



# City of Temple City - Zoning Summary

ZONE	PERMITTED USES	REQUIRED YARD SETBACKS			MAX HGT	MIN LOT SIZE	LOT AREA PER DWELLING UNIT	MIN. LOT WIDTH	FLOOR AREA RATIO	MAX LOT COV	PERMEABLE LOT COV.
		FRONT	SIDE	REAR							
R-1	Single Family Dwelling (Up to 6 du/acre)	20' Min, to 30' Max (Ord. 98-823)	1st story: 5' or 10% of the lot width whichever is greater Street Side: 10' 2nd story: 15' for the total combined setback on both sides, or 20' if it's a corner lot	15'	18' (single story) 26' (two story) 15' (accessory)	7,200 sf (existing lots are exempt)	7,200 sf, One dwelling Per lot, For guest house or R-1 second unit, refer to Ord.03-888	60' (existing lots are exempt)	Single story: N/A (refer to max. lot coverage)  Two story: 35 % of the lot size or 3,500 sq. ft., whichever is smaller	50%	25% Min., if Lot<7200  35% Min., if Lot<10,000  40% Min., If Lot>10,000
R-2	Single/Multiple Family, Duplexes (Up to 12 du/acre)	*20'	*Single story: 5' *Street side: 10' *Two story: 1st story: 10' 2nd story: no less than the 1st story with an average of 15' setback	15'	30'	7,200 sf (existing lots are exempt)	3,600 sf (divide the lot size by this number to get the max. no. of units)	60' (existing lots are exempt)	50 % w/garage	50%	40%
R-3	Single/Multiple Family, Duplexes (Up to 18 du/acre)	*20'	*Single story: 5' *Street side: 10' *Two story: 1st story: 10' 2nd story: no less than the 1st story with an average of 15' setback	15'	40' Or 3 stories – whichever is less	10,000 sf (existing lots are exempt)	**1,452 sf (divide lot size by this number to get the max. no. of units)	Interior 80 ft Corner 100 ft (existing lots are exempt)	70 % w/garage	50%	40%
R-3	Single/Multiple Family, Duplexes (Up to 18 du/acre)	*20'	*Single story: 5' *Street side: 10' *Two story: 1st story: 10' 2nd story: no less than the 1st story with an average of 15' setback	15'	If abutting R-1 zone = 30' Or 2 stories – whichever is less	10,000 sf (existing lots are exempt)	If abutting R-1 zone = 2,400 sf (divide lot size by this number to get the max. no. of units)	Interior 80 ft Corner 100 ft (existing lots are exempt)	70 % w/garage	50%	40%

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

\*\* R-3 zones require a minimum density of 20 dwelling units per acre (1 dwelling unit per 2,178 square feet).

1. **Second floor** area cannot exceed 75% of the first floor area.
2. **Building separation (R Zones):** 10 ft. min. between structures. However, it could be reduced to 5' ft. measured from eave to eave between habitable and accessory buildings if the two facing walls are constructed with 1-hour fire resistant material.
3. **Open space** in R zones: 500 sq.ft. per dwelling (excluding required front yard areas and driveways)
4. **Parking requirements:** R zones
  - (a) R-1: 2 parking spaces in garage per dwelling  
3 parking spaces in garage if 5 or more bedrooms
  - (b) R-2 & R-3: 2 parking spaces in garage plus ½ space per dwelling, except 3 spaces per condo unit with 3 or more bedrooms
  - (c) 2-car garage – 20ft x 20 ft inside dimension  
3-car garage – 20ft x 30 ft inside dimension
  - (d) Parking stall dimensions:  
Enclosure: 10'x20'  
Open: 9' x 20'  
Abutting one wall: 12' x 20'  
Abutting two walls: 14' x 20'
  - (e) See separate handout for parking requirement details
5. **Accessory structures** located in the rear one-third of an interior lot may be built to within 2 inches of the side and rear property lines. However, on a reversed corner lot or the front lot of a tired lot subdivision, accessory structures shall be setback 5' from the rear and side property lines.
6. Fireplaces, cornices and similar architectural features may project or encroach no more than a max. of 30" into the required setback areas.
7. **Incentives Program** allows up to an additional 500 square feet of living area; refer to R-1 Design Guidelines (*Ord. 05-896*)
8. \*A Conditional Use Permit is required to exceed 45 feet in height
9. **Fences, walls and hedges:**
  - (a) Max. height beyond front yard – 6 ft
  - (b) Max. height in front yard –36" (3 feet) for view-obscuring and 42" (3 ½ feet) for non-view obscuring
  - (c) 5 ft height required around swimming pools (*See Bldg. Dept. for additional requirements*).
10. **Residential driveway design:**
  - (a) All driveways shall lead to a legal parking space
  - (b) The driveway shall not be wider than the parking area it serves
11. **Balconies** are only allowed along the front elevations (all R Zones) and along double-loaded driveways (R-2 and R-3).
12. **Planning review** is required for all remodels, additions, new dwellings, accessory structures, multiple residential dwellings, commercial, and industrial developments. Some projects may require a public hearing, see Planning Department.
13. **2<sup>nd</sup> Story architectural articulations:**
  - R-1:
    - (c) At least 50% of the second floor front elevation shall be recessed or setback no less than 10 feet from the front wall of the first story.
    - (d) No linear wall of a 2nd story shall extend more than 24 feet without additional architectural articulation or an offset of at least 2 feet and for a distance of not less than 8 feet.
  - R-2 & R-3:
    - (e) For a detached single unit, no linear wall of a second story shall extend longer than 24 feet without an offset of 2 ft. for a distance of not less than 8 ft.
    - (f) For an attached multi-unit structure, no linear wall of a 2nd story shall extend longer than 20 ft without an offset of 4 ft or 24 ft without an offset of 5 ft for a distance of not less than 8 ft.

**Disclaimer:** This is only a summary of the Temple City Zoning Code. For more information, please contact the Temple City Community Development Department at (626) 285-2171.

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