



CHAIR JUDEH
VICE CHAIR CARVER
COMMISSIONER DAVIS
COMMISSIONER DIEP
COMMISSIONER PATINO

Wednesday, August 12, 2026, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION AGENDA

6:30 p.m.

1. GENERAL

- 1.A. CALL TO ORDER
- 1.B. ROLL CALL
- 1.C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

2.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Planning Commission. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

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3. CONSENT CALENDAR

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Commissioner requests separate action. At this time the Commissioner or public may ask to speak on any item on the Consent Calendar.

- 3.A. APPROVAL OF MINUTES
July 22, 2026

4. PUBLIC HEARING

4.A. TEXT AMENDMENT NO. C-26-2

A request to the Planning Commission to adopt a Resolution recommending City Council to adopt an Ordinance amending Title 19 of the Buena Park Municipal Code, specifically Divisions 1 (Administration), 3 (Single-Family Residential Zones), 4 (Multi-Family Residential Zones), 5 (Commercial and Industrial Zones), 7 (Mixed-Use Zones), and 9 (Sign Regulations) of the Buena Park Municipal Code.

The project proponent is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA 90622

The proposed Zoning Code Text Amendment is exempt from CEQA pursuant to Section 15061(b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed text amendment will allow for the establishment and operation of certain uses within commercial and industrial zoned properties subject to specified operational standards to ensure there are no impacts on the environment. The added or amended uses are substantially similar to other permitted uses contained within the Zoning Code.

Under Public Resources Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law). The proposed Zoning Code Text Amendment implements the updates to California Government Code Section 66314 and 66333 within the City of Buena Park Zoning Code in a manner that is consistent with the requirements of State ADU/JADU Laws that have gone into effect since January 1, 2026.

RECOMMENDED ACTION: Adopt a Resolution recommending the City Council to adopt an Ordinance approving Text Amendment No. C-26-2 to update Title 19 of the Buena Park Municipal Code, specifically Divisions 1 (Administration), 3 (Single-Family Residential Zones), 4 (Multi-Family Residential Zones), 5 (Commercial and Industrial Zones), 7 (Mixed-Use Zones), and 9 (Sign Regulations) of the Buena Park Municipal Code.

5. STAFF REPORTS

5.A. STAFF REPORTS

6. AGENDA FORECAST

6.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7. COMMISSION REPORTS

7.A. COMMISSION REPORTS

8. ADJOURNMENT

8.A. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the Planning Commission less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the Planning Division Office. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Planning Division at (714) 562-3620 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

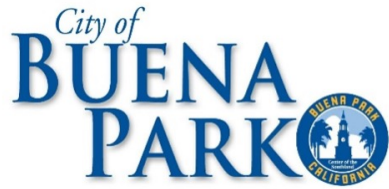
시의회 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Ruth Santos
Sr. Administrative Assistant

Date Posted: August 6, 2026



August 12, 2026
CONSENT CALENDAR
Item No. 3A.

Planning Commission Agenda Report

APPROVAL OF MINUTES

PREPARED BY	PRESENTED BY
Ruth Santos, Senior Administrative Assistant	Ruth Santos, Senior Administrative Assistant
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

Attachments

[2026-07-22 PC M DRAFT.pdf](#)

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION MEETING
July 22, 2026

The meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on July 22, 2026, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

PRESENT: COMMISSIONERS: Carver, Diep, Patiño, and Judeh

ABSENT: COMMISSIONER: Davis

Harald Luna, Planning Manager
Robert Cravens, Code Enforcement Supervisor
Ian McAleese, Senior Planner
Ruth Santos, Senior Administrative Assistant
Ray Tae, Senior Office Assistant

1. GENERAL

- 1A. CALL TO ORDER
- 1B. ROLL CALL
- 1C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

None.

3. CONSENT CALENDAR

Vice Chair Carver requested separate action.

- 3.A. APPROVAL OF MINUTES - June 10, 2026 Planning Commission Meeting.

RECOMMENDED ACTION: Approve

Commissioner Patiño moved and Commissioner Diep seconded the motion to approve the minutes of the June 10, 2026 Planning Commission meeting.

The motion passed with the following votes:

AYES: 1 COMMISSIONERS: Patiño, Diep, Carver, and Judeh

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Davis

ABSTAINED: 0 COMMISSIONER:

3.B. SHORT-TERM RENTAL NO. STR-25-000003 - A request to receive and file the 6-month operation compliance update and continue the approval of the Short-Term Rental No. STR-25-000003 based on the update.

Vice Carver asked for clarification on the short-term rental (STR) review process.

Mr. Cravens described the annual and bi-annual review process for short-term rentals in the City.

Commissioner Carver moved and Commissioner Diep seconded the motion to receive and file the 6-month operation compliance update and continue the approval of Short-Term Rental No. STR-25-000003 based on the update.

The motion passed with the following votes:

AYES: 1 COMMISSIONERS: Carver, Diep, Patiño, and Judeh

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Davis

ABSTAINED: 0 COMMISSIONER:

4. PUBLIC HEARING

4.A SHORT-TERM RENTAL PERMIT NO. STR-26-000004 - A request to operate a short-term rental within an existing 1,409 square-foot single-story, single-family dwelling.

Mr. Cravens presented the staff report, including the five written comments received from the neighbors, expressing potential adverse impacts on safety, increased traffic, parking, property values, and noise. Mr. Cravens discussed the application process and how conditions of approval in the proposed resolution address the concerns expressed by the neighbors.

Vice Chair Carver asked about the number of parking spaces in the garage and how garage parking is monitored.

Chair Judeh asked how staff is able to check if the STR owner lives on site, as required.

Mr. Cravens discussed how staff monitors compliance with all STR requirements, including garage parking and owner-occupancy requirements.

Chair Judeh opened the public hearing.

Mr. Luna stated that on July 21, 2026, staff received and distributed one more written comment from Jessica Torres, with similar concerns expressed, about the proposed STR.

Phuong A. Nguyen, property owner/applicant, described the proposed STR, including the two-car garage, and the two extra rooms that will house the renters. She also explained that while her husband travels on business, she will be on site.

Maria Valdivia, 7482 Santa Elena Drive, Unit B, Buena Park CA, expressed concerns about STRs in general, and stressed the importance of having the property owner on site, to manage the STR.

There being no other speakers and no other written communication, Chair Judeh closed the public hearing.

In response to Commissioner Diep, staff discussed the conditions requiring the owner to share contact information with the neighbors, the annual renewal and review process for STRs, and the six-month review, as applicable. Staff also clarified that the proposed STR is not currently operating; if the proposed STR is approved by Planning Commission, the applicant will still have to go through the required STR application process.

Vice Chair Carver moved and Commissioner Patiño seconded the motion to adopt the resolution approving Short-Term Rental Application No. STR-26-000004.

The motion passed with the following votes:

AYES:	4	COMMISSIONERS:	Carver, Patiño, Diep, and Judeh
NOES:	0	COMMISSIONER:	
ABSENT:	1	COMMISSIONER:	Davis
RECUSED:	0	COMMISSIONER:	

**RESOLUTION NO.6414
SHORT TERM RENTAL PERMIT NO. STR-26-000004**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF BUENA PARK APPROVING A REQUEST FOR A SHORT-TERM
RENTAL UNIT NO. STR-26-000004, LOCATED AT 7490 SANTA
ELENA DRIVE, WITHIN THE RS-6 (SINGLE-FAMILY RESIDENTIAL)
ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

5. STAFF REPORT:

Mr. Luna announced that the Aquarium/Butterfly project, considered by the Planning Commission last May, was approved by the City Council at their July 14, 2026 meeting.

6. AGENDA FORECAST:

Mr. Luna stated that the next regularly scheduled Planning Commission meeting will consider a Text Amendment to the Buena Park Municipal Code concerning ADUs and permitted uses in the commercial and industrial zones.

7. COMMISSION REPORTS:

None

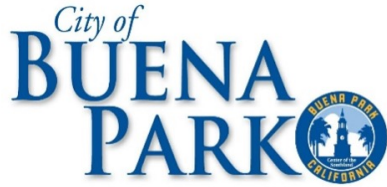
8. **ADJOURNMENT:**

At 6:57 p.m., Chair Judeh adjourned the Planning Commission meeting.

Mirvette Judeh
Chair

ATTEST:

Harald Luna
Planning Manager



August 12, 2026
PUBLIC HEARING
Item No. 4A.

Planning Commission Agenda Report

TEXT AMENDMENT NO. C-26-2

PREPARED BY	PRESENTED BY
Rodrigo Pelayo, Senior Planner	Rodrigo Pelayo, Senior Planner
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

1) Conduct a public hearing; and 2) thereafter, based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, Staff recommends that the Planning Commission adopt the attached Resolution, recommending that the City Council adopt an Ordinance approving Text Amendment No. C-26-2, and find that the proposed Zoning Code Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) and Public Resources Code Section 21080.17 based on the facts and findings provided therein.

BACKGROUND:

The City's Zoning Code is the primary regulatory tool used to implement the goals and policies of the Land Use Element of the General Plan. The Zoning Code is periodically amended to improve the effectiveness of development regulations, maintain consistency with changes in state law, and address evolving community needs.

Over time, as individual amendments have been adopted, the accumulation of revisions has resulted in outdated references, inconsistencies between code sections, and conflicting regulations that require interpretation and would benefit from clarification. These inconsistencies have affected the City's ability to consistently implement development standards, limited desirable land uses, and constrained the potential to achieve optimal designs in development projects.

Since 2017, the State of California has enacted numerous amendments to the State's Accessory Dwelling Unit (ADU) laws to expand housing opportunities and reduce barriers to ADU developments. The most recent changes became effective on January 1, 2026; however, the City's ADU regulations were last updated in June 2025.

As a result, a Zoning Code Text Amendment is necessary to improve the clarity, organization, and administration of the City's development regulations, and to bring the City's ADU ordinance into compliance with current State law.

APPLICATION ANALYSIS:

Proposal:

The proposed amendment to BPMC Title 19 (Zoning Code) will modify Division 1 (Administration), Division 3 (Single-Family Residential Zones), Division 4 (Multi-Family Residential Zones), Division 5 (Commercial and Industrial Zones), Division 7 (Mixed-Use Zones), and Division 9 (Sign Regulations).

The text amendment will specifically update administrative provisions and definitions, refine development standards across multiple zoning districts, revise permitted uses in the commercial and industrial zoning districts, reinstate development standards for the Amusement Resort (AR) Zone within Division 7, remove the obsolete description of the Research Manufacturing (MR) Zone to maintain consistency with the City's zoning map, revise sign-related definitions, and update the City's ADU regulations to comply with current State law.

DISCUSSION:

The proposed text amendment will eliminate inconsistencies, update development standards, refine operational requirements, and ensure that ADU provisions are brought into compliance with current State law. A summary of the proposed amendments to the different divisions of the Zoning Code is provided in the table below:

Division	Summary of proposed amendments
Division 1 (Administration)	• Revise existing and add new definitions to improve clarity and consistency of terms referenced throughout the Zoning Code. • Remove the obsolete description of the MR (Research Manufacturing) zone to maintain consistency with the City's Zoning Map. • Amend the Interdepartmental Review process to exempt in-kind re-striping of existing parking areas and the review of trash enclosures.
Division 3 (Single-Family Residential Zones)	• Update the City's ADU development standards to comply with current State law. • Revisions to development standards within several chapters that govern building form and height, home expansions and additions, landscaping, non-habitable accessory structures, residential driveways, parking, and chicken keeping. • Reinstate "community residential care facilities" use to Table 19.312.010 (Uses Permitted - Single-Family Residential Zones.)
Division 4 (Multi-Family Residential Zones)	• Revisions to development standards within several chapters that govern landscaping, vehicular provisions, fence height and location, private open space, and permitted uses.
Division 5 (Commercial and Industrial Zones)	• Update to the development standards that govern outdoor display within Chapter 19.524.030 (Outdoor Display). • Modifications to Chapter 19.552 (Special Requirements for Certain Uses). • Amend Table 19.512.010 (Uses Permitted – Commercial and Industrial Zones) to modify, remove, and add uses along with removing the "MR" column of permitted uses of the obsolete MR (Research Manufacturing) Zone to maintain consistency with the City's Zoning Map. • Revised the number of off-street parking spaces required for certain uses.

Division 7 (Mixed-Use Zones)	Reinstate the development standards for the Amusement Resort (AR) Zone, which were inadvertently overridden during the previous comprehensive Zoning Code Text Amendment.
Division 9 (Sign Regulations)	Remove a duplicate definition related to signage.

The proposed text amendment will ensure that the Zoning Code remains internally consistent, and in compliance with the most recent changes in State law. Each change to the existing Zoning Code is included in the draft ordinance (Attachment 2).

ENVIRONMENTAL ASSESSMENT:

The Zoning Code Text Amendment is exempt from CEQA pursuant to Section 15061(b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed text amendment will allow for the establishment and operation of certain uses within commercial and industrial zoned properties subject to specified operational standards to ensure there are no impacts on the environment. The added or amended uses are substantially similar to other permitted uses contained within the Zoning Code.

Under Public Resources Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law). The proposed Zoning Code Text Amendment implements the updates to California Government Code Section 66314 and 66333 within the City of Buena Park Zoning Code in a manner that is consistent with the requirements of State ADU/JADU Laws that have gone into effect since January 1, 2026.

PUBLIC HEARING NOTIFICATION:

Notice of this public hearing was published in the Buena Park Independent on July 31, 2026; and posted at City Hall, Orange County Fire Authority, Fire Station 61, and Ehlers Event Center on July 30, 2026. As of the publication of this report, no correspondence has been received regarding the proposed Zoning Code Text Amendment.

Attachments

[Planning Commission Resolution for Text Amendment No. C-26-2.pdf](#)

RESOLUTION NO.
TEXT AMENDMENT NO. C-26-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, SPECIFICALLY DIVISIONS 1 (ADMINISTRATION), 3 (SINGLE-FAMILY RESIDENTIAL ZONES), 4 (MULTI-FAMILY RESIDENTIAL ZONES), 5 (COMMERCIAL AND INDUSTRIAL ZONES), 7 (MIXED-USE ZONES), AND 9 (SIGN REGULATIONS) OF THE BUENA PARK MUNICIPAL CODE

A. Recitals.

(i) WHEREAS, the City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs" and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents' subject only to enactments by the California Legislature on matters of "statewide concern"; and

(ii) WHEREAS, consistent with such authority, the City enacted the Buena Park Municipal Code ("BPMC") and Buena Park Zoning Code (Title 19 of the BPMC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City; and

(iii) WHEREAS, on October 10, 2025, Governor Gavin Newsom signed Senate Bills ("SB") 9, 543, and Assembly Bill ("AB") 1154 (the "Bills") into law, amending Government Code sections 66311 through 66339.5, and thereby enacting new Statewide requirements for Accessory Dwelling Units ("ADU") and Junior Accessory Dwelling Units ("JADU"); and

(iv) WHEREAS, the Planning Commission reviewed and considered all elements of said Text Amendment No. C-26-2 and the information contained therein and all legal prerequisites to the adoption of the Planning Commission Resolution occurred; and

(v) WHEREAS, the Planning Commission has heretofore conducted a duly noticed public hearing on August 12, 2026, as required by law, to consider Text Amendment No. C-26-2 to amend various Divisions within Title 19 of the Municipal Code, and approved a Resolution recommending that the City Council adopt an Ordinance (Exhibit A) amending the aforementioned Divisions of the Municipal Code.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK does hereby find, determines, resolves and recommends the City Council find as follows:

1. The Planning Commission hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based on substantial evidence presented to the Planning Commission

during the above-referenced hearing, including written staff reports, verbal testimony, draft resolution, and draft ordinance, the Planning Commission hereby specifically finds as follows:

- a. **Finding:** Explanation of the relationship to the General Plan and any applicable Specific Plans. (See California Government Code Section 65855).

