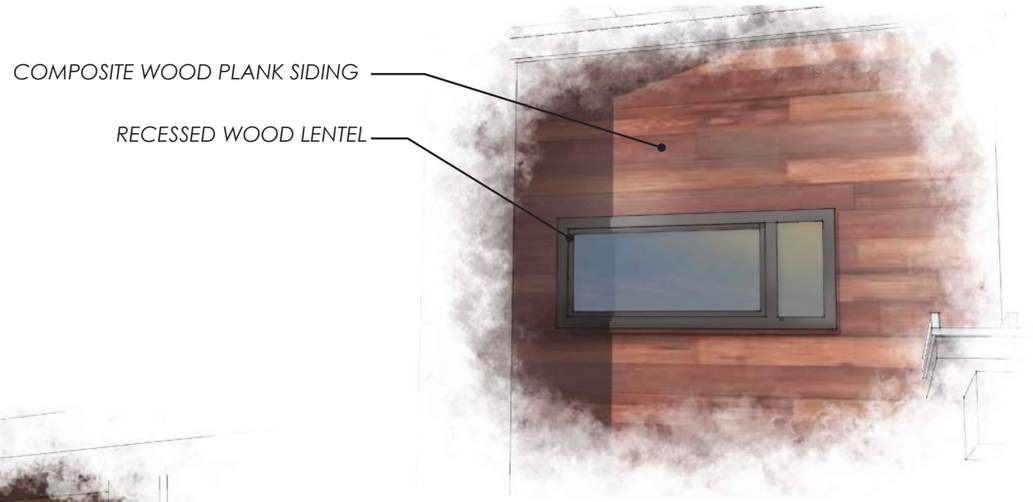


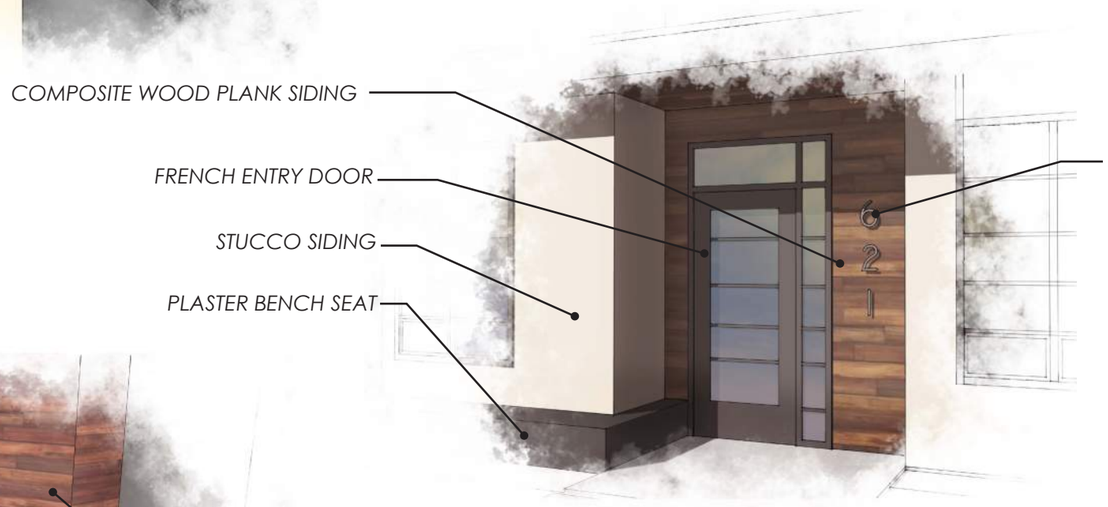


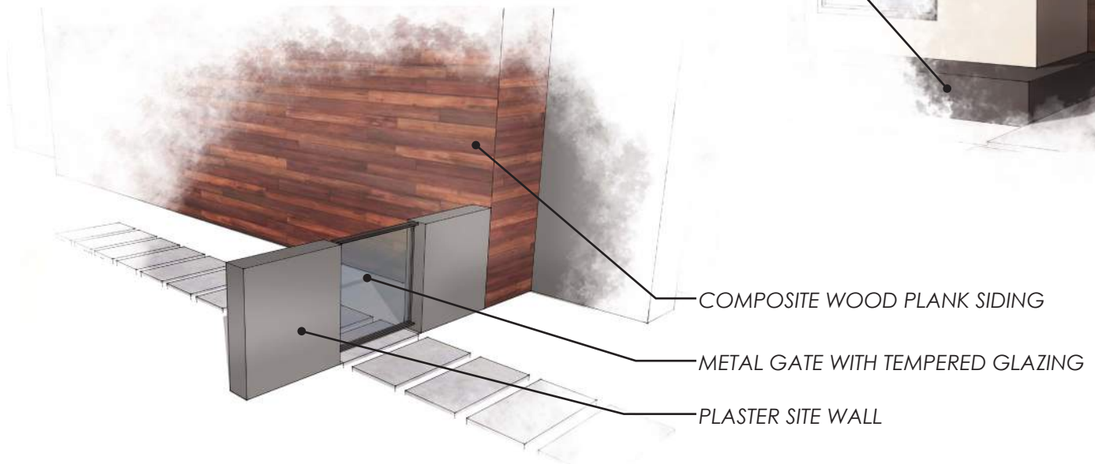


ARCHITECTURAL DETAILS SPANISH



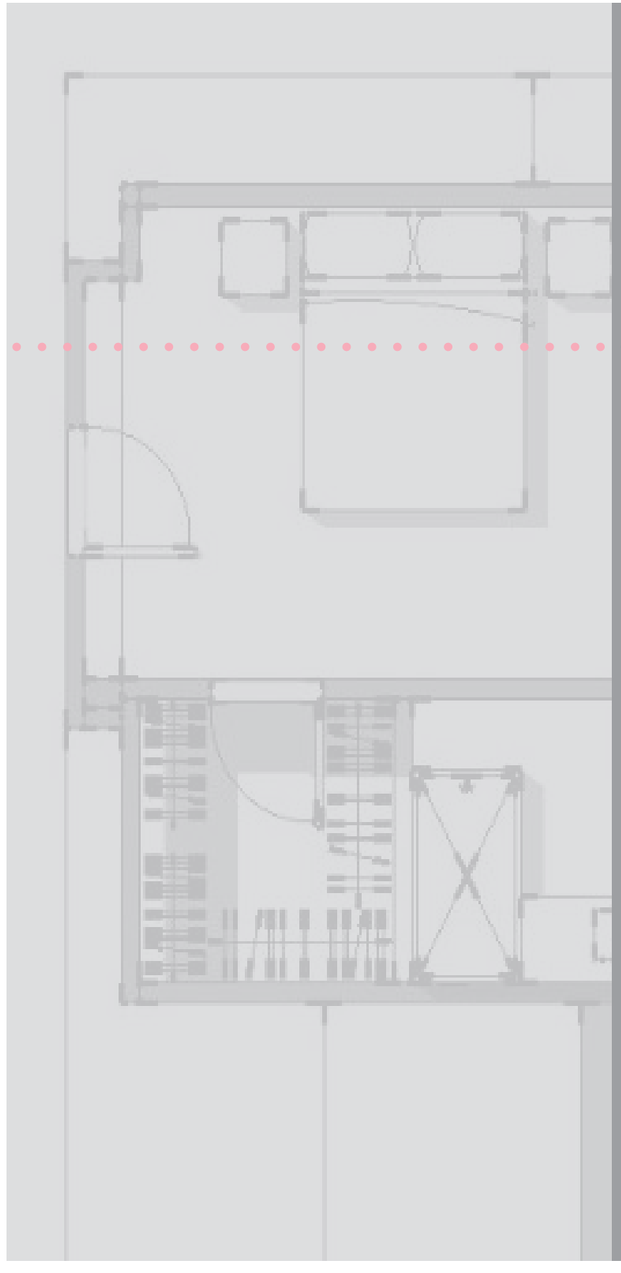








