

There are presently 1,900 single family homes in Villa Park. Average household size is 3.4 persons. There is one ten acre neighborhood shopping center developed with 60,000 square feet of commercial uses.

The land use categories are implemented by the ten zoning districts shown in Table II-1.

TABLE II-1 ZONING DISTRICTS
<ul style="list-style-type: none"> • Small Estates: 100 E-4-20,000 square feet • Single Family Residence: R-1-13,500 square feet • Single Family Residence: R-1-12,000 square feet • Single Family Residence: R-1-10,000 square feet • Single Family Residence: R-1-9,500 square feet • Single Family Residence: R-1-9,000 square feet • Single Family Residence: R-1-8,500 square feet • Single Family Residence: R-1-8,400 square feet • Single Family Residence: R-1-8,000 square feet • Architectural Supervision/Commercial Neighborhood: AC-CN

Zoning Districts are shown in Exhibit II-1. At the time of incorporation, a single "100-E4-20,000 Small Estates" Zone was imposed on the entire City. In the ensuing years it became increasingly evident that this singular zoning regulation was more detrimental than beneficial to the City. For this reason, a change in zoning was adopted in order to achieve a well balanced community. This zoning change created a transitional zone for the City with a small westerly section being zoned for 8,000 square foot lots at a density of not more than 3 residences per acre adjacent to a 12,000 square foot zone with a density of 2.5 residences per acre. This provided a gradual transition into the 20,000 square foot small estate zone with a density of 1.75 per acre.