

ARTICLE G. R-1, R-2, R-3 ZONE DISTRICTS

SECTION:

Part 1. R-1 Zone District

9-1G-10: R-1 Zone District Designation

9-1G-11: R-1 Zone District Land Use And Permit Requirements

9-1G-12: R-1 Zone District Residential Development Standards

9-1G-13: R-1 Zone District Residential Building Design And Architectural Standards

9-1G-14: R-1 Zone District Residential Design Criteria

9-1G-15: R-1 Zone District Incentives For FAR Bonus

Part 2. R-2 Zone District

9-1G-20: R-2 Zone District Designation

9-1G-21: R-2 Zone District Land Use And Permit Requirements

9-1G-22: R-2 Zone District Residential Development Standards

9-1G-23: R-2 Zone District Residential Building Design And Architectural Standards

9-1G-24: R-2 Zone District Residential Design Criteria

Part 3. R-3 Zone District

9-1G-30: R-3 Zone District Designation

9-1G-31: R-3 Zone District Land Use And Permit Requirements

9-1G-32: R-3 Zone District Residential Development Standards

9-1G-33: R-3 Zone District Incentives

9-1G-34: R-3 Zone District Residential Building Design And Architectural Standards

9-1G-35: Residential Design Criteria

PART 1. R-1 ZONE DISTRICT

9-1G-10: R-1 ZONE DISTRICT DESIGNATION:

The R-1 district primarily provides for single-family residential at a low density of up to six (6) dwelling units per acre, representing many of the existing residential neighborhoods in the city. The R-1 district is applied to parcels to accommodate existing residential units on land with a predominantly conventional suburban development pattern and traditional single-family detached residential neighborhoods. The district generally corresponds to the low-density residential land use designation on the 2050 General Plan land use map. (Ord. 19-1036)

9-1G-11: R-1 ZONE DISTRICT LAND USE AND PERMIT REQUIREMENTS:

A. Permit Requirements: Table 9-1G-1 lists the permit requirements and code references for each land use in Table 9-1G-2.

Table 9-1G-1		
Permit Requirement Labels for Table 9-1G-2		
Label	Permit Requirement	Code Section
Y	Permitted Use	
A	Accessory to Permitted Use Only	
C	Conditional Use Permit	
N	Not Permitted	

B. Specific Land Uses: Where the last column in Table 9-1G-2 includes an additional code reference, the requirements of the referenced section also apply to the use.

Table 9-1G-2		
Land Uses and Permit Requirements for Residential Zone Districts		
Land Uses or Activities	R-1	Notes/Reference
Accessory buildings or structures	A*	9-1G-12 -F

Accessory dwelling units	A	9-1T-13
Animal keeping	A	9-1T-17
Assembly uses: religious facilities, lodges, clubs, cultural centers, etc.	C	
Child care home	A	
Day care center	C	
Educational institutions	C	
Home occupations	A	9-1T-16
Junior accessory dwelling units	Y	9-1T-13
Off street parking for commercial, manufacturing, or institutional uses	N	
Public parks and playgrounds	Y	
Recreational vehicle parking (open/outdoor parking)	A	
Rental of up to one (1) bedroom for a period of more than one (1) month (prohibited where an ADU or JADU exists) A = Allowed	A	9-1G-12 -G
Schools (public and private)	C	
Short Term Rentals	N	
Single-family dwellings	Y	
Supportive housing	Y	
Temporary uses	A	
Transitional housing	Y	
Transfer stations	C	
Wireless communications facilities	C	9-1T-11
Yard Sales	A	4-2D

* Accessory structures with plumbing require a conditional use permit.

(Ord. 19-1036; amd. Ord. 20-1040U; Ord. 20-1047; Ord. 20-1048)

9-1G-12: R-1 ZONE DISTRICT RESIDENTIAL DEVELOPMENT STANDARDS:

Development standards for the R-1 District are shown in Table 9-1G-3 and described below.

Table 9-1G-3			
Temple City R-1 Development Standards			
	Interior Lot	Corner Lot	Notes
Lot Area (square feet)			
Lot	7,200	7,200	Newly created lot.
Lot Width (feet)			
Lot	Lots 120' or more in width: 60-foot minimum Lots less than 120' in width: 50-foot minimum	Lots 120' or more in width: 60-foot minimum Lots less than 120' in width: 50-foot minimum	Does not apply to the pole of a flag lot parcel.
Cul-de-sac (min. street/at setback)	35/50	-	50 feet at front yard setback.
Flag lot	80	-	Access drive/pole width of 20 feet.
Setbacks			
Front (feet)			
1st Floor (min.)	20	20	Front setback must be consistent with the average setback of the two adjacent houses.

2nd Floor (min.)	20	20	Front setback must be consistent with the average setback of the two adjacent houses.
Side (feet)			
1st Floor (min. / % lot width)	5/10%	10/10%	10 feet or 10% of the lot width on corner lots adjacent to a street (not corner interior side).
2nd Floor (min. / total)	5/15	10/20	10 feet on corner lots adjacent to a street or 20 feet total (not corner interior side).
Rear (feet)			
1st Floor (min.)	15	15	
2nd Floor (min.)	20	20	
Maximum Building Height (feet)			
< 75-foot lot width (principal structure)	28	28	The maximum top plate height for a two-story, single-family house is 23 feet.
> 75-foot lot width (principal structure)	32	32	
Flag Lots, Front Lots, Tiered Lots, and Lots with less than 35' of frontage on a public street. (ft.)	18	-	Single story only.
Accessory Building	15	15	
Floor Area Ratio			
< 18-ft. Building Height	-	-	
> 18-ft. Building Height	0.35	0.35	
Maximum Floor Area²			
Dwelling, first floor (sq. ft.)	3,300	3,300	Additional 700 square feet can be granted if incentives are met.
Dwelling, second floor (percent)	0.75	-	Of first floor and garages.
2-car garage (sq. ft.)	400	400	
3-car garage (sq. ft.)	600	600	
Plus FAR incentives	-	-	See 9-1G-14.
Front-of-the-Lot Floor Area Ratio	Lots 80' or less in depth = .4 Lots more than 80' in depth = .25	Lots 80' or less in depth = .4 Lots more than 80' in depth = .25	Does not apply to flag lots or tiered lots.
Maximum Lot Coverage			
All lots			Maximum lot coverage for all lots is set by (.275 x lot area) +1,125
Minimum Permeable Surface			
< 7,200 sq. ft. Parcel	0.25	0.25	
7,200-9,999 sq. ft. Parcel	0.35	0.35	
> 10,000 sq. ft. Parcel	0.40	0.40	

Minimum Dwelling Width (feet)	25	25	
Minimum Main Dwelling Size (square feet)			
One Bedroom	800	800	
Two Bedrooms	1,000	1,000	
Three Bedrooms	1,200	1,200	
More Than Three Bedrooms	+150 each additional bedroom		
Distance Between Buildings (feet)			
Distance between habitable structures	15	15	
Distance between all other buildings/structures	10	10	
Accessory Building Maximum Size (square feet) ¹			
< 1280 sq. ft. main building	640	640	
> 1280 sq. ft. main building	50%/1,400	50%/1,400	Smaller of 50% of floor main building area; max. of 1,400 sq. ft.

¹See Municipal Code Section 9-1T-10 for Accessory Dwelling Unit Requirements.

²Floor area regulations only apply to two-story houses (see Section 9-1G-12-E.1). Front-of-the-Lot FAR requirements apply to single story structure.

A. Lot Requirements: All newly created lots must have a minimum area of seven thousand two hundred (7,200) square feet.

1. Lot Splits:

- a. When the original lot proposed for subdivision is less than one hundred twenty feet (120') in width, the resulting lots must have a minimum dimension of fifty feet (50').
- b. When the original lot proposed for subdivision is one hundred twenty feet (120') or more in width, the resulting lots must have a minimum dimension of sixty feet (60').

2. Flag Lot Subdivisions:

- a. Each such subdivision must be limited to the creation of no more than one (1) flag lot.
 - b. The original existing lot to be subdivided must have a street frontage of at least eighty feet (80') and a minimum depth of two hundred ten feet (210').
 - c. The front lot must have a minimum width of sixty feet (60').
 - d. The pole portion of the flag lot must have a minimum width of twenty feet (20') and the flag portion must have a minimum width of eighty feet (80'). No more than fifteen feet (15') of the pole may consist of hardscape. The abutting landscape strip or strips must be irrigated and landscaped. The driveway must contain decorative brickwork, stamped concrete and/or landscaped pavers, subject to review and approval of the granting body. No parking or storage is permitted in the twenty-foot (20') wide pole.
3. Cul-de-Sac: Lots proposed along a private or public cul-de-sac must have a minimum front property line of thirty-five feet (35') and must be a minimum of fifty feet (50') wide at the front yard setback.

4. Proposed irregularly shaped parcels must demonstrate adequate building area meeting all setback and coverage requirements.

B. Yard Setbacks:

1. Front Yard Setbacks: The front yard setback must be the average of the two (2) adjacent houses. The front yard setback may never be less than twenty feet (20') and at no time will the required setback be more than thirty feet (30'). The planning manager may determine if the entire block face should be used to determine the required front yard setback when there are irregularities, such as reverse corner lots, or houses with unusually large setbacks.

2. Side Yard Setbacks:

- a. Interior lots must maintain a side yard adjacent to each side lot line of not less than five feet (5') for the first-story portion of a building or ten percent (10%) of the lot width, whichever is greater. The second-story setback on either side must never be less than five feet (5') and must not equal less than fifteen feet (15') when combined.
- b. On a corner lot, the side yard setback next to another lot must be five feet (5') for the first-story portion of a building or ten percent (10%) of the lot width, whichever is greater. The second-story setback must not be less than five feet (5') on each side and must not equal less than twenty feet (20') when combined.

c. On the street side, the required side yard of a corner lot must be a minimum of ten feet (10').

3. Rear Yard Setbacks: The ground floor of the main structure must maintain a fifteen-foot (15') rear yard setback. The second floor of the main structure must maintain a twenty-foot (20') rear yard setback.

C. Placement of Buildings:

1. Structures must be a minimum of ten feet (10') away from each other, with no obstructions from the ground to the sky.

2. No portion of any principal dwelling may be located in any required yard area, except as allowed in Section 9-1N-6 (Encroachments).

D. Minimum Building Width:

1. The main residential dwelling unit must have a width of twenty-five feet (25'). Attached garages are not counted in this measurement.

