



LOVE ^{WHERE} YOU BUILD

Agenda

1. Introduction
2. History
3. Base zoning vs Overlay
4. Neighborhood Conservation (NC) Overlay – applicability
5. Process
6. Standards
7. City Approved Plan Sets (CAPS)

Only applicable if building new or redeveloping your property.
If not making changes to your property this is not applicable.

What this means for **property owners**

- More opportunities for site improvement
 - Front porches
 - Building additions
- Increased lot coverage – take up more room on your lot
- Opportunities for accessory dwelling units (ADUs)
 - Mother in law suite
- More options for infill development on existing lots

What this program does **not** do:

- Take away property rights - the way you use your property today
- Take away homes
- Create HOAs
- Charge new fines or fees



PURPOSE

The City of Temple is dedicated to fostering cohesive, distinct, vibrant, safe, and attractive neighborhoods where citizens take pride and are engaged with their community. These objectives will be accomplished through the work of the City's Neighborhood Team.

Through a process of collaboration and communication, the City's Neighborhood Team will strive to ensure continued improvements to Temple's neighborhoods, as well as access to a wide variety of housing types that are safe, accessible, and affordable.

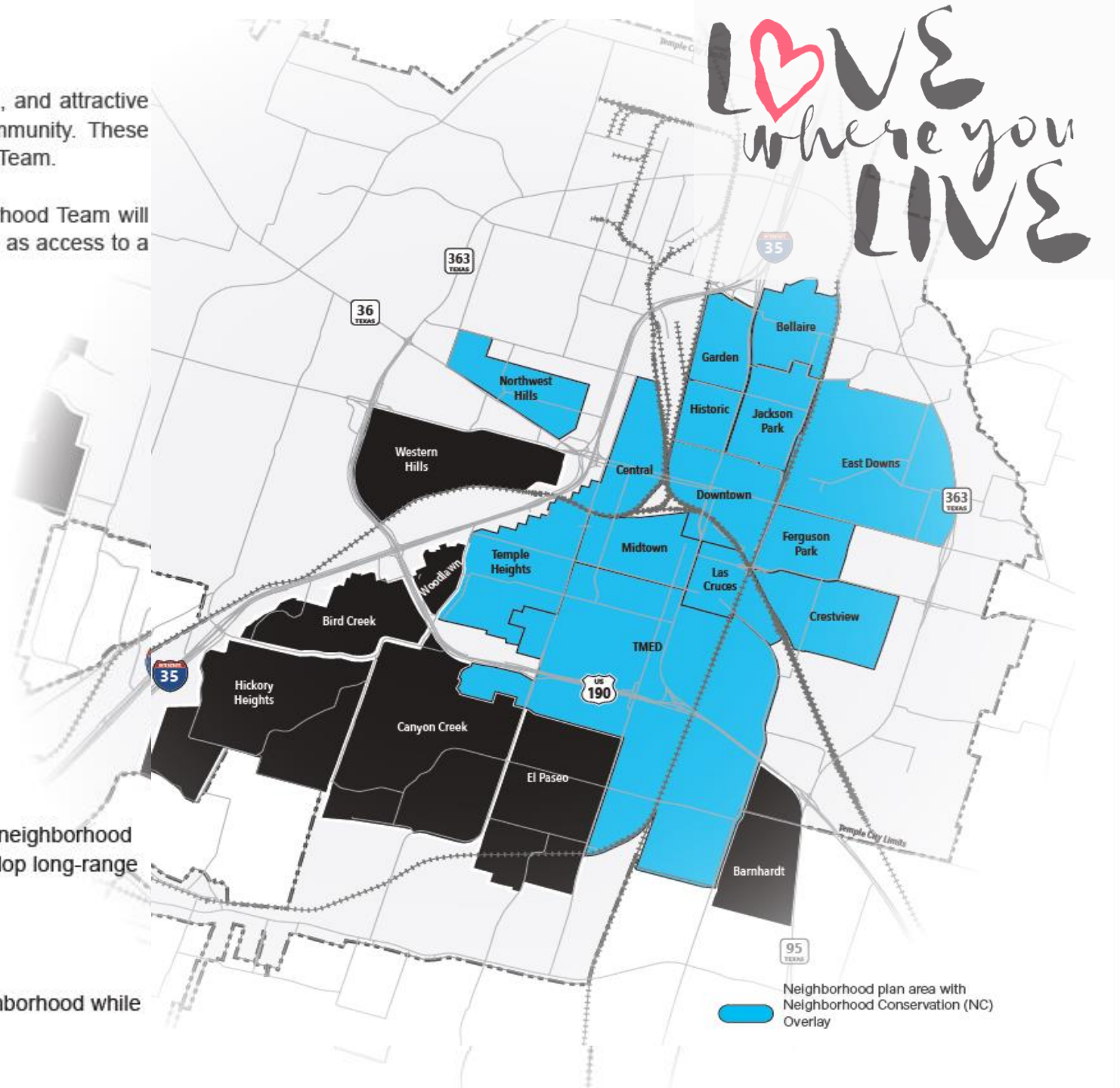


MISSION

Working alongside residents in each neighborhood, our mission is to identify neighborhood concerns, values, visions, and goals. Through this process, the City will develop long-range plans for each Neighborhood Planning District to include:

- City Capital Improvement Projects
- Private Investment & Economic Development Opportunities
- Community Development Block Grant Projects

A strong emphasis will be placed on improving the quality of life in each neighborhood while increasing access to affordable housing.



Base Zoning

What Is Base Zoning?

Base zoning is the main set of rules that tell you what kind of uses (businesses or residences) are allowed on a piece of land. Every property in the city has a base zone — for example, residential, commercial, or industrial — that sets the basic limits for what is allowed there.

Each base zone has a **use table**, which is like a chart that lists different land uses (like “single-family home,” “restaurant,” or “office”) and shows whether they’re:

Allowed (you can do it by right)

Conditional (you need a special permit)

Prohibited (not allowed)

So if you’re wondering whether you can open a coffee shop in your neighborhood or add a second unit to your home, you’d look up your property’s base zone and check the use table to see what’s permitted there.