Fact: The proposed Zoning Code Text Amendment is consistent with the General Plan Land Use and Community Design Element, Goal LU-1, Policy LU-1.1, in that it will establish land use policies that encourage a balance of jobs and housing in Buena Park. The text amendment is also consistent with Policy LU-1.2 in that it will ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region. Lastly, in accordance with Goal LU-3, Policy LU-3.1, the proposed text amendment will ensure that development activities acknowledge the protection and enhancement of quality of life in the City's neighborhoods.

- b. **Finding:** Consideration of the effect of the proposal on the housing needs of the region balanced against the public service needs of City residents and the fiscal and environmental resources available. (See California Government Code Section 65863.6)

Fact: In accordance with the General Plan Land Use and Community Design Element, Goal LU-5, Policy LU-5.1, the proposed text amendment will ensure Buena Park is in compliance with applicable state and regional housing mandates. The text amendment is also consistent with Policy LU-1.2 in that it will ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.

3. The Planning Commission hereby recommends that the City Council of the City of Buena Park finds that facts supporting the above-specified findings, attachments, and information provided to this Planning Commission during the public hearing conducted on August 12, 2026 with respect to this Zoning Code Text Amendment.

4. The Planning Commission hereby recommends that the City Council of the City of Buena Park find and determine that the proposed Zoning Code Text Amendment No. C-26-2 is exempt from the California Environmental Quality Act (CEQA) of 1970, as amended and the Guidelines promulgated, thereunder, Section 15061(b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed text amendment will allow for the establishment and operation of certain uses within commercial and industrial zoned properties subject to specified operational standards to ensure there are no impacts on the environment. The added or amended uses are substantially similar to other permitted uses contained within the Zoning Code. Additionally, under Public Resources

Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law). The proposed Zoning Code Text Amendment implements the updates to California Government Code Section 66314 and 66333 within the City of Buena Park Zoning Code in a manner that is consistent with the requirements of State ADU/JADU Laws that have gone into effect since January 1, 2026.

5. The Planning Commission hereby recommends that the City Council of the City of Buena Park adopt the attached Ordinance approving Zoning Text Amendment No. C-26-2.

6. The Secretary of this Commission shall:

- (a) Certify to the adoption of this Resolution.
- (b) Transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to these proceedings, including the attached Ordinance (Exhibit A), approving Zoning Code Text Amendment No. C-26-2. This Resolution shall go into effect immediately upon its adoption.

PASSED AND ADOPTED this 12th day of August 2026, by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

Mirvette Judeh
Chair

ATTEST:

Harald Luna
Planning Manager

EXHIBIT A
Proposed City Council Ordinance

ORDINANCE NO.
TEXT AMENDMENT NO. C-26-2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING AN ORDINANCE AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, SPECIFICALLY DIVISIONS 1 (ADMINISTRATION), 3 (SINGLE-FAMILY RESIDENTIAL ZONES), 4 (MULTI-FAMILY RESIDENTIAL ZONES), 5 (COMMERCIAL AND INDUSTRIAL ZONES), 7 (MIXED-USE ZONES), AND 9 (SIGN REGULATIONS)

C. Recitals.

(i) The City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs" and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents' subject only to enactments by the California Legislature on matters of "statewide concern"; and

(ii) Consistent with such authority, the City enacted the Buena Park Municipal Code ("BPMC") and Buena Park Zoning Code (Title 19 of the BPMC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City; and

(iii) On October 10, 2025, Governor Gavin Newsom signed Senate Bills ("SB") 9, 543, and Assembly Bill ("AB") 1154 (the "Bills") into law, amending Government Code sections 66311 through 66339.5, and thereby enacting new Statewide requirements for Accessory Dwelling Units ("ADU") and Junior Accessory Dwelling Units ("JADU"); and

(iv) The Planning Commission reviewed and considered all elements of said Text Amendment No. C-26-2 and the information contained therein and all legal prerequisites to the adoption of the Planning Commission Resolution occurred; and

(v) The Planning Commission conducted a public hearing on August 12, 2026, to consider Text Amendment No. C-26-2 to amend various Divisions within Title 19 of the Municipal Code and approved a Resolution (-) recommending that the City Council adopt an Ordinance amending the aforementioned Divisions of the Municipal Code; and

(vi) The City Council has reviewed and considered all components of the requested Text Amendment No. C-26-2 including compliance with the California Environmental Quality Act (CEQA) and determines that the proposed Text Amendment is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption), which applies where it can be seen with certainty that the proposed action has no potential to cause a significant effect on the environment.

Under Public Resources Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and

66333 of the Government Code (State ADU Law); and

(vii) On September 8, 2026 the City Council of the City of Buena Park has conducted a duly noticed public hearing as required by law to consider the proposed Text Amendment C-26-2. Said public hearing was concluded prior to the adoption of this Ordinance; and

(viii) All legal prerequisites to the adoption of this Ordinance have occurred.

D. Ordinance.

NOW, THEREFORE, the City Council of the City of Buena Park does ordain as follows:

Section 1. The City Council hereby specifically finds that all facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

Section 2. Subsection 19.104.040.C of the Buena Park Municipal Code, entitled "Industrial Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough).

1. **CM, Commercial Manufacturing Zone.** To provide for commercial activities requiring larger site areas than available in the central area of the City, and for commercial and limited industrial services not appropriate for location in the central commercial areas.
2. ~~**MR, Research Manufacturing Zone.** To provide for administrative or executive offices of business and industrial concerns, scientific research offices and laboratories, restricted manufacturing activities, and compatible appurtenant uses, all in a highly attractive and pollution-free environment.~~
3. **2. ML, Light Industrial Zone.** To provide for small and medium size industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial areas.
4. **3. MH, Heavy Industrial Zone.** To provide for manufacturing and distribution plants which require relatively large sites, to protect such uses from the disruptive effects of unrelated commercial or other activity in their midst, and to protect the surrounding community from adverse environmental effects of industrial activity.

Section 3. Section 19.104.080 of the Buena Park Municipal Code, entitled "Definitions," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Body art, tattoo parlor. "Body art, tattoo parlor" means a commercial establishment where one or more practitioners perform body art, including tattooing, body piercing, branding, or the application of permanent cosmetics, as defined in California Health and Safety Code Section 119301, as amended. This use includes tattoo studios, body piercing studios, permanent cosmetic establishments, and similar businesses regulated under the California Health and Safety Code.

Body Art, Tattoo Parlor does not include medical body modification such as scarification, laser tattoo removal, micro-needling, or ear piercing performed solely with a disposable, single-use, pre-sterilized clasp and stud or solid needle applied using a mechanical device. Examples of uses not classified as a body art, tattoo parlor include dermatology clinics, plastic surgery offices, medical spas, esthetician salons, and cosmetic skin care businesses that provide laser tattoo removal or micro-needling such as collagen induction therapy, skin resurfacing, treatment of acne scars, wrinkles, or hyperpigmentation.

Convenience store/mini-market. "Convenience store or mini-market" means a market or grocery store having an enclosed gross floor area of less than ten thousand (10,000) square feet, and engaged primarily in the sale of a limited range of food and beverage items, and secondarily in a limited range of household items and magazines. Food items may be cooked or heated, but not consumed, on the premises.

Contractor's storage facility. "Contractor's storage facility" means any premises used by a contractor, as defined, for the purpose of storing, maintaining, servicing, distributing, or dispatching supplies, materials, vehicles, equipment, tools, scaffolding, or similar items required by or associated with a contractor's business. that serves as the principal place of business of a contractor, as defined, where the contractor conducts its primary business operations and stores, maintains, services, distributes, or dispatches supplies, materials, vehicles, equipment, tools, scaffolding, or similar items required by or associated with the contractor's business.

Dormancy "Dormancy" means a seasonal period during which a plant reduces visible growth, including browning or dieback, as a natural adaptation to climatic conditions.

Ecological Landscaping. "Ecological Landscaping" means an intentional design and maintenance using native, drought-tolerant, climate-adapted, pollinator-supporting, edible, or regenerative practices that reduce water use and support biodiversity.

Food hall. "Food hall" means a commercial use consisting of three or more permanent food service establishments or lease areas operating from permanent structures or facilities on a single site and designed to function as a unified development through shared dining areas, seating, pedestrian circulation, or other common amenities. The use may be located within an enclosed building, partially outdoors, or entirely outdoors. Ancillary uses may include limited retail sales and incidental live entertainment.

Hazard "Hazard" means a condition that creates a fire hazard as determined by applicable authority; obstructs access; impairs required visibility; causes irrigation runoff into the public right-of-way; includes unstable trees/plant material posing immediate risk; or creates documented pest harborage posing health or safety risk.

Invasive Species "Invasive Species" means a species designated as noxious weeds by CDFA (statute and regulation) or identified by Cal-IPC as invasive.

Landscaping. "Landscaping" means a designed or natural arrangement of plant materials including grass, ground cover, shrubs, trees, vines, and similar vegetation and may include the use of decorative rock, stones, bark, walls, fountains, pools, brick or similar paving as accessory decorative elements. The use of artificial turf may be considered for single-family home use as an

alternative to grass and ground cover, provided that a minimum ~~15%~~ 20% of the front yard area is accented with living plant material such as natural shrubs, trees, vines, or similar vegetation and approved via the Artificial Turf Permit process. Driveways, parking areas, loading or storage areas and bare earth, devoid of living vegetation or accessory decorative elements shall not be considered landscaping.

Livable Space. "Livable space or interior livable space" means a space in a dwelling intended for human habitation, including, sleeping, eating, cooking, or sanitation. Livable space includes bedrooms, bathrooms, kitchens, laundry rooms, closets, and interior stairs.

Mortuary, crematorium. "Mortuary, crematorium" means any establishment primarily engaged in the care, preparation, cremation, or other disposition of human remains. This use does not include cemeteries, mausoleums, columbaria, or other interment facilities. The following are funeral and cremation service use types:

- A. Mortuary. Undertaking or mortuary services such as preparing the dead for interring or burials, and arranging and managing funerals, memorials, viewings or other types of remembrance ceremonies. Beyond humans, remains of family pets could be included. Typical uses include mortuaries or funeral homes;
- B. Crematorium. Crematory services traditionally involving the purification and reduction of the human body by fire. Typical uses include crematories or crematoriums. Reduction of human body remains by chemical or other means can also be considered cremations.

Parking, Covered. "Covered Parking" means parking spaces located under a permanent solid roof structure supported by columns, walls, or other structural elements. This includes, but is not limited to, carports and garages.

Thrift retail store. "Thrift retail store" means a retail store and related donation facilities engaged primarily in the sale of secondhand clothing, shoes, apparel, toys, and standard household goods, including furniture, fixtures, and small household appliances, and the collection of those goods for resale. "Thrift retail store" does not include the sale of large household appliances such as refrigerators or stoves and does not include the sale of cars or anything automotive-related.

Vehicle repair, heavy. "Vehicle repair, heavy" means engine or transmission rebuilding or replacement, major drivetrain or suspension repairs, body or frame repair, collision repair, painting, welding, dismantling, or any repairs for vehicles and boats not listed under "Vehicle repairs, light." Any light repair activities may be performed in conjunction with heavy repair.

Vehicle repair, light. "Vehicle repair, light" means the inspection, maintenance, and minor repair of motor vehicles and boats that is typically completed on the same business day and does not involve major mechanical, structural, or body work. Light repair includes services such as oil and fluid changes, lubrication, filter replacement, tune-ups, battery replacement, brake pad and rotor replacement, tire and wheel installation or balancing, alignment, windshield wiper replacement, and similar minor maintenance services. This excludes any repair to commercial vehicles or trailers (Federal Highway Administration (FHWA) Class types 4 or greater).

Section 4. Subsection 19.128.100.B.1.c of the Buena Park Municipal Code, entitled “Authority,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough).

- c. Minor revisions to existing parking facilities, provided that the total number of parking spaces is not reduced. Minor revisions include, but are not limited to, relocation and reconfiguration of parking spaces and landscaped areas, ~~restriping, and placement of required trash enclosures.~~

Section 5. Table 19.312.010 of the Buena Park Municipal Code, entitled “Uses Permitted – Single-Family Residential Zones,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.312.010 USES PERMITTED - SINGLE-FAMILY RESIDENTIAL ZONES						
Uses	Residential Zones					Additional Requirements
	RS-16	RS-10	RS-8	RS-6	PD(1)	
Residential Uses						
Single-Family Dwellings:						
Site-Built.	P	P	P	P	C	
Manufactured Homes.	P	P	P	P		Refers to manufactured homes, factory-built homes, modular homes, and panelized homes.
Single-Family Cluster.			C	C	C	See Section 19.348.020.
Multi-Family Dwellings:						
Cottage Cluster.			P	P		100% affordability requirement applies. See Section 19.348.110.
Employee Housing (6 or fewer).	P	P	P	P	P	Employee housing as defined by the Health and Safety Code Section 17008. Employee housing shall be subject to the provisions of the Health and Safety Code Sections 17021.5 and 17021.6.
Transitional/ Supportive Housing.	P	P	P	P	C	Transitional housing facilities providing accommodations for six (6) or fewer individuals are allowed in RS zones, unless otherwise indicated by State Law. Refer to Government Code Section 65651.
Two-Unit Development.	P	P	P	P		See Section 19.348.100.
Community Residential Care:					See Note (2).	
Small group care home.	P	P	P	P	P	
Other community residential care facility. (includes Residential Care Facility for the Elderly)	C	C	C	C	C	

Residential Accessory Uses:							
Non-Habitable Structure.	Accessory	I	I	I	I	I	See Section 19.316.080.
Accessory Dwelling Units.		I	I	I	I	I	See Section 19.348.010.
Junior Units.	Accessory Dwelling	I	I	I	I	I	See Section 19.348.010.
Guesthouse.		I	I	I	I	I	A guest house shall be used only by the occupants of the main residence, their nonpaying guests, or domestic employees. The guest house shall not be rented or otherwise occupied independently from the main residence.
Home Occupation.		I	I	I	I	I	See Section 19.348.030.
Short-Term Rental.		I	I	I	I	I	See Section 19.348.080.
Animal Keeping.		I	I	I	I	I	See Section 19.348.050.
Swimming Pool, Therapeutic Pool, Recreational Structure, Spa.		I	I	I	I	P	See Section 19.324.050.
Clubhouse, Meeting Room, Game Room, Gymnasium, Sauna, Health Center (Private Use Only).				I	I	P	Permitted as an incidental use for single-family cluster housing, cottage cluster housing, and planned developments.
Firepits and Fixed Freestanding Barbecues.		I	I	I	I	P	See Section 19.324.030.
Game Courts (tennis, pickleball, basketball).		I	I	I	I	I	
Parking, within Garage.		I	I	I	I	P	
Parking, under Carport.		I	I	I	I	P	Carports are permitted for parking spaces which are in addition to the required garage spaces.
Parking, Uncovered.		I	I	I	I	P	Uncovered parking is permitted for parking spaces which are in addition to the required garage spaces.
Yard Sale.		I	I	I	I	I	See Section 19.348.040.
Public Service Uses							
Community Day Care:							

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Small group child day care home (1-14 children).	I	I	I	I	I	All applicants shall comply with the State Health and Safety Code with regard to the maximum number of children that may be supervised at any one time based on applicable standards and criteria. In no case, shall the total number of children supervised at any one time at any residence exceed 14.
Small group adult day care home (1-6 adults).	I	I	I	I	I	
Child day care center.		Ci		Ci	Ci	Permitted with a CUP as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.
Adult day care center.		Ci		Ci	Ci	Permitted with a CUP as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.
Public Assembly: (See also Recreation)						
Church.				C		In all residential zones in which churches are permitted, such churches shall be located on and oriented to a major, primary, or secondary highway as defined and designated in the Buena Park General Plan. Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
Cafe/Coffee Shop.				I		Permitted only as an incidental use to an existing permitted religious facility and subject to all building and fire safety standards applicable to commercial/assembly use. Must be less than 3,000 square feet.
Emergency Shelters.				I		See Section 19.348.070.
Education:						
Educational institution.		C	C	C		Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for education use.
Recreation: (see also Division 5, Commercial Uses—Commercial Recreation.)						

Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	P	P	P	P	P	
Community recreation center.				P	C	
Utilities and Communications:						See Division 12 of Zoning Ordinance.
Aviation navigational aids.		C	C	C	C	
Public utility facilities or structures, including electrical substations and cellular telephone facilities.	C	C	C	C		
Transportation:						
Parking Lot.		C	C	C	C	
Agricultural Uses						
Horticultural production, plant nursery (no sales), keeping of livestock.				P		Applies to A-Agricultural Overlay Zone only. See Section 19.312.030.
Horticultural production, plant nursery (with sales).				C		See Section 19.348.060.
Animal Keeping.	I	I	I	I		See Section 19.348.050.
Temporary Uses						
On-site construction facilities.	P	P	P	P	P	Offices, storage, activities, and facilities directly pertaining to construction for a permitted use on the same site provided construction is not suspended for more than 30 consecutive days.
On-site real estate sales office.	P	P	P	P	P	Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.

Note:

- (1) Permitted uses and intensity of use in the PD zone shall be determined in a public hearing subject to the provisions of the General Plan for the individual area designated as Planned Development.
- (2) A Community Residential Care facility is a "community care facility" serving seven (7) or more persons, licensed for any type of 24-hour care pursuant to the California Community Care Facilities Act and California Health and Safety Code Section 1500 et seq. Community Residential Care facilities are conditionally permitted in the RS-6, RS-8, RS-10, RS-16, and PD zones. A minimum distance of 300 feet, measured from property line to property line, shall be maintained from any other community care facility.

Section 6. Table 19.316.030 of the Buena Park Municipal Code, entitled “Height Limits in RS Zones,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.316.030 HEIGHT LIMITS IN RS ZONES		
Type of Building	Maximum Height	
Detached House (Primary Building)	2 stories	Shall not exceed 30 feet
Single-Family Cluster (1)	2 stories	Shall not exceed 30 feet
Two-Unit Development (2)	1 story ies	Shall not exceed 16 feet
<u>Accessory building or structure</u>	<u>1 story</u>	<u>Shall not exceed 15 feet at peak of roof or 12 feet for a flat roofed structure</u>
Notes:		
(1) See Section 19.348.020 for additional standards.		
(2) Two-Unit Developments are only permitted pursuant to SB-9. See Section 19.348.100 for additional standards.		

Section 7. Section 19.316.050 of the Buena Park Municipal Code, entitled “Building Form,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. Orientation to the Street. The main elevation of a newly constructed single-family home shall face the primary public or private street on which the lot is located. In addition, the main entry to the single-family home shall also be located on the elevation facing the primary or public street. For corner or reversed corner lots, the main entrance may face the secondary street.
- B. New Driveway Decorative Treatment. This subsection shall apply to new and replacement Driveways. Driveways shall include a decorative element at least one (1) foot wide composed of pavers, colored/stamped concrete, aggregate, brick banding, or other decorative treatment to break up uninterrupted concrete surfaces to no more than 12-foot-wide sections.
- C. New Front Elevation Massing. Building elevations on which ~~the~~ a new main entry is located shall include at least two (2) of the following massing reduction strategies, compliant with the associated standards:
 - 1. Single Floor Projection. A facade projection on the lower or upper floor that projects project at least one (1) foot from the main wall plane, with a total area of at least 80 square feet and capped by a gable, eave or other roof form.
 - 2. Multi-Floor Projection. A facade projection extending from ground level to the upper floor ceiling that projects at least one (1) foot from the main wall plane, with a total area of at least 124 square feet, and capped by a gable or other roof form.

3. Massing Break. A break in the main wall plane of at least two (2) feet that extends from ground level to the upper floor ceiling. The break shall be located so as to separate primary facade elements such as entries and garages, and picture windows.
 4. Bay Window. A protruding window, such as a bay window, which is at least two (2) feet in depth.
 5. Second Floor Stepback. A minimum five (5) foot, street-facing stepback applied to the second floor. The setback shall span at least 60% of the total street-facing building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building.
 6. Contrasting Materials or Finish on Floors. Application of siding, panels or materials that vary from the primary exterior finish, to at least 40% of the total elevation area of one story of the building. All materials shall comply with Section 19.316.100.
- D. Window Perimeter. All windows shall include at least one (1) of the following perimeter design details:
1. Trim at least two (2) inches wide around the entire window.
 2. A minimum two (2) inch recess from the surrounding exterior wall plane.
- E. New Street Fronting Roofline. New Roof surfaces that face street property lines and are wider than 30 feet shall be vertically articulated at least once every 30 feet, with at least one (1) of the following techniques:
1. A change in height of at least four (4) feet.
 2. A roof dormer.
 3. A change in roof orientation.
 4. A change in roof form that projects at least three (3) feet above the main roofline.
- F. New Garage Location. All garages for newly constructed (ground up) single-family dwellings on a vacant lot shall be designed and located to limit their visual presence, using one of the following techniques:
1. Street Facing Garage. Garages located along the street facing building elevation shall comply with the following standards:
 - a. The width shall not exceed 60 percent of the total width of the front elevation of the building.
 - b. The garage shall be prohibited from projecting forward from the wall plane of the primary dwelling.

- c. The garage shall include either: 1) an overhang at least 12 inches deep with the same materials and color palette as the primary roof form, or 2) a recess of at least 12 inches from the surrounding wall plane.
 2. Inward Facing (90°) Garage. A 90° inward-facing garage is oriented perpendicular to the main structure of the house and necessitate a turning movement to enter the garage, distinguishing it from traditional front-facing garage. Garages in this configuration may project forward from the wall plane of the primary dwelling.
 3. Side Accessible Attached Garage. Such garages shall be located a minimum of 12 feet behind the front elevation of the home if located on the street side elevation.
 4. Detached or Attached Rear Garage. Such garages shall be located at the rear of residential lots and be made accessible from a side lot driveway or from the rear.
- G. New Window Placement and Privacy. To ensure privacy, newly placed windows shall be positioned so that ~~it is~~ they are not in line or directly face a window on an adjacent structure, as shown in Figure A. Additionally, second story windows and glass doors shall be located to promote privacy between properties through such methods as clerestory placement, use of opaque or view-obscuring glass, or other methods as approved by the Community and Economic Development Director.

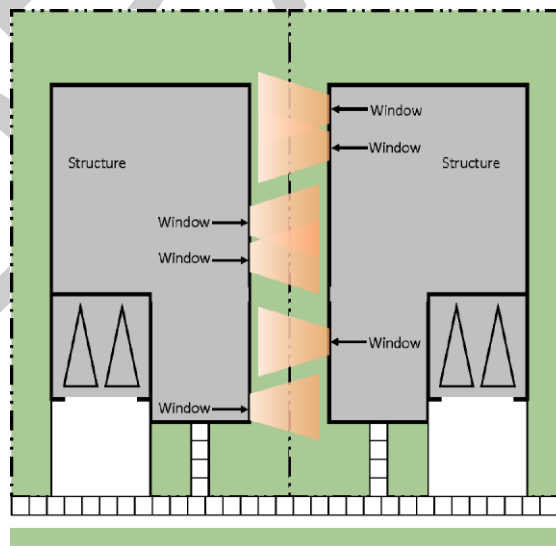


Figure A: Window Placement and Privacy

- H. Antennae. Notwithstanding the restrictions of Section 19.316.030, radio, television, microwave antennae, and similar equipment shall be subject to the following regulations:

1. Ground-mounted antennae which are incidental or accessory uses are permitted to a height of 60 feet, unless permitted higher by a conditional use permit.
 2. Roof-mounted antennae, which shall include dishes to a maximum of 24 inches in diameter, may be used but may not be more than 25 feet higher than the highest point of the building to which they are attached, excluding chimneys and like projections, unless permitted higher by the issuance of a conditional use permit.
 3. Any antenna that is primary to the use shall be subject to the height limit established under a conditional use permit.
- I. Flagpoles. Flag poles shall be permitted within front, side, or rear yards provided they are set back a minimum of five (5) feet from property line and shall be limited to no more than thirty (30) feet in height subject to issuance of a building permit.
- J. Balconies. Balconies, where permitted, shall be screened. Screening may include side or rear yard landscaping or decorative lattices made of durable materials such as brick, treated wood, metal, etc. Balconies shall not exceed 15 feet in height above grade with a minimum 7-foot headroom clearance from the finished floor grade. Balconies may have 100% ceiling coverage. ~~Second floor balconies shall not be positioned along any side or rear elevation within 20 feet of the adjacent property line. Second floor balconies shall not be located on any interior side elevation within 20 feet of the adjacent property line. Balconies may be located on the rear and street facing elevations with no orientation to an interior side yard setback area. Balconies oriented towards the rear yard setback area shall be located at least 10 feet from the rear property line if proper screening (landscaping, obscured railing, etc.), as determined by the Community and Economic Development Director, is proposed.~~
- K. Other Structures. Any free-standing structure, not specifically referenced in this Title shall be limited to no more than eight (8) feet in height and may not be located within the front, side, or rear yard setback area.

Section 8. Subsection 19.316.120.B.3 of the Buena Park Municipal Code, entitled "Single-family Residential Additions," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

3. ~~Balconies~~ All additions shall comply with all subsections of Section 19.316.050-~~J~~.

Section 9. Subsection 19.332.010.F of the Buena Park Municipal Code, entitled "Landscape Provisions for Residential Uses," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

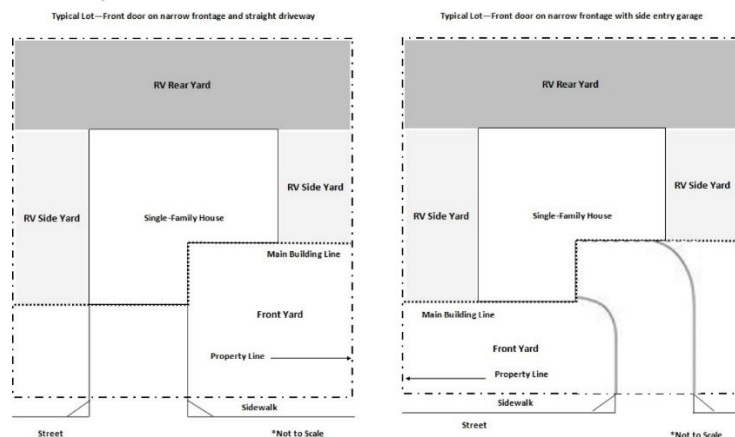
- F. Landscaped areas shall be maintained free of state-listed noxious weeds as defined by the California Department of Food & Agriculture and invasive plant species identified by the California Invasive Plant Council or locally adopted invasive species lists, kept in a neat and clean condition; free of debris and dead, diseased, or dying vegetation; and Plant material may not overhang public rights-of-way or property lines and shall not be in direct contact with buildings; broken or defective decorative elements shall be repaired or removed from ~~of the~~

landscaped area. Vegetation in landscaped areas shall be ~~mowed, groomed, trimmed, pruned, and watered as~~ maintained to keep the ~~same plants~~ in a healthy, ~~growing~~ condition recognizing seasonal dormancy and natural dieback of certain plant species. Irrigation systems shall be kept in ~~good~~ working condition and repair ~~so as~~ to prevent leaks, or create public health hazards.

Section 10. Section 19.336.030 of the Buena Park Municipal Code, entitled “Residential Driveway Standards,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. In case of any conflict between the requirements of this section and any safety requirements pursuant to the Fire Code, the Fire Code requirements shall prevail.
- B. All garage, carport, parking area, or other off-street vehicular area shall be connected to one (1) or more public streets or alleys by one (1) or more driveways meeting the standards set forth in this section.
- C. **Driveway Width.**
 - 1. The minimum driveway width in all RS zones shall be ten (10) feet.
 - 2. The maximum driveway width in all RS zones shall not be wider than 20 feet, unless the number of bedrooms exceeds four (4), in which case the maximum driveway width shall be 30 feet.
 - a. If more parking spaces are required pursuant to Section 19.336.040, additional parking spaces may be provided in the side or rear yards.
 - b. When a garage is located in the rear yard, whether attached or detached, the maximum permitted driveway width within the front yard setback area shall be no more than twelve (12) feet.
 - c. 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.
 - 3. Where the driveway approach width at the street property line required by the City Engineer pursuant to Title 12 is different from the driveway width required by this section, a variable width transition segment outside the street right-of-way shall be provided to provide a smooth connection.
 - 4. Vehicle parking in the front yard area of any residentially zoned lot is prohibited, with the exception of parking on a paved driveway.
- D. **Vehicle Storage in Single-Family Zones.**
 - 1. **Vehicle Parking.** Refer to Section 19.1108.050 (Motor Vehicle Parking) for additional requirements.
 - 2. **Recreational Vehicle, Boat, and Trailer Parking.**

- a. **Purpose.** The purpose of these regulations is to establish standards for the parking and storage of recreational vehicles, boats, truck camper, and trailers as an accessory use in residential zones in order to protect the integrity, value, and character of residential neighborhoods along with public health and safety.
3. **Definitions.**
 - a. Recreational vehicle or "RV" means both motorized and non-motorized vehicles that combine transportation and temporary living quarters for travel, recreation, or camping. Does not include mobile homes or off-road vehicles.
 - b. "Motorized recreational vehicle" means a motorhome built on a truck, bus, or van chassis.
 - c. "Non-motorized recreational vehicle" means a towable recreational vehicle, combining transportation and temporary living quarters for travel, recreation, or camping, that can be unhitched. Examples include, but are not limited to, conventional travel trailer, fifth-wheel travel trailers, travel trailers with expandable ends, folding camping trailers, and sport utility trailers. Boats, horse trailers, utility trailers for storing recreational vehicles, equipment, and all-terrain vehicles (ATVs), motorcycles or personal watercraft stored on trailers utilized for recreational purposes are also considered as non-motorized recreational vehicles. Pickup camper shells that have been removed from the vehicle and stored are considered non-motorized recreational vehicles.
4. **Exclusions.** Van campers and truck campers are excluded from the recreational vehicle definition because they may be used for non-travel-recreation or camping trips, such as commuting to work or school.
5. "Park," "parking," "parked," "stored" and "storage" mean on-site parking of recreational vehicles on residential property for a continuous period more than 72 hours.
6. "Front yard" means the area within the required front yard setback and any area between the street and the main building line as shown in the diagrams below. For other unique lot configurations, the Community and Economic Development Director shall determine front yard.



7. **Registered Owner.** The registered owner of an RV stored on the property must either be the owner of the property or use the property as their primary residence. This subsection shall not apply to a single RV stored on the property as a result of visiting guest(s) for up to 72 hours.
8. **RV, Boat, Camping Trailer, and Utility Trailer Parking and Storage Standards.**
 - a. **Accessory Use.** Parking or storage may occur as accessory use to the primary residential use of the property and is only allowed on a lot with a habitable residence.
 - b. **Front Yards.** No storage may occur in the front yard. Temporary parking of an RV on a paved driveway within the front yard setback area shall be allowed for up to 72 hours for the purpose of loading, unloading or otherwise prepping and cleaning the RV. No portion of the temporarily parked RV shall encroach into the public sidewalk nor encroach into the public right-of-way.
 - c. **Rear Yards.** Parking or storage is permitted in the rear yard. A minimum clearance of three (3) feet on each side of the stored vehicle shall be provided.
 - d. **Side Yards.** Parking or storage is permitted when located behind the front face of the main structure. When a recreational vehicle, boat, or trailer is parked or stored in the side yard, a minimum clearance of three (3) feet shall be provided between the vehicle and the building wall if adjacent to egress window(s) for the dwelling unit.
 - e. **Parking Surface.** Parking and storage shall be on a paved surface (concrete, pavers, etc.) and proper care shall be taken to prevent gasoline, motor oils, or other hazardous fluids from leaking onto the ground, draining, or runoff into storm drain or water course.
 - f. **Temporary Coverings.** No temporary coverings such as tarps or cloth screens are permitted. Fitted covers are permitted and may be used if they are specifically designed for the RV, boat, camping trailer, or utility trailer and maintained in good condition without holes, rips or tears.

