



City of Villa Park

Residential Design
Guidelines

Purpose

The purpose of Residential Design Guidelines is to provide design guidance and recommendations for residential development projects within the City of Villa Park in an effort to maintain and enhance the rural and small estate character of the City. The Residential Design Guidelines convey the fundamental expectations of the City regarding residential development without prescriptive processes or unnecessary delay in the overall building process.

All residential development projects per the Scope listed below are subject to the Residential Design Guidelines. By publishing the guidelines and making them known to property owners, architects, and contractors, it is the City's intent to educate anyone undertaking residential development. By following the guidelines, the Site Plan Review process can be made a quick and easy process in which residential projects can proceed to the Plan Check process and, ultimately construction, in the most expeditious manner.

Site Plan Review is one of several procedures used by the City in the Development Permit process to protect the public welfare and environment. All development projects, from an application for a shed or detached patio, to a residential additional and remodel not triggering a discretionary review by the City Council, must undergo a Site Plan Review. The Site Plan Review, as enhanced by the City Council through the adoption of Ordinance 2005-515, is additionally a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties and the community as a whole. The design review process makes a careful examination of the quality of site planning, architecture, and landscape design. The purpose is to insure that every new residential development or redevelopment will carefully consider the community context in which it takes place and make a conscientious effort to make a positive relationship to neighboring properties and the City as a whole. Through sensitive quality design, the vitality and livability of the City can be improved, thereby increasing home values while retaining the characteristics Villa Park was built upon. The Guidelines provide a positive framework and direction for contiguous developers to benefit by working together on design issues.

Key design principles articulated in the guidelines include:

- To preserve and enhance existing community characteristics and property values;
- To assist and encourage property owners making improvements
- To encourage new development or significant redevelopment that is aesthetically compatible with the existing character of the City and which seeks to preserve the current community priorities of residential privacy, curb appeal, and large open space surroundings that is dominant in Villa Park.
- To encourage originality and creativity, within the loose context of these guidelines, in the design and remodeling of residential properties.
- To establish massing and roof design criteria that emphasizes the use of smaller parts that reflect the scale of the community.
- To connect the development of a secondary unit with the principle residence in architectural fashion while encouraging the use of higher quality building products and custom built construction methods.
- To maintain streetscape integrity and rural feel of front setback requirements.

- To discourage variances used to increase floor area or lot coverage ratios and decrease setbacks.

Applicability/Scope

Residential Design Guidelines shall apply to all proposals to construct, or significantly change (changing the exterior of the structure, adding square footage), alter, modify, or remodel properties in the E-4 Small Estates and R-1 Residential Zones. Significant includes the addition of a second floor, rebuilding of a roof structure and/or increase in roof line height, or the addition of 300 or more square feet of floor area. The development of a detached secondary dwelling unit shall also be subject to the Residential Design Guidelines.

Process

Community Development Committee Review

Any residential development that meets the following criteria is subject to review and approval by the City's Community Development Committee prior to the issuance of building permits:

- New residential development
- New secondary dwelling unit
- Significant redevelopment of a single story residence resulting in an increase of 50% or more of the floor area.

If during a Site Plan Review application the City Manager makes a determination that an application triggers review by the Community Development Committee for meeting the criteria listed for Residential Design Guidelines, the City Manager shall schedule a review at the next regularly scheduled Community Development Committee meeting.

The Community Development Committee shall review the appropriate application using the Residential Design Guidelines and shall make recommendations to the applicant accordingly. The Community Development Committee may recommend that the application, if applicable, be conditioned with recommendations, stay as is, or be returned to the applicant with suggested modifications.

An application subject to a Conditional Use or Variance Permit consideration does not require Community Development Committee action as the actions may be combined, for sake of expediency to the applicant, at the Council meeting in which the Conditional Use or Variance Permit application is to be heard.

