

Land use categories designated by the Villa Park General Plan are defined in terms of population density and building intensity. Allowable uses for each district are indicated. The Zoning Ordinance must conform to the adopted General Plan. It is one of the primary implementation measures used to achieve the goals and objectives of the General Plan.

## **INVENTORY OF EXISTING CONDITIONS**

Villa Park is a unique and traditional early California community, distinguished by its low density residential character and pleasant rural atmosphere. When rapid urban expansion jeopardized this community, alert residents took prompt action to protect their peaceful and environmentally superior environment. It was evident that the most permanent and effective method would be incorporation. Thus, on January 11, 1962, the City of Villa Park was officially incorporated as a general law city.

The City presently encompasses 2.1 square miles with no potential for expansion. Apart from a small area adjacent to the Santiago Creek Riverbed, the Sphere-of-Influence boundaries are co-terminous with the City limits.

### **Land Use and Zoning Patterns**

Villa Park is completely encompassed by the City of Orange and the County of Orange. The zoning and land use patterns for these adjacent areas have been established for some time and the development of these properties on the south and west are virtually completed. The zoning of these areas directly adjacent to Villa Park is composed of single family residential lots ranging from 6,000 to 10,000 square feet, a multiple family district, a sand and gravel extraction district, and a small amount of professional office zoning.

Single family residential is the predominant land use in Villa Park. Land use categories are as follows:

- Single Family Residential — 1.75 du/ac
- Single Family Residential — 2.5 du/ac
- Single Family Residential — 3.0 du/ac
- Commercial
- Schools