E. Ribbon Driveway Design Standards.

1. Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
2. Ribbons shall be three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass, artificial turf, or other ground cover used in the front yard.
3. Ribbons shall be surfaced with concrete including decorative concrete, patterned concrete, and exposed aggregate concrete; porous asphalt, concrete pavers, paving blocks, gravel, or other materials approved by the Community and Economic Development Director.

4. Honeycomb shaped concrete grids filled with artificial turf or landscape may be used instead of ribbon driveways to reduce the amount of hardscape in the front yard.
5. One (1) driveway is permitted per parcel. Parcels with more than 75 feet of street frontage are permitted to have two (2) driveways and a maximum of two (2) curb cuts may be allowed per lot to allow street parking between the two (2) driveways. This may include the following:
 - a. One (1) driveway with one (1) curb-cut and one (1) ribbon driveway leading to the side yard with an additional curb cut within the front yard.
 - b. One (1) driveway with one (1) curb cut and one (1) ribbon driveway extending off of driveway without a curb cut within the front yard. See subsection E.7.
 - c. One (1) driveway with one (1) curb-cut located in the front yard and one (1) ribbon driveway located within the rear yard/alley or side yard abutting a street in corner lots.
 - d. One (1) driveway with one (1) curb-cut located in the front yard and one (1) ribbon driveway with an additional curb cut within the rear yard/alley side yard abutting a street in corner lots.
 - e. Other unique lot configurations will be reviewed and approved by the Community and Economic Development Director.
6. One (1) single slab or ribbon driveway and one (1) curb cut shall be permitted per every 75 feet of frontage of a single-family residential lot. A maximum of two (2) curb cuts may be allowed per parcel. New single-family developments taking access from collector or arterial streets shall share driveways in order to protect public safety by limiting curb cuts.
7. A single slab driveway may be used in conjunction with a ribbon driveway provided that the current slab driveway does not provide access to the side or rear yard for the purposes of vehicle storage. An additional curb cut is required.

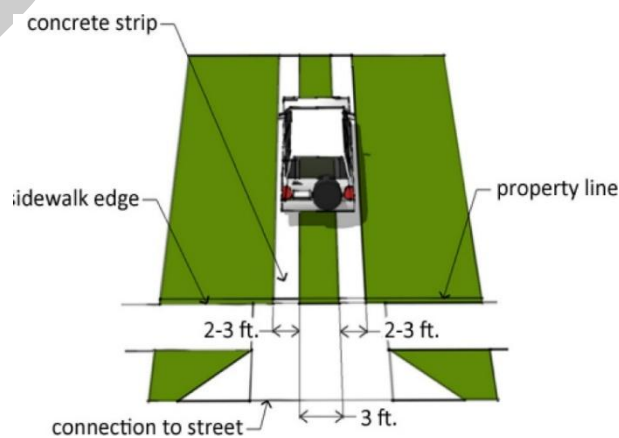


Figure D. Driveway Ribbons

8. Ribbon driveways may extend off the driveway within the front yard setback to the adjoining side yard. When the ribbon driveways extend off the driveway, parking and storage of vehicles shall be located behind the fence in the side yard. Temporary parking of a vehicle for over 72 hours within the front yard setback on ribbon driveways that extends off the driveway is prohibited. Ribbon driveways that extend off the driveway shall include a parking pad for vehicles behind a solid gate within the side or rear yard.



Figure E. Driveway Ribbons Extending Off Driveway

- F. **Permitted Encroachments.** The following encroachments are permitted within the required minimum driveway width:
 1. Projections from buildings, with the minimum required height clearance of subsection G of this section, such as:
 - a. Cantilevered eaves, awnings, and shading devices.
 - b. Architectural features—sills, cornices, buttresses, etc.
 - c. Mechanical equipment cantilevered from building.
 - d. Balconies, second floor overhangs, and porte cocheres.
 2. Utility-owned pole lines within approved easements.
 3. Access walkways.
 4. A maximum of five (5) foot walkway in addition to the permissible driveway leading to the side yard and/or the front of the house.
 5. Security gate, subject to vision clearance requirements of Section 19.336.020 and allowable fence height of Section 19.328.020.
- G. **Driveway Height Clearance.** Within the required driveway width, there shall be no obstruction from the driveway surface to a height of eight (8) feet.

- H. **Driveway Curvature.** The minimum turning radius for the turning point of a any curve in a driveway shall be twenty-five (25) feet measured to the outside edge of the driveway as shown in Figure F.

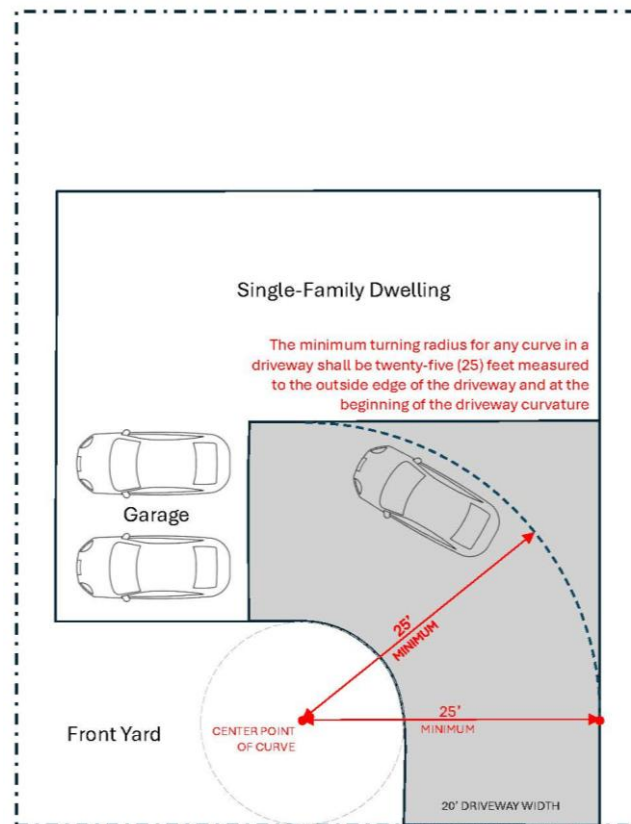


Figure F. Driveway Curvature

- I. **Circular Driveways.** There shall be no circular driveway in a front yard area with two driveway entrances from the same street unless the distance between the driveway approaches is a minimum of thirty (30) feet or more as measured from inside edge to inside edge. Such driveways shall be subject to Public Works Director and City Engineer approval via the Interdepartmental Review Driveway Modification procedure (~~Section 19.128.100~~).
- J. **Driveway Circulation Pattern.**
1. Any garage or accessory building having vehicular entry facing an alley shall be located at least thirty (30) feet from the opposite side of the alley.
 2. Any garage or carport with its vehicular entrance facing a street shall be set back at least twenty (20) feet from the street property line in order to allow temporary parking in the driveway without obstructing any portion of a public right-of-way.

Section 11. Section 19.336.050 of the Buena Park Municipal Code, entitled “Residential Parking Location,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. The required single-family residential parking shall be located on the same lot as the residential dwelling.
- B. Parking and storage of vehicles, not located on an approved driveway within a street setback, shall be located behind a solid fence in the side or rear yard.

Section 12. Section 19.348.010 of the Buena Park Municipal Code, entitled “Accessory Dwelling Units and Junior Accessor Dwelling Units,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. Purpose.** The purpose of this section is to establish regulations governing accessory dwelling units (ADU) and junior accessory dwelling units (JADU) in compliance with California Government Code Sections 663104—6633942, and to provide local standards for the development of accessory dwelling units and junior accessory dwelling units so as to increase the supply of smaller and affordable housing units in the City while ensuring that such units remain compatible with existing neighborhoods. An accessory dwelling unit also includes a manufactured home, as defined in Section 18007 of the Health and Safety Code.
- B. Submittal Requirements and Application Processing.** Any application for an accessory dwelling unit or junior accessory dwelling unit shall include a site plan, floor plan, demolition plan, and elevations substantiating and evidencing compliance with all applicable development standards. Where all requirements of this section and the Buena Park City Code appear to be met, the application shall be approved ministerially without discretionary review or public hearing within 60 days of receiving the application. The City and applicant may agree to additional time with a written request from the applicant.

If the City denies an application for an ADU or JADU, the City shall, within the 60-day period, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and provide a description of how the application can be corrected by the applicant.

Applications to replace a detached garage with an ADU shall require a demolition permit for the garage. The demolition permit will be reviewed with the application for the ADU and issued at the same time as the permit to construct the ADU.

An accessory dwelling unit application shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

- C. Development Standards.** Under the provisions of this section, each accessory dwelling unit or junior accessory dwelling unit shall comply with local building codes and ~~all development standards contained in Division 3 (Single Family Residential Zones) of this Title 19 (Zoning), except as otherwise specified herein:~~

1. **Location.** Accessory dwelling units are allowed on lots developed or proposed to be developed with single or multifamily dwellings on lots that are zoned for single-family residential or mixed-use ~~which contain or are proposed to be developed with a single-family dwelling, or on lots zoned for multifamily residential or mixed-use residential use which contain or are proposed to be developed with a multifamily dwelling.~~ Subject to the standards of this section, accessory dwelling units may be attached, detached, or located within an existing primary residence, which shall include an attached garage, or existing accessory structure. Junior accessory dwelling units shall only be allowed on lots ~~zoned for single-family residential use and~~ which are developed with or are proposed to be developed with a single-family dwelling.
2. **Minimum Lot Size and Allowable Density.** Minimum lot size and density requirements shall not be applicable when determining minimum lot size or allowable density for development of an accessory dwelling unit or junior accessory dwelling unit.
3. **Height of Structure.** The height of an accessory dwelling unit shall not exceed 16 feet, measured from grade, except as follows:
 - a. Notwithstanding subsection C.3 above, on ~~single-family zoned~~ a lots with an existing or proposed single-family dwelling, if the ADU is attached to the primary dwelling unit, the maximum height is 2 stories not to exceed 30 feet, or as high as the existing two-story primary dwelling unit, whichever is lower.
 - b. Notwithstanding subsection C.3 above, the maximum height of a detached ADU on a lot ~~zoned for multifamily residential or residential mixed-use which are~~ is developed or proposed to be developed with a multifamily, multistory dwelling is 20 feet.
 - c. Notwithstanding subsection C.3 above, if a parcel contains an existing or proposed single-family or multifamily dwelling ~~unit~~ and is located within one-half of one mile of a "major transit stop" or a "high quality transit corridor" as those terms are defined in Section 21155 of the Public Resource Code, the maximum height of a detached ADU is 20 feet, measured from existing finished grade to the highest point of the roof.
4. **Access.** Any external access staircase for the accessory dwelling unit, whether attached or detached, shall not be located on street facing elevation(s) of the single-family or multifamily dwelling unit(s), as applicable. This standard only applies to accessory dwelling units governed by subsection C.6.c.
5. **Setbacks.**
 - a. An existing living area or accessory structure that is converted to an accessory dwelling unit, or an accessory dwelling unit that is constructed in the same location and to the same dimensions as an existing living area or accessory structure, may maintain the existing setbacks applicable to the existing area or structure. Any other accessory dwelling unit must maintain a minimum setback of 4 feet to the rear-yard property line and 4 feet to the side-

yard property line unless governed under subsection C.6.a.i and iii, which shall only comply with setbacks for fire and safety.

- b. Any second story windows, decks, balconies, or landings shall provide screening to minimize the loss of privacy for neighboring properties. A minimum second story balcony side or rear yard setback of 5 feet to the property line shall be provided for accessory dwelling units governed by subsection C.6.c.
- c. ~~An~~ detached or attached ADU over 800 square feet of livable space in size that complies with all other applicable development standards may be built within the front yard setback of a lot if it is otherwise physically infeasible to build such an ADU on other areas of the lot while maintaining the minimum rear and side yard setbacks outlined in this subsection C.5.

6. Number of Dwelling Units.

- a. **Single-Family Zone.** The number of accessory dwelling units or junior accessory dwelling units that may be located on any lot ~~in single-family zones zoned for residential or mixed-use is limited~~ allowed any to one (1) of the following options:
 - (i) **ADU Conversion.** One (1) accessory dwelling unit may be located within an existing single-family dwelling or existing accessory structure, or within a single-family dwelling that is proposed to be constructed. Accessory dwelling units that are located within an existing single-family dwelling or accessory structure may include an expansion of not more than 150 square feet of livable space beyond the existing ~~or proposed~~ physical dimensions of the structure for the exclusive purpose of accommodating ingress and egress to the accessory dwelling unit.
 - (ii) **New ADU.** One (1) ~~detached or attached~~ newly constructed accessory dwelling unit, of up to 800 square feet of livable space, may be located on lots which contain an existing single-family dwelling or which are proposed to be developed with a single-family dwelling.
 - (iii) **Junior ADU.** One (1) junior accessory dwelling unit may be located within a single-family dwelling, which shall include an attached garage, or within a single-family dwelling that is proposed to be constructed. The junior accessory dwelling unit conversion may include an expansion of not more than 150 square feet of livable space beyond the existing physical dimensions of the single-family dwelling only for the purpose of accommodating ingress and egress to the junior accessory dwelling unit.

~~(iv) **Unit Combinations.** One (1) junior accessory dwelling unit under subsection C.6.a(iii) above, plus one (1) detached accessory dwelling unit under subsection C.6.a(i) or subsection C.6.a(ii) above, may be located on lots which are or are proposed to be developed with a single-family dwelling.~~

b. Multifamily Zones and Mixed-Use Zones. The number of accessory dwelling units that may be constructed on any lot ~~in that contain~~ multifamily residential zones and ~~or mixed-use zones dwelling structures is are~~ limited as follows:

- (i) A maximum of two (2) newly constructed detached accessory dwelling units may be constructed on lots which are proposed to be developed with a multifamily dwelling unit.
- (ii) A maximum of eight (8) newly constructed detached accessory dwelling units may be constructed on lots which are developed with multifamily dwelling units. However, the number of accessory dwelling units allowable shall not exceed the number of existing non-accessory dwelling units on the lot.
- (iii) Within an existing multifamily dwelling structure, an accessory dwelling unit may be converted from areas not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. The number of accessory dwelling units that may be developed within an existing multifamily dwelling shall not exceed 25 percent of the existing dwelling units within the multifamily dwelling structures (not counting any accessory dwelling units). At least one (1) such accessory dwelling unit conversion is permitted under this subsection. All such units shall comply with applicable fire and building code requirements.
- (iv) Junior accessory dwelling units are not permitted in multifamily residential zones dwelling structures.

c. Single-Family and Multifamily Zones. A single accessory dwelling unit shall be allowed in addition to any other units allowed under subsection C.6 for lots containing an existing or proposed single-family dwelling, that are zoned for single-family or multifamily residential and are limited to one (1) of the following options:

- (i) One (1) newly constructed detached accessory dwelling unit that is either (a) built in addition to a detached ADU governed by subsection C.6.a.ii or (b) is in excess of 800 square feet of livable space.

- (ii) One (1) newly constructed accessory dwelling unit that is attached to an existing or proposed single-family dwelling.
 - (iii) One (1) accessory dwelling unit may be located within an existing single-family dwelling or existing accessory structure, or within a single-family dwelling that is proposed to be constructed. Accessory dwelling units that are located within an existing single-family dwelling or accessory structure may include an expansion of not more than 150 square feet of livable space beyond the existing physical dimensions of the structure for the exclusive purpose of accommodating ingress and egress to the accessory dwelling unit.
- d. **Existing Nonconforming Units.** Any accessory dwelling unit or junior accessory dwelling unit that has not previously been legally established, is considered an unlawful use, unless the Community and Economic Development Director determines that the unit meets the provisions of this section:
 - (i) City shall not deny a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, due to either of the following: (1) The accessory dwelling unit or junior accessory dwelling unit is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code; or (2) The accessory dwelling unit or junior accessory dwelling unit does not comply with this article or any local ordinance regulating accessory dwelling units.
 - (ii) City may deny a permit for an accessory dwelling unit or junior accessory dwelling unit subject to subsection C.6.c.i if the City makes a finding that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code.