2. An accessory dwelling unit converted from a garage may be less than twenty-five feet (25').

E. Maximum Floor Area Ratio:

1. Any two (2)-story, single-family dwelling or single-story dwelling with a height of more than eighteen feet (18') must not exceed a floor area ratio (FAR) of 0.35, to a maximum allowable floor area of three thousand three hundred (3,300) square feet plus up to four hundred (400) net square feet for an attached two (2)-car garage or up to six hundred (600) net square feet for an attached three (3)-car garage. However, the maximum square footage may be increased by incentive bonuses, as referenced in Table 9-1G-5.

2. The second story of any two (2)-story, single-family dwelling must not exceed seventy-five percent (75%) of the total floor area of the first floor, including attached garages. The total floor area must not exceed the calculations in 9-1G-12-E.1.

3. Front-of-the-Lot FAR:

a. For lots eighty feet (80') or less in depth, the maximum FAR in the front forty feet (40') must not exceed .4.

b. For lots greater than eighty feet (80') in depth, the maximum FAR in the front forty feet (40') must not exceed .25.

c. Flag lots and tiered lots are exempt from front-of-the-lot FAR requirements.

d. For purposes of calculating front-of-the-lot FAR, the following areas are included in FAR:

(1) Areas where the second floor cantilevers out over the first floor; and

(2) Porches where the ceiling height is greater than twelve feet (12') are included as FAR.

F. Accessory Uses And Structures:

1. Accessory uses and structures, including accessory dwelling units, junior accessory dwelling units, pool houses, workshops, sheds, and the like, but not including required garages, are limited to one (1) per lot and must be located in the rear fifty percent (50%) of the lot.

2. On lots improved with a main dwelling that is greater than one thousand two hundred eighty (1,280) square feet, the maximum area for accessory structures on a lot (excluding required parking) must not exceed one thousand four hundred (1,400) square feet or fifty percent (50%) of the living area of the main dwelling, whichever is smaller.

3. On lots improved with a main dwelling that is less than one thousand two hundred eighty (1,280) square feet, the maximum area for all accessory structures on a lot (excluding required parking) must not exceed six hundred forty (640) square feet.

4. If either an alley or a utility easement exists along the rear of the lot, not less than ten feet (10') of the rear lot line must be maintained free and clear of buildings or structures, except for a fence with a gate to provide access to the alley or utility easement.

5. If a utility pole is located on the easement, the required opening in the fence or wall must be located to provide immediate access to the pole.

6. Accessory structures are not permitted in the front yard.

7. An accessory structure of one hundred twenty (120) square feet or less, and less than nine feet (9') in height, may be placed within a required side or rear setback, provided there is a minimum of five feet (5') of setback between the accessory structure and the property line.

8. On a reversed corner lot, an accessory structure must provide a minimum five-foot (5') setback to the side and rear property line. A minimum setback of ten feet (10') must be provided on the street side yard.

9. On a corner lot, garages must provide a minimum twenty-foot (20') street side yard setback. Except for accessory dwelling units, all other detached accessory structures on corner lot must provide a minimum ten-foot (10') street side yard setback and a minimum five-foot (5') rear setback.

10. Portable shade structures are prohibited in the front yard and in the corner side yard.

11. When feasible, accessory uses and detached accessory structures, must be located within the rear fifty percent (50%) of a property. This does not apply to pergolas, patios, pools, spas, and required parking.

G. Vehicle Parking And Driveways:

1. Each lot or parcel of land in zone R-1 must have-on the same lot or parcel of land-a minimum of two (2) off-street parking spaces per main dwelling unit. When a garage door is parallel to the street and at the front of the property, the garage door must be ten feet

(10') behind the face of the building (not including porches).

2. Each required parking space in a garage must be no less than ten feet (10') wide and twenty feet (20') long. Tandem parking can be used for the third and additional parking spaces.

3. Vehicles must not park in the front or side yard areas, except on paved driveways.

4. Driveways are limited to a maximum paved width of sixteen feet (16') for houses with garage doors parallel to the street, with two feet (2') clear of obstructions on either side.

5. Driveways are limited to a maximum paved width of twelve feet (12') for houses with garage doors perpendicular to the street.

6. Except in the case of ADUs and JADUs, an additional parking space must be provided for each room that is rented on a single-family house. The parking may be uncovered, such as on the driveway, but must not block the parking spaces for the main dwelling.

H. Landscape and Hardscape Requirements:

1. Hardscape must not exceed ten percent (10%) of the front yard. The required driveway area will not be calculated as hardscape. Turnaround areas as allowed by Section 9-1E-2-D.7 are not included in this calculation.

2. A combination of trees, shrubs, and ground cover must be incorporated into landscaping plans for new houses.

a. One (1), thirty-six-inch (36") box tree per two thousand five hundred (2,500) square feet of lot area must be provided. Fractions are rounded up from .5 to the nearest whole number. Existing trees onsite that are of equivalent size may be counted towards this requirement. All other trees should be twenty-four-inch (24") boxes.

b. Shrubs must be five (5)-gallons.

c. Landscape plans must be prepared by a licensed landscaped architect.

3. All landscaped areas and materials must be regularly and properly maintained.

4. Mulch or stone-type materials should be placed between plants as ground cover or backdrop, not as a replacement for live vegetation. Plants should be spaced so that at maturity, the plants eventually cover most, if not all, of the mulch or stone material.

5. Artificial turf is limited to no more than thirty percent (30%) coverage of the front yard. The front yard landscaped area must include a minimum of seventy percent (70%) of live vegetation.

6. Artificial turf is limited to no more than thirty percent (30%) coverage of the rear yard, which must include a minimum of seventy percent (70%) of live vegetation.

7. The use of mounding grasses such as *Festuca californica*, *Festuca rubra*, and *Carex pansa* are preferred.

8. Bare dirt is not permitted within the front yard or visible street side yard. All bare dirt areas must be finished with a minimum three-inch (3")-thick layer of mulch, organic bark, or earth-tone-colored rubber bark.

9. Rocks, stones, and pebbles are not to be used near public sidewalks or streets because they are a slipping hazard.

10. Dry stream beds and areas of decomposed granite must not account for more than twenty percent (20%) of the front or rear yard, unless needed to meet low impact development (LID) requirements.

11. Paved pathways to the front door should be no more than four feet (4') wide, and all other pathways should be no more than three feet (3') wide.

12. No more than twelve feet (12') of the vehicular access to the garage may consist of hardscape; the remaining four feet (4') on either side must consist of landscaping.

I. Walls and Fences: Design requirements for walls and fences are found in Article N, Site Planning and General Design Standards.

J. Special Requirements: New dwellings constructed within five hundred feet (500') of an arterial street or a railway must provide a mechanical ventilation system designed to attain enhanced air filtration with the use of air filters that have a filtration efficiency equivalent to a minimum efficiency reporting value (MERV) of eleven (11) or higher as determined by testing methods established by the American Society Of Heating, Refrigerating And Air-Conditioning Engineers (ASHRAE) standard 52.2, as periodically amended. All such ventilation system equipment and air filters must be installed, operated, maintained and replaced in a manner consistent with applicable building code requirements and with the manufacturer's specifications and recommendations. Alternative air pollution mitigation measures (e.g., setbacks, landscaped buffers, etc.) may be utilized where feasible if they can be shown to have a mitigating effect that is equal to or greater than the enhanced air filtration measures specified herein.

K. Grading and Drainage for New Construction:

1. Where existing drainage flows from adjacent sites, the subject site must continue to accept cross lot drainage and must not be designed in such a way as to drain toward adjacent sites. Where existing drainage flows to adjacent sites, the subject site must be modified so that drainage no longer continues to flow to adjacent sites. The subject site must not create any barriers that prohibit existing drainage flows from adjacent sites. In cases where compliance with this requirement is deemed not feasible by the city, the director may approve modifications to encourage as much onsite infiltration and detention as feasible.

2. If the proposed finished grade will not alter existing cross lot drainage patterns, the difference between the grade of the subject site and adjacent sites must be within eight inches (8"). If the proposed finished grade will alter existing cross lot drainage patterns, the applicant must demonstrate how the subject property will address existing cross lot drainage patterns.

L. Open Space: There shall be a minimum of five hundred (500) square feet of open space per dwelling unit. All dwelling units shall have and maintain suitable access to the open space. A minimum of seventy-five percent (75%) of the required open space must be landscaped. Any pavement in the open space must be permeable and must not function as a driveway extension. Twenty-five percent

(25%) of the required open space may be covered with a cabana or roof cover. (Ord. 19-1036; amd. Ord. 20-1040U; Ord. 20-1047)

9-1G-13: R-1 ZONE DISTRICT RESIDENTIAL BUILDING DESIGN AND ARCHITECTURAL STANDARDS:

The site design and architectural standards set forth in this chapter apply to all new residential structures, additions to residential structures, and accessory structures (including garages) in the R-1 District.

A. Building Facades:

1. For any new residential structure or addition, all sides of the building(s) visible from the street or other public areas and where the space between two (2) houses or structures is greater than twenty feet (20') should be fully articulated and have elements that contribute to visual interest and neighborhood character. This includes variation in massing, wall planes, and roof forms as well as surface articulation such as window and door treatments and windows.
2. The front entrance of a residential structure must be recessed a minimum of five feet (5') from the front wall of the house. The front recessed entry or porch area must be covered.
3. No linear wall of a second story may extend more than twenty-four feet (24') without architectural articulation or an offset of at least two feet (2') for not less than eight feet (8').
4. Balconies are only allowed along the front elevation or corner side elevation of a dwelling facing a public street.
5. Single-family dwellings must have exterior walls of brick, wood, stucco, metal, concrete, or other similar material. Polished or unfinished metal siding is prohibited.
6. Garages and garage doors must be designed to minimize their appearance. This may include articulating with panels and/or windows on large planes, using two (2) single-car garage doors instead of one double-car garage door, and using articulation of the façade and roof.
7. All vents, gutters, downspouts, flashing, and electrical panels must be painted to match the surface to which they are attached, unless concealed or used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.

B. Windows:

1. Window type, material, shape, and proportion must complement the architectural style of the building and enhance the articulation and detailing of the façade.
2. Consistent window and trim styles across elevations should be used.
3. Upper and lower windows should align vertically whenever possible.
4. Windows on the second floor should not be larger than those on the ground level.
5. Any faux shutters should be proportionate to the adjacent window so as to create the appearance of a real and functional shutter.

