



# City of Villa Park

## R-1 Zone Property Development Standards Single Family Residence Requirements

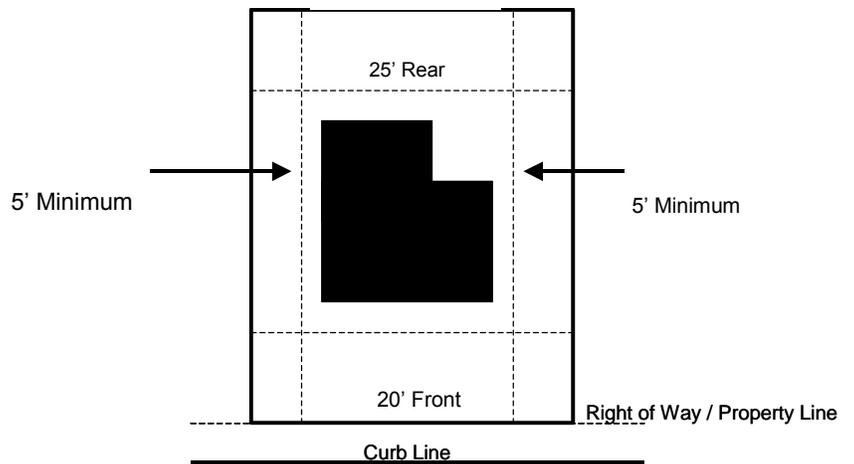
### R-1 ZONE – 8,000 – 13,500 sq. ft. Lots

Density – Maximum Dwelling <ul style="list-style-type: none"> <li>Units Per Acre:</li> </ul>	3.0 Units Per Acre
Building Site, Minimum Net Area:	8,000 to 13,500 sq. ft. as specified on the official zoning map
Lot Width, Minimum:	None, unless specified on zoning map
Lot Depth, Minimum:	None, unless specified on zoning map
Building Setback Requirements: <ul style="list-style-type: none"> <li>Front:</li> <li>Side:</li> <li>Rear:</li> </ul>	From <u>Property Lines</u> : (1) Minimum 20' Minimum 5' Minimum 25'
Building Height, Maximum:	1 Story – 25' with a 19' 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:	35% of Net Lot Area for 2 Story (limit is total of all structures); 40% of Net Lot Area for 1 Story (limit is total of all structures)
Floor Area, Maximum:	45% of Net Lot Area (limit is total of all structures)
Parking Requirements:	Minimum 2 standards stalls within garage. (5 or more stalls requires a Conditional Use Permit)

(1) Street Curb Lines are not property lines. Property Lines are approximately five to seven feet behind curbs. Check property survey to verify.

(2) 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.

(3) 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).**