



# City of Villa Park

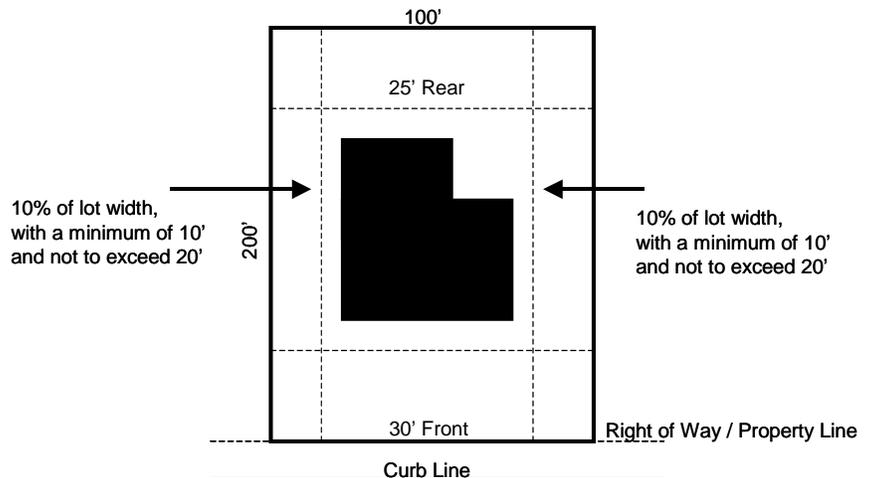
## R1 Zone Property Development Extract Single Family Residence Requirements

R-1 ZONE – 8,000 – 13,500	
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 – 32' with a 27' Average <b>Note: A Conditional Use Permit is required for all structures over 25 feet in height</b>
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 garage. (4 or more stalls requires a Conditional Use Permit)

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

(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).**

## Construction Noise

Noise associated with construction, repair, remodeling, or grading of real property may occur between the hours of 7 a.m. and 8 p.m. on weekdays, 8 a.m. and 8 p.m. on Saturdays, but at no time on Sundays or Federal holidays.

## Construction Site Best Management Practices (BMPs):

At all times during the construction process the following construction site BMPs shall be applied:

### General Construction

- Schedule projects for dry weather
- Keep all construction debris and materials away from the street, gutter , and storm drain
- Stabilize construction site entrances by using shaker plates or laying gravel
- Store all materials under cover with plastic sheets and surround loose material with gravel bags to eliminate or reduce the possibility that rainfall, runoff or wind will carry materials from the project site to the street, storm drain or adjacent properties
- Perform general site maintenance activities including disposing of waste and removing any materials that may have been tracked off of the site **AT THE END OF EACH DAY**

### Building Materials

- Never hose materials into the street, gutter or storm drain
- Minimize waste by ordering only the amount of materials needed to complete the job
- Do not mix more fresh concrete than is needed for each project
- Wash concrete mixers and equipment in a designated washout area where the water can flow into a containment area or onto dirt
- Dispose of small amounts of dry excess materials in the trash. Powdery waste, such as concrete, must be properly contained in a box or plastic bag prior to disposal

### Erosion Control

- Schedule grading and excavation projects for dry weather
- When temporarily removing soil, pile it in a contained, covered area where it cannot spill into the street
- When permanently removing large quantities of soil, a disposal location must be found prior to excavation
- Prevent erosion by planting fast growing annual and perennial grasses. They will shield and bind the soil

### Paint

- Tools such as buckets, brushes and rags should never be washed where excess water can drain into the street, gutter or storm drain. All tools should be rinsed in a sink connected to the sanitary sewer
- Never put wet paint in the trash. Dispose of water-based paint by letting it dry in the can and disposing of at a Household Hazardous Waste Collection Center (HHWCC). All oil based paint is considered household hazardous waste and should be disposed of accordingly. For the nearest location contact: [www.oilandfills.com](http://www.oilandfills.com)

### Spills

- Clean up spills immediately by using an absorbent material such as cat litter, then sweep it up and dispose of it in the trash
- Immediately report spills that have entered the street , gutter or storm drain to the City of Villa Park at (714) 998-1500 or the County's 24-hour Water Pollution Problem Reporting Hotline at (714) 567-6363

### Recycling

- Use a construction and demolition recycling company to recycle lumber, paper, cardboard, metals, masonry (bricks, concrete, etc.), carpet, plastic, pipes (plastic, metal and clay), drywall, rocks, dirt, and green waste. For the nearest demolition recycler visit [www.ciwmb.ca.gov/recycle](http://www.ciwmb.ca.gov/recycle)