Ministerial Review

Residential development consistent with the following criteria is subject to review and approval by the City Manager if it can be determined that the project is consistent with the objectives and guidelines identified in this document:

- Second story additions
- Single story additions that result in a floor area increase of 300 square feet to less than 50 percent floor area of the primary residential structure.

During Site Plan Review, the City Manager will review the application using the criteria within the Residential Design Guidelines. The City Manager may make recommendations to the applicant so that an application is within the guidelines or defer the application for review to the next regularly scheduled Community Development Committee meeting. If the application requires the granting of a Conditional Use or Variance Permit, the City Manager may combine the issue at the Council meeting in which the Conditional Use or Variance Permit application is to be heard.

Guidelines

The following are guidelines for applications meeting the Scope of the Residential Design Guidelines as determined by design issue.

- ❖ Site Planning
- ❖ Mass & Scale Issues
- ❖ Privacy/Viewing Issues
- ❖ Architectural Considerations
- ❖ Building Materials
- ❖ Landscaping

Site Planning

All new development or significant redevelopment of residential properties in the City of Villa Park must comply with Zoning requirements as set forth in the Villa Park Municipal Code to include building height, setback, lot coverage, and floor area ratios. Residential projects should meet all applicable zoning requirements prior to submission to the City for Site Plan Review. Applicable zoning requirements, by residential district, include:

100 – E4 ZONE – 20,000	
Density – Maximum Dwelling <ul style="list-style-type: none"> • Units Per Acre: 	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"> • Front: • Side: • Rear: 	From <u>Property Lines</u> : (1) Minimum 30' 10% of average lot width, with a minimum of 10' and a maximum of 20' Minimum 25'
Building Height, Maximum:	1 Story – 25' with a 19' Average 2 Stories – 32' with a 27' Average Note: A Conditional Use Permit is required for all structures over 25 feet in height
Lot Coverage, Maximum: (2)	24% 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: (3)	32% of Net Lot Area (limit is total of all structures)
Parking Requirements:	Minimum 2 standards stalls within a garage - Four or more require CUP
<p>(1) Street Curb Lines are not property lines. Property Lines are approximately seven feet behind curbs. Check property survey.</p> <p>(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.</p> <p>(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.</p>	
R-1 ZONE – 8,000 – 13,500	
Density – Maximum Dwelling <ul style="list-style-type: none"> • Units Per Acre: 	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"> • Front: • Side: • Rear: 	From <u>Property Lines</u> : (1) Minimum 20' Minimum 5' Minimum 25'
Building Height, Maximum:	1 Story – 25' with a 19' Average 2 Stories – 32' with a 27' Average Note: A Conditional Use Permit is required for all structures over 25 feet in height
Lot Coverage, Maximum: (2)	30% 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: (3)	40% of Net Lot Area (limit is total of all structures)
Parking Requirements:	Minimum 2 standards stalls within a garage – 4 or more require CUP
<p>(1) Street Curb Lines are not property lines. Property Lines are approximately seven feet behind curbs. Check property survey.</p> <p>(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.</p> <p>(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.</p>	

The Site Plan Review process as defined by the Villa Park Municipal Code was amended by the City Council to include an architectural review component. These Design Review Guidelines will be used by the Planning Department when conducting a Site Plan Review.

Mass & Scale Issues

Building mass and scale are difficult to define or measure, though they are the easiest items to point out as being undesirable in new development or significant redevelopment. Building mass is simply the visual perception of the size of a building, represented by the overall impact of its appearance. Multiple factors play into this appearance, however, such as distance from street level; shapes, setbacks, or forms of the building; window patterning; color and texture of external surfaces; size relative to neighboring lots; and, roof lines and features.

New development or significant redevelopment should take into consideration the following:

- Respect for the scale of neighboring homes in terms of height and bulk.
- Attention to predominant character and style of existing residences in the neighborhood.
- Front façade detail that is varied and interesting rather than straight and continuous in a horizontal and/or vertical fashion.