Zoning Overlay

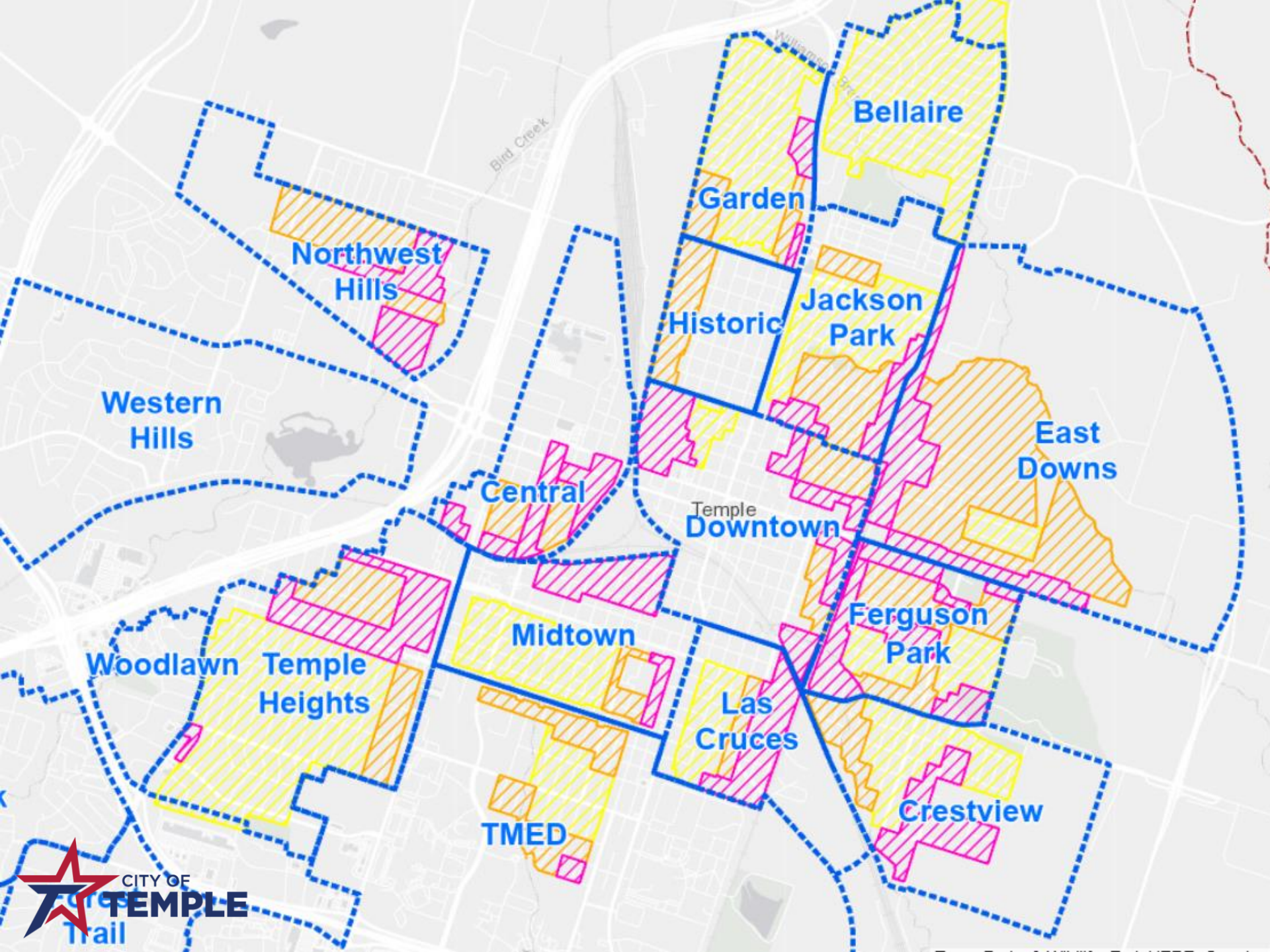
What Is a Zoning Overlay?

A zoning overlay is like an extra layer of guidelines placed on top of the regular (base) zoning for an area. It's used when the city wants to protect special features or guide development in a specific way — for example, to preserve historic buildings, protect natural resources, or encourage mixed-use neighborhoods.

A property still follows the rules of its base zone, but the overlay adds **additional standards or exceptions**. For instance, a *Historic District Overlay* requires design review for changes to older buildings, while the *I-35 Overlay* includes additional screening and sign height requirements.

The *Neighborhood Conservation Overlay* adds standards for landscaping, parking, and overall site design, but also allows for certain exceptions.

Think of it as a way for the city to **tailor** zoning rules to fit the unique needs of specific areas.



Zoning Overlay Infill Development

Infill development – make use of vacant lots

Vacant lots can lead to code compliance issues, illegal dumping and unhoused encampments and overall depreciation

Provide more eyes on the area and provide quality obtainable housing

Allows residents, builders and developers to do more with less while maintaining the character and integrity of the neighborhood which is intended to encourage infill development.

City Approved Plan Sets

- Free of charge
- Additional grant opportunities available

Designed with the neighborhood in mind
The city's approved plans are designed to build neighborhoods that work for everyone — from young adults to families to older residents — not just the traditional single-family household.

