

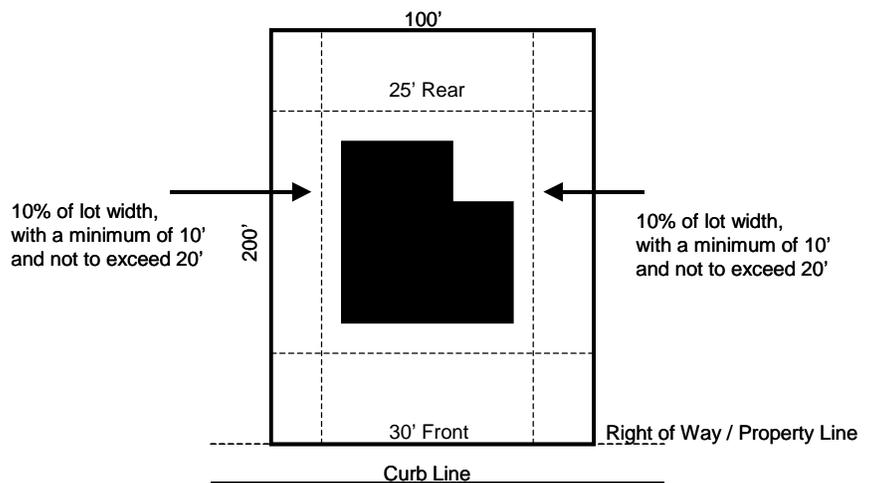


# City of Villa Park

## E-4 Zone Property Development Standards Single Family Residence Requirements

<b>E4 ZONE – 20,000+ sq. ft. Lots</b>	
Density – Maximum Dwelling <ul style="list-style-type: none"> <li>Units Per Acre:</li> </ul>	1.75 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: <ul style="list-style-type: none"> <li>Front<sup>1</sup>:</li> <li>Rear:</li> <li>Side:</li> </ul>	From <u>Property Lines</u> : Minimum 30' Minimum 25' 10% of average lot width, with minimum of 10' and a maximum of 20'
Building Height, Maximum:	1 Story – 30' with a 27' Average 2 Stories – 30' with a 27' Average <b>Note: An Alternative Development Standard is required for all structures over 30 feet in height</b>
Lot Coverage, Maximum <sup>2</sup> :	32% of Net Lot Area for 2 Story (limit is total of all structures); 32% of Net Lot Area for 1 Story (limit is total of all structures)
Floor Area, Maximum <sup>3</sup> :	38% of Net Lot Area (limit is total of all structures)
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](http://www.villapark.org).**