7. Dwelling Size.

- a. Newly constructed attached or detached accessory dwelling units shall not exceed 850 square feet of livable space for an accessory dwelling unit that provides up to one bedroom, and shall not exceed 1,000 square feet of livable space for an accessory dwelling unit that provides more than one bedroom.
- b. The total floor area of any attached or detached accessory dwelling unit or a junior accessory dwelling unit shall be of a minimum of 150 square feet of livable space, or as specified in Section 17958.1 of the California Health and Safety Code.

- c. Junior accessory dwelling units shall not exceed 500 square feet of livable space.
- 8. Off-Street Parking.** One (1) parking space per accessory dwelling unit shall be provided for accessory dwelling units that fall within subsection C.6.c. These spaces may be provided as tandem parking on an existing driveway, or on a driveway in side yard and rear yard as permitted in this Title. Parking is limited to lawfully paved areas approved by the City. No parking for the accessory dwelling unit is required if any one (1) of the following conditions are met:
- a. The unit is located within one-half of one mile of walking distance of public transit.
 - b. The unit is located within an architecturally and historically significant historic district.
 - c. The unit is part of (i.e., contained within) the footprint of the existing or proposed primary ~~single-family~~ dwelling or an accessory building unit.
 - d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
 - e. When there is a car share vehicle located within 1 block of the accessory dwelling unit.
 - f. When an existing garage, carport, or covered parking structure is demolished in conjunction with the development or conversion of an ADU, replacement off-street parking for the main dwelling unit shall not be required.
 - g. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in this subsection paragraph.
- 9. Location of Parking.** Parking required or proposed for the accessory dwelling unit may be located in the following locations, as approved by the City, ordered from most preferred to least preferred:
- a. A garage, carport, or covered space on a driveway; which complies with required setbacks for both primary and accessory structures.
 - b. An uncovered tandem space on a driveway.
 - c. Within the required street side yard setback.
 - d. Within the required side or rear yard setback subject to screening.
 - e. Within the required front yard setback.

- f. Parking in setbacks and tandem driveway parking remain subject to the Building Code regarding egress and any other applicable site-specific fire and/or life safety conditions of approval as determined by the Building Official.
- g. On-site parking required for the accessory dwelling unit shall be maintained and available for parking purposes at all times.

10. Vehicular Access.

- a. The accessory dwelling unit shall utilize the same vehicular access that serves the existing ~~main~~ primary dwelling unit, unless:
 - (i) The accessory dwelling unit has access from an alley contiguous to the lot; or
 - (ii) The lot is a corner lot with a second driveway, and the second driveway is located on the side street; ~~and~~ or
 - (iii) A second driveway does not result in the loss of an on-street parking space.
- b. No passageway connecting the accessory dwelling unit to a street is required. Each accessory dwelling unit or junior accessory dwelling unit shall maintain independent exterior access from the existing residence.

11. Way Finding. Each unit shall display address in compliance with the current California Residential Code as adopted and amended by the City.

12. Utilities. All utilities servicing the accessory dwelling unit or junior accessory dwelling unit may be metered in conjunction with the primary dwelling, in compliance with Government Code Section ~~65852.2(f)~~ 66311.5(d).

13. Restricted Areas. Accessory dwelling units that fall under subsection C.6.c ~~or junior accessory dwelling units~~ shall not be allowed where roadways, public utilities and services are inadequate with reference to objective and published thresholds established by the utility or service provider. To ensure access by public safety vehicles, an accessory dwelling unit may not be located on a lot that fronts a roadway that is narrower than the minimum road width standards established by the Orange County Fire Authority's Master Plans for Commercial and Residential Development (as the same may be amended from time to time), unless:

- a. One (1) on-site parking space is provided for each bedroom included in the accessory dwelling unit; and
- b. Replacement on-site parking spaces are provided for any parking spaces that are lost or converted to accommodate the accessory dwelling unit; or alternatively;

- c. A conditional use permit is issued pursuant to Section 19.128.020 of this Code, provided that the conditional use permit shall be approved if affirmative findings are made based on the following criteria:

- (i) Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area; and
- (ii) Adequate utilities and public services are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

14. **Building and Fire Codes.** The property owner shall comply with all current State and local building and fire codes. Fire sprinklers are not required for the accessory dwelling unit or junior accessory dwelling unit if they are not required for the primary residence or multi-family dwelling. The construction of an ADU, by itself, shall not trigger requirements to install fire sprinklers in any existing main dwelling.
15. **Park Impact Fees.** For accessory dwelling units of over 750 square feet of livable space ~~or more~~, a proportionate amount of Park Land Dedications and In-Lieu Fees shall be paid, based upon the City's adopted Development Impact Fee Schedule. Any impact fees charged for an accessory dwelling unit that has more than 750 square feet of interior livable space shall be charged proportionately in relation to the square footage of the primary dwelling unit.
16. **Objective Design Standards.** Accessory dwelling units that fall under subsection C.6.c ~~or junior accessory dwelling units~~ shall incorporate the same architectural features, building materials, and color as the main dwelling unit on the property. These features shall include, but are not limited to, roofing material, roof design (i.e., slope, style), fascia, exterior building finish, color, exterior doors, windows, garage door, and architectural enhancements.

When an existing garage is converted into an ~~JADU~~/ADU, the existing garage door, if visible from public or private right-of-way, shall be eliminated and replaced with a wall, windows, door, or other exterior design features which are architecturally consistent with the exterior design of the structure and the main dwelling.

Second story windows and glass doors shall be located to retain privacy between properties ~~through such methods as offset or clerestory placement, use of opaque or view-obscuring glass.~~ This may be accomplished by one or more of the following:

- a. Clerestory placement, minimum window sill height shall be 6 feet above finished floor; or
- b. Use of opaque or view-obscuring glass; or
- c. Orienting windows to not face interior property lines; or

- d. Installation of landscaping of sufficient size and quantities, as deemed sufficient by the Community and Economic Development Director, only when used in combination with options a through c of this section.

Manufactured homes shall be equipped with skirting to give the appearance of the manufactured home being located on grade. Synthetic materials of a similar appearance to the materials of the structure of the main dwelling and equivalent durability shall be permitted. Exterior siding shall be installed from the exterior finished grade to a point at or near the roof. However, if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the siding need not extend below the top of the foundation.

17. **Separate Sale Prohibited.** An accessory dwelling unit may not be sold separately from the primary residence.
18. **Short-Term Rental Prohibited.** The minimum rental term of the accessory dwelling unit shall be no less than 30 days.
19. **Demolished or Destroyed.** If the accessory dwelling unit is demolished or destroyed, or if the accessory dwelling unit is modified such that it no longer complies with this section, the property owner shall return the lot and all improvements into a condition that complies fully with applicable land use and building standards set forth in this Code. The property owner shall apply for any and all permits necessary to complete the scope of work, as required under the City's building and fire codes.
20. **Specific Junior Accessory Dwelling Units Requirements.** Notwithstanding anything contrary in this section, the requirements and standards of this subsection shall apply specifically to junior accessory dwelling units.
 - ~~a. The owner of the single family lot shall occupy the single family dwelling, any accessory dwelling unit that may exist on the lot in compliance with this section, or the junior accessory dwelling unit as their principal place of residence.~~
 - a. As a condition to obtaining a building permit for a junior accessory dwelling unit, the property owner shall file with the County Recorder a declaration or agreement to restrictions, containing a reference to the deed under which the property was acquired by the owner and stating that:
 - (i) The junior accessory dwelling unit cannot be sold separately from the primary residence; and
 - (ii) The size and attributes of the junior accessory dwelling units shall conform at all times with the requirements of California Government Code Section 66333 and the Buena Park Municipal Code; and
 - (iii) Minimum rental term of either the junior accessory dwelling unit or primary residence shall be no less than 30 days; and

- (iv) The restrictions shall be binding upon any successor in interest and ownership of the property and lack of compliance may result in legal action against the property owner to compel compliance with this section.
- b. A junior accessory dwelling unit shall include: a separate entrance from the main entrance to the proposed or existing single-family residence; and an efficiency kitchen, which shall include a cooking facility with appliances, and a food preparation counter or counters and storage cabinets that ~~is~~ are of reasonable size in relation to the size of the junior accessory dwelling unit.
- c. A junior accessory dwelling unit that does not include a separate bathroom shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.
- d. The owner of a property with a junior accessory dwelling unit shall reside in one of the dwelling units on the property if the junior accessory dwelling unit shares sanitation facilities with the single-family dwelling. This owner-occupancy requirement shall not apply to a junior accessory dwelling unit owned by a governmental agency, land trust, or housing organization.

Section 13. Subsection 19.348.050.D of the Buena Park Municipal Code, entitled "Chicken Keeping," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

1. No property may keep chickens (minimum of 3 and a maximum of 6) without first obtaining a ministerial permit from the Community and Economic Development Department.
2. Any property which keeps or maintains chickens shall provide an adequate enclosure.
3. The enclosure must be a minimum size of 10 square feet of permeable land per chicken, and coops must be a minimum of 3 square feet per chicken. Coops may be located within the enclosure, but must maintain the required permeable land of the enclosure.
4. The enclosure must provide protection for the chickens from the elements, and to prevent wildlife or other predators from gaining entry.
5. Chicken enclosures or related structures may be located in the side or rear of the property but shall not be located in the front yard.
6. Chicken coops/runs/enclosures shall be at least 10-feet from any side or rear property line.
7. Chickens must be provided proper feeding and water at intervals not longer than 12 hours apart.

8. Coops, pens, enclosures or yards where chickens are kept must be maintained in a clean and sanitary condition. Manure or other debris shall be removed from such enclosures daily.
9. Each application for the keeping of chickens shall be on a City-provided form and shall include the following information and documentation:
 - a. The property address where chicken keeping is proposed.
 - b. Property owner authorization.
 - c. A site plan showing the location on the parcel where the enclosure/coop/ run will be located.
 - d. Self-attestation that the applicant has completed a training/certification course on keeping of chickens.

Section 14. Section 19.408.020 of the Buena Park Municipal Code, entitled “Lot Consolidation Bonus – Multi-Family Zones,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. Before any other density bonus is applied, for the RM-10 Zone, a site area bonus shall be granted for up to 16 dwelling units per net acre when multiple ~~parcels are combined~~ lots are merged into a single development with a minimum lot size of 12,500 square feet.
- B. Before any other density bonus is applied, for the RM-20 Zone, a site area bonus shall be granted for up to 24 dwelling units per acre when multiple parcels are combined into a single development with a minimum lot size of 12,500 square feet.
- C. The Housing Opportunity Overlay (HOO) encourages parcel aggregation by permitting increased density and flexible development standards for consolidated properties in multi-family zones. This promotes the creation of higher density affordable multi-family housing, facilitating efficient land use and enabling more impactful affordable housing projects to address housing needs effectively within the designated overlay area.

Section 15. Table 19.412.010 of the Buena Park Municipal Code, entitled “Uses Permitted – Multi-Family Residential Zones,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.412.010 USES PERMITTED - MULTI-FAMILY RESIDENTIAL ZONES					
Uses	RMH	RM-10	RM-20	PD ⁽⁸⁾	Additional Requirements
Residential Uses					
Single-Family Dwellings:					See Note (1).
Site-Built.	<u>See Note (1).</u>	P	P	C	
Manufactured Homes.	<u>See Note (1).</u>	P	P		
Single-Family Cluster.	<u>See Note (1).</u>	C	C	C	See Section 19.448.040

Multi-Family Dwellings:					
Multi-Family Apartments.		P	P	C	
Transitional/Supportive Housing.		P	P	P	See Chapter 5.70 and Government Code Section 65651 for supportive housing projects
Condominium, Stock Cooperative, Community Apartments.		C	C	C	See Section 19.448.030.
Cottage Cluster.		P	P		Cottage Clusters are permitted only if 100% of the development is affordable and meets the requirements set forth in the Objective Design Standards in Section 19.448.050.
Employee/Farmworker Housing.		P	P		
Mobile home Park:					See Section 19.448.010
Undivided ownership.	P				
Condominium or planned unit development ownership.	C			C	
Group Quarters:					
Convent, rectory, rooming house, dormitory, fraternity or sorority house, etc.		C	C		
Transient Quarters: (See Division 5, Commercial Uses—Tourist Services.)					
Community Residential Care:					See Note (2).
Small group care home.		P	P	P	
Other community residential care facility.		C	C		See California Government Code Section 65583, subdivision (c)(10)(A) for Affirmatively Further Fair Housing (AFFH) provisions.
Residential Accessory Uses:					
Non-habitable accessory structure.	I	I	I	I	See Section 19.416.080.
Accessory dwelling unit.		I	I	I	See Section 19.348.010.
Guesthouse.					
Home occupation.	I	I	I	I	See Section 19.448.060.
Short-term rental.	I	I	I	I	As incidental to a single-family dwelling only. See Section 19.348.080.
Animal keeping.	I	I	I	I	See Section 19.448.080.
Swimming pool, therapeutic pool, recreational structure (play equipment, tennis courts, etc.).	I	I	I	I	

Clubhouse, meeting room, game room, gymnasium, sauna, health center (private use only).	I	I	I	C	
Rental management office, storage room.	I	I	I	I	
Parking, within garage.	I	I	I	I	
Parking, under carport.	I	I	I	I	
Parking, uncovered.	I	I	I	I	
Yard sale.	I	I	I	I	See Section 19.448.070.
Public Service Uses					
Community Day Care:					
Small group child day care home (1-14 children).		P	P	P	See Note (3).
Small group adult day care home (1-6 adults).		P	P	P	
Child day care center (more than 14 children).		Ci	Ci	Ci	See Note (4).
Adult day care center (more than 6 adults).		Ci	Ci	Ci	See Note (4).
Health Facilities:					
Long-term care (intermediate care or skilled nursing).		C	C		
Public Assembly: (See also Recreation.)					
Church.		C	C		In all residential zones in which churches are permitted, such churches shall be located on and oriented to major, primary, or secondary highway as defined and as designated in the Buena Park General Plan. Additionally, see Note (5).
Café/Coffee Shop		I	I		Permitted only as an incidental use to an existing permitted religious facility and subject to all building and fire safety standards applicable to commercial/assembly use. Must be less than 3,000 square feet facility and subject to all building and fire safety standards applicable to commercial/assembly use. Must be less than 3,000 square feet.
Emergency shelter.		I	I		See Section 19.448.090.
Education:					
Educational institution.		C	C		See Note (5).
Recreation:					

Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.		P	P	P	
Community recreation center.		P	P	C	
Utilities and Communications:					See Division 12 of Zoning Ordinance.
Aviation navigational aids.	C	C	C	C	
Public utility facilities or structures, including electrical substations and cellular telephone facilities.	C	C	C		
Transportation:					
Parking lot.		C	C	C	
Parking structure.		C	C	C	
Temporary Uses					
Temporary uses, as provided in Title 19, Division 10.	T	T	T	T	
On-site construction facilities.	T	T	T	T	See Note (6).
On-site real estate sales office.	T	T	T	T	See Note (7).
Notes:					
(1) Previously approved existing single-family uses within RMH Zones are considered legal non-conforming. However, in the event that 20 percent or more of an existing single-family use within an RMH zone is destroyed or significantly damaged, such use will no longer be permitted, and the property must be developed in accordance with the zoning regulations applicable to the respective zone.					
(2) A Community Residential Care facility is a "community care facility" serving seven (7) or more persons, licensed for any type of 24-hour care pursuant to the California Community Care Facilities Act and California Health and Safety Code Section 1500 et seq. Community Residential Care facility are conditionally permitted in the RM-10 and RM-20 zones. A minimum distance of 300 feet shall be maintained from any other community care facility.					
(3) All applicants shall comply with the State Health and Safety Code with regard to the maximum number of children that may be supervised at any 1 time based on applicable standards and criteria. In no case, shall the total number of children supervised at any 1 time at any residence exceed 14.					
(4) Permitted with a conditional use permit as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.					
(5) Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.					
(6) Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.					
(7) Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.					
(8) Permitted uses and intensity of use in the PD zone shall be determined in a public hearing, subject to the provisions of the General Plan for the individual area designated as Planned Development.					