C. Roof Design and Materials:

1. Roofs should be designed as part of the overall massing and architectural design. Roof slopes, massing, materials, and overhangs should be designed and scaled appropriately for the desired architectural style.
2. Roof materials and colors are important aspects of the overall home design and should be consistent with the desired architecture.
3. Roof design should enhance the visual interest of the building and break up the massing of the building.
4. Every single-family dwelling must have a full roof that meets Temple City building code requirements. The following types of roof material are not allowed:
 - a. Glossy or polished surfacing on roofs.
 - b. Corrugated roofs.
 - c. Plastic, PVC, or other types of formed or molded material roofing (does not include clay or cement tile or fiberglass or composition shingles).
 - d. Painted shingles.
5. Chimneys should be exposed as architectural features rather than hidden within a wall surface.
6. Chimney caps should be decorative and conceal fireplace spark arrestors.

D. Utilities and Mechanical Equipment:

1. Electrical meters, cable boxes, junction boxes, and irrigation controllers should be designed as an integral part of the building on a rear or side elevation or otherwise screened from public view.
2. Building forms, fences, trellises, and landscaping should be used to screen aboveground utility transformers, pull boxes, and termination cabinets, where allowed by utility providers.
3. Utilities and mechanical equipment should be screened from the public right-of-way and, to the extent feasible, either painted to match the wall color, enclosed in a cabinet that is painted to match the wall color, or provided with some other type of decorative screen. New roof mounted equipment is prohibited unless it is replacing an existing piece of equipment.
4. New generators, air conditioning units, and condensers are must be located at least ten feet (10') from neighboring bedroom windows. This requirement does not apply to replacement units.

5. Roof-mounted equipment, including dish antennae, must be screened from view from public rights-of-way and adjacent properties by materials that are architecturally compatible with the structure upon which they are mounted. See Chapter 7-8 of this code for small residential rooftop solar energy systems. (Ord. 19-1036)

9-1G-14: R-1 ZONE DISTRICT RESIDENTIAL DESIGN CRITERIA:

Table 9-1G-4 establishes the criteria for compatibility, intensity, façade treatments, and other design elements for the R-1 District.

Table 9-1G-4		
Design Criteria for the Single-Family Residential Zone District		
Design Criterion	R-1	Additional Development Requirement
Compatibility of Architectural Styles and Character		
Proposed construction should have exterior colors, forms, and materials that are consistent throughout, visually compatible with adjacent structures and the surrounding neighborhood, and applied to all facades.	A	
Design of residential structures must be consistent with local and regional architectural styles.	A	
Additions to residential structures and new accessory structures must be designed and constructed to be similar to the architectural style and building form of the structure to which they are added, including similar or complementary color, roof design, and other key architectural features.	A	
Rooflines and roofing materials must be compatible with the architectural style of the residential structure. Use of varying, uncoordinated rooflines and roofing materials should be avoided.	A	
Building Façades		
The main entrance to a home must be articulated with a roof or porch form. Entrances of residential structures should face the primary street, except on flag lots.	A	
Window and door design and placement must be consistent with the overall architectural style of the structure and consistent with all windows/doors visible from the public right-of-way.	A	
Entrances and windows, not garages, should be the dominant elements of the front façade.	A	
Scale and Massing		
The size, mass, and scale of new dwellings must be visually compatible with adjacent structures and the surrounding neighborhood.	A	
Balance the massing and design of the structure(s) so that the ground level is designed at the human scale, and upper levels are visually less massive than the ground level.	A	
Building massing should include variations in wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to reduce the perceived scale of the structure.	A	
Site Design and Residential Structure Orientation		

Site and building design must maximize the amount of runoff directed to permeable areas and/or maximize stormwater storage for reuse or infiltration. Projects must use natural drainage, detention ponds, infiltration pits, and bioswales to promote infiltration and reduce or prevent off-site runoff.	A	
Grading must be coordinated with the drainage methods of adjacent properties and minimize differences in pad heights between the subject property and adjacent properties.	A	
Development should incorporate existing natural features into the overall site design, including significant trees and vegetation and drainage areas.	A	
Building placement and orientation must be carefully designed to enhance the streetscape, minimize the visibility of garage doors, retain natural site features, and complement the existing character of the neighborhood.	A	
Development should incorporate existing natural features into the overall site design, including significant trees and vegetation and drainage areas.	A	
Decorative paving and/or brickwork, as well as abutting shrubs or vines, are encouraged on all driveways to reduce the visual impact.	A	
Concrete areas of driveways should be minimized as much as possible. The use of pervious surfaces, such as pervious concrete or grasscrete, is encouraged on driveways.	A	
Site grading should divert flows to permeable areas and minimize the amount of stormwater leaving the property.	A	
Maximize permeable areas to allow percolation of runoff through such means as biofilters, green strips, and swales.	A	
Landscaping	A	
Preserve existing mature trees where feasible on the property.	A	
Trees and shrubs should be selected to minimize root problems and be located and spaced to allow for mature, long-term growth.	A	
The landscape and hardscape palettes should match the architecture of the structure.	A	
Landscaping must be provided along all building elevations and along perimeter walls.	A	
Drought tolerant and native plants should be used for planting of residential areas. Drought tolerant landscaping must include native water conserving plants.	A	
Succulents should be minimized as a landscaped material and should be used only as an accent with appropriate architectural styles.	A	

A = Applicable
N/A = Not Applicable

(Ord. 19-1036)

9-1G-15: R-1 ZONE DISTRICT INCENTIVES FOR FAR BONUS:

By meeting or exceeding development incentives as described in Table 9-1G-5 below, it may be possible to obtain architectural/design bonus credits to exceed the maximum permitted square footage. Incentive bonuses must be considered and awarded as a part of the site plan review process as described in Article C of this code. Incentives are only provided to new, two (2)-story, single-family houses.

Table 9-1G-5			
Incentives for FAR Bonus			
Elements	Definition	Minimum Requirements	Bonus Incentive ¹
Preservation of mature trees on residential property	Mature trees are defined as trees with a diameter-at-breast-height (DBH) of 19 inches or greater.	An applicant must record a covenant demonstrating the location of the mature tree, that all reasonable precautions have been made to preserve the tree, trimming of the tree must be overseen by a licensed arborist, the tree must not be topped, and that the City must approve of any removal of the tree.	100 square feet for each preserved tree.
Defined Architectural Style	Defined architectural styles include Craftsman, Spanish Revival, Tudor, Minimal Traditional with Colonial Revival, Ranch, Split-Level, Storybook, Prairie, and Mid-Century Modern.	Meets professionally recognized aspects of the chosen architectural style as demonstrated in <i>A Field Guide to American House</i> and <i>The Abrams Guide to American House Styles</i> .	200 square feet.
Attached or detached garage situated behind the house and not readily visible from a street ²	An attached or detached garage means any accessory building that is used as automobile shelter or storage, with a closable access door or doors, on the same lot as the main building and located behind the main building, situated as to not be visible from the street.	400 square foot FAR exemption for attached two-car garage and 600 square foot FAR exemption for attached three-car garage; all garage parking is to be located behind the home and not readily visible from a street to receive FAR reward.	300 square feet.
Note: 1. In no case may the cumulative bonus exceed 700 square feet. 2. For corner lots, the garage must be located in the rear of the property. The garage and the garage door may face the corner side street.			

(Ord. 19-1036)

PART 2. R-2 ZONE DISTRICT

9-1G-20: R-2 ZONE DISTRICT DESIGNATION:

The R-2 district primarily provides for medium-density, multi-family residential development up to twelve (12) dwelling units per acre. The R-2 district is intended for a mix of single-family houses, duplexes, and small multi-unit buildings (two (2) stories or less). The district generally corresponds to the Medium-Density Residential land use designation on the 2050 General Plan land use map. (Ord. 19-1036)

9-1G-21: R-2 ZONE DISTRICT LAND USE AND PERMIT REQUIREMENTS:

A. Permit Requirements: Table 9-1G-6 lists the permit requirements and code references for each land use in Table 9-1G-7.

Table 9-1G-6		
Permit Requirement Labels for Table 9-1G-7		
Label	Permit Requirement	Code Section
Y	Permitted Use	
A	Accessory to Permitted Use Only	

C	Conditional Use Permit	
N	Not Permitted	

B. Specific Land Uses: Where the last column in Table 9-1G-7 includes an additional code reference, the requirements of the referenced section also apply to the use.

Table 9-1G-7		
Land Uses and Permit Requirements for Residential Zone Districts		
Land Uses or Activities	R-2	Notes/Reference
Accessory buildings or structures	A	9-1F-10
Accessory dwelling units	A	9-1T-13
Animal keeping	A	9-1T-17
Assembly uses: religious facilities, lodges, clubs, cultural centers, etc.	C	
Childcare home	A	
Condominiums, two units	N	
Condominiums, three or more units	Y	
Day care center	C	
Educational institutions	C	
Home occupations	A	9-1F-13
Junior accessory dwelling units	Y	9-1T-13
Multi-Family Housing	Y	
Public parks and playgrounds	Y	
Schools (public and private)	C	
Short Term Rentals	N	
Single-family dwellings	Y	
Supportive housing	Y	
Temporary uses	A	
Transitional housing	Y	
Wireless communications facilities	C	9-1T-11
Yard Sales	A	4-2D-0

(Ord. 19-1036; amd. Ord. 20-1040U; Ord. 20-1048)

9-1G-22: R-2 ZONE DISTRICT RESIDENTIAL DEVELOPMENT STANDARDS:

Development standards for the R-2 District are shown in Table 9-1G-8 and described below. Where a single, detached house is proposed on a lot, the development must comply with the standards of zone R-1.

