



EXHIBIT "A"

DESIGN STANDARDS FOR SINGLE-FAMILY DWELLINGS AND TOWNHOUSES

A. General.

1. This section applies to all single-family residential structures and townhouses, whether constructed on-site or partially or wholly constructed off-site.

2. Structures subject to these standards shall meet the standards for the zoning district in which the structure is proposed for location.

B. Additional standards to ensure appearance consistent with the surrounding neighborhood and to ensure quality homes for the citizens of the City of Temple are required as follows:

1. The minimum width of the building shall exceed sixteen (16) feet.

2. The minimum roof pitch shall be 4:12.

3. The minimum roof overhang shall be twelve (12) inches, with an additional minimum four (4) inches of guttering, exclusive of porches and patios.

4. All homes shall be situated on the lot so that the conventional front of the home faces the front yard.

5. The minimum floor area shall be fourteen hundred (1400) square feet of heated living space, exclusive of porches or garages.

6. The exterior siding material shall consist of wood, masonry, concrete, stucco, masonite, stacked stone, or other materials of like appearance. For structures for which building permits are issued after April 9, 2019, vinyl lap siding may be used on the wall(s) but only if it is forty-four (44) mils or greater and only on the rear and side walls of the structure and on no more than thirty (30) percent of any wall facing a public street. Vinyl lap siding may otherwise be used on the cornices, soffits, or other decorative features of the structure. Vinyl lap siding may be used to replace or repair existing vinyl lap siding on any structure having vinyl lap siding that was built prior to April 9, 2019. Vinyl lap siding may also be used on accessory structures where the principal structure has vinyl lap siding. Notwithstanding the foregoing, for structures for which building permits are issued after April 9, 2019, at least fifteen percent (15%) of the front of such structures shall consist of masonry, stacked stone materials, or a similar façade design approved by the City of Temple, Development Official.

7. Buildings shall utilize at least two (2) of the following design features to provide visual relief along the front of the residence.

- a. Dormers.
- b. Gables.
- c. Recessed entries.
- d. Covered front porches.
- e. Cupolas.
- f. Pillars or posts.

g. Bay window (minimum 24-inch projection).

8. Newly constructed homes shall be required to have adouble car garage that measures a minimum of four hundred (400) square feet. The garage shall not occupy more than forty (40) percent of the total building frontage. This measurement does not apply to garages facing an alley. The width of the driveway of the home must be the width of the garage.

9. Walls which face a street other than an alley must contain at least [twenty] 20 percent of the wall space in windows and doors. Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with architectural surround at the jamb.

10. The dwelling shall be attached to a permanent foundation system, including the supporting, blocking, leveling, securing, and anchoring the home and connecting multiple and expandable sections of the home.

11. Roof materials shall be wood shakes, asphalt composition, wood shingles, standing seam metal, concrete, clay tile, fiberglass tiles, slate, or built-up gravel materials.

12. The area beneath the home shall be enclosed by brick, concrete, wood, rock, or other materials specifically manufactured for this purpose and shall enclose the space between the floor joists and the ground level, except for the required minimum ventilation and access. Said access shall remain closed when not being used for that purpose.

13. For manufactured homes, all tongues, wheels, axles, transporting lights, and other towing apparatus shall be removed from the site prior to occupancy.

14. At the main rear exterior door exit: the landing (porch, stoop, deck) must be a minimum of 100 square feet, either being ten (10) feet by ten (10) feet or having a shape of approximately these dimensions. Where the landing consists of a raised rear deck, there must be an additional poured surface area of concrete or similar substance that must be a minimum of four (4) feet by five (5) feet in dimension at the main doorway, if any, which allows entry/exit at the lowest level of the house. At the main front exterior door exit: the landing (porch, stoop) must be a minimum of 20 square feet, which shall be four (4) feet by five (5) feet or have a shape of approximately these dimensions. Such landing (porch, stoop) shall be affixed to the ground and shall be constructed of materials similar to other housing in the surrounding area.

15. For newly constructed homes, the front yard grassy areas shall be completed with sod.

16. For windows that are capable of accommodating shutters, shutters shall be required on all lower windows on the front of all newly constructed homes.

17. The planning commission and city council may approve variances from one or more of the developmental or architectural standards provided herein on the basis of a finding that the materials to be utilized or the architectural style proposed for the dwelling shall be compatible and harmonious with existing structures in the vicinity; or may otherwise be appropriate as a variance – as defined by Temple’s Zoning Code.

Builder’s Signature

Date