NC 1 Highlights

Neighborhood Conservation 1 (NC 1) District

- Designed to protect and support traditional single-family neighborhoods
- Primarily intended for detached single family homes

Housing Options

- Focuses on single-family home infill development
- Allows some alternative housing types if they maintain the look and feel of single-family neighborhoods
- Accessory Dwelling Units (ADUs) are allowed by right if basic site standards are met

Land Use Flexibility

- Allows residential use in some light industrial (LI) areas that already function as residential neighborhoods
- Limited non-residential uses may be allowed at major intersections if design standards are met

Property Owner Benefits

- Increased lot coverage allowed (up to 55%)
- Reduced setbacks for existing homes, making it easier to:
 - Add onto a home
 - Build ADUs
 - Add structures such as carports

NC 2 Highlights

Neighborhood Conservation 2 (NC 2) District

- Designed to support a mix of single-family homes and small-scale multi-unit housing
- Intended for neighborhoods that can accommodate slightly higher density while maintaining neighborhood character

Housing Options

- Allows cottage court developments
- Permits townhomes and duplexes
- Supports adaptive reuse of existing buildings

Site Design & Access

- Accommodates smaller lots
- Encourages use of alleys, shared driveways, and single-lane access
- Allows parking to be located behind homes to improve streetscape appearance

Land Use Flexibility

- Limited non-residential uses may be allowed along collector and arterial roads if design standards are met

Property Owner Benefits

- Increased lot coverage allowed (up to 65%)
- Greater flexibility for redevelopment and infill projects
- Reduced setbacks for existing homes, making it easier to:
 - Add onto a home
 - Build ADUs
 - Add structures such as carports

NC 3 Highlights

Neighborhood Conservation 3 (NC 3) District

- Designed for active street corridors with a mix of housing types
- Supports higher-density housing in areas suited for walkability and activity

Housing Options

- Allows neighborhood-scale apartments
- Permits townhouses and multiplexes
- Supports live/work units that combine housing and small-scale workspaces

Community & Street Focus

- Encourages buildings that engage the street and support walkable areas
- Helps create the right setting for nearby shops, dining, and local services

Land Use Flexibility

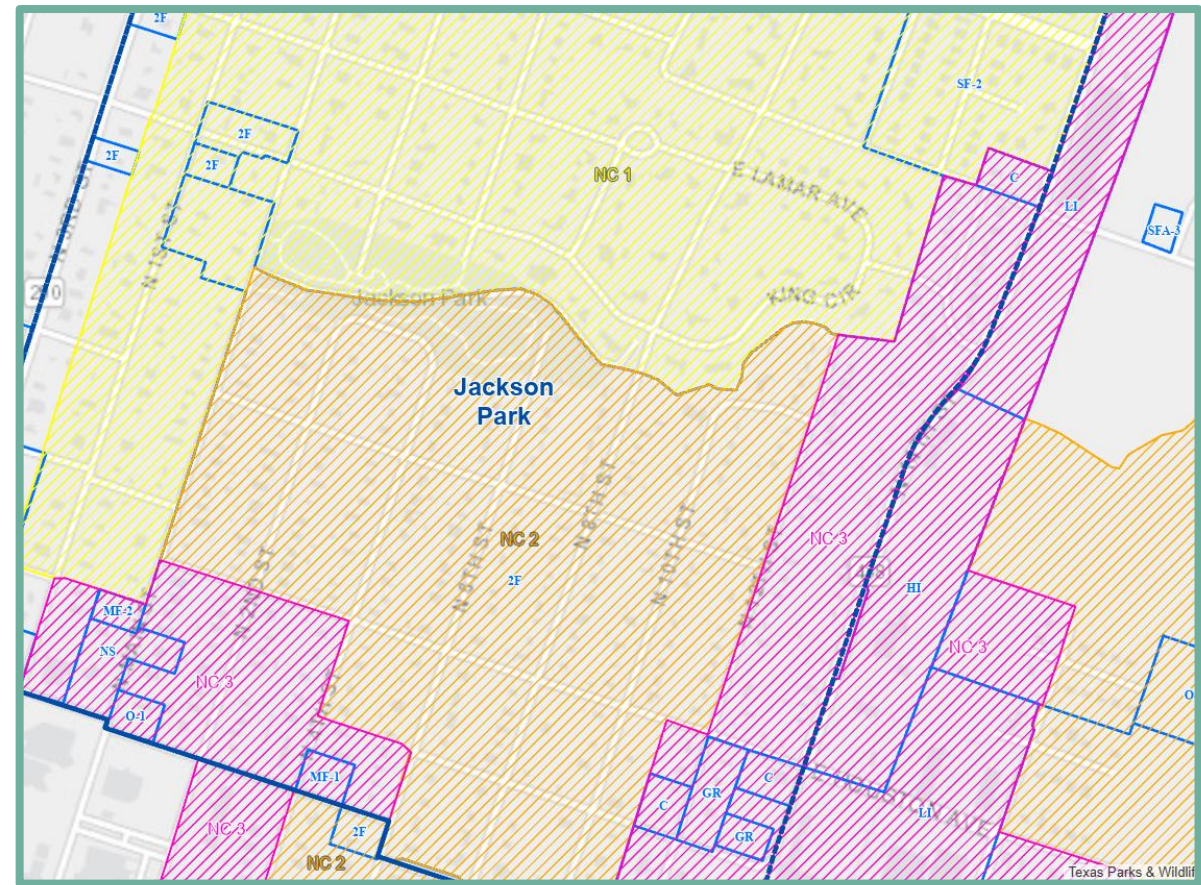
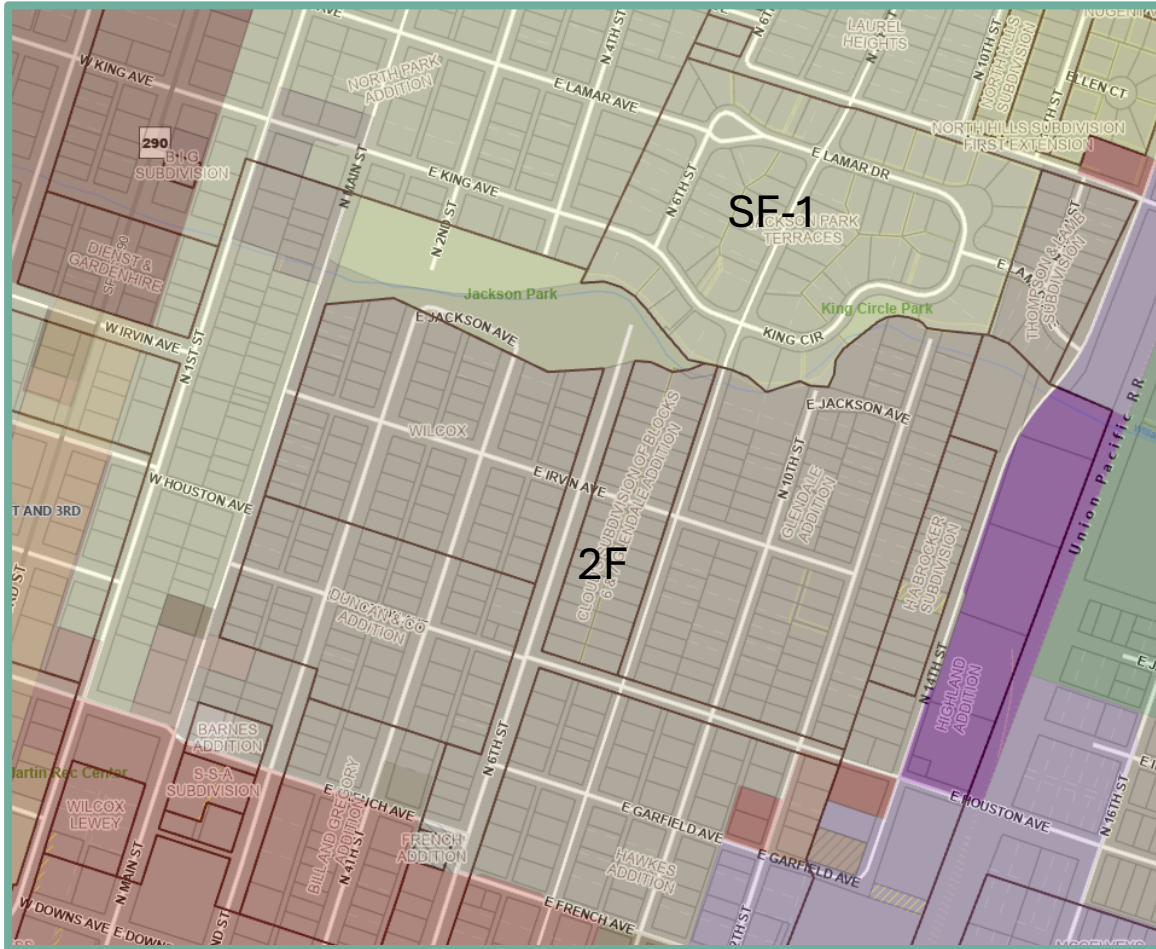
- Limited non-residential uses may be allowed along collector and arterial roads if design standards are met