Table 9-1G-8				
Temple City R-2 Development Standards				
	Adjacent to R-1	Adjacent to R-2/R-3	Not Adjacent to Residential	Notes
Lot Area (square feet)				
Lot size	7,200	7,200	7,200	For a newly created lot.
Minimum Lot Area Per Dwelling	3,630	3,630	3,630	
Maximum density allowed (du/ac)	12	12	12	
Lot Width (feet)				
Lot	50	60	60	For newly created lots
Cul-de-sac (min. street/at setback)	35/50	-	-	50 feet at front yard setback.
Lot Depth (feet)				

Lot (min.)	80	80	80	For newly created lots.
Cul-de-sac (min.)	80	-	-	
Setbacks				
Front (feet)				
1st Floor (min.)	20	20	20	
2nd Floor (min.)	20	20	20	
Interior Side (feet)				
1st Floor (min.)	5	5	5	5 feet for the first story adjacent to R-1 zone. 5 feet adjacent to R-2/R-3 zone.
2nd Floor (min.)	5/10	5/10	5/10	An average second story setback of 10 feet must be provided, but not less than five feet.
Corner Side (feet)				
1st Floor (min.)	10	10	10	
2nd Floor (min.)	10	10	10	An average second story setback of 10 feet must be provided.
Rear (feet)				
1st Floor (min.)	15	5	5	
2nd Floor (min.)	20	10	10	Additional 5-foot setback from ground floor required setback.
Maximum Building Height (feet)				
Building	2 stories or 30 feet in height	2 stories or 30 feet in height	2 stories or 30 feet in height	Whichever is less. Does not include fully subterranean parking.
Accessory Building	15	15	15	
Maximum Floor Area Ratio				
Dwelling & Attached Garages	0.50	0.50	0.50	Of lot size including attached garage.
Second Floor Size Compared to First Floor Size	75%	75%	75%	
Maximum Lot Coverage				
Dwellings and structures	50%	50%	50%	
Minimum Permeable Surface				
Dwellings or structures	0.40	0.40	0.40	Does not apply to projects where all the parking is subterranean.
Minimum Gross Floor Area Per Dwelling Unit (square feet)				
One Bedroom	750	750	750	
Two Bedrooms	900	900	900	
Three Bedrooms	1,100	1,000	1,000	
More Than Three Bedrooms	+150 each additional bedroom			
Distance Between Buildings (feet)				

Distance between primary dwellings and accessory structures	15	15	15	
Distance between all other buildings/structures	5	5	5	
Minimum Parking Spaces				
Resident Parking (per unit)	2	2	2	Ground level must be in enclosed garage.
Guest Parking (per unit)	0.2	0.2	0.2	Fractions of 0.5 or more must be rounded up.

A. Lot Size and Width Requirements:

1. Lot size - For newly created lots, the lot size must be a minimum of seven thousand two hundred (7,200) square feet.
2. Lot width - Each newly created lot must be no less than fifty-feet (50') wide adjacent to an R-1 zone, and sixty feet (60') wide adjacent to R-2, R-3, and non-residential zones. If the parcel is located on a cul-de-sac street, there must be a minimum required lot width of thirty-five feet (35') at the street and fifty feet (50') at the front yard setback.
3. Lot Depth - Each newly created parcel must have a minimum lot depth of eighty feet (80').
4. Cul-De-Sac, Flag Lots, and Tiered Lots - Multi-family uses are not allowed on cul-de-sacs, flag lots, and tiered lots.

B. Yard Setbacks:

1. Front Yard Setbacks:
 - a. Each lot must maintain a minimum front yard setback of twenty feet (20') in depth.
 - b. No portion of the building or structure must encroach through a plane projected from an angle of sixty (60) degrees measured at a height of twelve feet (12') at the required front setback line.
2. Side Yard Setbacks:
 - a. Interior lots must maintain a side yard adjacent to each side lot line of not less than five feet (5') for the first-story portion of the building. For the second story a combined average second story setback of ten feet (10') must be provided, but never less than five feet (5').
 - b. On a corner lot, properties must maintain a side yard adjacent to the street of not less than ten feet (10') for the first-story portion when adjacent to any zone. The second-story setback must be a combined average of ten feet (10').
3. Rear Yard Setbacks: When the property to the rear is zoned R-1, the rear yard setback must not be less than fifteen feet (15'). When the property to the rear is not zoned R-1, the rear yard setback must not be less than five feet (5'). When the property to the rear is zoned R-1, the second story rear setback must be no less than twenty feet (20'). When the property to the rear is not zoned R-1, second story rear setback must be no less than ten feet (10').

C. Placement of Buildings:

1. Buildings and structures must be a minimum of five feet (5') away from each other, except as allowed in Section 9-1N-6 (Encroachments).
2. No portion of any principal dwelling may be located in any required yard area, except as allowed in Section 9-1N-6 (Encroachments).

D. Maximum Floor Area Ratio:

1. No multiple-family residential project may exceed a total floor area ratio (FAR) of 0.50.
2. The floor area of the second story must not exceed seventy-five percent (75%) of the floor area of the first story. In calculating the floor area of the ground floor, the definition of floor area ratio is used.

E. Accessory Uses And Structures:

1. Accessory uses and structures, including accessory dwelling units, pool houses, workshops, sheds, and the like, but not including required garages, are limited to one (1) per lot and must be located in the rear fifty percent (50%) of the lot.
2. An accessory structure of one hundred twenty (120) square feet or less may be placed within a required side or rear setback, provided there is a minimum of five feet (5') of setback between the accessory structure and the property line. The exception is centralized trash enclosures which must be setback a minimum of two feet (2') from all property lines and a minimum of fifteen feet (15') from any window.
3. If either an alley or a utility easement exists along the rear of the lot, not less than ten feet (10') of the rear lot line must be maintained free and clear of buildings or structures, except for a fence with a gate to provide access to the alley or utility easement.
4. Portable shade structures are prohibited in the front yard and in the corner side yard.

F. Vehicle Parking and Driveways:

1. Each lot or parcel of land in zone R-2 must have on the same lot or parcel of land a minimum of two (2) off-street parking spaces per main dwelling unit outside of any required setback.
2. Garages must be setback ten feet (10') from the main building elevation.
3. Each required parking space in a garage must be no less than ten feet (10') wide and twenty feet (20') long.
4. Tandem parking may only be used for developments with two (2) or more units.
5. Guest parking may not be in the front yard, street side yard, in a required driveway, or a fire lane. Vehicle parking at grade may not be in the front or side yard areas, except on paved driveways. "No Parking" signs must be placed conspicuously at the entrance to and at intervals of not less than fifty feet (50') along every required driveway.
6. For lots with two units, driveways are limited to a maximum paved width of sixteen feet (16'). No more than twelve feet (12') of the vehicular access to the garage may consist of hardscape; the remaining four feet (4') on either side must consist of landscaping. For lots less than eighty feet (80') in width only one (1) driveway is allowed. The minimum driveway width will be ten feet (10') for sites with twenty-five (25) or fewer spaces. For sites with more than twenty-five (25) spaces, the minimum driveway width is ten feet (10') wide for each one (1)-way driveway or twenty feet (20') for two (2)-way driveways. If two (2) driveways are required, the driveways must be placed on opposite sides of the site. Where a lot abuts an alley, parking access must be from the alleyway and not from the primary street. If a parcel already has a driveway and a unit is added to the rear of the parcel, parking access for any new units must be from the alleyway and not from the primary street or existing driveway.
7. Walkways must not be placed directly adjacent and parallel to driveways, so as to expand the maximum size of driveways. Walkways parallel to driveways must be placed a minimum of three feet (3') from the driveway.
8. There must be no more than one (1) driveway per site, unless waived by the Community Development Director for the project to comply with the Fire or Building Code or in cases such as through lots, or large developments.
9. Entrances to units should be from open space areas, not from driveways.

G. Landscape and Hardscape Requirements:

1. At a minimum, twenty-five percent (25%) of a parcel must be landscaped. The landscaped area must include a minimum of seventy percent (70%) of live vegetation. Live vegetation includes lawn areas, shrubs, and flowerbeds and does not include permeable pavers, turf block, or grasscrete.
2. A minimum of forty percent (40%) of a parcel area must be permeable.
3. Hardscape in the front yard must not exceed the following:
 - a. On parcels less than fifty feet (50') in width, no more than forty percent (40%) of the front yard may be hardscape.
 - b. On parcels fifty (50) to eighty (80) feet in width, no more than thirty-five percent (35%) of the front yard may be hardscape.
 - c. On parcels greater than eighty feet (80') in width, no more than thirty percent (30%) of the front yard may be hardscape.
4. Artificial turf is limited to no more than thirty percent (30%) coverage of the front yard or the rear yard.
5. A combination of trees, shrubs, and ground cover must be incorporated into landscaping plans.
 - a. Three trees must be at least thirty-six (36)-inch box trees. All other trees should be twenty-four (24)-inch boxes.
 - b. Shrubs must be five (5)-gallons.
 - c. Landscape plans must be prepared by a licensed landscaped architect.
6. All landscaped areas and materials must be regularly and properly maintained.
7. Mulch or stone-type materials should be placed between plants as ground cover or backdrop, not as a replacement for live vegetation. Plants should be spaced so that at maturity, the plants eventually cover most, if not all, of the mulch or stone material.
8. The use of mounding grasses such as *Festuca californica*, *Festuca rubra*, and *Carex pansa* are preferred.
9. Bare dirt is not permitted within the front yard or visible street side yard. All bare dirt areas must be finished with a minimum three-inch (3")-thick layer of mulch, organic bark, or earth-tone-colored rubber bark.
10. Rocks, stones, and pebbles are not to be used near public sidewalks or streets because they are a slipping hazard.
11. Dry stream beds and areas of decomposed granite must not account for more than twenty percent (20%) of the front or rear yard.
12. Paved pathways to the front door should be no more than five feet (5') wide, and all other pathways should be no more than three feet wide.
13. Landscaping on Projects with Subterranean Parking:
 - a. Grass, groundcovers, and artificial turf must be at grade. Taller shrubs, grasses, and other ornamental plants must be at grade or in planters no less than eighteen inches (18") in height. Raised planters should be minimized to the extent feasible.
 - b. For main courtyards thirty feet (30') or more in width, at least one (1) medium tree with a twenty-four-foot (24') canopy or more at maturity must be planted in the main courtyard. For main courtyards less than thirty feet (30') in width, at least two (2) small trees with a twelve-foot (12') canopy, or more at maturity, must be provided. Trees must be planted in a minimum three-foot (3') deep planter (not exceeding eighteen inches (18") above finished grade in main courtyards).
 - c. Medium canopy trees must be planted in an area that is a minimum eighteen feet (18') in width and length or diameter. Small

canopy trees must be planted in an area that is a minimum ten feet (10') in width and length or diameter.

- d. A minimum of three feet (3') in depth is required for tree plantings in courtyards, above the top plate of subterranean parking.

