



COMMERCIAL ZONES

CO	Office Zone
CS	Community Shopping Zone
CG	Commercial General Zone
CR	Regional Commercial Zone

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

PERMITTED LAND USES

Refer to Municipal Code Chapter 19.512 for automatically permitted land uses and uses requiring Conditional Use Permits.

LANDSCAPING

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

Municipal Code Chapter 19.532 contains the following landscape requirements:

Landscaped Buffers between Commercial and Residential Zones

Landscaped Buffers Along Streets

Landscaped Buffers Along Alleys

Interior Landscaping

MAXIMUM BUILDING HEIGHT

HEIGHT LIMITS—COMMERCIAL ZONES		
Maximum Height		
Zones	Within 50 Feet of any Residential Zone	More than 50 Feet from any Residential Zone
CO, CS, CG, CR	1 story or 15 feet, whichever is less	4 stories or 45 feet, except that a greater height may be authorized by a conditional use permit. Refer to Table 19.516.040(1)
(1) Special provisions apply for the building height from the nearest street property line within a master-planned development in the CR zone pursuant to Chapter 19.556.		

REQUIRED YARD SETBACKS

YARDS REQUIRED—COMMERCIAL ZONES				
Zone	Front Yard	Side or Rear Yard		
		Abutting a Street	Abutting Property in Residential Zone	Abutting Property in Nonresidential Zone
CO, CS, CG, CR	20 feet	20 feet	10 feet	0 (1)
(1) Building or structure shall be located either at the property line or at least four feet from the property line.				

PARKING

Common Commercial Zone Parking Requirements	
General Retail	5 spaces per 1,000 sq. ft. gross floor area
Medical Office	5 spaces per 1,000 sq. ft. gross floor area
Professional Office	4 spaces per 1,000 sq. ft. gross floor area

PARKING STALL SIZES

Type of space	Stall Size
Standard	9'x19'
Compact	8'x16'

For any parking area of ten or more spaces, not more than 30% of the required spaces may be for compact car parking.

Vehicular parking, driveway, and loading requirements-
Municipal Code Chapter 19.536.

MECHANICAL EQUIPMENT

All exterior equipment, whether freestanding or attached to a building, including pipes, conduit, and duct work shall be effectively screened from public view or architecturally integrated into a building structure.

REFUSE STORAGE AND RECYCLING FACILITIES

All refuse shall be stored within trash containers which meet City standards. Except when temporarily placed for pickup, all containers shall be located or screened so as not to be in public view. All required trash enclosures with 3 cubic yard commercial bin(s) shall meet the requirements in Municipal Code Section 19.524.010.

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

Title 19 Zoning

Division 5 Commercial and Industrial Zones

Division 9 Sign Regulations

FENCES AND WALLS

Anywhere on Lot		
Solid Fence	Max. Height 2'	-Planning Division approval required
Non-view-obscuring fence (i.e. wrought iron or split-rail)	Max. Height 3.5'	Section 19.528.030 details the permitted use of chain link fences -Planning Division approval required
Outside Required Front, Side, or Rear Setbacks		
Any Fence	Max. Height 15'	- In commercial zones, fences more than 7' in height shall be permitted only when approved under the site plan review procedure (Section 19.128.040) -The maximum height of any fence shall be 15' except where greater height is required for sight-screening or noise reduction -Planning and Building Divisions approval required, in addition to a structural engineer report for fences over 6' in height

SIGNS

If located within an integrated shopping center, check with landlord for pre-approved sign program. Sign requirements for commercial zones are in Municipal Code Chapter 19.912.

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