Property Owner Benefits

- Highest density of the NC districts
- Increased lot coverage allowed (up to 80%)
- Reduced setbacks for existing structures, making it easier to:
 - Add onto a home
 - Build ADUs
 - Add structures such as carports

NC 1

NC 2



Predominately single family is zoned 2F but could redevelop as a duplex, NC 2 allows for site organization standards whether

Duplex (side by side)	Duplexes are not permitted on lots with a base zoning of SF-1, SF-2, or SF-3. Duplexes with side by side units are only allowed on 60 ft. in width or greater, unless there is an alley. Duplexes with side by side units on lots containing driveway access to an alley are allowed on lots no less than 45ft in width.
Duplex (Stacked)	Duplexes are not permitted on lots with a base zoning of SF-1, SF-2, or SF-3. Duplexes with stacked units are allowed on lots less than 60 ft. provided they can provide 4 parking spaces behind the front build wall.



Detached Single-Family

Detached single-family is considered a traditional housing type with one primary living structure per lot.



Cottage Court (Lot Development)

The cottage court housing type is a small detached single-family structure. Cottage court units are clustered on one lot that is held in common, with shared elements such as driveways and parking.



Duplex (side by side)

The duplex housing type is a two-family structure located on one property. The side by side version of the duplex has the two units separated by a vertical partition wall.



Duplex (Stacked)

The stacked version of the duplex has the two units separated by floors, but both having separate ground floor entrances.



Townhouse

The townhouse housing type is a single-family attached structure. The shared walls create a zero-lot setback, with each unit located on its own parcel.



Multiplex

The Multiplex housing type is multi-unit dwelling in one encompassing structure on a single lot. Each unit would have its own separate exterior entrance. The units may be separated by a floor or vertical partition wall.



Courtyard House (Lot Development)

The courtyard house housing type is a series of detached or attached housing units oriented around a shared green or open space. Other common areas may include parking or storage buildings.



Live/Work

The live/work housing type is a single-family structure with an office or storefront space found on the ground floor and living area above. The building fronts a street which has on-street parking to accommodate visitors.



Neighborhood Apartment

The neighborhood apartment is an interior accessed multi-unit dwelling with no more than 12 Units. The scale, building height, and architectural style are complementary to the walkable and human scaled nature of the neighborhood.

Accessory Structures



Garage

The detached garage is an enclosed structure for parking a vehicle and storage.



Carport

A carport is a covered permanent structure used to provide cover for parked vehicles.



Porte Cochère

A porte cochère is a covered structure over a driveway attached to a primary structure.



Accessory Dwelling Unit (ADU)

An Accessory Dwelling Unit (ADU) is a secondary structure to the primary residence. These are either one bedroom or efficiency units that are limited in size. Accessory Dwelling Unit (ADU)'s may be up to 1,300 square feet or 50% of the primary structure's square footage (excluding garage space), whichever is smaller.

