



City of Temple City

# SINGLE FAMILY RESIDENTIAL (R-1) ZONE FLOOR AREA RATIO INCENTIVES

PLANNING DIVISION

Elements	Definition	Minimum/Maximum Size Requirements	Bonus Incentive <sup>1</sup>
Front porch	A front, single story, roofed, recessed portion of a building that shelters an entrance or serves as a semi-enclosed space; generally open on at least 2 sides and located behind the front setback. The porch shall be enclosed with railings and open spindles which are visible from the street, such as with a "farmhouse porch".	6 feet minimum depth 15 feet minimum length 14 feet maximum height	0.03 FAR
Human scale elements	"Human scale" is defined as an architectural feature and fenestration that conforms to the reach and extent of human proportions. Therefore, windows, doors and columns are limited to standard single story dimension in height.	No element higher than 14 feet from grade of first floor. A maximum portion of "open to solid" surfaces shall be 45 percent on both floors of the front elevation.	0.01 FAR
Landscape (mature trees)	"Landscape" shall mean a "landscape plan" that has been prepared by a licensed landscape architect and that includes the installation of 3 "mature" tree specimens growing in no less than 36 inch boxes when planted.	Adherence to full landscape definition to receive FAR reward.	0.03 FAR
All garage parking situated behind the house and not readily visible from a street	An attached or detached garage shall mean 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 2 car garage and 600 square foot FAR exemption for attached 3 car garage; all garage parking is to be located behind the home and not readily visible from a street to receive FAR reward.	0.03 FAR

Note: 1. In no case shall the cumulative bonus exceed 500 square feet.