

ORDINANCE NO. _____ 2019
(Design Standards - Single-Family Dwellings and Townhouses - LMW)

**AN ORDINANCE BY THE CITY COUNCIL
OF THE CITY OF TEMPLE**

WHEREAS, the Mayor and Council of the City of Temple, with the excellent help of the Planning Commission, management and staff of the City have created a new Development Code for Temple; and

WHEREAS, as a part of this work that has gone on for several months in the review of new development standards, it is important that design standards for single-family dwellings and townhouses be revised in the City of Temple, so that these home construction standards, along with the new Development Code revisions, will enhance the overall future development of homes, subdivisions, offices, and any other types of general construction within the City; and

WHEREAS, there has been a moratorium for a period of time concerning the granting of permits for new construction within the City, while the Mayor and Council has had the opportunity to review and complete the Development Code; **together with** these design standards; and

WHEREAS, it is found and declared by the Mayor and Council of the City of Temple that the Development Code revisions and these new design standards will enhance the quality of life, buildings, improvements, developments and many other aspects of potential future growth for the citizens of Temple;

NOW, THEREFORE, be it ordained by the City of Temple and it is hereby ordained and established as follows:

Section 1:

The Code of the City of Temple shall stand amended, within the discretion of the codifier of the Municipal Code, by adding new design standards which are attached hereto as Exhibit "A" and made a part of this ordinance by reference.

Section 2:

These Design Standards shall be incorporated as a part of the Zoning Code of the City of Temple, as determined within the sole and absolute discretion of the Municipal Code Corporation, to insure that on and after the effective date of this ordinance these standards shall be complied with as it relates to any and all developments subject to these standards.

Section 3:

All laws and parts of law in conflict herewith are specifically repealed.

Section 4:

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this enactment are severable, and if any phrase, clause, sentence, paragraph or section hereof shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this enactment, since the same would have been enacted by the City Council without

the incorporation herein of any such unconstitutional phrase, clause, sentence, paragraph or section.

ADOPTED AND APPROVED by the City Council of the City of Temple at a meeting duly called and held on the 9th day of April, 2019. Councilmembers

_____ voting "Aye" and _____

_____ voting "No".

BY: _____
HONORABLE MICHAEL C. JOHNSON
MAYOR, CITY OF TEMPLE

ATTEST: _____
KRISTIN ETHEREDGE, CLERK
CITY OF TEMPLE

[seal]

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 twelve hundred fifty (1250) 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 _____, 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 a double 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. ~~plus an additional two (2) feet on either side, at a minimum.~~

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 exterior door exit, the landing at that location must be a minimum of ten (10) feet by ten (10) feet. Such landing shall be permanently affixed to the ground and shall be constructed of materials similar to other housing in the surrounding area, where porches, landings, or stoops are constructed.

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 ~~level~~ 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.