H. Common Open Space Requirements:

1. Common open space is required for developments with more than two (2) units.
2. A minimum of twenty percent (20%) of the lot size must be provided for common open space.
3. Common open space must have a minimum dimension of thirty feet (30') for lots more than sixty feet (60') in width and twenty feet (20') for lots less than sixty feet (60') in width.
4. Common open space includes recreational-leisure areas, private areas (no more than one hundred twenty-five (125) square feet in size), or a combination of both.
5. Common recreational areas must be located on the same property as the residential use it serves and must be available exclusively for the use of all residents of the development.
6. Private useable open space will be contiguous to the residential units served. Private open space may be delineated by a wall, fence, hedge no taller than forty-two inches (42") in height.
7. All common areas will be developed and professionally maintained in accordance with approved landscape and irrigation plans.

I. Main Courtyard Requirements:

1. For sites with more than two (2) units and having a width of fifty feet (50') or more, a main courtyard must be provided on the lot.
2. The main courtyard must be no less than ten percent (10%) of the total lot area and in no case less than six hundred (600) square feet with a minimum width and length of:
 - a. Fifteen feet (15') measured parallel to the front and side parcel lines, for lots less than eighty feet (80') in width; and
 - b. Twenty feet (20') measured parallel to the front and side parcel lines, for lots greater than or equal to eighty feet (80') in width.
3. All courtyards must be open to the sky, but may include the following permitted projections:
 - a. Eaves may project up to three feet (3') into courtyards.
 - b. Exterior, unenclosed building elements such as stoops, balconies and open stairs may encroach three feet (3') into courtyards.
4. If mechanical or utility equipment is placed in courtyards, it must be screened visually and acoustically and must not encroach into the required courtyard areas. Mechanical or utility equipment can be in private open space.
5. On lots greater than or equal to eighty feet (80') in width, a minimum of fifty percent (50%) of any courtyard's perimeter must be surrounded by a building. On lots less than eighty feet (80') in width, any courtyard's perimeter should be surrounded by buildings as much as feasible.
6. The main courtyards must be visible and accessible from the sidewalk. Each ground floor unit must have access to a courtyard. The main courtyard must be visible from the street with a minimum ten-foot (10') wide opening that is open to the sky. For openings less than eighteen feet (18') in width into the main courtyard, the depth of the opening must not exceed twice the width of the opening.
7. All primary entrances to ground floor units must be accessed from the street frontage or a courtyard.
8. All courtyards must meet the planting and tree requirements in section 9-1G-22-G.
9. Private open space within a courtyard is limited to a maximum of one hundred twenty-five (125) square feet or twenty-five percent (25%) of the courtyard, whichever is less.

J. Walls and Fences:

1. No fences or walls will be allowed in the front yard, and all walls and fences must be non-view obstructing.
2. Design requirements for walls and fences are found in Article N, Site Planning and General Design Standards.

K. Grading and Drainage for Sites with At-Grade Parking:

1. Where existing drainage flows from adjacent sites, the subject site must continue to accept cross lot drainage and must not be designed in such a way as to drain toward adjacent sites. The subject site must not create any barriers that prohibit existing drainage flows from adjacent sites. In cases where compliance with this requirement is deemed not feasible by the city, the director may approve modifications to encourage as much onsite infiltration and detention as feasible.
2. If the proposed finished grade will not alter existing cross lot drainage patterns, the difference between the grade of the subject site and adjacent sites must be within eight inches (8"). If the proposed finished grade will alter existing cross lot drainage patterns, the applicant must demonstrate how the subject property will address existing cross lot drainage patterns.

L. Additional Requirements: New dwellings constructed within five hundred feet (500') of an arterial street or a railway must be provided with a mechanical ventilation system designed to attain enhanced air filtration with the use of air filters that have a filtration efficiency equivalent to a minimum efficiency reporting value (MERV) of eleven (11) or higher as determined by testing methods established by the American Society Of Heating, Refrigerating And Air-Conditioning Engineers (ASHRAE) standard 52.2, as periodically amended. All such ventilation system equipment and air filters must be installed, operated, maintained and replaced in a manner consistent with applicable building code requirements and with the manufacturer's specifications and recommendations. Alternative air pollution mitigation measures (e.g., setbacks, landscaped buffers, etc.) may be utilized where feasible if they can be shown to have a mitigating effect that is equal to or greater than the enhanced air filtration measures specified herein.

M. Trash areas: Trash containers must provide not less than fifty (50) gallons of capacity per dwelling unit. All containers must be regularly cleaned and maintained and provided with tight fitting lids. Refuse storage areas will be so located as to be easily accessible for trash pick-up. All outdoor trash, garbage and refuse containers will be screened on all sides from public view by a minimum six-foot (6')-high concrete or masonry decorative block wall, and the opening provided with a gate of a durable wood or comparable material.

N. Accessory storage: A minimum of sixty (60) cubic feet of enclosed accessory storage space must be provided per dwelling unit. (Ord. 19-1036; amd. Ord. 20-1047)

9-1G-23: R-2 ZONE DISTRICT RESIDENTIAL BUILDING DESIGN AND ARCHITECTURAL STANDARDS:

The site design and architectural standards set forth in this chapter apply to all new residential structures, additions to residential structures, and accessory structures (including garages) in the R-2 District. Where a single detached home is proposed on a lot, the development must comply with the residential building design and architectural standards of the R-1 District.

A. Building Facades:

1. Façade Treatment: The maximum total blank wall area (without windows or entrances) will not exceed fifty percent (50%) of the first story wall.
2. For any new residential structure or addition, all sides of the building(s) visible from the street or other public areas and where the space between two (2) houses or structures is greater than twenty feet (20') should be fully articulated and have elements that contribute to visual interest and neighborhood character. This includes variation in massing, wall planes, and roof forms as well as surface articulation such as window and door treatments and windows.
3. The front entrance of residential structures must be recessed a minimum of five feet from the front wall of the unit. The front recessed entry or porch area must be covered.
4. No linear wall of a second story on a side or corner side yard may extend more than twenty-four feet (24') without architectural articulation or an offset of at least two feet (2') for not less than eight feet (8').
5. Balconies are only allowed along the front elevation or corner side elevation of a dwelling facing a public street.
6. Dwellings must have exterior walls of brick, wood, stucco, metal, concrete, or other similar material. Polished or unfinished metal siding is prohibited.
7. Garages and garage doors must be designed to minimize their appearance. This may include articulating with panels and/or windows on large planes, using two (2) single-car garage doors instead of one (1) double-car garage door, and using articulation of the façade and roof.
8. All vents, gutters, downspouts, flashing, and electrical panels must be painted to match the surface to which they are attached, unless concealed or used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.
9. Cantilevering of an upper floor over a lower floor must be limited to projections of eighteen inches (18") and for a width of eight feet (8').

B. Windows:

1. Window type, material, shape, and proportion must complement the architectural style of the building and enhance the articulation and detailing of the façade.
2. Consistent window and trim styles across elevations should be used.
3. Upper and lower windows should align vertically whenever possible.
4. Any faux shutters should be proportionate to the adjacent window to create the appearance of a real and functional shutter.
5. Security bars and shutters must be limited to the interior side and rear yard elevations.

C. Roof Design and Materials:

1. Roofs should be designed as part of the overall massing and architectural design. Roof slopes, massing, materials, and overhangs should be designed and scaled appropriately for the desired architectural style.
2. Roof materials and colors are important aspects of the overall home design and should be consistent with the desired architecture.
3. Roof design should enhance the visual interest of the building and break up the massing of the building.
4. Each dwelling must have a full roof that meets Temple City building code requirements. The following types of roof material are not allowed:
 - a. Glossy or polished surfacing on roofs.
 - b. Corrugated roofs.
 - c. Plastic, PVC, or other types of formed or molded material roofing (does not include clay or cement tile or fiberglass or composition shingles).
 - d. Painted shingles.
5. Chimneys should be exposed as architectural features rather than hidden within a wall surface.
6. Chimney caps should be decorative and conceal fireplace spark arrestors.

D. Utilities and Mechanical Equipment:

1. Electrical meters, cable boxes, junction boxes, and irrigation controllers should be designed as an integral part of the building on a rear or side elevation or otherwise screened from public view.
2. Building forms, fences, trellises, and landscaping should be used to screen aboveground utility transformers, pull boxes, and termination cabinets, where allowed by utility providers.
3. Utilities and mechanical equipment should be screened from the public right-of-way and, to the extent feasible, either painted to match the wall color, enclosed in a cabinet that is painted to match the wall color, or provided with some other type of decorative screen. New roof mounted equipment is prohibited unless it is replacing an existing piece of equipment.
4. Roof-mounted equipment, including dish antennae, must be screened from view from public rights-of-way and adjacent properties by materials that are architecturally compatible with the structure upon which they are mounted. See Chapter 7-8 of this code for small residential rooftop solar energy systems.
5. All utilities must be placed underground. (Ord. 19-1036)

9-1G-24: R-2 ZONE DISTRICT RESIDENTIAL DESIGN CRITERIA:

Table 9-1G-9 establishes the criteria for compatibility, intensity, façade treatments, and other design elements for the R-2 District.

Table 9-1G-9		
Design Criteria for the R-2 District		
Design Criterion	R-2	Additional Development Requirement
Compatibility of Architectural Styles and Character		
New construction and additions to residential structures should have exterior colors, forms, and materials that are consistent throughout, visually compatible with adjacent structures and the surrounding neighborhood, and applied to all facades.	A	
Design of residential structures should be consistent with local and regional architectural styles.	A	
In areas with identified historic buildings, structures, and sites, the proposed new development should blend in with and complement the area's historic character.	A	
Rooflines and roofing materials must be compatible with the architectural style of the residential structure. Use of varying, uncoordinated rooflines and roofing materials should be avoided.	A	
Building Façades		
Multi-building developments will utilize a consistent and stylistically compatible (but not necessarily identical) palette of scale, forms, colors, materials, and textures.	A	
The main entrance to a unit must be articulated with a roof or porch form. Entrances of residential structures should face the primary street.	A	
Window and door design and placement must be consistent with the overall architectural style of the structure and consistent with all windows/doors visible from the public right-of-way.	A	
Windows or similar openings will be oriented to minimize any direct line-of-sight into adjacent units.	A	
Entrances and windows, not garages, should be the dominant elements of the front façade of each unit	A	
Scale and Massing		
The size, mass, and scale of new dwellings must be visually compatible with adjacent structures and the surrounding neighborhood.	A	
Balance the massing and design of the structure(s) so that the ground level is designed at the human scale, and upper levels are visually less massive than the ground level.	A	