As a general rule, the following guidelines shall apply:

1. Adjacent residences should be compatible in scale and height in order to blend with neighboring structures, and not overwhelm them with disproportionate size. Stepping up or down from an adjoining residence is encouraged if building height is desired.
2. Special attention should be given to the design of a two-story structure or additions constructed in a predominately one-story neighborhood to ensure that it is similar in scale and mass with surrounding structures.
3. Special design attention should be directed to two-story facades when larger houses and additions are introduced into neighborhoods with homes smaller in scale and mass.

4. The perceived scale of new residences and additions should be minimized on two-story buildings by stepping back from public streets and adjacent smaller buildings or breaking up the addition or second story into smaller architectural components.
5. Flat walls of similar appearance (ex. all stucco) should be avoided on two story homes or additions. Design features to break up the façade or create architectural breaks should be incorporated. Set backs on second story additions are strongly encouraged and should be combined with existing roof angles to create a varied look. The use of building envelopes for second story additions or developments will help transition in a new development or redevelopment of a home so that mass and scale are not problematic.



Inappropriate Usage of Mass and Scale.



Appropriate Usage of Mass and Scale.

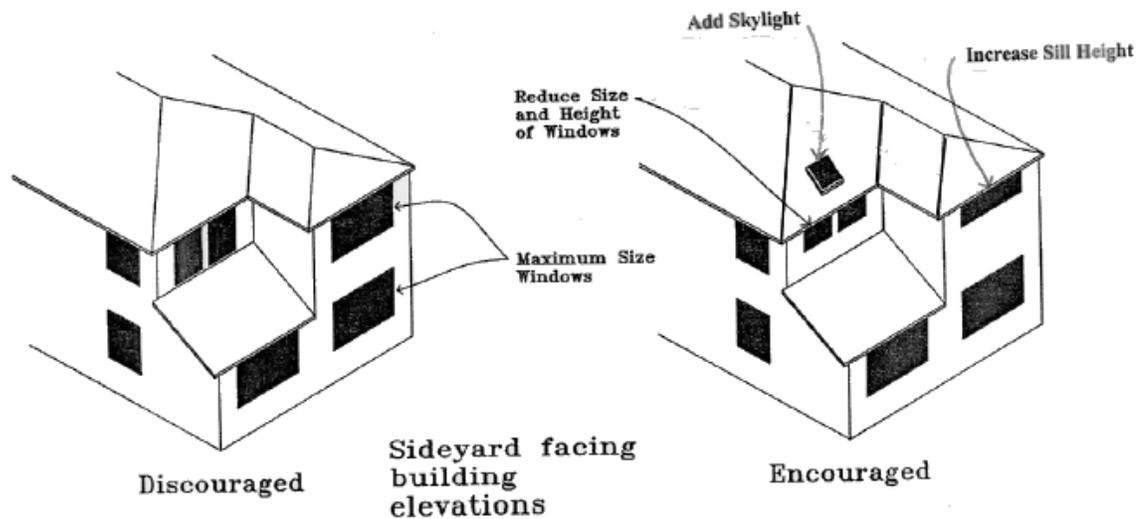
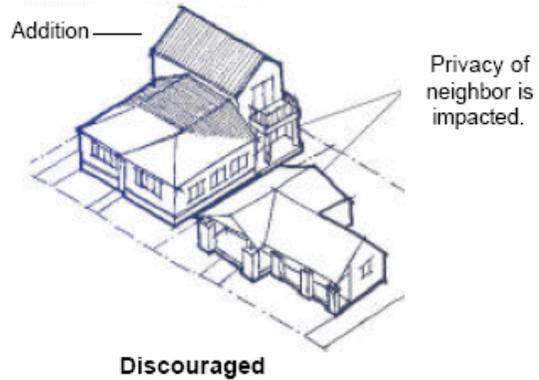
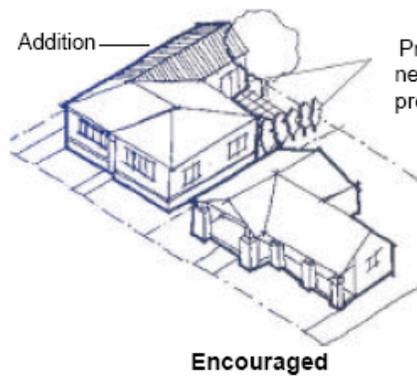
Privacy/Viewing Issues