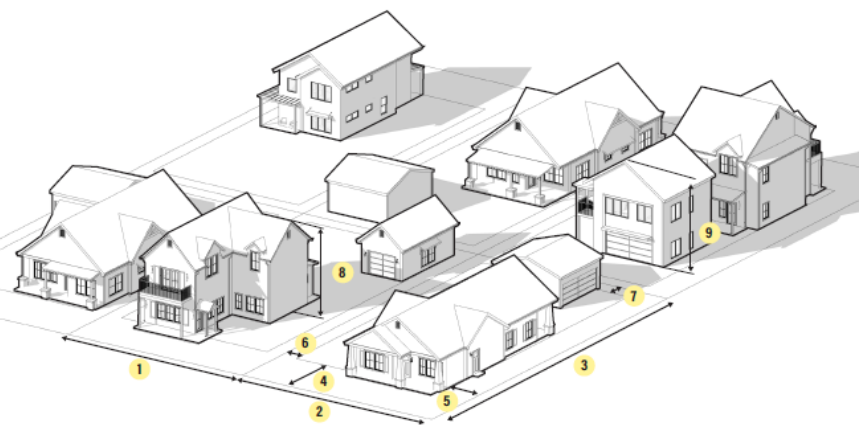


Carriage House

A carriage house is an accessory dwelling unit that is located directly above a detached garage structure.

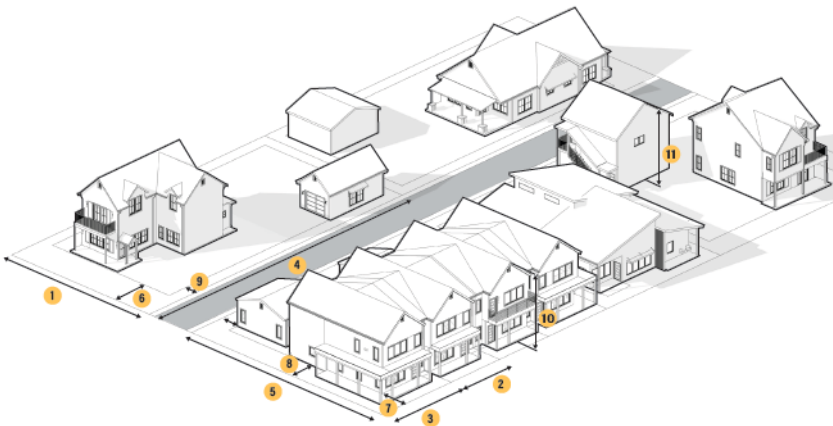
Section 3:
Lot Development Standards

The following are the development standards for the Neighborhood Conservation Overlay Districts. This includes site specific requirements for the different housing types. Additionally, the presence and use of alleys should be considered as enabling infrastructure that enables a more efficient use of the lot resulting in lessened site standards, such as the front building setbacks.



Density		
	Dwelling Units/Acre (max)	12
Lot Dimensions		
	Lot Area, Front-loaded Lot (min sq. ft.)	4,500
	Lot Area, Rear-loaded Lot (min sq. ft.)	3,600
1	Lot Width, Front-loaded Lot (min ft.)	45
	Lot Width, Rear-loaded Lot (min ft.)	38
2	Lot Width, Front-loaded Corner Lot (min ft.)	55
	Lot Width, Rear-loaded Corner Lot (min ft.)	45
3	Lot Depth, Front-loaded Lot (min ft.)	100
	Lot Depth, Rear-loaded Lot (min ft.)	90
Lot Coverage		
	All structures and impervious surfaces	55%
	Alternative Paving Bonus***	5%

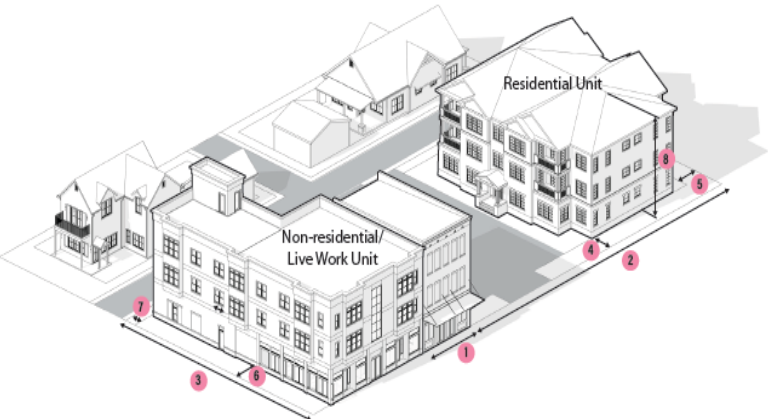
Building Setbacks		
4	Front: Front-loaded Lot (min ft.)	20*
	Front: Rear-loaded Lot (min ft.)	15
5	Side: Corner Lot (min ft.)	10
6	Side: Interior Lot (min ft.)	5
7	Rear: All structures (min ft.)	5
	Rear: Alley Facing Garage (min ft.)	8
Building Height (Max)**		
8	Primary Building (feet)	35 or 2.5 stories
9	Accessory Building (feet)	25 or 2 stories
Accessory Building (Max)		
	Garage	600 sq. ft.
	All other structures	400 sq. ft.



Density		
	Dwelling Units/Acre (max)	24
Lot Dimensions		
	Lot Area, Front-loaded Lot (min sq. ft.)	3,850
	Lot Area, Rear-loaded Lot (min sq. ft.)	2,160
1	Lot Width, Front-loaded Lot (min ft.)	34
2	Lot Width, Rear-loaded Lot (min ft.)	24
	Lot Width, Front-loaded Corner Lot (min ft.)	40
3	Lot Width, Rear-loaded Corner Lot (min ft.)	34
4	Lot Depth, Front-loaded Lot (min ft.)	100
5	Lot Depth, Rear-loaded Lot	90
Lot Coverage		
	All structures and impervious surfaces	65%
	Pervious paving bonus	5%

***In the instance where a single-family home will be abutting a two-story building, the setbacks shall be increased by 5 feet.

