



# City of Temple City - Zoning Summary

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

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

1. **Planning review:** also required for new paving, workshop, shed/storage, new swimming pools, solar installations, etc.
2. **Hardscape in front yard:** 10% Max. excluding driveway and allowed turnaround pad. Walkway: 4' Max. 30% Max for artificial turf.
3. **Fences, walls and hedges:**
  - Max. height: 6 feet (except for the front yard)
  - Max. height in front yard – 36 inches for view-obscuring and 42 inches for non-view obscuring
  - 5 feet height required around swimming pools (see Building Dept. for additional requirements).
4. **Residential driveway design:**
  - All driveways must lead to a legal parking space.
  - The driveway cannot be wider than the parking area it serves.  
R-1:10' Min. and 12' Max. Garage door parallel to the street, 16'  
R-2 & R-3:10' Min. and 20' Max.
5. **Parking: R zones**

R-1: 2 parking spaces in garage per dwelling Tandem parking okay for the 3<sup>rd</sup> space in the garage. When facing street, the garage must be 10' behind the building.  
Accessory Dwelling: 1 space (see Zoning Code for details)

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

  - Garage: 10' x 20' interior dimensions for each space
  - Open parking space dimensions:
    - Open: 8'-6" x 18'
    - Open, abutting one wall: 12' x 18'
    - Open, abutting two walls: 14' x 18'
  - Garage setback: 20'
6. **FAR Incentive Program (R-1 only):** maximum potential is additional 700 square feet for the total floor area. Refer to the Zoning Code for details
7. **Second floor vs. first floor Ratio:** 75% Max
8. **2nd floor articulation requirements:**
  - R-1 & R-2  
No linear wall of a 2nd story shall extend more than 24 feet without additional architectural articulation or an offset of at least 2 feet and for a distance of not less than 8 feet.
9. **Balconies:** Only allowed on the front elevation and the side elevation facing a public street
10. **Open space**  
400 SF for an accessory dwelling unit.  
R-2 & R-3: common open space is required for projects with more than two units. Refer to the Zoning Code for more details
11. **Accessory structures:** 1 per lot except for the required parking garage. If under 120 SF, can be 5' from any nearby property lines. ADU setbacks refer to the Zoning Code
12. **Location of a trash enclosure:** 2' from the property lines and 15' from any windows.
13. **Minimum Building Separation (R Zones):**  
R-1:15 feet between habitable structures. Or ten feet (clear to sky) between all others.  
R-2 & R-3: 5'
14. **Minimum Building Width:** 25'
15. **Lot within 500' of an arterial street:** MERV 11 windows required.
16. **Grading:** Cease to drain on the adjacent lots but allow continuous cross-lot drainage. Must not higher than 8" over the neighbors'.

**Disclaimer:** This is only a summary of the Temple City Zoning Code. For more information, Please refer to the Zoning Code or call (626) 656-7316 for further consultation.