Building massing should include variations in wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to reduce the perceived scale of the structure.	A	
Site Design and Residential Structure Orientation		
Common open space must be located at ground level on the same property as the residential use it serves, will be safely accessible and available exclusively for the use of all residents of the development, and not be located adjacent to driveways.	A	
Building placement and orientation must be carefully designed to enhance the streetscape, minimize the visibility of garage doors, retain natural site features, and complement the existing character of the neighborhood.	A	
Building orientation must be to the public right of way or to a common shared space with pedestrian access.	A	
Easily identifiable pedestrian connections should be provided from the street/sidewalk to key areas within or adjacent to the site.	A	
Development should incorporate existing natural features into the overall site design, including significant trees and vegetation and drainage areas.	A	
Decorative paving and/or brickwork, as well as abutting shrubs or vines, are encouraged on all driveways to reduce the visual impact.	A	
Concrete areas of driveways should be minimized as much as possible. The use of pervious surfaces, such as pervious concrete or grasscrete, is encouraged on driveways.	A	
Site and building design must maximize the amount of runoff directed to permeable areas and/or maximize stormwater storage for reuse or infiltration. Projects must use natural drainage, detention ponds, infiltration pits, and bioswales to promote infiltration and reduce or prevent off-site runoff.	A	
Grading must be coordinated with the drainage methods of adjacent properties and minimize differences in pad heights between the subject property and adjacent properties.	A	
Maximize permeable areas to allow percolation of runoff through such means as biofilters, green strips, and swales.	A	
Landscaping		
Preserve existing mature trees where feasible on the property.	A	
Trees and shrubs should be selected to minimize root problems and be located and spaced to allow for mature, long-term growth.	A	
The landscape and hardscape palettes should match the architecture of the structure.	A	
Landscaping must be provided along all building elevations and along perimeter walls.	A	
Drought tolerant and native plants should be used for planting of residential areas.	A	
Fences and Walls		
Fences and walls will be of the same or compatible material, in terms of texture and quality, as the material and color of the principal building.	A	No fence allowed in the front yard and all fences must be non-view obstructing.
Loading and Storage		

Trash enclosures will be constructed of sturdy, durable, opaque materials (with trash receptacles screened from view.)	A	
Utility and Mechanical Equipment		
All mechanical equipment, meters, and utility transformers will be placed in locations that are not exposed to view from the street or will be screened from view with appropriate landscaping or architecturally integrated low walls.	A	
Building forms, fences, trellises, and landscaping should be used to screen aboveground utility transformers, pull boxes, and termination cabinets, where allowed by utility providers.	A	
Utility meters should be clustered in readily accessible locations when possible. Meters should not be placed in areas designated for landscaping.	A	
Satellite dishes will be located away from public view.	A	
Screening elements will be an integral part of the building's design.	A	
A = Applicable N/A = Not Applicable		

(Ord. 19-1036)

PART 3. R-3 ZONE DISTRICT

9-1G-30: R-3 ZONE DISTRICT DESIGNATION:

The R-3 district primarily provides for high-density, multi-family residential development up to thirty-six (36) dwelling units per acre. The R-3 district is intended for apartment and condominium/townhouse residential structures that house multiple dwelling units and may consist of two (2) to three (3)-story buildings. The district generally corresponds to the High-Density Residential land use designation on the 2050 General Plan land use map.

These areas are multi-family in character, yet retain some of the characteristics of suburban neighborhoods such as landscaped yards, off-street parking, common open space, shared amenities, and low building heights (three (3) stories or less). Other compatible uses, such as schools, childcare centers, parks, and assembly uses, may also locate in areas with this designation. (Ord. 19-1036)

9-1G-31: R-3 ZONE DISTRICT LAND USE AND PERMIT REQUIREMENTS:

A. Permit Requirements: Table 9-1G-10 lists the permit requirements and code references for each land use in Table 9-1G-11.

Table 9-1G-10		
Permit Requirement Labels for Table 9-1G-11		
Label	Permit Requirement	Code Section
Y	Permitted Use	
A	Accessory to Permitted Use Only	
C	Conditional Use Permit	
N	Not Permitted	

B. Specific Land Uses: Where the last column in Table 9-1G-11 includes an additional code reference, the requirements of the referenced section also apply to the use.

Table 9-1G-11		
Land Uses and Permit Requirements for Residential Zone Districts		
Land Uses or Activities	R-3	Notes/Reference
Accessory buildings or structures	A	9-1F-10
Accessory dwelling units	A	9-1T-13
Animal keeping	A	9-1T-17
Assembly uses: religious facilities, lodges, clubs, cultural centers, etc.	C	
Childcare home	A	
Community care facility, small	A	

Condominiums	Y	
Daycare homes (Large Family)	C	
Government Offices, Facilities and Parks	Y	
Home occupations	A	9-1T-16
Junior accessory dwelling units	Y	9-1T-13
Multi-family housing	Y	
Off street parking for R-3 uses	A	
Public parks and playgrounds	Y	
Schools (public and private)	C	
Short Term Rentals	N	
Single-family dwellings	Y	
Supportive housing	Y	
Temporary uses	A	
Transitional housing	Y	
Wireless communications facilities	C	9-1T-11

(Ord. 19-1036; amd. Ord. 20-1040U; Ord. 20-1047; Ord. 20-1048))

9-1G-32: R-3 ZONE DISTRICT RESIDENTIAL DEVELOPMENT STANDARDS:

Development standards for the R-3 District are shown in Table 9-1G-12 and described below. Where a single detached home is proposed on a lot, the development must comply with the standards of zone R-1.

Table 9-1G-12				
Temple City R-3 Development Standards				
	Adjacent to R-1	Adjacent to R-2/R-3	Not Adjacent to Residential	Notes
Lot Area (square feet)				
Lot size	10,000	10,000	10,000	For a newly created lot.
Minimum lot area per dwelling	1,210	1,210	1,210	
Maximum dwelling units (du per acre)	36	36	36	
Lot Width (feet)				
Existing lot (min.)	50	50	50	Minimum width needed for multi-family use.
New interior lot (min.)	80	80	80	
New corner lot (min.)	100	100	100	
Lot Depth (feet)				
Lot (min.)	80	80	80	
Setbacks				
Front (feet)				
1st Floor (min.)	20	20	20	
2nd Floor (min.)	30	20	20	
3rd Floor (min.)	40	40	40	
Interior Side (feet)				
1st Floor (min.)	5	5	5	
2nd Floor (min.)	10	Average 10, no less than 5	Average 10, no less than 5	
3rd Floor (min.)	10	10	10	
Corner Side (feet)				
1st Floor (min.)	10	10	5	
2nd Floor (min.)	10	10	10	
3rd Floor (min.)	15	15	10	
Rear (feet)				

1st Floor (min.)	15	5	5	R-1 to the rear.
2nd Floor (min.)	20	10	5	
3rd Floor (min.)	30	20	10	
Maximum Building Height (feet)				
Building (max.)	3 stories or 40 feet in height	3 stories or 40 feet in height	3 stories or 40 feet in height	Whichever is less. Does not include fully subterranean parking. Height measured from top plate of subterranean parking to top plate of residence.
Accessory Building	15	15	15	
Dwelling, second and third floors	0.75	0.75	0.75	Of first floor square feet.
Maximum Lot Coverage				
All buildings	0.50	0.50	0.50	
Minimum Permeable Surface				
Dwellings or structures	0.20	0.20	0.20	Only applies to projects constructed at grade.
Minimum Gross Floor Area Per Dwelling Unit (square feet)				
Bachelor Units	600	600	600	
One Bedroom	750	750	750	
Two Bedrooms	900	900	900	
Three Bedrooms	1,100	1,000	1,000	
More Than Three Bedrooms	+150 each additional bedroom			
Distance Between Buildings (feet)				
Distances between primary dwellings and accessory structures	15	15	15	
Distance between all other buildings/structures	5	5	5	
Minimum Parking Spaces				
Resident Parking (per unit)	2	2	2	Ground level must be in enclosed garage.
Guest Parking (per unit)	0.2	0.2	0.2	Fractions of 0.5 or more must be rounded up.

A. Lot Size and Width Requirements:

1. Lot size: For newly created lots, the lot size must be a minimum of ten thousand (10,000) square feet. For lots in existence at the time of adoption of this ordinance, the minimum area per dwelling unit applies. When the number of units is calculated, fractional units are rounded down to the nearest whole number.

2. Lot width: Multi-family uses are only allowed on lots greater than fifty feet (50') in width. New interior lots must be no less than eighty feet (80') wide and new corner lots a minimum of one hundred feet (100') wide.

B. Yard Setbacks:

1. Front Yard Setbacks: Each lot must maintain a minimum front yard setback of twenty feet (20') in depth for the first story, thirty feet (30') in depth for the second story, and forty feet (40') in depth for the third story.

2. Side Yard Setbacks:

a. Interior lots must maintain a side yard adjacent to each side lot line of not less than five feet (5') for the first story of the building. The second-story setback must be no less than ten feet (10') when sharing an interior lot line with a R-1 property or an average of ten feet (10'), but never less than five feet (5') when adjacent to any other zone. The third story setback must be no less than ten feet (10') for the third-story portion of the building.

b. On a corner lot, across the street from a R-1, R-2, or R-3 zoned property, the first floor and second floor street side yard setback must be no less than ten feet (10') and the third-floor street side yard setback must be no less than fifteen feet (15').

c. On corner lots across the street from non-residential zones, the first story street side setback must be no less than five feet (5') and the second and third story street side setback must be no less than ten feet (10').

3. Rear Yard Setbacks:

a. When the property to the rear is zoned R-1, the first story rear yard setback must be no less than fifteen feet (15'), the second story rear yard setback must be no less than twenty feet (20'), and the third story rear yard setback must be no less than thirty feet (30').

b. When the property to the rear is zoned R-2 or R-3, the first story must be no less than five feet (5'), the second story rear yard setback must be no less than ten feet (10'), and the third story rear yard setback must be no less than twenty feet (20').

c. When the property to the rear is non-residentially zoned, the first and second story rear yard setback must be no less than five feet (5'), and the second story rear yard setback must be no less than ten feet (10').

C. Placement of Buildings:

1. Buildings and structures must be a minimum of five feet (5') away from each other, except as allowed in Section 9-1N-6 (Encroachments).

2. No portion of any principal dwelling may be located in any required yard area, except as allowed in Section 9-1N-6 (Encroachments).

D. Ratio of Ground Floor to Upper Stories: The floor area of upper stories must not exceed seventy-five percent (75%) of the floor area of the ground floor. In calculating the floor area of the ground floor, the definition of floor area ratio is used.