Building Setbacks		
6	Front: Front-loaded Lot (min ft.)	15*
7	Front: Rear-loaded Lot (min ft.)	10
	Front: Maximum (ft.)	25
8	Side: Corner Lot (min ft.)	10
9	Side: Interior Lot (min ft.)	5**
	Rear: all structures (min ft.)	5
	Rear: Alley Facing Garage (min ft.)	8
Building Height (Max)***		
10	Primary Building (feet)	40 or 3 stories
11	Accessory Building (feet)	25 or 2 stories
Accessory Building (Max)		
	Garage	600 sq. ft. or 400 sq. ft. per multi-family housing unit
	All other structures	400 sq. ft. or 10% of total lot size, which ever is less



Density		
	Dwelling Units/Acre (max)	30
Lot Dimensions		
	Lot Area, Front-loaded Lot (min sq. ft.)	3,850
	Lot Area, Rear-loaded Lot (min sq. ft.)	2,160
	Lot Width, Front-loaded Lot (min ft.)	34
1	Lot Width, Rear-loaded Lot (min ft.)	24
	Lot Width, Front-loaded Corner Lot (min ft.)	40
	Lot Width, Rear-loaded Corner Lot (min ft.)	34
2	Lot Width, Corner Lot Maximum (ft.)	150^
	Lot Depth, Front-loaded Lot* (min ft.)	110
3	Lot Depth, Rear-loaded Lot* (min ft.)	90
Lot Coverage		
	All structures and impervious surfaces	80%
	Pervious paving bonus	10%

^There are no lot area, lot width, or lot depth maximums for grocery store use, provided site development maintains the established block spacing.

****In the instance where a single-family home will be abutting a two-story building, the setbacks shall be increased by 5 feet.

Building Setbacks.			
	Front: Front-loaded Lot (min ft.)	Res.	Non-res.
		10	0
4	Front: Rear-loaded Lot (min ft.)	5	0
	Front: Maximum (ft.)	15	15*
5	Side: Corner Lot (min ft.)	10	0
6	Side: Corner Lot Maximum (ft.)	15	15
	Side: Interior Lot (min ft.)	5**	0***
7	Rear: all structures (min ft.)	5	5
	Rear: Alley Facing Garage (min ft.)	8	8
Building Height****			
8	Primary Building (feet)	50 or 4 stories	
	Accessory Building (feet)	25 or 2 stories	
Accessory Building			
	Garage	600 sq. ft. or 400 sq. ft. per multi-family housing unit	
	All other structures (residential only)	400 sq. ft.	

NC 1

NC 2

Where the site and infrastructure allows

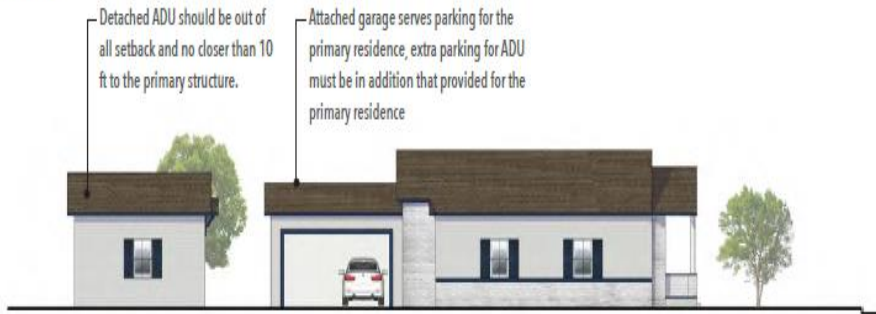
Setbacks and utilities

IF it fits then it may be allowed

ATTACHED ADU



DETACHED ADU



NC 1

NC 2

NC 3

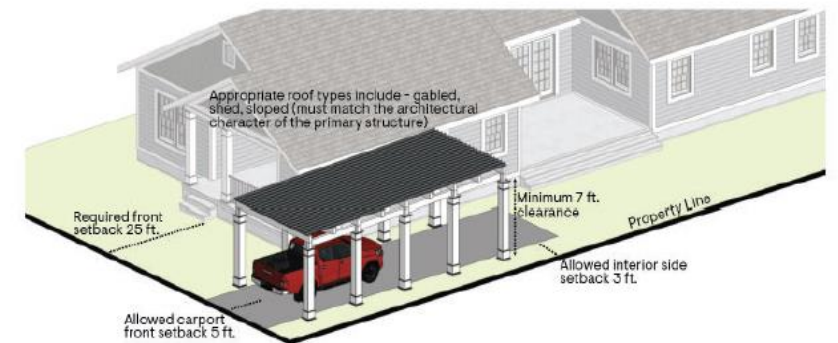
Front View



Side View



Carport Standards



NC 1

NC 2



NC 2

NC 3



Single Family with Rear Loaded Garage
Esperanza Craftsman Style

Driveway Alley

PROPERTY LINE

N 12th Street

Section 1: Love Where You Build Process

This section provides an overview of how the City of Temple Love Where You Build program is intended to function.



Intent

The Love Where You Build program supports the development of high-quality housing that is both architecturally compatible with surrounding neighborhoods and guided by context-sensitive site design. The program also promotes neighborhood connectivity by encouraging active street-facing designs that enhance pedestrian engagement.

A central goal of this initiative is to reduce development time and costs in order to stimulate infill housing within Temple's established neighborhoods. To support this, the City offers a selection of City Approved Plan Sets (CAPS)—pre-designed housing plans that comply with the standards of the applicable Neighborhood Conservation Overlay. Each plan has been specifically evaluated by Temple, taking into account the existing built environment, typical lot dimensions, local construction practices, and market conditions. These plans have been reviewed and approved by City of Temple Building Inspectors to allow for expedited permitting.

The following section outlines the step-by-step process for using CAPS to streamline the approval of pre-approved residential designs.



Landscaping Standards for all districts

Formal Plantings

- All development must provide **9 formal plantings per 40 ft. of street frontage**, with at least **3 species**, placed between the building and ROW.