Privacy is a concern to all residents in Villa Park. The high quality of life that is enjoyed by residents and a significant part of the economic value of a property is a product of larger lot sizes and the ability to enjoy privacy. To that end, the City has setback requirements that help maintain the privacy of each residence. However, in those situations where new development or redevelopment is of a nature that may infringe upon a neighbor's privacy, it is encouraged that effort be made to reduce the infringement as much as possible to include the use of landscaping screening as well as design features.

With regard to design features, the following guidelines shall apply:

1. Upper level indoor and outdoor spaces should be designed so that windows, outdoor deck areas, balconies, doors, and exterior lighting will not impair the privacy related to activities on adjacent properties. Placement of windows and openings on second story additions should not create a direct line of sight into the living space or the back yard of adjacent properties to maintain privacy.
2. Windows facing adjacent properties should be located or designed (i.e. clerestory) to avoid directly aligning with windows on adjacent properties.
3. Where proposals include second floor facing side windows, window sills should be located above sight lines while allowing daylight head height.

4. The use of skylights, where appropriate, to increase daylighting of bathrooms located along side yards is encouraged as is the use of windows above sightlines (clerestory) or obscured windows.
5. The use of landscape and planting techniques to visually screen adjacent properties can be implemented; however, an over-reliance on landscaping for visual or privacy screening should be avoided insofar as introduced plantings may take considerable time to mature and may not provide long-term screening due to poor health or removal. The site design and building design should therefore be conducive to preserving views and privacy.



Architectural Considerations

Full consideration shall be given to the architectural style of new residential development and redevelopment. Blending of various architectural styles is strongly discouraged. Instead, a dominant style should be carried throughout a residence to include an addition, second story, accessory structure, or secondary dwelling unit.

The following guidelines are intended to encourage high quality design to support and enhance the character of residential neighborhoods. It is not the intent of these

guidelines to promote any particular architectural style or to preclude creative design solutions consistent with the overall spirit and intent of the design guidelines.

- A. There is no specific architectural “style” required for residential structures in Villa Park. In general, residential architecture should consider compatibility with surrounding homes, including building style, form, size, material, and roofline.
- B. The exterior treatment, roof articulation, and overall design of new construction is encouraged to be harmonious within the proposed architectural style and to utilize exterior materials that are of good quality and durable.
- C. The exterior treatment and overall design of additions to existing homes is encouraged to respect the features and materials of the original structure.
- D. Architectural continuity shall be maintained on all elevations to the maximum extent feasible.
- E. Features such as windows, doors, cornice elements, etc. are encouraged to create a rhythmic composition, taking into consideration compatibility of scale, style and proportion. These elements are encouraged to be detailed to provide modulation, visual interest, and textured relief.
- F. The boundary between each floor of a dwelling structure is encouraged to be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.
- G. It is encouraged to have the patterns of windows and doors reflect the scale and patterns in the neighborhood. To enhance privacy, windows of new buildings are discouraged from lining up with a neighbor’s windows.
- H. Building features are encouraged to reinforce and enhance the architectural form and style of the house. Dormers, bay windows, porches, balconies, entrance projections, etc. add interest to the design of the home. However, features such as large bay windows are discouraged from projecting into side yard setbacks, except on the street-facing side of a corner lot.
- I. Long unarticulated exterior building walls are discouraged on all structures. Offsets, varied textures, openings, recesses, and design accents on building walls are strongly encouraged in order to enhance the structure’s architecture. Front facades shall include windows.
- J. Garages should not dominate the street. If a garage faces a street, windows and other architectural detailing are encouraged to be used on garage doors to reduce their blank wall impact and scale.
- K. The primary entry and windows are encouraged to be the dominant elements of the front facade. It is encouraged to face the primary entry and windows towards the street.
- L. The main dwelling entrance is encouraged to be clearly articulated through the use of architectural detailing.