Section 16. Section 19.416.090 of the Buena Park Municipal Code, entitled "Residential Garages and Carports," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. For a mobile home park in the RMH zone, separate requirements for carports apply pursuant to Sections 19.436.050 and 19.448.010.
- B. For a single-family dwelling (one dwelling unit on a lot) in the RM zones, the requirements for minimum garage floor area and vehicular openings shall be governed by Chapter 19.336 of Division 3 for the RS-6 zone.
- C. The maximum width of parking areas along street frontages and within the required front setback, including driveways, open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 25 percent of the linear street frontage.
- D. Garage doors shall be recessed into the garage wall a minimum of 4 inches to accentuate shadow patterns and relief.
- E. Parking for residents, visitors, and/or employees shall be accommodated onsite in garages, parking areas, carports, or along internal streets to minimize spillover to adjacent residential neighborhoods. Parking and loading/unloading areas shall not create stacking/queuing issues at ingress/egress points.
- F. For multifamily apartments, garage and/or carport floor areas shall be provided to accommodate the number of required parking spaces as required in Chapter 19.436.
 - 1. Each parking space shall have a vehicular door or access opening of a minimum 8-foot width. Two parking spaces may be combined with a vehicular door or access opening of a minimum 16-foot width.

Section 17. Section 19.420.060 of the Buena Park Municipal Code, entitled "Private Open Space," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. In RM-20 zones, each dwelling unit shall be provided with at least one (1) area of private usable open space and shall be accessible to only one (1) living unit by a doorway or doorways to a habitable room or hallway of the unit. Private open space located above ground level in the form of fenced or screened patio or balcony shall have a minimum eight-foot vertical clearance and have minimum dimensions of no less than six (6) feet in any horizontal direction. Private open space located on the ground level in the form of fenced or screened yard, deck, or patio shall have a minimum eight-foot vertical clearance and have minimum dimensions of no less than ten (10) feet in any horizontal direction.
- B. Mechanical equipment of a dwelling unit may be located within that unit's private open space provided that the equipment is not more than 3.5 feet in height and the equipment is screened from view. Mechanical equipment located within the unit's private open space area shall provide a minimum area of at least 72 square feet.

- C. Above ground-level space shall have at least one (1) exterior side open and unobstructed for at least 6 feet above floor level, except for incidental railings and balustrades.

Section 18. Section 19.428.020 of the Buena Park Municipal Code, entitled "Fence Height and Location," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. For any use in the RM zones, other than a single-family dwelling (one dwelling on a lot) and a mobile home park in the RMH zone, the following fence height requirements shall apply;
1. With the exception of a required yard abutting a street, a maximum 7-foot-high fence may be permitted anywhere on a lot.
 2. **Yards Abutting a Street.** Within a required yard abutting a street, a maximum 6-foot-high fence may be permitted, subject to the following setback requirements and the design and material requirements of Section 19.428.030:
 - a. For any portion of a fence which is not view-obscuring, other than the provision of pilasters and vines, there shall be a minimum 3-foot setback from the street property line for that portion of fence.
 - b. For any solid or view-obscuring portion of a fence, there shall be a minimum 5-foot setback from the street property line for that portion of fence.
 3. For any fence over 2 feet in height within the required 15 feet by 15 feet vision clearance area adjacent to any driveway or alley where it intersects with a public street as defined under Section 19.436.030 shall meet the design requirements of Section 19.428.030.
- B. **Single-Family Dwelling.** For a single-family dwelling in the RM zones, the fence height requirements of Section 19.328.020 shall apply with the exception that a 6-foot maximum height fence may be permitted within the minimum required front yard with a 150-foot setback from the front property line.
- C. **Mobile home Park.** For a mobile home park in the RMH zone, separate fence height requirements apply pursuant to Section 19.448.010.
- D. The maximum height of any fence in the multifamily residential zones shall be 7 feet, except where a greater height is required for noise reduction as determined by an acoustical analysis.

Section 19. Section 19.432.030 of the Buena Park Municipal Code, entitled "Landscape and Maintenance," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. All landscaping shall be permanently maintained in a clean, healthy, and attractive condition to prevent hazards, obstruct public rights-of-way or impair required visibility triangles. This includes pruning, ~~weeding~~, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

1. Landscaping designs shall include one (1) or more of the following planting design concepts:
 - a. Specimen trees (48-inch box or more) in informal groupings or rows at major focal points.
 - b. Use of planting to create shadow and patterns against walls.
 - c. Use of planting to soften building lines and emphasize the positive features of the sit.
 - d. Use of flowering vines on walls, arbors, or trellises.
 - e. Trees to create canopy and shade, especially in parking areas and passive open space areas.
 - f. Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.
 2. Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:
 - a. A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.
 - b. A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.
 - c. A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights.
 - d. A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and Fire Department sprinkler and standpipe connections.
- B. **Curbs Required.** All landscape planters shall be separated from all parking and loading spaces, parking aisles, and driveways with a minimum 6-inch-high concrete curb. In addition, for any such landscape area adjacent to a public sidewalk, in which the grade of the planter is higher than the sidewalk and which is planted with ground cover other than a hydroseeded or sodded lawn, a minimum 6-inch-high concrete curb shall be provided alongside the public sidewalk to preclude soil erosion across such sidewalk.
- C. Landscapes utilizing drought-tolerant, native, climate-appropriate design principles shall be compliant when maintained in accordance with Subsection A and not constituting a defined hazard.

- D. Seasonal dormancy, natural dieback, retained seed heads, mulched leaf litter, and woody debris used for soil health, erosion control, moisture retention, or habitat purposes shall not constitute a violation unless creating a defined hazard.
- E. Vegetation height shall be permitted provided that it does not obstruct pedestrian pathways, encroach upon public rights-of-way, impair required visibility triangles, or create a defined hazard.

Section 20. Subsection 19.436.040.A of the Buena Park Municipal Code, entitled “Residential Driveway Standards,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

- A. In case of any conflict between the requirements of this section and any safety requirements pursuant to the Fire Code, the Fire Code requirements shall prevail. For single-family dwellings on RM zoned properties, requirements from Chapter 19.336 shall govern the development.

Section 21. Subsection 19.448.020.E.2 of the Buena Park Municipal Code, entitled “Common Useable Open Space,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

2. **Common Usable Open Area.** Open area on a lot shall include at least 3200 square feet of common usable open area per unit. For any development where the livable area of dwelling units abut the landscaped front yard, the required common usable open area for that development may be reduced by a maximum 5 percent pursuant to a site plan review process. All other standards for common usable open area shall be in accordance with Section 19.420.0230.

Section 22. Table 19.512.010 of the Buena Park Municipal Code, entitled “Uses Permitted – Commercial and Industrial Zones,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.512.010. Uses Permitted.

- A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.512.010, entitled Uses Permitted. The symbols shown in this table have the following meanings:

Symbol	Meaning
P	Automatically permitted use.
I	Incidental use—use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.
C	Conditional use—use eligible for consideration under the conditional use procedure (Section 19.128.020) and permitted only if a conditional use permit is approved, subject to the specific conditions of such permit.
Ci	Incidental conditional use—use eligible for consideration under the conditional use procedure only if incidental to another primary use of the site, whether such primary use is automatically permitted or permitted by conditional use permit.
Pc	Automatically permitted use, except such use is subject to a conditional use permit when located within

	three hundred thirty feet of a residential zone.
Pe*	Automatically permitted use, except such use is subject to a conditional use permit when located within six hundred feet of a residential zone.
IC	Incidental or conditional use—automatically permitted as an incidental use, when the primary use is automatically permitted, or eligible for consideration as a primary use under the conditional use procedure.

Table 19.512.010 USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES								
Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
Residential Uses								
<u>Group Quarters:</u>								
• Convent, rectory, dormitory, fraternity or sorority house, etc.	Ci	Ci	Ci					
<u>Transient Quarters:</u> (See Commercial Uses— Tourist Services.)								
Public Service Uses								
<u>Community Day Care:</u>								
• Child day care center.	C	P	P	C	I	I	I	I
• Adult day care center.	P	P	P		I	I	I	I
<u>Health Facilities:</u>								
• Long-term care (intermediate care or skilled nursing).	C	C	C					
• Hospital, alcoholic institution.	C	C	C					
• Medical or dental laboratory.	I	P	P		P		P	
• Medical or dental clinic. (17)	P	P	P	P	P		P	
• Industrial clinic.					P	P	P	P
• Pharmacy.	P	P	P	P	I	I	I	I
• Optician.	P	P	P	P				
<u>Public Assembly:</u> (See also Recreation.)								
• Church. (1)	C		C		C			
• Emergency shelter, up to 30 occupants. (19)	P	P	P		P			
• Emergency shelter, more than 30 occupants. (19)	C	C	C		C			
• Club, lodge, meeting hall, community center (largest meeting room limited to 150 seats or 1000 sq. ft.) (1)	C	P	P					
• Exhibit hall (no swap meets).	C	P	P	C				
• Auditorium. (1)		C	C	C				
• Theater, indoor.		C	C	C				
• Theater, open air.		C	C					
• Theater, drive-in.			C					

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<u>Education:</u>								
• Educational institution.	C	C	P					
• Library, reading room.	P	P	P					
• Museum.	C	P	P	P				
• Tutoring.	C	C	C		C			
• Business college, vocational school (no industrial machinery or equipment), physical training school.	C	C	C		C		C	<u>C</u>
• Trade school.			C		C		C	<u>C</u>
<u>Recreation:</u> (See also Commercial Uses—Commercial Recreation.)								
• Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	P	P	P		P	P	P	P
• Recreation area (play area, swimming pool, racquetball courts, etc.), as an accessory use (public or private use, indoor or outdoor) to a permitted commercial or industrial use.	C	C	C	C	C	C	C	C
• Private recreation facility.			C	C			<u>C</u>	
• Community recreation center.		P	P					
• Golf driving range.			C					
• Indoor screen golf driving range.			P	P			<u>P</u>	
• Miniature golf.			C					
• Miniature golf, indoor only.			P	P				
• Indoor simulated sports activities.			P	P			<u>C</u>	
• Theme recreational park.			C	C				
• Tennis courts or club, indoor only.			P	P			<u>C</u>	
• With outdoor courts.			C	C				
• Racquetball, handball, pickleball, swimming, gym, athletic club, indoor only.		P	P	P			<u>C</u>	
• With outdoor area.			C	C				
<u>Natural Resource Development:</u>								
• Exploration and development.	C	C	C		C	C	C	C
<u>Utilities and Communications: (13)</u>								
• Telephone central office, relay station.	C	C	C		C	C	C	C
• Flood control channel and facilities, utility corridor.	P	P	P	P	P	P	P	P
• Other public utility facilities or structures, including electrical substations, and cellular telephone facilities.	C	C	C	C	C	C	C	C
• Radio, television, microwave transmitters.	C	C	C	C	C	C	C	C
• Aviation navigational aids.	C	C	C	C	C	C	C	C
<u>Transportation:</u>								
• Parking lot.	P	P	P	P	P	P	P	P
• Parking structure.	P	P	P	P	P	P	P	P
• Passenger station.	C	C	C	C			C	
<u>Other Public Services and Facilities:</u>								
• Non-City-owned public facilities.	C	C	C	C	C	C	C	C

Commercial Uses								
• Any permitted commercial use with drive-in, drive-through, or walk-up window service. (Special requirements apply. See Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• Any commercial use with adult entertainment. (Special requirements apply. See Section 19.552.090.)								
<u>Offices: (2)</u>								
• Bank, financial institution.	P	P	P	P	P	P	P	P
• Business, administrative, professional.	P	P	P	P	P	P	I	I
<u>Studios, etc.:</u>								
• Martial arts, dance or drama studio, art or music conservatory.	P	P	P	P				
• Music studio, recording studio.	C	C	C	P	C		C	C
• Radio, television studio.		P	P	P	C		C	C
• Art studio, art gallery, interior decorating, costume design, arts and crafts, photography studio.	P	P	P	P			<u>P</u>	
• Sale of art or publications related to permitted use.	I	I	I	I				
<u>Schools: (See Public Service Uses—Education.)</u>								
<u>Personal Services:</u>								
• Barber shop, beauty salon.	P	P	P	P				
• Shoe repair, tailor, dressmaker, laundromat (single batch machines only), dry cleaning (coin-operated only).		P	P	P				
• Shoe shine kiosk.		P		P				
• Automated banking service kiosk.		P		P				
• Retail dry cleaning. (3)		P	P	P				
• Health spa or salon.		P	P	P				
• Massage establishment. (20)	C		C					
• Tanning salon.	IC	IC	IC	IC				
• <u>Body art, tattoo parlor. (24)</u>		<u>P</u>	<u>P</u>	<u>P</u>				
• Fortunetelling (see Chapter 5.32 for definition).	P	P						
<u>Tourist Services: (See also Public Service Uses—Public Assembly, and also the Entertainment Corridor Specific Plan document.)</u>								
• Travel and ticket agency.	P	P	P	P				
• Hotel, motel, motor hotel. (12)			C					
<u>Commercial Recreation: (See also Public Service Use—Recreation, and also the Entertainment Corridor Specific Plan document.)</u>								
• Entertainment (see Chapter 5.24 for definition).		C	C	C				
• Skating rink.		C	C	P			<u>C</u>	<u>C</u>
• Skateboard park.			C	P			<u>C</u>	<u>C</u>
• Dancehall or other establishment with public dancing.			C	C				
• Game machine arcade. (4)		C	C	P				
• Batting cages.			C	C				
• Batting cages, indoor only.			P	P			<u>C</u>	<u>C</u>

• Axe throwing.			C	P			<u>C</u>	
• Billiard parlor, poolroom.		C	C	C				
• Bowling alley.		C	C	P				
• Virtual reality activities.			P	P			<u>C</u>	
• <u>Karaoke.</u>			<u>C</u>	<u>C</u>				
• <u>Go-kart racing, sports complex, indoor only.</u>			<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>
<u>Retail Sales:</u> (See also Food Sales and Service, Vehicle Sales and Rentals, Vehicle-Related Sales with Related Service and Repair, and Other Sales and Service.) (All sales to be indoor only, unless indicated otherwise.)								
• Furniture, carpets.		P	P	P	P			
• Household appliances, electrical appliances, radios, television sets, computer equipment.		P	P	P	P			
• Department store, variety store, dry goods and notions.		P	P	P				
• Apparel—clothing, millinery, shoes, etc.		P	P	P				
• Jewelry, cameras and supplies, luggage, sporting goods, toys.		P	P	P				
• Hobby shop.		P	P	P				
• Drugstore.		P	P	P				
• Tobacco shop. (21)	I	P	P	P				
• Pet shop and supplies.		P	P	P				
• Key shop kiosk.		P		P				
• Gifts, souvenirs.		P	P	P				
• Flower shop.	P	P	P	P				
• Flower kiosk.		P		P				
• Stationery and office supply		P	P	P	P			
• Books, newsstand.	I	P	P	P				
• Video sales, rental.		P	P	P				
• Video kiosk.		C		P				
• Outdoor fixed kiosk. (22)				P				
• Antiques.		P	P	P	P			
• Thrift retail store shop, secondhand goods, pawnshop.		<u>P</u>	<u>C</u> <u>P</u>	<u>P</u>				
• <u>Pawnshop.</u>			<u>C</u>					
• Auction house.			C					
• Volume discount/warehouse store.		C	C	C	C		C	C
• Hardware, paint.		P	P	P	P			
• Building materials, plumbing supplies. (<u>Excludes lumberyards</u>)		Pc	Pc	Pc	Pc		<u>Pc</u>	
• With outdoor display area. (<u>26</u>)		C	C	C	C		<u>Pc</u>	
• Garden and patio furniture and equipment.		P	P	P	P		<u>Pc</u>	
• With outdoor display area. (<u>26</u>)		C	C	C	C		<u>Pc</u>	