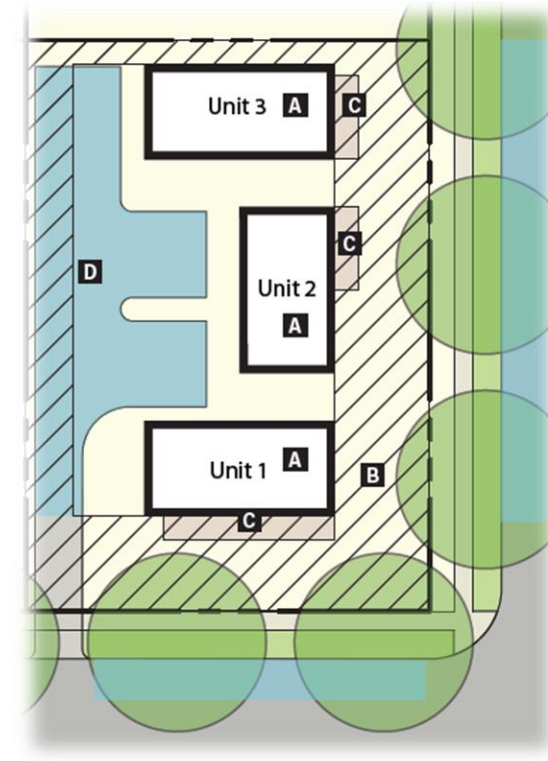
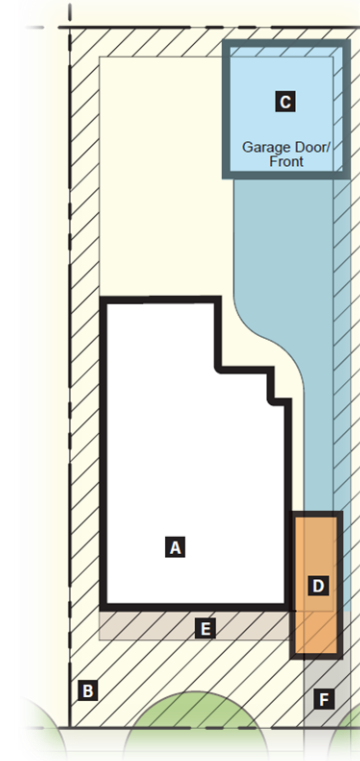
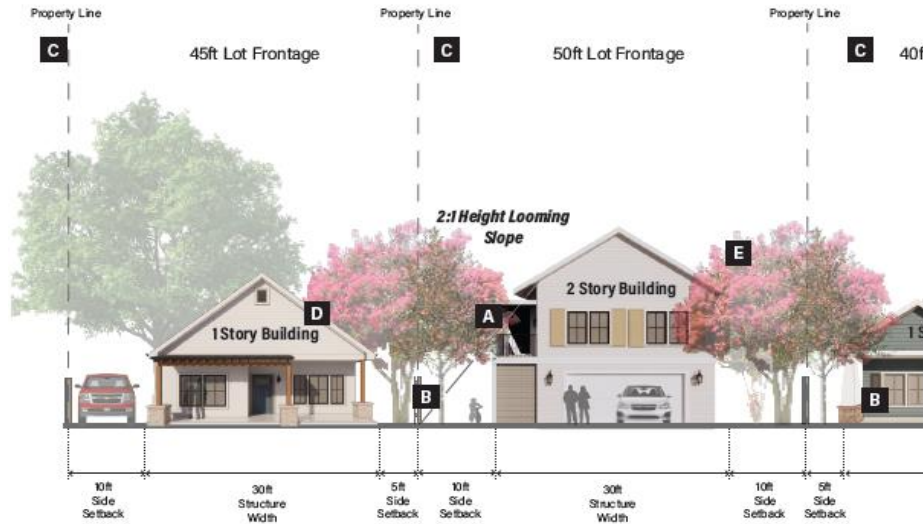
Tree Requirements

- All development must provide **street frontage trees** (residential: 1 shade tree or 2 ornamentals per 40 ft.; non-residential: 1 tree per 50 ft. frontage, plus 1 per 40 ft. where adjacent to residential).

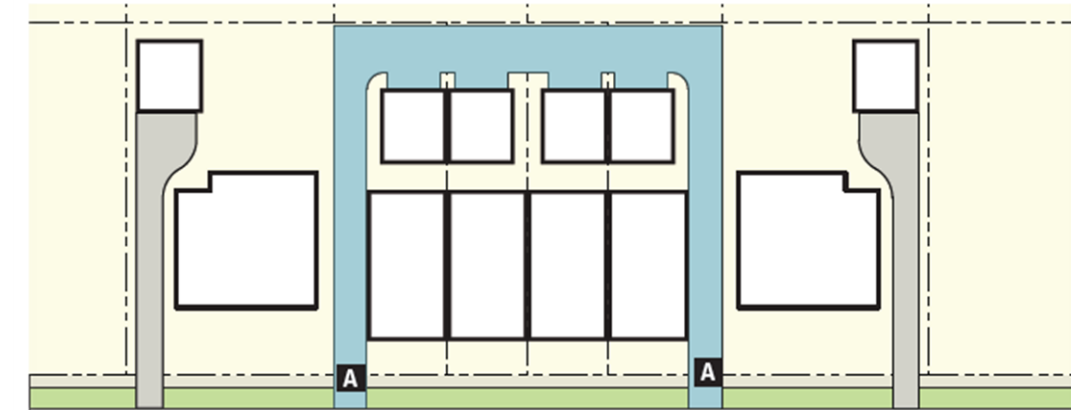


Height Looming

In order to preserve the privacy of single-family residential homes, a 2:1 height looming slope for any new construction above a single story will be implemented. During setback calculations, for every 2 feet in a height past one story, the side setback shall be increased by 1 foot. This includes the rear and side setback in both residential and non-residential development's, with the exception for the rear setback in cases where an alley is present.