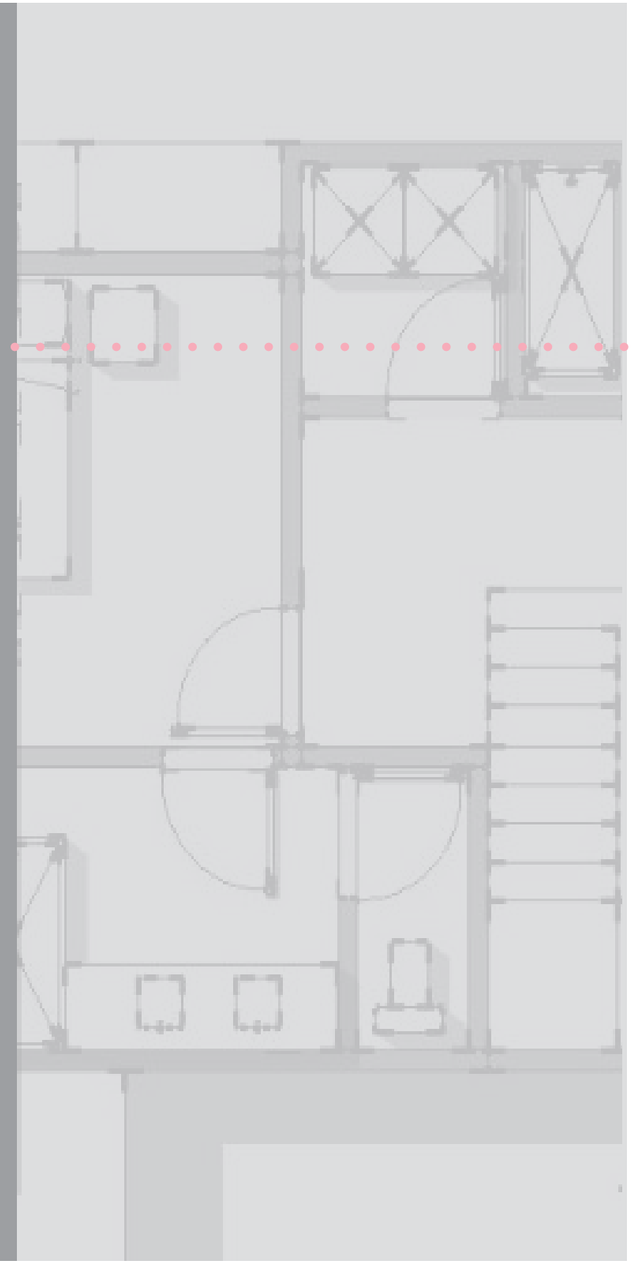
ARCHITECTURAL DETAILS
MID-CENTURY MODERN



QUESTIONS?

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COMMUNITY DEVELOPMENT DEPARTMENT
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