• Plant nursery, with outdoor display.		Pc	Pc	Pc	Pc		Pc	
• With outdoor display area. (26)		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	
• Pottery, ceramics.		P	P	P			<u>Pc</u>	
• With outdoor display area. (26)		<u>C-Pc</u>	<u>C-Pc</u>	<u>C-Pc</u>			<u>Pc</u>	
• Deep discount/product liquidation.		P	P					
• With outdoor display area. (26)		<u>C-Pc</u>	<u>C-Pc</u>					
• Swapmeet—Indoor/Outdoor. (18)			C					
<u>Food Sales and Service:</u>								
• Restaurant, with no entertainment, no liquor, no drive-in, no drive-through, no walk-up service window.	P	P	P	P	P	P	P	P
• With entertainment. (See Chapter 5.24 for definition.)	C	C	C	C	C	C	C	C
• With on-sale liquor. (5)	C	C	C	C	C	C	C	C
• With drive-in, drive-through, or walk-up service window. (See also Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• <u>Food hall.</u>			<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>
• Cocktail lounge, bar.		Ci	Ci	Ci				
• Liquor, off-sale.		C	C	Ci				
• Supermarket, grocery, fruits and vegetables, dairy products, meat.		C	C	C(16)				
• Deli.	Ci	P	P	P	P			
• <u>Coffee shop, tea house, juice bar, including with walk-up service window.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
• <u>With drive-in, drive-through (See also Section 19.552.070.)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			
• Confectionery, ice cream, bakery (baking for on-premises sales only).		P	P	P				
• Banquet caterer/hall.		C	C	C	C			
• Catering truck terminal (including commissary and kitchens).							C	C
<u>Vehicle Sales and Rentals: (See also Other Services—Equipment Rental)</u>								
• Automobile rental agency.		C	P		P			
• Vehicle sales, leasing and rental agency (office use only).				P				
• New and used sales/lease of autos, motorcycles, or trucks not exceeding 3 tons gross vehicle weight unladen, and trailers up to 2 ton carrying capacity.			Pc		Pc			
• New and used sales/lease of trucks exceeding 3 tons gross vehicle weight unladen, and trailers over 2 tons carrying capacity.					C		Pc	Pc
<u>Vehicle-Related Sales with Related Service and Repair: (Any installation shall be conducted within a building.)</u>								
• Retail sales of auto parts or accessories, not including tires.		Pc	Pc	Pc	Pc			
• Wholesale of auto parts or accessories, not including tires.					Pc		Pc	Pc
• Auto window tinting.			C		C		Pc	

• Machining or repair of auto parts or accessories, not including tires.			<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>
• Tires, retail sales and/or installation for vehicles not exceeding 3 tons gross vehicle weight unladen.		<u>C</u>	<u>C</u>	<u>Ci</u>	<u>C</u>			
• Tires, retail sales and/or installation for vehicles exceeding 3 tons gross vehicle weight unladen.			<u>C</u>		<u>C</u>		<u>C</u>	
• Tires, wholesale and/or installation.							<u>Pc</u>	<u>Pc</u>
<u>Other Sales and Service:</u>								
• Bicycle <u>and scooter</u> sales, rental, or repair.		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
• Boat accessories, sales with no installation.		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>Pc</u>	
• Boat sales, up to 28 ft. hull length.			<u>Pc</u>		<u>Pc</u>		<u>Pc</u>	
• Boat repair and/or service, up to 28 ft. hull length. (All work shall be conducted within a building.) (25)			<u>Ci</u>		<u>Ci</u>		<u>C</u>	<u>C</u>
• <u>Custom furniture upholstery and reupholstery.</u>		<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>	
• <u>Picture framing and glazing.</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
• <u>Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	
• <u>Locksmith.</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	
• <u>Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).</u>					<u>P</u>		<u>P</u>	
• <u>Repair of pneumatic tools.</u>					<u>C</u>		<u>C</u>	
• <u>Rental of light equipment (up to single unit trucks).</u>					<u>C</u>		<u>Pc</u>	<u>Pc</u>
• <u>Rental of heavy equipment (semi-tractors, cranes, etc.).</u>					<u>C</u>		<u>C</u>	<u>C</u>
• <u>Small animal grooming (no boarding).</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>C</u>
• <u>Small animal hospital.</u>			<u>C</u>		<u>Pc</u>		<u>Pc</u>	<u>C</u>
• <u>Veterinary clinic.</u>		<u>C</u>	<u>C</u>	<u>I</u>	<u>Pc</u>		<u>Pc</u>	
• <u>Kennel.</u>							<u>C</u>	
• <u>Taxidermy.</u>					<u>P</u>		<u>P</u>	
• <u>Mortuary (23)</u>			<u>C</u>					
• <u>Mortuary with a crematorium. (23)</u>								<u>C</u>
<u>Vehicle Repair, Service: (All work shall be conducted within a building.)</u>								
• Light repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen. (Work shall not include engine valves repair or replacement, engine overhaul or replacement, transmission repair or replacement, radiator repair or replacement, muffler repair or replacement, body and fender work, detailing, painting or upholstery.)		<u>C</u>	<u>C</u>	<u>Ci(15)</u>	<u>C</u>		<u>Pc</u>	
• Heavy repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.			<u>C</u>		<u>C</u>		<u>Pc</u>	
• Repair and/or service of vehicles exceeding 3 tons gross vehicle weight unladen or trailers over 2-ton capacity.					<u>C</u>		<u>C</u>	<u>C</u>
• Repair and/or service of motorcycles only in conjunction			<u>C</u>		<u>C</u>			

with sales of new and used motorcycles.								
<u>Vehicle Service:</u>								
• Mechanical carwash. (6)		C	C		C			
• Automobile service station. (7)		C	C		C		C	C
• Quick tune-up/oil change/lube shop.		C	C	C	C		C	C
<u>Printing Services:</u>								
• Instant printing, copying, addressographing, mimeographing, photostating, blueprinting, <u>and retail photo film and processing.</u>	P	P	P	P	P	P	P	
• Photoengraving, offset printing.					Pc	Pe	Pc	
• <u>Printing.</u>					Pe		Pe	Pe
• Photo film drop-off/pick-up kiosk.		P		P				
• <u>Retail photo film and print processing.</u>		P	P	P				
• Photo film and print processing plant.					Pc		Pc	Pc
• <u>Custom furniture upholstery and reupholstery.</u>		P	P		P			
• <u>Picture framing and glazing.</u>		P	P	P	P			
• <u>Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.</u>		P	P	P	P			
• <u>Locksmith.</u>		P	P	P	P			
• <u>Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).</u>					Pe		Pe	
• <u>Repair of pneumatic tools.</u>					C		C	
• <u>Rental of light equipment (up to single unit trucks).</u>					C		Pe	
• <u>Rental of heavy equipment (semi-tractors, cranes, etc.).</u>					C		C	C
• <u>Small animal grooming (no boarding).</u>		P	P	P	P			
• <u>Small animal hospital.</u>			C		Pe		Pe	
• <u>Veterinary clinic.</u>		C	C	I	Pe		Pe	
• <u>Kennel.</u>							C	
• <u>Taxidermy.</u>					P		P	
• <u>Mortuary.</u>			C					
<u>Vehicle Sales and Rentals: (See also Other Services—Equipment Rental.)</u>								
• <u>Automobile rental agency.</u>		C	P		P			
• <u>Vehicle sales, leasing and rental agency (office use only).</u>				P				
• <u>Sales/lease of new and used autos, motorcycles, trucks, or trailers (Federal Highway Administration (FHWA) Class types 1 through 3).</u>			Pc		Pc			
• <u>Sales/lease of new and used trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).</u>					C		Pc	Pc
• <u>Sales/lease and repairs of forklifts (Classes I-V). (Indoor</u>					C		Pc	Pc

<u>Only)</u>								
<u>Vehicle-Related Sales with Related Service and Repair: (Any installation shall be conducted within a building.)</u>								
• <u>Retail sales of auto parts or accessories, not including tires. (No outdoor storage)</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
• <u>Wholesale of auto parts or accessories, not including tires. (No outdoor storage)</u>					<u>P</u>		<u>P</u>	<u>P</u>
• <u>Auto window tinting and vehicle wrapping. (Indoor only)</u>			<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>
• <u>Machining (no punch presses over 20- tons) or repair of auto parts or accessories, not including tires.</u>			<u>C</u>		<u>Pc</u>		<u>Pc</u>	<u>Pc</u>
• <u>Tires, retail sales and/or installation for autos, motorcycles, trucks, or trailers (Federal Highway Administration (FHWA) Class types 1 through 3).</u>		<u>Pc</u>	<u>Pc</u>	<u>Pc</u>	<u>Pc</u>		<u>Pc</u>	
• <u>Tires, retail sales and/or installation for trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).</u>			<u>Pc</u>		<u>Pc</u>		<u>Pc</u>	<u>Pc</u>
• <u>Tires, wholesale.</u>							<u>Pc</u>	<u>Pc</u>
<u>Vehicle Repair, Service: (All work shall be conducted within a building.) (25)</u>								
• <u>Light repair and/or service of vehicles, boats, and motorcycles.</u>		<u>C</u>	<u>C</u>	<u>Ci (15)</u>	<u>C</u>		<u>Pc</u>	<u>Pc</u>
• <u>Heavy repair and/or service of vehicles, boats, and motorcycles.</u>			<u>C</u>		<u>C</u>		<u>Pc</u>	<u>Pc</u>
• <u>Repair and/or service of trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).</u>					<u>C</u>		<u>C</u>	<u>C</u>
• <u>Carwash. (6)</u>		<u>C</u>	<u>C</u>		<u>C</u>			
• <u>Automobile service station. (7)</u>		<u>C</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>
Industrial Uses								
<u>Research, Development and Testing:</u>								
• <u>Research and development institution or laboratory (no manufacturing), testing laboratory.</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>G</u>	<u>Pe</u>	<u>Pe</u>
<u>Storage:</u>								
• <u>Mini storage space rental for public self-storage including mini-storage space rental.</u>					<u>Pc</u>		<u>Pc</u>	<u>Pc</u>
• <u>Outdoor storage space rental for boats and vehicles</u>					<u>C</u>		<u>C</u>	<u>C</u>
• <u>Off-site inventory storage for auto dealerships.</u>					<u>C</u>		<u>C</u>	<u>C</u>
• <u>Fleet vehicle storage.</u>					<u>C</u>		<u>C</u>	<u>C</u>
• <u>Above-grade fuel tank storage with 500 gallon and greater capacity. (8)</u>	<u>Ci</u>	<u>Ci</u>	<u>Ci</u>		<u>Ci</u>	<u>Gi</u>	<u>Ci</u>	<u>Ci</u>
• <u>Below-grade fuel tanks and above-grade fuel tanks with less than 500-gallon capacity. (8)</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
• <u>Transit or transportation equipment storage (no truck or railroad freight yard).</u>							<u>Pc</u>	<u>Pc</u>
• <u>Freight yard or terminal truck, railroad.</u>								<u>C</u>
• <u>Warehouse, distribution center, storage building.</u>					<u>Pc</u>		<u>Pc</u>	<u>Pc</u>
• <u>Outdoor storage, other than a contractor's storage facility.</u>					<u>I</u>		<u>I</u>	<u>I</u>

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[illegible]

	• Acid.							C	C
	• Soap (cold mix only).							C	Pc
	• Cosmetic goods, toiletries, or drugs.					Pc		Pc	Pc
	• Ceramics.					C		C	C
	• Ceramic products using only previously pulverized clay and fired in kilns using only electricity or gas.					C		C	Pc
	• Aircraft (no foundry).								Pc
	• Boats, less than 28 ft. hull length.					C		C	C
	• Hull length greater than 28 ft.							C	C
	• Furniture, garden patio furniture and equipment. (<u>No outdoor storage.</u>)							C-Pc	Pc
	• Garments, gloves, shoes.							Pe	Pe
	• Signs.							Pe	Pe
	• Electrical appliances, instrumental or equipment.							Pe	Pe
	• Jewelry, watches.					P		P	P
Food Manufacturing or Processing:									
	• Manufacturing, processing, canning or packing of meat, fish, dog or cat food, lard, pickles, sauerkraut, vinegar, coffee, dressing, or poultry.								C
	• Winery.							C	C
	• Brewery-, distillery. • <u>With tasting room.</u>			Ci	Ci			Pc <u>C</u>	Pc <u>C</u>
	• Processing, canning or packing fruits or vegetables.							C-Pc	Pc
	• Bakery.					Pc		Pc	Pc
	• Candy or nut packing (no roasting).					Pe		Pe	Pe
	• Candy manufacturing, nut processing.							C	C
	• Dairy products manufacturing.							C	Pc
	• Bottling.							Pc	Pc
Temporary Uses									
	• Temporary uses, as provided in Title 19, Division 10.	T	T	T	T	T	±	T	T
	• On-site construction facilities. (10)	P	P	P	P	P	P	P	P
	• On-site real estate sales office. (11)	P	P	P	P	P	P	P	P
Notes:									
1	Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.								
2	In an integrated center within the CS zone, a conditional use permit is required to establish an administrative or professional business office use in excess of 5,000 square feet gross floor area or to establish any office use which will cause the center's gross floor area devoted to offices to exceed 20 percent.								
3	Special limitations apply for retail dry cleaning. See Section 19.552.020.								
4	Special requirements apply for game machine arcades. See Section 19.552.040.								

5	Special requirements apply for restaurants with on-sale liquor. See Section 19.552.030.
6	Special requirements apply for carwashes. See Section 19.552.060.
7	Special requirements apply for automobile service stations. See Section 19.552.050.
8	Above-grade fuel tanks subject to applicable setbacks and screening from public view.
9	Special requirements apply for outdoor storage. See Section 19.524.020.
10	Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.
11	Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.
12	Special requirements apply for hotels, motels, and motor hotels. See Sections 19.104.080 and 19.552.110.
13	See Division 12 of Zoning Ordinance.
14	In the CR zone, drive-in and drive-through service for any commercial use may be considered only within the Master Plan Area North, pursuant to the provisions and requirements of Chapter 19.556. Within the Master Plan Area South, a walk-up window for a commercial use may be considered only within an approved Entertainment Promenade pursuant to the provisions and requirements of Chapter 19.556.
15	In the CR zone, use may be considered only within the Master Plan Area South. See Chapter 19.556.
16	In the CR zone, use may be considered only within the Master Plan Area North. See Chapter 19.556.
17	In the CR zone, use may be permitted within multi-tenant buildings only.
18	Special requirements apply for indoor/outdoor swap meets. See Section 19.552.111.
19	Special requirements apply for emergency shelters. See Section 19.552.112.
20.	Special requirements apply to massage establishments. See Section 19.552.130.
21.	Special requirements apply to tobacco shop use See Section 5.60 of the BPMC.
22.	Subject to the Interdepartmental Review process detailed under Section 19.28.100.
23.	<u>Special requirements apply to mortuary with a crematorium. See Section 19.552.140.</u>
24.	<u>Special requirements apply to body art, tattoo shops. See Section 19.552.150.</u>
25.	<u>Special requirements apply to automobile and boat service and repair. See Section 19.552.160.</u>
26.	<u>Special requirements apply for outdoor display. See Section 19.524.030.</u>

Section 22. Section 19.524.030 of the Buena Park Municipal Code, entitled “Outdoor Display,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.524.030. Outdoor Display.

- A. Outdoor display of materials, equipment, or other items shall be permitted only where indicated under Section 19.512.010 for permitted uses, subject to all other limitations of this Division or other law.
- B. Outdoor display shall ~~not be located in any required parking area, loading area, accessway, or any area required to be landscaped. Where site plans are approved pursuant to any provision of this Division, any permanent outdoor display area shall be shown thereon and subject to such approval. comply with the following standards:~~
 - 1. Outdoor display shall be located on the same parcel as the principal business and shall not be located within the public right-of-way.

