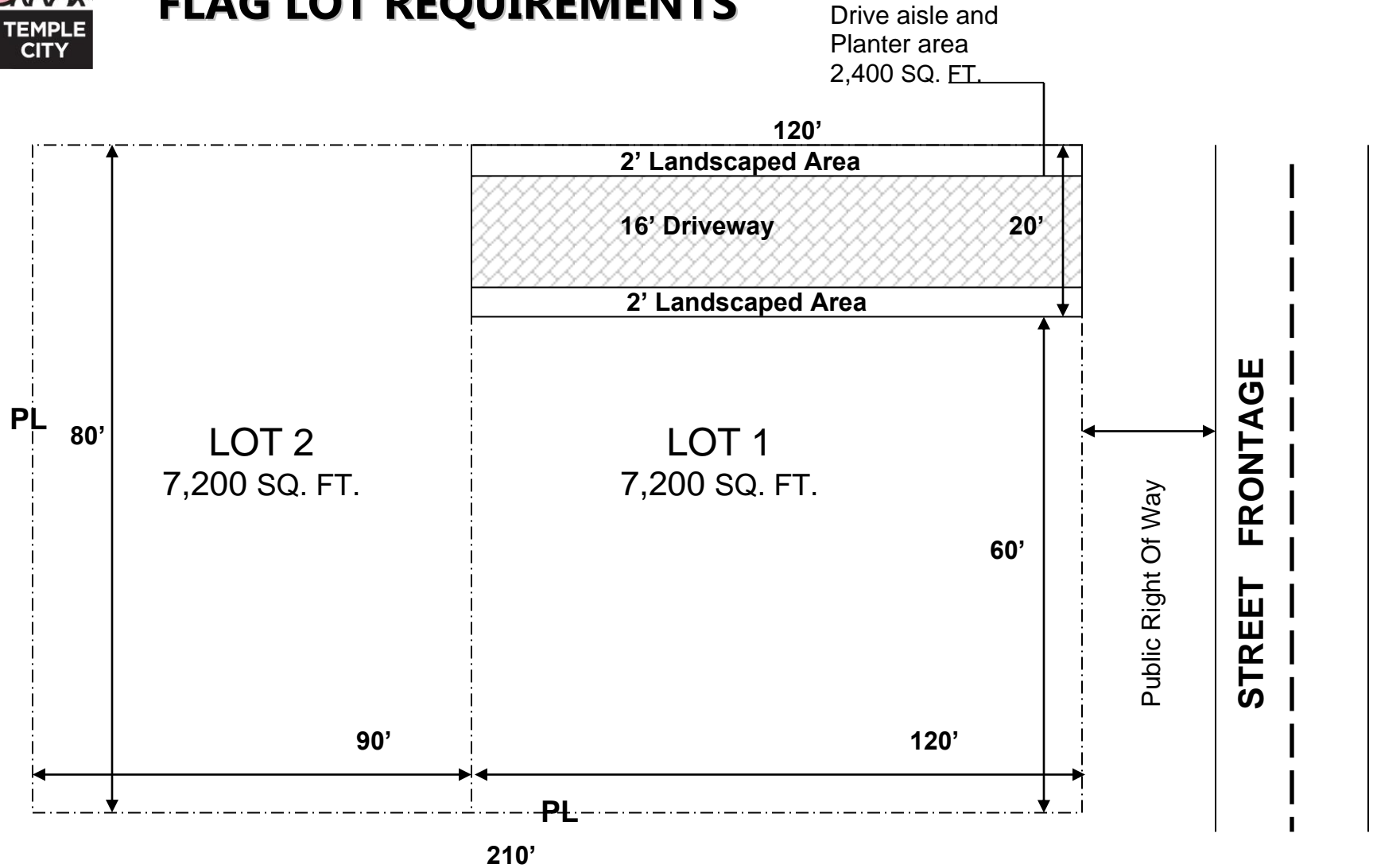




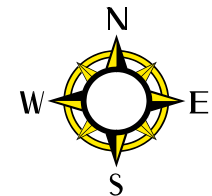
City of Temple City

FLAG LOT REQUIREMENTS



PROPOSED LOT MUST HAVE A MINIMUM OF 16,800 SQ. FT. (80' x 210').

THIS DRAWING ILLUSTRATES THE MINIMUM REQUIREMENTS ACCORDING TO THE TEMPLE CITY ZONING CODE. DRAWING IS NOT TO SCALE.





City of Temple City

FLAG LOT REQUIREMENTS

Flag lot configuration subject to the following limitations:

- a. No existing lot shall be subdivided into more than two (2) lots.
- b. Each subdivision shall be subject to the approval of a parcel map as well as a conditional use permit.
- c. The original existing lot to be subdivided shall have a street frontage of at least eighty feet (80').
- d. Each such subdivision shall be limited to the creation of no more than one flag lot, with a minimum street frontage of twenty feet (20'); within the required twenty foot (20') wide minimum accessway to any newly created flag lot, no more than twelve feet (12') may consist of hardscape, the remaining four feet (4') on either side shall consist of landscaping. The abutting landscape strips shall be fully irrigated and shall be improved with shrubbery and tall, fast growing plants as opposed to ground cover and low lying plants. The driveway shall contain decorative brickwork, stamped concrete and/or landscaped pavers, subject to review and approval of the granting body. No parking or storage shall be permitted in the twenty foot (20') wide accessway.
- e. A minimum of seven thousand two hundred (7,200) square feet of lot area shall be provided per newly created lot, exclusive of any "pole" portion of a flag lot, which provides access from the street.
- f. No such "flag lot" subdivision shall be created on Halifax Road between Daines Drive and Live Oak Avenue, legally described as lots #1-12, block A, lots #1-8, block B and portion of lots #9-11, block B of tract no. 11695, Los Angeles County recorder map book 215-23-24 and a portion of lot 32 of E.J. Baldwin's Addition #1 to Santa Anita Colony, Los Angeles County recorder's miscellaneous records 52-60, as shown on exhibit A.
- g. No "flag lot" created under the provisions of this section shall be improved with any structure which exceeds one story or twenty feet (20') in height.