Shared Driveway



Design Name:
Esperanza

City Approved Plan Sets (CAPS)



Building Overview	
Dimensions	
Height	1 story
Width	30'
Depth	50'
Unit Area	1,240 sf
Elements	
Bedrooms	2
Bathrooms	2
Garage	Detached
Additional Options	
Option 2: Includes Porte-cochère	
Option 3: Includes 3rd Bedroom	

Floorplan



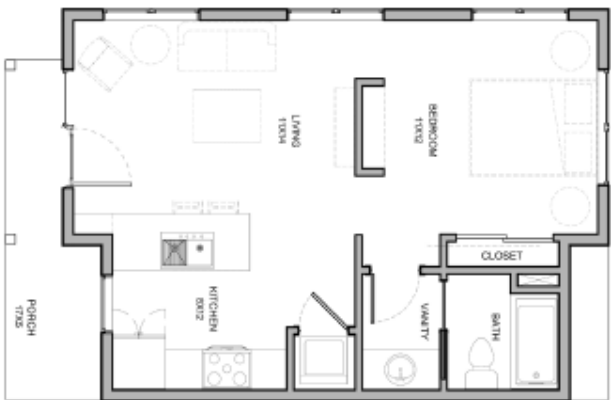
Craftsman Style



Farmhouse Style



Design Name:
Hawthorn
Modern Style



Building Overview

Dimensions

Height	1 story
Width	20 ft.
Depth	28'
Unit Area	440 sq. ft.

Elements

Bedrooms	1
Bathrooms	1
Garage	Detached

Additional Options

None

Design Name:
Yaupon



Building Overview

Dimensions

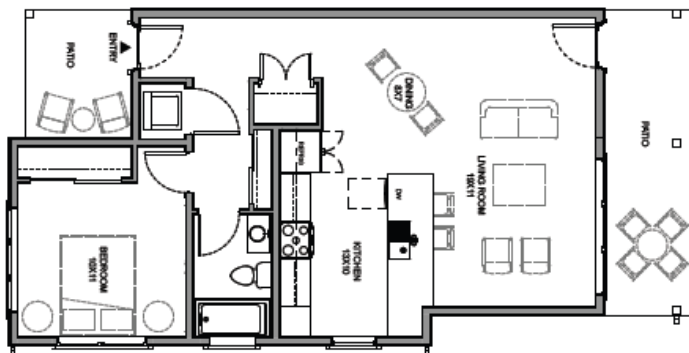
Height	1 story
Width	22 ft.
Depth	39 ft.
Unit Area	750 sq. ft.

Elements

Bedrooms	1
Bathrooms	1
Garage	Detached

Additional Options

None



Accessory Dwelling Unit (ADU) (CAPS)

Historic Style



Modern Style



Design Name:
Palmetto

Building Overview

Dimensions

Height	2 story
Width	32 ft.
Depth	30 ft.
Unit Area	577 sq. ft.

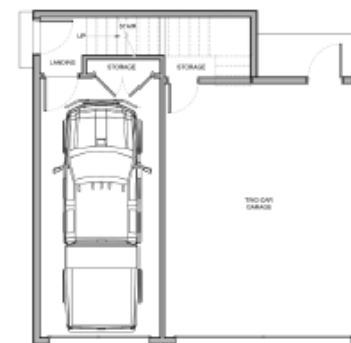
Elements

Bedrooms	2
Bathrooms	1
Garage	3 Car Attached

Additional Options

None

First Floor Plan



Second Floor Plan



Design Name:

Sugarberry



Building Overview

Dimensions

	1ST FLOOR COMMERCIAL	2ND FLOOR RESIDENTIAL
Height	1 story	1 story
Width	24 ft.	24 ft.
Depth	60 ft.	60 ft.
Unit Area	1215 sq. ft.	1281 sq. ft.

Elements

Bedrooms	-	2
Bathrooms	-	2
Garage	None	

Additional Options

None

Design Name:

Juniper

Modern Style,
Wood and Stucco

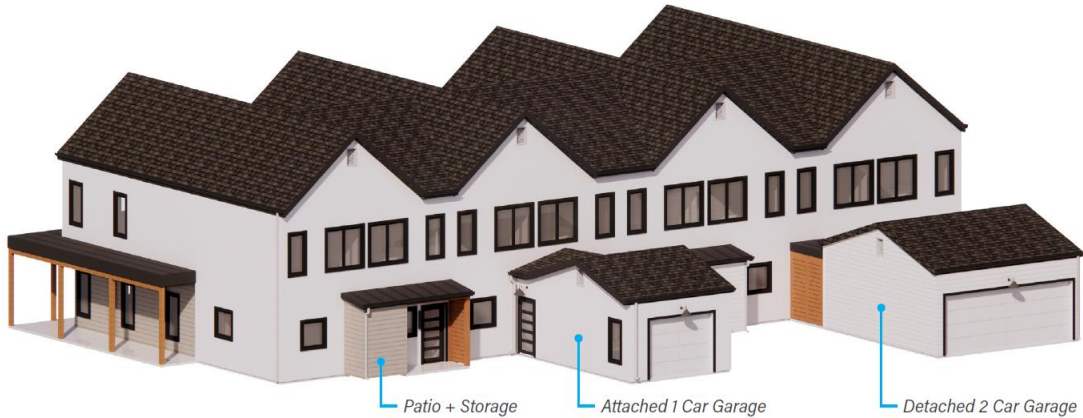


Modern Style,
Lap Siding and Stone Veneer



Design Name:

Sweetwood



Building Overview

Dimensions

Height	2 story
Width	24 ft.
Depth	43 ft.
Unit Area	1,700 sq. ft.

Elements

Bedrooms	3
Bathrooms	2.5

Garage Options

Attached 1 Car Garage

Detached 2 Car Garage

Building Overview

Dimensions

Height	2 story
Width	30'
Depth	60'
Unit Area	1,470 sf (each)

Elements

Bedrooms	3
Bathrooms	2
Garage	Detached

Additional Options

None

Meetings and Engagement Efforts

November 18, 2025 from 6pm-8pm

December 1, 2025 11:30am-2pm

January 13, 2026 6pm-8pm

- Sent out Mailers
- Put out door hangers
- Posted yard signs
- Social Media posts
- Next Door
- Neighborhood Coalition

LOVE ^{WHERE} YOU BUILD