E. Accessory Uses And Structures:

1. Accessory uses and structures, including accessory dwelling units, pool houses, workshops, sheds, and the like, but not including required garages, are limited to one (1) per lot and must be located in the rear fifty percent (50%) of the lot.

2. Accessory structures may not be placed in the required open space area.

3. An accessory structure of one hundred twenty (120) square feet or less may be placed within a required side or rear setback, provided there is a minimum of five feet (5') of setback between the accessory structure and the property line. The exception is centralized trash enclosures which must be setback a minimum of two feet (2') from all property lines and a minimum of ten feet (10') from any window.

4. If either an alley or a utility easement exists along the rear of the lot, not less than ten feet (10') of the rear lot line must be maintained free and clear of buildings or structures, except for a fence with a gate to provide access to the alley or utility easement.

5. On a reversed corner lot, an accessory building may be built to the interior side lot line when located to the rear of the required side yard, provided that no portion of such building must be erected closer than five feet (5') to the property line of any abutting lot to the rear of such reversed corner lot.

6. Portable shade structures are prohibited in the front yard and in the corner side yard.

F. Vehicle Parking and Driveways:

1. Off-street parking standards: Each lot or parcel of land in zone R-3 must have on the same lot or parcel of land a minimum of two (2) off-street parking spaces per dwelling unit and one (1) unenclosed guest parking space for every five (5) units, rounded up at .5 spaces. Residence parking at grade must be in a garage. Underground parking may be unenclosed, not in a garage.

2. Subterranean parking is not considered as a story of the building.

3. The top plate of underground parking shall be at natural grade.

4. Off-street parking reduction: For R-3 zoned lots that do not adjoin R-1 zoned lots the off-street parking standard may be reduced subject to approval by the director. A study that adequately demonstrates reduced parking demand resulting for transit accessibility or other factors must be submitted.

5. Each required parking space in a garage must be no less than ten feet (10') wide and twenty feet (20') long. Open parking areas may use non-residential parking size standards (8.5 feet by 18 feet) plus 1.5 feet when next to a vertical obstruction.

6. Tandem parking must not be used for guest parking.

7. Guest parking may not be in the front yard, street side yard, in a required driveway, or a fire lane. Vehicle parking at grade may not be in the front or side yard areas, except on paved driveways. "No Parking" signs must be placed conspicuously at the entrance to and at intervals of not less than fifty feet (50') along every required driveway.

8. For lots with two units, driveways are limited to a maximum paved width of sixteen feet (16'). No more than twelve feet (12') of the vehicular access to the garage may consist of hardscape; the remaining four feet (4') on either side must consist of landscaping. For lots less than eighty feet (80') in width only one (1) driveway is allowed. The minimum driveway width will be ten feet (10') for sites with twenty-five (25) or fewer spaces. For sites with more than twenty five (25) spaces, the minimum driveway width is ten feet (10') wide for each one (1)-way driveway or twenty feet (20') for two (2)-way driveways. If two (2) driveways are required, the driveways must be placed on opposite sides of the site.

9. When units face a driveway located within a required side yard, a landscaped area of at least five feet (5') wide must be maintained between any dwelling and the driveway. Walkways may not encroach more than two feet (2') into this landscaped area.

10. Where a lot abuts an alley, parking access must be from the alleyway and not from the primary street.

11. Walkways must not be placed directly adjacent and parallel to driveways, so as to expand the maximum size of driveways. Walkways parallel to driveways should be placed at minimum three feet (3') from the driveway.

12. Entrances to residential units should be from a courtyard and not from a driveway.

13. There must be no more than one (1) driveway per site, unless waived by the Community Development Director for the project to comply with the Fire or Building Code or in cases such as through lots, or large developments.

G. Landscape and Hardscape Requirements:

1. At minimum, twenty-five percent (25%) of the lot area must be landscaped. The landscaped area must include a minimum of seventy percent (70%) of live vegetation. Live vegetation includes lawn areas, shrubs, and flowerbeds and does not include permeable pavers, turf block, or grasscrete. Artificial turf is limited to no more than thirty percent (30%) coverage of the front yard or the rear yard.

2. Hardscape in the front yard must not exceed the following:

a. On parcels less than fifty feet (50') in width, no more than forty percent (40%) of the front yard may be hardscape. On parcels fifty (50) to eighty (80) feet in width, no more than thirty-five percent (35%) of the front yard may be hardscape.

b. On parcels greater than eighty feet (80') in width, no more than thirty percent (30%) of the front yard may be hardscape.

3. A combination of trees, shrubs, and ground cover must be incorporated into landscaping plans.

a. For projects built at grade, three (3) trees must be at least thirty-six-inch (36") box trees. All other trees should be at least twenty-four-inch (24") boxes. For projects with below grade parking, all tree should be at least twenty-four-inch (24") box trees.

b. Shrubs must be a minimum of five (5) gallon.

c. Landscape plans must be prepared by a licensed landscaped architect.

4. All landscaped areas will be developed and professionally maintained in accordance with approved landscape and irrigation plans.

5. Mulch or stone-type materials should be placed between plants as ground cover or backdrop, not as a replacement for live vegetation. Plants should be spaced so that at maturity, the plants eventually cover most, if not all, of the mulch or stone material.

6. The use of mounding grasses such as *Festuca californica*, *Festuca rubra*, and *Carex pansa* are preferred.

7. Bare dirt is not permitted within the front yard or visible street side yard. All bare dirt areas must be finished with a minimum three-inch (3")-thick layer of mulch, organic bark, or earth-tone-colored rubber bark.

8. Rocks, stones, and pebbles are not to be used near public sidewalks or streets because they are a slipping hazard.

9. Dry stream beds and areas of decomposed granite must not account for more than twenty percent (20%) of the front or rear yard.

10. Paved pathways to the front door should be no more than five feet (5') wide, and all other pathways should be no more than three feet (3') wide.

11. Plantings must be at grade or in finished planters not exceeding eighteen inches (18") above finished grade in courtyards or top plate of subterranean parking.

12. For courtyards thirty feet (30') or more in width, at least one (1) medium tree with a twenty-four-foot (24') canopy or more at maturity must be planted in the courtyard. For courtyards less than thirty feet (30') in width, at least two (2) small trees with a twelve-foot (12') canopy, or more at maturity, must be provided. Trees must be planted in a minimum three-foot (3') deep planter (not exceeding eighteen inches (18") above finished grade in courtyards).

13. Medium canopy trees must be planted in an area that is a minimum eighteen feet (18') in width and length or diameter. Small canopy trees must be planted in an area that is a minimum twelve feet (12') in width and length or diameter.

14. A minimum of three feet (3') in depth is required for tree plantings in courtyards, above the top plate of subterranean parking.

H. Common Open Space Requirements:

1. Common open space is required for developments with more than two (2) units.

2. A minimum of twenty percent (20%) of the lot size must be provided for common open space.

3. Common open space must have a minimum dimension of thirty feet (30') for lots more than sixty feet (60') in width and twenty feet (20') for lots less than sixty feet (60') in width.

4. Common open space includes recreational-leisure areas, private areas, or a combination of both.

5. Common recreational areas must be located on the same property as the residential use it serves and must be available exclusively for the use of all residents of the development.

6. Private useable open space will be contiguous to the residential units served. Private open space may be delineated by a wall, fence, hedge no taller than forty-two inches (42") in height.

7. All common areas will be developed and professionally maintained in accordance with approved landscape and irrigation plans.

I. Main Courtyard Requirements:

1. Parcels having a width greater than fifty feet (50') in the R-3 district must provide a main courtyard on the lot.

2. Main courtyards must be no less than ten percent (10%) of the total lot area and in no case less than one thousand (1,000) square feet with a minimum width and length of twenty feet (20') measured parallel to the front and side parcel lines.

3. The main courtyards must be open to the sky, but may include the following permitted projections:
 - a. Eaves may project up to three feet (3') into the main courtyard.
 - b. Exterior, unenclosed building elements such as stoops, balconies and open stairs may encroach three feet (3') into the main garden.
4. If mechanical or utility equipment is placed in the main courtyard area, it must be screened visually and acoustically and must not encroach into the required main courtyard area. Mechanical or utility equipment can be in private open space.
5. A minimum of fifty percent (50%) of the courtyard's perimeter must be enclosed by a building.
6. Courtyards must be visible and accessible from the sidewalk and each ground floor unit. The view corridor must not be provided from the driveway. Courtyards must be visible from the street with a minimum ten-foot (10') wide opening that is open to the sky. For openings less than eighteen feet (18') in width into courtyards, the depth of the opening must not exceed twice the width of the opening.
7. All primary entrances to ground floor units must be accessed from the street frontage or courtyard.
8. Courtyard areas must meet the planting and tree requirements in section 9-1G-32, subsection G.
9. Private open space within a courtyard is limited to a maximum of one hundred twenty-five (125) square feet or twenty-five percent (25%) of the courtyard, whichever is less.

J. Walls and Fences:

1. No fences or walls will be allowed in the front yard, and all walls and fences must be non-view obstructing.
2. Design requirements for walls and fences are found in Article N, Site Planning and General Design Standards.

K. Grading and Drainage for Sites with At-Grade Parking:

1. Where existing drainage flows from adjacent sites, the subject site must continue to accept cross lot drainage and must not be designed in such a way as to drain toward adjacent sites. The subject site must not create any barriers that prohibit existing drainage flows from adjacent sites. In cases where compliance with this requirement is deemed not feasible by the city, the director may approve modifications to encourage as much onsite infiltration and detention as feasible.
2. If the proposed finished grade will not alter existing cross lot drainage patterns, the difference between the grade of the subject site and adjacent sites must be within eight inches (8"). If the proposed finished grade will alter existing cross lot drainage patterns, the applicant must demonstrate how the subject property will address existing cross lot drainage patterns. If the proposed finished grade will not alter existing cross lot drainage patterns, the difference between the grade of the subject site and adjacent sites must be within eight inches (8"). If the proposed finished grade will alter existing cross lot drainage patterns, the applicant must demonstrate how the subject property will address existing cross lot drainage patterns.

