



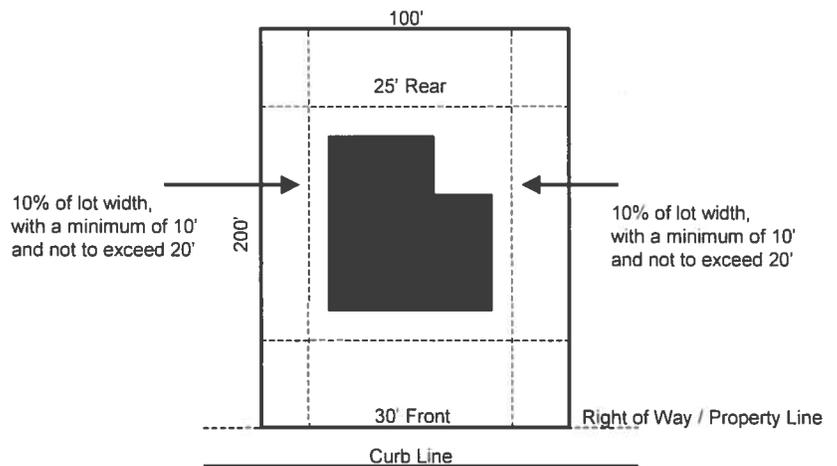
City of Villa Park

E-4 Zone Property Development Standards Single Family Residence Requirements

E4 ZONE – 20,000+ sq. ft. Lots

Density – Maximum Dwelling	1.75 Units Per Acre
<ul style="list-style-type: none"> Units Per Acre: 	
Building Site, Minimum Net Area:	20,000 sq. ft.
Lot Width, Minimum:	Average 100'
Lot Depth, Minimum:	None, unless specified on zoning map
Building Setback Requirements:	From <u>Property Lines</u> :
<ul style="list-style-type: none"> Front¹: Rear: Side: 	Minimum 30' Minimum 25' 10% of average lot width, with minimum of 10' and a maximum of 20'
Building Height, Maximum:	1 Story – 25' with a 19' Average 2 Stories – 30' with a 27' Average Note: An Alternative Development Standard is required for all structures over 30 feet in height
Lot Coverage, Maximum ² :	32% of Net Lot Area for 2 Story structures; 32% of Net Lot Area for 1 Story structures.
Floor Area, Maximum ³ :	38% of Net Lot Area
Parking Requirements:	Minimum 2 standard stalls within garage. (5 or more stalls requires a Conditional Use Permit)

- Street Curb Lines are not property lines. Property Lines are approximately five to seven feet behind curbs. Check property survey to verify.
- Excludes up to 3' of roof overhang, an additional 5% of lot area is permitted for roofs over unenclosed porches, walkways, and patios. Swimming pools are excluded from the site coverage limitation.
- Building floor area includes the total horizontal area within exterior walls of all floors of all structures. Carports are included in building floor area.



For any questions related to development standards or planning issues, please contact the City of Villa Park at (714) 998-1500 or visit our website at www.villapark.org.