

QUICK REFERENCE

Single-Family Residential Development Standards

RESIDENTIAL ZONES

RS-6	One-Family Residential Zone
RS-8	Suburban Residential Zone
RS-10	Estate Residential Zone
RS-16	Select Estate Residential Zone

(View the City's [zoning map](#))

MAXIMUM BUILDING COVERAGE

$$\frac{\text{Total Building Area}}{\text{Area Lot Area}} = 40\% \text{ Maximum}$$

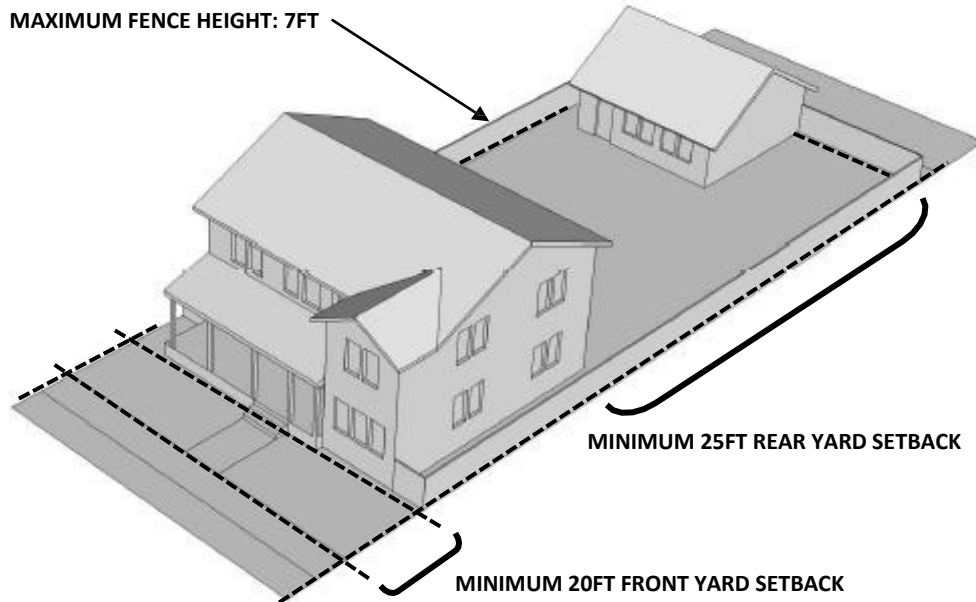
LANDSCAPING

A minimum of 50 percent of each required yard abutting a street shall be permanently maintained with landscaping. Refer to Municipal Code Section 19.332.010 for requirements to install artificial turf.

FENCES AND WALLS

Anywhere on Lot		
Solid Fence	Max. Height 2'	-Fence/Wall permit approval required
Non-view-obscuring fence (i.e. wrought iron or split-rail)	Max. Height 4'*	-Prohibited materials refer to BPMC Section 19.328.030.D *Upper 2 feet shall be non-view-obscuring. Additional 6 inches of decorative elements may be permitted on top of pilasters. - Fence/Wall permit approval required.
Fences Outside of Required Setbacks		
Any Fence	Max. Height 7'	- An exception to the 7' maximum exists where a greater height is required for noise reduction as determined by an acoustical analysis. - Fence/Wall permit approval required. Additionally, for any fence/wall over 6' in height, a structural engineer's report is required.

MAXIMUM FENCE HEIGHT: 7FT



MAXIMUM BUILDING HEIGHT

HEIGHT LIMITS-RS ZONES		
Type of Building	Maximum Height	
Main Building	2 stories	Not to exceed 30 feet

MINIMUM REQUIRED SETBACKS

Front	20 feet
Side	5 feet (RS-6 and RS-8 Zones) 10 feet (RS-10 and RS-16 Zones) <i>Minimum street side yard setback on a corner or reversed corner lot:</i> <i>10 feet (RS-6 and RS-8 Zones)</i> <i>15 feet (RS-10 and RS-16 Zones)</i>
Rear	25 feet (Refer to Municipal Code Section 19.320.010 for rear encroachment standards) *Additions may encroach into rear yard with up to 5' setbacks provided that rear yard coverage does not exceed 30% (Rear yard = rear 25')

DRIVEWAYS

Driveway Widths		
Zone	Minimum Driveway Width	Maximum Driveway Width
RS-16, RS-10, RS-8, RS-6		
Entry from street	10 Ft	20 Ft ¹
Entry from alley	10 Ft	No limit

(1) A driveway can be expanded to 30 feet wide to provide direct access to a three (3) car garage with openings for 3 cars and/or when the number of bedrooms exceeds four (4).

All areas for the movement and parking of vehicles shall be paved and maintained to eliminate dust and mud, to provide an even, unbroken driving surface, and to present a uniform appearance. All driveway approaches, driveways, required parking areas, and floors of carports and garages shall be concrete or decorative cement pavers. The use of asphalt, decomposed granite, gravel, or similar materials is not permitted.

FURTHER INFORMATION CAN BE FOUND IN THE BUENA PARK MUNICIPAL CODE:

Title 19 Zoning

Division 3 Single Family Residential

(Click on the links below to be directed to specific sections of the online Code)

[Chapter 19.304 Purpose and Description of Single Family Residential Zones](#)

[Chapter 19.308 Intensity of Use and Site Requirements](#)

[Chapter 19.312 Uses](#)

[Chapter 19.316 Development Standards—Building Form](#)

[Chapter 19.320 Development Standards—Yards and Related Encroachments](#)

[Chapter 19.324 Development Standards—Outdoor Improvements](#)

[Chapter 19.328 Development Standards—Fences, Walls, Hedges, and Berms](#)

[Chapter 19.332 Development Standards—Landscaping](#)

[Chapter 19.336 Development Standards—Vehicular Provisions](#)

[Chapter 19.340 Development Standards—Utilities and Mechanical Equipment](#)

[Chapter 19.344 Development Standards—Environmental Effects](#)

[Chapter 19.348 Special Requirements for Certain Uses](#)

[Section 19.348.010 Accessory Dwelling Units and Junior Accessory Dwelling Units](#)

PARKING

Use	Parking Spaces Required	Minimum Garage Gross Floor Area
Residential uses:		
RS-6 and RS-8 Zones (Single-Family Dwelling)	Containing 4 or Less Bedrooms: 2 garage spaces ¹ + 2 additional driveway spaces	400 sq. ft. ²
	Containing 5 or More Bedrooms: 2 garage spaces + 2 additional driveway spaces + 1 space per each bedroom in excess of 4 bedrooms	
RS-10 and RS-16 Zones (Single-Family Dwelling)	Containing 5 or Less Bedrooms: 3 garage spaces + 2 additional driveway spaces	600 sq. ft.
	Containing 6 or More Bedrooms: 3 garage spaces + 2 additional driveway spaces + 1 space per each bedroom in excess of 5 bedrooms	
Community Residential care: Small group care home	2 spaces (in garage)	
Other community residential care facility	To be determined based on type of license, care, capacity, and number of employees.	
<p>(1) Any new home constructed with five bedrooms or including at least 3,000 sq. ft. of living space shall maintain 3 garage spaces (one tandem garage space is allowed) and 3 open spaces in the driveway. "New" construction is defined to include any existing home with a minimum of 80% removal of the existing home.</p> <p>(2) Any new home constructed with five bedrooms or including at least 3,000 sq. ft. of living space shall maintain a minimum 600 sq. ft. garage.</p>		