



MULTIFAMILY RESIDENTIAL ZONES

Zone		Density (dwelling units per net acre)
RMH	Mobile Home Park Zone	12
RM-10	Low-Density Multifamily Residential Zone	10
RM-20	Medium-Density Multifamily Residential Zone	20

[\(CLICK HERE\)](#) to check the zoning map)

MAXIMUM BUILDING COVERAGE

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

LANDSCAPING

All required yards which abut streets shall be permanently landscaped, except for permitted encroachments

Municipal Code 19.432.010 contains the following landscape requirements:

- Landscaped Buffers Along Streets
- Landscaped Buffers Along Alleys
- Interior Landscaping
- Landscape Buffer Adjacent to RS Zones
- Landscape Buffer Adjacent to Residential Structures

MAXIMUM BUILDING HEIGHT

HEIGHT LIMITS—RM ZONES (1) (2) (Other than RMH) (3)		
Type of Building	Maximum Height	
	Within 50 Feet of Any RS Zone	More than 50 Feet from RS Zone
Any building or structure	1 story or 15 feet, whichever is less	35 feet, except a greater height may be authorized by conditional use permit

(1) For a single family dwelling (one dwelling unit on a lot) in the RM zones, the height limits of Section 19.316.090 of Division 3 shall apply.
 (2) For multi-family units on a lot in the RM-20 zone with non-conforming lot width and/or lot area, special height requirements of Section 19.448.025 shall apply.
 (3) See subsection F of Section 19.448.020 for height limits in RMH Zone.

MINIMUM SITE DIMENSIONS

Zone	Minimum Lot Area (square feet)	Minimum Street Frontage (feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
RMH	200,000	—	—	—
RM-10	12,500	50	100	—
RM-20	12,500	50	100	—

For developments of non-conforming width and/or lot area—Municipal Code Section 19.448.025

MINIMUM REQUIRED SETBACKS

Front	15 feet <i>In addition, each building or structure shall be set back an additional distance equal to one-half the amount by which the height of the building or structure exceeds 30 feet</i>
Side	10 feet (not abutting a street) 15 feet (abutting a street) <i>In addition, each building or structure shall be set back an additional distance equal to one-half the amount by which the height of the building or structure exceeds 30 feet</i>
Rear	10 feet

MINIMUM DWELLING UNIT FLOOR AREA

Minimum Gross Floor Area (square feet per dwelling unit)			
Zero* Bedroom Unit	1 Bedroom Unit	2 Bedroom Unit	3+ Bedroom Unit
550	800	950	1050 plus 100 each additional room
*Zero Bedroom Units shall not exceed 20 percent of the total number of units in multi-family developments			

OPEN AREA

In the RM Zones, other than the RMH Zone, **at least 40%** of the net area of each developed lot shall be open area which is landscaped or arranged for outdoor recreation or pedestrian use.

COMMON USABLE OPEN SPACE

Dwelling Units	Required Common Useable Open Space
1-20	200 sq ft per dwelling unit
20-40	200 sq ft per dwelling unit for the first 20 units and 150 sq ft per dwelling unit over 20
40+	200 sq ft per dwelling unit for the first 20 units, 150 sq ft per dwelling unit over 20, PLUS an additional 100 sq ft per dwelling unit over 40
Permitted encroachments - Municipal Code Chapter 19.420	

PARKING

Use	Parking Spaces Required
Residential uses:	
Single family dwelling	2 garage spaces (1) (Subject to Chapters 19.316 and 19.336 of Divisions 3 for the RS-6 zone)
Condominium, cooperative apartment community apartment	0-3 bedrooms= 2 garage spaces (plus 1 add'l. open spaces) 4+ bedrooms= 2 garage spaces (plus 1.5 add'l. open spaces) (a minimum of 25% of required open parking spaces shall remain outside security gates and be evenly distributed throughout the development)
Multifamily apartments:	
RM-10 and RM-20 zones	0-1 bedrooms= 2 spaces (1 covered) 2 bedrooms= 2.5 spaces (1 covered) 3+ bedrooms= 3 spaces (1 covered) (a minimum of 25% of required open parking spaces shall remain outside security gates and be evenly distributed throughout the development)
Community residential care:	
Small group care home	2 spaces (in garage)
Other community residential care facility	To be determined under conditional use permit based on licensed capacity, type of care, and number of employees.
(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.	

PARKING STALL SIZES

Type of space	Stall Size
Standard	10'x20'
Compact	8'x16'
For any parking area of ten or more spaces other than residential garage spaces, not more than 30% of the required spaces may be for compact car parking.	

[CLICK HERE](#) to reference the full Code online

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

**Title 19 Zoning
Division 4 Multifamily Residential**