



MAXIMUM BUILDING HEIGHT

RESIDENTIAL ZONES

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

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

HEIGHT LIMITS-RS ZONES		
Type of Building	Maximum Height	
Main Building	2 stories	Not to exceed 30 feet
Accessory building or structure	1 story	Not to exceed 15 feet at peak of roof or 12 feet for a flat roofed structure

MAXIMUM BUILDING COVERAGE

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

LANDSCAPING

A minimum of **30 percent** of each required yard abutting a street shall be permanently maintained with landscaping. Refer to Municipal Code 19.332.010 for requirements to install artificial turf.

MINIMUM REQUIRED SETBACKS

Front	20 feet
Side	<p>5 feet (RS-6 and RS-8 Zones) 10 feet (RS-10 and RS-16)</p> <p><i>Minimum street side setback on a reversed corner lot or reverse building frontage-</i> <i>10 feet (RS-6 and RS-8 Zones)</i> <i>15 feet (RS-10 and RS-16 Zones)</i></p>
Rear	<p>25 feet (Refer to Municipal Code Section 19.320.040 for rear encroachment standards)</p> <p>*Additions may encroach into rear yard with up to 5' setbacks provided that rear yard coverage does not exceed 30% (Rear yard = rear 25')</p>

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"	- In the RS-6 zone, there shall be no wire fences, other than chain link. - In the RS-16, RS-10, and RS-8 zones, chain link or wire fences are prohibited; all fences exposed to public view shall be ornamental fences - Planning Division approval required
Outside Required Front, Side, or Rear 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. - Planning and Building Divisions approval required, in addition to a structural engineer's report for fences over 6' in height

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 only.		

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 **portland cement concrete**.

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

PARKING

Use	Parking Spaces Required	Minimum Garage Gross Floor Area
Residential uses:		
RS-6 and RS-8 Zones (Single Family Dwelling)	2 garage spaces (1)	440 sq. ft.(2)
RS-10 and RS-16 Zones (Single Family Dwelling)	3 garage spaces	600 sq. ft.
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. (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.		

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—Buildings](#)
- [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](#)
- [19.348.010 Second Dwelling Units](#)