- M. Long unarticulated side or rear walls that face the street are discouraged on all properties. Break up long continuous walls and soften their appearance by changes in height, setback, vegetation, varied textures, openings, recesses, and design accents in order to enhance the architecture.

Building Materials

The overall pattern, texture, and color of materials have a significant effect on the scale, style, and character of the building. The following guidelines should be referred to when selecting materials. There is no requirement for City approval of colors for single-family homes.

- A. Consistent and harmonious use of good quality, durable materials is encouraged. Piecemeal embellishment and frequent changes in materials is discouraged.
- B. Materials that are complementary with surrounding properties are encouraged.
- C. Use of materials consistent with the architectural style of the building is encouraged. For example, "Spanish" detail is consistent with stucco buildings with mission tile roofs.
- D. Thickness and width of all exterior surrounds and trim pieces should have a direct proportional relationship to the architectural features of the building.

Landscaping

The purpose of landscape guidelines is to encourage landscape design that supports and complements the overall design intention and aesthetic qualities of a proposed residential development or redevelopment. Villa Park is known for its lush environs and all efforts to enhance the natural environment should be taken.

In general, landscaping is encouraged to be used to frame, soften and embellish the quality of the residential environment or to buffer incompatible uses or undesirable views. Landscaping should provide aesthetic enhancement of a project site and should consider the appropriate use of plant materials, proper plant spacing, and long term maintenance for each plant type. The following additional guidelines will assist in achieving these goals:

- A. Residential redevelopment projects shall use a minimum mix of forty (40) percent of upsized plant material in order to smoothly transition in the landscaping element with adjacent mature landscaping.
- B. Evergreen trees should frame the architecture of the building.
- C. Evergreen, deciduous, or flowering accent trees should be installed in feature locations.
- D. Turf areas should be designed to be large enough to be usable. (minimum 150 square feet).

- E. A minimum fifty (50) percent of the front yard setback is required to be landscaped.
- F. Planting design shall consider the ultimate size of the plant material.
- G. All parkways shall be landscaped. All trees placed in parkways are to comply with the City of Villa Park list of trees per the Villa Park Municipal Code. In addition, per the municipal code, all parkways, including public right-of-way, are to be maintained by the immediate property owner.
- H. Impervious surfaces should be minimized to reduce stormwater runoff.
- I. In areas where paving is to be used, paving finishes should complement the architectural style of buildings.
- J. Enhanced paving is encouraged, which may include: stone, brick, pavers, exposed aggregate, and colored and textured concrete.
- K. Finishes imitative of other materials, such as stamped concrete are discouraged. Paving should be designed to enhance the relationship between the building and landscape.
- L. Paving should be designed as an extension of the building architecture.
- M. It is recommended that paving areas visible from public view should receive an enhanced finish and scoring. Enhanced paving is encouraged, which may include stone, brick, pavers, exposed aggregate, colored, and textured concrete.

Use of Residential Design Guidelines

The use of the Residential Design Guidelines is meant as a non-prescriptive method to provide residents direction via a comprehensive point of view of City development. Individual owners, architects, and contractors can greatly improve one parcel of property within the city to the desire and satisfaction of the property owner. Through instruments such as the Residential Design Guidelines, individual developments and redevelopments can continue to be constructed on a high quality basis while greatly improving the entire community of Villa Park.

For more information on the entire planning or plan check process, please visit City Hall or call (714) 998-1500 at your convenience. It is the City's goal to encourage and assist residents with their property improvements.