2. Outdoor display shall consist only of merchandise regularly offered for sale by the business, shall be readily accessible to the public, and shall not be used for the storage of inventory, equipment, materials, waste, or other items not intended for immediate retail sale.
3. Outdoor display shall not be located within any required parking space, accessible parking space or access aisle, loading area, fire lane, emergency access route, pedestrian walkway, drive aisle, sight visibility triangle, or any area required to be landscaped.
4. Merchandise displayed outdoors shall be maintained in a neat, orderly, and safe condition and shall not create tripping hazards, accumulate litter or debris, or otherwise constitute a public nuisance.
5. Outdoor display shall comply with all applicable provisions of this Title and all applicable building, fire, health, and accessibility regulations.
6. Where site plans are approved pursuant to any provision of this Division, any permanent outdoor display area shall be shown thereon and subject to such approval.

C. **Temporary Displays.** Notwithstanding the provisions of subsections A and B of this section, temporary outdoor displays are permitted when authorized for a temporary use permit under Division 10 of this Title. Such temporary displays may be located upon required parking areas, walkways and landscaped areas only to the extent permitted by the terms of the authorizing permit.

Section 23. Table 19.536.040 of the Buena Park Municipal Code, entitled "Parking Spaces Required," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

• <u>Vehicle repair, service</u>	<u>2 spaces, plus 1 space for every service bay, with a minimum of 5 spaces. Service bays do not count as parking spaces.</u>	
Industrial Uses:		
• Industry, wholesale, warehouse, distribution, and similar uses permitted in industrial zones.	For each building, sum of spaces computed as follows:	
	Number of Spaces Per One Thousand Square Feet Gross Floor Area	Computed on Gross Floor Area Increment of (in square feet)
	3	First 10,000
	2	Next 40,000
	4	Next 50,000
	0.5	Above 100,000
<u>Warehouse, distribution</u>	<u>1 space per 1,000 square feet of gross floor area</u>	

<u>Wholesale</u>	<u>2 spaces per 1,000 square feet of gross floor area</u>
<u>Manufacturing, including research and development</u>	<u>1.5 spaces per 1,000 square feet of gross floor area</u>
	2 spaces minimum per use. Up to 20 percent of gross floor area per tenant may be in related office use without applying different parking requirement for offices.

Section 24. Section 19.552.060 of the Buena Park Municipal Code, entitled “Carwashes,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.060. Carwashes.

A. Findings and Purposes.

1. It is found that ~~mechanical~~ carwashes create special problems of traffic friction, congestion, hazard, noise, and appearance, and that such stations differ significantly from other uses permitted in commercial zones, thus requiring special controls on location, siting, and development in order to achieve compatibility with surrounding uses.
2. The purpose of this section is to minimize the adverse effects of carwashes and promote compatibility with surrounding activities.

B. Permitted Uses. To the extent not further restricted by the terms of a conditional use permit, the primary activity at a ~~mechanical~~ carwash shall be the washing of motor vehicles, including cleaning, vacuuming, drying, waxing, and polishing. Incidental activities may include those activities permitted at automobile service stations by subsection B of Section 19.552.050.

C. Location. A ~~mechanical~~ carwash shall be located so as not to be a hazard or nuisance to nearby uses, to not create traffic congestion or hazards, and to avoid conflict with pedestrian-oriented uses.

D. Site Requirements.

1. The minimum lot area for a ~~mechanical~~ carwash shall be twenty thousand square feet.
2. The site of a ~~mechanical~~ carwash shall have a street frontage of least one hundred fifty feet; except, for a self-service carwash, street frontage shall be at least one hundred feet.

E. Development Standards.

1. The architectural design of a ~~mechanical~~ carwash shall be compatible with surrounding uses and the character of the area.
2. All washing and all automated operations shall be within a building. The vehicular entrances and exits of such buildings shall not face a street, except provided for in Section 19.536.090.
3. All activities of the types permitted at automobile service stations shall comply with the requirements for such stations as provided in Section 19.552.050.

4. **Restrooms.** At ~~mechanical~~ carwashes, other than self-service carwashes, public restrooms shall be provided, marked with identification signs, and their entrances either screened from direct view or located inside a building.
5. **Driveways.** Driveways at the point of crossing a street property line shall be located not less than one hundred ten feet from the point of intersection of the ultimate right-of-way lines at the nearest street intersection.
6. **Outdoor Storage and Display.**
 - a. There shall be no outdoor storage for longer than twenty-four hours of any vehicle awaiting service.
 - b. There shall be no outdoor storage or display of merchandise or equipment.
 - c. There shall be no temporary structures utilized in conjunction with the primary activity of the property.
7. **Landscaping.** At least ten percent of the total site area shall be landscaped. Landscaping shall be located primarily along site boundaries, including street frontages, and include trees. Submission and approval of a landscaping plan shall be a condition of the conditional use permit.

Table 19.552.060 REQUIRED PARKING AND WAITING SPACES FOR MECHANICAL CARWASHES			
Parking		Waiting Ahead of Each Wash Line	Waiting After Each Wash Line
Full-Service	10	30	10
Drive-through	5	3	2
Self-Service	0	1	1

8. **Parking.** The minimum number of parking and waiting spaces to be provided shall be as shown in Table 19.552.060.
 9. Submission and approval of a plan for the pattern of access and circulation shall be a condition of the conditional use permit.
- F. **Environmental Effects.** Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and shall comply with the requirements of Title 8.
- G. **Abandonment.** Whenever a ~~mechanical~~ carwash has not been in use for more than one hundred eighty days, the use shall be considered to have been abandoned. Within six months after abandonment, all structures and facilities on the site above and below ground shall be removed and the surface of the site restored and neatly graded, unless a conditional use permit is approved for reuse of the site. Such conditional use permit shall require such site improvements and modifications of existing facilities as are deemed appropriate for the new use.

Section 25. Section 19.552.111 of the Buena Park Municipal Code, entitled “Indoor Swap Meets,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.111. Indoor/Outdoor Swap Meets.

A. Findings and Purposes.

1. It is found that indoor swap meets create special problems of traffic friction, congestion, and parking, and that such establishments differ significantly from other uses permitted in commercial centers, thus requiring special controls on parking, building size, and operation in order to achieve compatibility with surrounding uses.
2. The purpose of this section is to minimize the adverse effects of indoor/outdoor swap meets and promote compatibility with surrounding uses and activities.

B. Development Standards for Indoor Swap Meets.

- ~~B.~~ 1. Minimum Building Size. Minimum building gross floor area for an indoor swap meet shall be 60,000 square feet.
- ~~C.~~ 2. Parking. Parking shall comply with standards for indoor swap meets in Table 19.536.040.
- ~~D.~~ 3. Signs. Individual vendors shall not display any outdoor signs, including temporary signs.
- ~~E.~~ 4. Limitations. The following requirements shall apply to indoor swap meets:
- ~~1.~~ a. The minimum floor area for each vendor shall be 200 square feet.
 - ~~2.~~ b. All display of merchandise, and all sales, purchases, and trade transactions shall occur within the building.
 - ~~3.~~ c. All vendors shall use a centralized loading/unloading area serving the entire building, which is completely screened from public view.
 - ~~4.~~ d. All vendors must have a current City business license.

C. Development Standards for Outdoor Swap Meets.

1. Minimum Site Area. Minimum site area for an outdoor swap meet shall be 40,000 square feet.
2. Parking. Parking shall comply with standards for outdoor swap meets in Table 19.536.040.
3. Signs. Individual vendors shall not display any permanent or temporary signs, banners, flags, inflatable devices, or other advertising devices outside of their assigned vendor space.
4. Limitations. The following requirements shall apply to outdoor swap meets:
 - a. The minimum floor area for each vendor shall be 200 square feet. All vendor spaces shall be located within designated areas shown on an approved site plan.

- b. All vendor spaces shall be located within permanent structures approved by the City. Temporary or portable structures, including tents, canopies, tarps, and similar temporary coverings, shall not be permitted.
- c. All merchandise shall be displayed only within the boundaries of the assigned vendor space and shall not obstruct required pedestrian walkways, fire lanes, drive aisles, parking areas, or accessible routes.
- d. No merchandise, equipment, displays, or vendor structures shall remain on the site outside approved operating hours.
- e. The operator shall provide designated waste and recycling collection facilities and shall maintain the premises in a clean and orderly condition during and after operating hours.
- f. Loading and unloading activities shall occur only within designated loading areas and shall not obstruct on-site circulation or public rights-of-way.
- g. Permanent restroom facilities shall be provided for vendors and patrons. Restroom facilities shall be available during all hours of operation and shall comply with all applicable requirements of the California Building Code and applicable health regulations.
- h. All vendors must have a current City business license.

F. D. Environmental Effects. The site of any indoor/outdoor swap meet shall be maintained in a neat and clean condition at all times. Litter on the site and any litter scattered to nearby property, streets, and walkways shall be removed at least daily. All regulations of this Code pertaining to the provision and maintenance of trash receptacles and regular solid waste collection shall apply.

Section 26. Section 19.552.140 of the Buena Park Municipal Code, entitled "Mortuary, crematorium," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.140 Mortuary, crematorium.

A. Purpose. The purpose of this section is to establish operational and development standards for mortuaries and crematorium services facilities to ensure compatibility with surrounding land uses, provide adequate on-site parking and circulation, and minimize potential impacts associated with cremation operations.

B. Requirements.

1. Mortuaries and funeral homes.

- a. Parking for viewing, funeral, memorial, ceremonial, and other public assembly activities shall be provided in accordance with the parking requirements for a mortuary under Public Assembly uses in Table 19.536.040.

- b. Every mortuary or funeral home shall provide a minimum of one (1) on-site loading space. The required loading space shall not be visible from public view.

2. Crematoriums.

- a. A crematorium may operate as an accessory use to a mortuary or funeral home, where such use is permitted by Table 19.512.010.
- b. Sensitive Uses - Any cremation facility shall be located a minimum distance of six hundred (600) feet from any zone that allows for residential, public park, public or private school (kindergarten to high school), or public library uses. The distance in this section shall be measured by a straight line from the nearest point of the property line of the crematorium facility to the nearest point of the property line of the sensitive use.

Section 27. Section 19.552.150 of the Buena Park Municipal Code, entitled "Body Art, Tattoo Parlors," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.150 Body Art, Tattoo Parlors.

A. Purpose. The purpose of this section is to establish operational standards for Body Art, Tattoo Parlors to ensure compatibility with surrounding land uses and to require compliance with applicable state and county regulations governing body art facilities and practitioners.

B. Requirements.

1. The operation of a Body Art, Tattoo Parlor shall comply with the California Safe Body Art Act (California Health and Safety Code, Division 104, Part 15, Sections 119300 through 119328, as amended), and all applicable state and local regulations governing body art facilities and practitioners.
2. Body Art, Tattoo Parlor and all body art practitioners shall obtain and maintain all permits, registrations, and approvals required by the Orange County Health Department, the California Health and Safety Code, as amended, and any other applicable regulatory agency as a condition of continued operation.
3. Body Art services shall be conducted entirely within an enclosed building. No body art procedures or related activities shall be conducted outdoors or within areas visible from the public right-of-way.

Section 28. Section 19.552.160 of the Buena Park Municipal Code, entitled "Automobile and Boat Service and Repair," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.160 Automobile and Boat Service and Repair.

A. Findings and Purposes.

1. It is found that automobile and boat service and repair facilities create special problems of

traffic friction, congestion, and hazard, especially at street intersections, and that such stations differ significantly from other uses permitted in commercial zones, thus requiring special controls on location, siting, and development.

2. The purpose of this section is to minimize the adverse effects of automobile and boat service and repair facilities while enabling the provision of reasonably convenient automobile service and promoting compatibility with surrounding activities.

B. Development Standards.

1. All activities shall be conducted entirely within an enclosed building.
2. Service bays shall be located and designed pursuant to the requirements of Section 19.536.090.
3. Vehicle, boat, trailer, or equipment awaiting service or repair may be stored outdoors within parking or designated areas for no more than twenty-four (24) hours. Outdoor storage of inoperable, dismantled, wrecked, or abandoned vehicles, boats, trailers, and equipment is prohibited.
4. Vehicle lifts, hydraulic equipment, compressors, and other mechanical equipment shall be located within a permanent structure and operate in compliance with Chapter 8.28.

Section 29. Division 7 of the Buena Park Municipal Code, entitled "Mixed-Use Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Division 7

Mixed-Use and Special Zones

CHAPTER 19.702

Purpose and Description of Special Zone

§ 19.702.010. Purpose and General Plan Consistency.

The General Plan outlines goals and objectives, with regard to special historic and cultural land uses and development. The purpose of this Division is to implement those General Plan goals and objectives that relate to these special land uses as follow:

- A. Maintain or improve, when possible, the economic viability of commercial development within the City.
- B. Encourage the preservation of historic and cultural sites and resources within Buena Park.
- C. Provide appropriate facilities to serve residents and visitors.

§ 19.702.020. Description of Zone.

AR, Amusement Resort Zone. To provide for the continued development and preservation of a major tourist-recreational attraction in a park-like setting and which is unique and distinctive from the usual type of business enterprise. The purpose of creating an AR District is to protect valuable property rights which have been created as a result of such business establishments. No land shall be zoned in an AR District unless it has been demonstrated that there are exceptional or extraordinary circumstances or conditions applicable to the property involved that would require an AR District zoning, and that unless land is placed in an AR District, the owner or owners of such land would be deprived of existing material property rights.

CHAPTER 19.710

Special Zone Uses

§ 19.710.010. Uses Permitted.

Notwithstanding any other provisions of this Title:

A. All uses that are permitted in the zoning ordinance shall be permitted by right in the AR Zone, with the exception of the following uses:

1. Adult entertainment businesses.
2. Freight yard or terminal.
3. Winery, or brewery.

B. No conditional use permit shall be required for any use in the AR Zone.

CHAPTER 19.714

Development Standards and Other Regulations for Special Zone

§ 19.714.010. Development Standards and Other Regulations.

Notwithstanding any other provisions of this Title, all uses, structures, and activities permitted in the AR Zone by Section 19.710.010 shall not be subject to any other regulations or restrictions set forth in this Division, except as follows:

A. Lot Area and Site Requirements. No requirements.

B. Building, Structural Height, and Development Standards. No requirements.

C. Signs. No requirements.

D. Street Dedication and Improvement. No building permit shall be issued until the following requirements are met:

1. All streets, alleys, and other public rights-of-way shown on plans approved by the City Council and which about the subject property shall be dedicated to the

planned right-of-way line or a deed of dedication deposited in escrow with an escrow agent acceptable to the City Attorney, the delivery of which is conditioned upon the required permit being granted.

2. All improvements of streets, alleys, and other public rights-of-way which abut the subject property and are required in order to conform to improvement standards approved by the City Council shall be installed, or a performance bond, in a reasonable amount to be determined by the City Engineer, with sureties to be approved by the City Attorney, shall be filed with the City Clerk, or cash in a like amount shall be deposited with the Finance Director to be placed in a trust fund.

E. Times and Uses. No requirements.

F. Building Permits. There shall be compliance with the building law regulations as set forth in this code and the requirements of the California Environmental Quality Act.

Section 30. Section 19.904.020 of the Buena Park Municipal Code, entitled "Definitions," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Sign, wall. "Wall sign" means a sign mounted flat against the wall or fascia of a building or against the lower portion of a mansard-type roof. Sign, window. ~~"Window sign" means a sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the building through the window.~~

Section 31. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 32. Environmental Review. The proposed zone text amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption), which applies where it can be seen with certainty that the proposed action has no potential to cause a significant effect on the environment. In addition, the text amendment is exempt from CEQA pursuant to the California Public Resources Code Section 21080.17, which does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law).

Section 33. The City Clerk shall certify to the passage of this Ordinance and this Ordinance shall take effect thirty (30) calendar days after adoption.

PASSED AND ADOPTED this 8th day of September 2026, by the following called vote:

AYES:	0	COUNCILMEMBERS:
NOES:	0	COUNCILMEMBERS:
ABSENT:	0	COUNCILMEMBERS:
ABSTAINED:	0	COUNCILMEMBERS:

Mayor

ATTEST:

City Clerk

I, Adria M. Vicuña, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the ___th day of__.

City Clerk