L. Additional Requirements:

1. New dwellings constructed within five hundred feet (500') of an arterial street or a railway must be provided with a mechanical ventilation system designed to attain enhanced air filtration with the use of air filters that have a filtration efficiency equivalent to a minimum efficiency reporting value (MERV) of eleven (11) or higher as determined by testing methods established by the American Society Of Heating, Refrigerating And Air-Conditioning Engineers (ASHRAE) standard 52.2, as periodically amended. All such ventilation system equipment and air filters must be installed, operated, maintained and replaced in a manner consistent with applicable building code requirements and with the manufacturer's specifications and recommendations. Alternative air pollution mitigation measures (e.g., setbacks, landscaped buffers, etc.) may be utilized where feasible if they can be shown to have a mitigating effect that is equal to or greater than the enhanced air filtration measures specified herein.
2. Trash areas: Trash containers must provide not less than fifty (50) gallons of capacity per dwelling unit. All containers must be regularly cleaned and maintained and provided with tight fitting lids. All trash storage areas must be located for convenient vehicular access for pickup. All outdoor trash, garbage and refuse containers will be screened on all sides from public view by a minimum six-foot (6')-high concrete or masonry decorative block wall, and the opening provided with a gate of a durable wood or comparable material.
3. Accessory storage: A minimum of sixty (60) cubic feet of enclosed accessory storage space must be provided per dwelling unit. (Ord. 19-1036; amd. Ord. 20-1047)

9-1G-33: R-3 ZONE DISTRICT INCENTIVES:

Incentives: Table 9-1G-13 incentives are intended to encourage the consolidation of smaller R-3 zoned lots into larger development sites to achieve the scale and quality of development envisioned for the area.

Table 9-1G-13	
Lot Consolidation Incentives	
Number of Lots Consolidated	Incentive
4 to 6 lots	15% increase in number of allowable units
	10% reduction in guest parking
7 or more lots	20% increase in number of allowable units
	10% reduction in guest parking

Through the development agreement process, the city may consider other lot consolidation incentive bonuses such as increased building height, vacation of alleys, reductions in processing fees, in-lieu fees, or utility connection fees. The extent of such bonuses may

vary on a case by case basis subject to agreement between a project applicant and the city. (Ord. 19-1036)

9-1G-34: R-3 ZONE DISTRICT RESIDENTIAL BUILDING DESIGN AND ARCHITECTURAL STANDARDS:

The site design and architectural standards set forth in this chapter apply to all new residential structures, additions to residential structures, and accessory structures (including garages) in the R-3 District. Where a single detached home is proposed on a lot, the development must comply with the residential building design and architectural standards of the R-1 District.

A. Building Facades.

1. Buildings should be oriented toward the street and common open space. The dwelling unit(s) nearest the front property line must have a "front elevation" as viewed from the street and must have a front door situated along the building wall nearest the street. The front entrance of each residential unit must be recessed a minimum of five feet (5') from the front wall of the house. The front recessed entry or porch area must be covered.
2. No façade along a primary street may be longer than sixty feet (60').
3. For any new residential structure or addition, all sides of the building(s) visible from the street or other public areas and where the space between two (2) houses or structures is greater than twenty feet (20') should be fully articulated and have elements that contribute to visual interest and neighborhood character. This includes variation in massing, wall planes, and roof forms as well as surface articulation such as window and door treatments and windows.
4. Balconies are only allowed along the front elevation or corner side elevation of a dwelling facing a public street.
5. Dwellings must have exterior walls of brick, wood, stucco, metal, concrete, or other similar material. Polished or unfinished metal siding is prohibited.
6. Garages and garage doors must be designed to minimize their appearance. This may include articulating with panels and/or windows on large planes, using two (2) single-car garage doors instead of one (1) double-car garage door, and using articulation of the façade and roof.
7. All vents, gutters, downspouts, flashing, and electrical panels must be painted to match the surface to which they are attached, unless concealed or used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.
8. Balconies are not allowed on side or rear elevations facing single-family homes.
9. No exterior stairways are allowed.
10. Cantilevering of an upper floor over a lower floor must be limited to projections of eighteen inches (18") and for a width of eight feet (8').

B. Windows:

1. Window type, material, shape, and proportion must complement the architectural style of the building and enhance the articulation and detailing of the façade. Where appropriate to the architectural style, windows should be inset a minimum of two inches (2") from the building walls to create shade and shadow detail.
2. Consistent window and trim styles across elevations should be used.
3. Upper and lower windows should align vertically whenever possible.
4. Any faux shutters should be proportionate to the adjacent window to create the appearance of a real and functional shutter.

C. Roof Design and Materials.

1. Roofs should be designed as part of the overall massing and architectural design. Roof slopes, massing, materials, and overhangs should be designed and scaled appropriately for the desired architectural style.
2. Portions of a new building or roof modification that are within thirty feet (30') of an existing home must not exceed the height of the existing home by more than six feet (6').
3. Roof materials and colors are important aspects of the overall home design and should be consistent with the desired architecture.
4. Roof design should enhance the visual interest of the building and break up the massing of the building.
5. Each dwelling must have a full roof that meets Temple City building code requirements. The following types of roof material are not allowed:
 - a. Glossy or polished surfacing on roofs.
 - b. Corrugated roofs.
 - c. Plastic, PVC, or other types of formed or molded material roofing (does not include clay or cement tile or fiberglass or composition shingles).
 - d. Painted shingles.
6. Chimneys should be exposed as architectural features rather than hidden within a wall surface.
7. Chimney caps should be decorative and conceal fireplace spark arrestors.

D. Utilities and Mechanical Equipment:

1. Roof-mounted equipment, including dish antennae, must be screened from view from public rights-of-way and adjacent properties

by materials that are architecturally compatible with the structure upon which they are mounted. See Chapter 7-8 of this code for small residential rooftop solar energy systems.

2. New roof mounted equipment is prohibited unless it is replacing an existing piece of equipment.
3. All utility wires must be placed underground. (Ord. 19-1036)

9-1G-35: RESIDENTIAL DESIGN CRITERIA:

Table 9-1M-30.5 establishes the criteria for compatibility, intensity, facade treatments, and other design elements for the R-3 District.

Table 9-1M-30.5		
Design Criteria for the R-3 District		
Design Criterion	R-3	Additional Development Requirement
Compatibility of Architectural Styles and Character		
Design of residential structures should be consistent with local and regional architectural styles.	A	
The size, mass, and scale of new dwellings must be visually compatible with adjacent structures and the surrounding neighborhood.	A	
In areas with identified historic buildings, structures, and sites, the proposed new development should blend in with and complement the area's historic character.	A	
Additions to residential structures must be designed and constructed to be similar to the architectural style and building form of the structure to which they are added, including similar or complementary color, roof design, and other key architectural features.	A	
Rooflines and roofing materials must be compatible with the architectural style of the residential structure. Use of varying, uncoordinated rooflines and roofing materials should be avoided.	A	
Window and door design and placement must be consistent with the overall architectural style of the structure and consistent with all windows/doors visible from the public right-of-way.	A	
Multi-building developments will utilize a consistent and stylistically compatible (but not necessarily identical) palette of scale, forms, colors, materials, and textures.	A	
Building Form and Design		
Building placement and orientation must be carefully designed to enhance the streetscape, retain natural site features and complement the existing character of the neighborhood.	A	
Balance the massing and design of the structure(s), so that the ground level is designed at the human scale, and upper levels are visually less massive than the ground level.	A	
Building massing should include variations in wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to reduce the perceived scale of the structure.	A	
Entrances should serve no more than two units.	A	
Building design should focus on individual unit identity and provide architectural styling to distinguish from other units.		
Building accents such as trellises, arched gates or arbors should be used to provide visual interest and demarcation to entrances.	A	
Windows or similar openings will be oriented to minimize any direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line.	A	
Site Design and Open Space		

Building placement and orientation must be carefully designed to enhance the streetscape, retain natural site features, and complement the existing character of the neighborhood.	A	
Building orientation must be to the public right of way or to a common shared space with pedestrian access.	A	
Common open space will be located at ground level on the same property as the residential use it serves, will be safely accessible and available exclusively for the use of all residents of the development, and not be located adjacent to driveways.	A	
Easily identifiable pedestrian connections should be provided from the street/sidewalk to key areas within or adjacent to the site.	A	
Development should incorporate existing natural features into the overall site design, including significant trees and vegetation and drainage areas.	A	
Concrete areas of driveways should be minimized as much as possible. The use of pervious surfaces, such as pervious concrete or grasscrete, is encouraged on driveways.	A	
Site and building design must maximize the amount of runoff directed to permeable areas and/or maximize stormwater storage for reuse or infiltration. Projects must use natural drainage, detention ponds, infiltration pits, and bioswales to promote infiltration and reduce or prevent off-site runoff.	A	
Grading must be coordinated with the drainage methods of adjacent properties and minimize differences in pad heights between the subject property and adjacent properties.	A	
Maximize permeable areas to allow percolation of runoff through such means as biofilters, green strips, and swales.	A	
Landscaping		
Preserve existing mature trees where feasible on the property.	A	
Trees and shrubs should be selected to minimize root problems and be located and spaced to allow for mature, long-term growth.	A	
Drought tolerant and native plants should be used for planting of residential areas. Drought tolerant landscaping must include native water conserving plants.	A	
Landscape and hardscape palettes should match the architecture of the structure.	A	
Landscaping must be provided along all building elevations and along perimeter walls.	A	
Circulation and Parking		
New development provides for adequate access and off-street parking arrangements.	A	
Parking structures will be architecturally integrated with the project design and will be screened from view at street level by architectural detailing, façade treatment, artwork, landscaping, or similar visual features to enhance the street façade.	A	
Shared vehicle and pedestrian circulation areas should utilize decorative paving and/or brickwork for pedestrian ways traversing parking areas or alongside of vehicular circulation.	A	
Guest parking should occur at the rear of the site when possible and may encroach into the rear setback.	A	
Driveways and walkways must be separated with landscaping or other appropriate treatment.	A	
Fences, Walls, and Enclosures		

Fences and walls will be of the same or compatible material, in terms of texture and quality, as the material and color of the principal building.	A	No fences or walls will be allowed in the front yard, and all fences and walls must be non-view obstructing.
Trash enclosures will be constructed of sturdy, durable, opaque materials (with trash receptacles screened from view).	A	
Utility and Mechanical Equipment		
All mechanical equipment, meters, and utility transformers will be placed in locations that are not exposed to view from the street or will be screened from view with appropriate landscaping or architecturally integrated low walls.	A	
Building forms, fences, trellises, and landscaping should be used to screen aboveground utility transformers, pull boxes, and termination cabinets, where allowed by utility providers.	A	
Utility meters should be clustered in readily accessible locations when possible. Meters should not be placed in areas designated for landscaping.	A	
Satellite dishes should be located away from public view.	A	
A = Applicable N/A = Not Applicable		

(Ord. 19-1036)