City of Temple City - **Zoning Summary**

ZONE	REQUIRED YARD SETBACKS			MAX HGT	MIN LOT AREA	DENSITY	MIN. LOT DIM	FLOOR AREA RATIO	MAX LOT COV	PERMEA-BLE LOT COV.
	FRONT	SIDE	REAR							
R-1	20' or average of the two adjacent neighbors (No more than 30')	1st story: 5'/10% of the lot width whichever is greater Street Side: 10' 2nd story: 5'/15' or 10'/20' for a corner lot	15' (2nd floor: additional 5')	28' (Lot <75' Width) 32' (Lot>75') 23'(2nd story top plate) 15' (accessory) Flag lot: 18''	7,200 SF (any new lots)	7,200 SF One dwelling Per lot, For Accessory Dwelling Units	50' for lots less than 120' in depth 60' for lots at 120' or more in depth	Single story: N/A Two story: 0.35 or 3,300 SF Max whichever is smaller (additional 700SF w/Incentives) Lot Front (first 40'): .40 for lots ≦ 80' depth .25 for lots > 80' depth	.275 x Lot Area + 1,125 SF	25% min. if lot is < 7,200 SF 35% min. if lot is 7,200 - 9,999 SF 40% min., if lot > 10,000 SF
R-2	20'	1st floor: 5' 2nd floor: 5'/10' Street side: 1st floor: 10' 2nd floor: 10'	1st floor: 5' or 15' if abutting R-1 2nd floor: 10' or 20' abutting R-1	2 story/30'	7,200 SF (any new lots)	3,630 SF (12 du/acre)	60' width (50' if adjacent to R-1) 80' Depth	0.5 Including /garages	50%	40%
R-3	1st floor: 20' 2nd floor: 20' (30' if abutting R-1. Also see encroachment plane) 3rd floor: 40'	*1st floor: 5' *2nd floor: 10' 3rd floor: 10' *Street side: 1st floor: 10' (5' if abutting non-residential) 2nd floor: 10' 3rd floor: 15' (10' if abutting non-residential)	1st floor: 5' or 15' if abutting R-1 2nd floor: 5'/10', 20' if abutting R-1 3rd floor: 10'/20', 30' if abutting R-1	40'/3 stories (height measured from top plate of a fully subterrane an parking)	10,000 SF (any new lots)	1,210 SF (36 du/acre)	Interior 80' Width Corner 100' Width 80' Depth (any new lots)	N/A	50%	20%

***R-2 and R-3 Lots with a single-family residence or intended to maintain the same use, setbacks shall comply with R-1 standards**

1. **Planning review**: also required for new paving, workshop, shed/storage, new swimming pools, solar installations, etc.
2. **Hardscape in front yard**: 10% Max. excluding driveway and allowed turnaround pad. Walkway: 4' Max. 30% Max for artificial turf.
3. **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 feet height required around swimming pools (see Building Dept. for additional requirements).
4. **Residential driveway design:**
   - All driveways must lead to a legal parking space.
   - The driveway cannot be wider than the parking area it serves.
     R-1:10' Min. and 12' Max. Garage door parallel to the street, 16'
     R-2 &R-3:10' Min. and 20' Max.
5. **Parking: R zones**
   R-1: 2 parking spaces in garage per dwelling Tandem parking okay for the 3rd space in the garage. When facing street, the garage must be 10' behind the building.
   Accessory Dwelling: 1 space (see Zoning Code for details)

   R-2 & R-3: 2 parking spaces in garage & 1 guest space per 5 units. Tandem parking okay for 2 or more units

   - Garage: 10' x 20' interior dimensions for each space
   - Open parking space dimensions:
     Open: 8'-6" x 18'
     Open, abutting one wall: 12' x 18'
     Open, abutting two walls: 14' x 18'
   - Garage setback: 20'
6. **FAR Incentive Program (R-1 only):** maximum potential is additional 700 square feet for the total floor area. Refer to the Zoning Code for details
7. **Second floor vs. first floor Ratio:** 75% Max
8. **2nd floor articulation requirements:**
   - R-1 & R-2
     No linear wall of a 2nd 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.
9. **Balconies:** Only allowed on the front elevation and the side elevation facing a public street
10. **Open space**
    400 SF for an accessory dwelling unit.
    R-2 & R-3: common open space is required for projects with more than two units. Refer to the Zoning Code for more details
11. **Accessory structures:** 1 per lot except for the required parking garage. If under 120 SF, can be 5' from any nearby property lines. ADU setbacks refer to the Zoning Code
12. **Location of a trash enclosure:** 2' from the property lines and 15' from any windows.
13. **Minimum Building Separation (R Zones):**
    R-1:15 feet between habitable structures. Or ten feet (clear to sky) between all others.
    R-2 &R-3: 5'
14. **Minimum Building Width:** 25'
15. **Lot within 500' of an arterial street:** MERV 11 windows required.
16. **Grading:** Cease to drain on the adjacent lots but allow continuous cross-lot drainage. Must not higher than 8" over the neighbors'.

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.*