City of Buena Park, CA Thursday, June 13, 2024

Title 19. Zoning

Division 5. Commercial and Industrial Zones

Chapter 19.512. Uses

§ 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										
Р	Automatically permitted use.										
I	Incidental use—use permitted only if incidental to a use authorized by cond ted only if included within the terms of the	itional	use pe	ermit, s	such inc						
С	Conditional use—use eligible for consid (Section 19.128.020) and permitted only to the specific conditions of such permit	/ if a co							ect		
Ci	Incidental conditional use—use eligible cedure only if incidental to another prima automatically permitted or permitted by	ary use	e of the	e site, v	whethe						
Pc	Automatically permitted use, except suc located within three hundred thirty feet of					tional ι	ıse pe	rmit w	hen		
Pc*	Automatically permitted use, except suc located within six hundred feet of a resid			ect to a	a condi	tional ι	ıse pe	rmit w	/hen		
IC	Incidental or conditional use—automatic mary use is automatically permitted, or the conditional use procedure.						-				
	Table 19 USES PERMITTED—COMMERO			DUST	RIAL Z	ONES					
		Co	mmer	cial Zo	nes	Ind	ustria	l Zon	es		
Uses		CO	CS	CG	CR	CM	MR	ML	МН		
Residen	tial Uses										
Group Q	<u>uarters:</u>										
	ent, rectory, dormitory, fraternity or v house, etc.	Ci Ci Ci									
	t Quarters: (See Commercial Uses— ervices.)										

Table 19 USES PERMITTED—COMMER	-		IDUST	RIAL Z	ONES			
	Co	mmei	cial Zo	nes	Ind	lustria	al Zor	ies
Uses	CO	CS	CG	CR	CM	MR	ML	MH
Public Service Uses								
Community Day Care:								
Child day care center.	С	Р	Р	С	I	ı	ı	I
Adult day care center.	Р	Р	Р		I	ı	ı	I
Health Facilities:								
 Long-term care (intermediate care or skilled nursing). 	С	С	С					
Hospital, alcoholic institution.	С	С	С					
Medical or dental laboratory.	ı	Р	Р		Р		Р	
Medical or dental clinic. (17)	Р	Р	Р	Р	Р		Р	
Industrial clinic.					Р	Р	Р	Р
Pharmacy.	Р	Р	Р	Р	I	ı	ı	ı
Optician.	Р	Р	Р	Р				
Public Assembly: (See also Recreation.)								
• Church. (1)	С		С		С			
• Emergency shelter, up to 30 occupants. (19)	Р	Р	Р		Р			
• Emergency shelter, more than 30 occupants. (19)	С	С	С		С			
 Club, lodge, meeting hall, community center (largest meeting room limited to 150 seats or 1000 sq. ft.) (1) 	С	P	Р					
Exhibit hall (no swap meets).	С	Р	Р	С				
Auditorium. (1)		С	С	С				
Theater, indoor.		С	С	С				
Theater, open air.		С	С					
Theater, drive-in.			С					
Education:								
Educational institution.	С	С	Р					
Library, reading room.	Р	Р	Р					
• Museum.	С	Р	Р	Р				
Tutoring.	С	С	С		С			
 Business college, vocational school (no in- dustrial machinery or equipment), physical training school. 	С	С	С		С		С	
Trade school.			С		С		С	
Recreation: (See also Commercial Uses—Commercial Recreation.)								
• Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	Р	P	Р		P	P	P	P

Table 19 USES PERMITTED—COMMERC			IDUST	RIAL Z	ONES			
	Co	mmer	cial Z	ones	Inc	lustria	al Zon	es
Uses	CO	CS	CG	CR	СМ	MR	ML	МН
 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. 	С	С	С	С	С	С	С	С
Private recreation facility.			С	С				
Community recreation center.		Р	Р					
Golf driving range.			С					
Miniature golf.			С					
Theme recreational park.			С	С				
Tennis courts or club, indoor only.			Р	Р				
With outdoor courts.			С	С				
 Racquetball, handball, swimming, gym, ath- letic club, indoor only. 		P	Р	Р				
With outdoor area.			С	С				
Natural Resource Development:								
Exploration and development.	С	С	С		С	С	С	С
<u>Utilities and Communications:</u> (13)								
Telephone central office, relay station.	С	С	С		С	С	С	С
 Flood control channel and facilities, utility corridor. 	P	P	Р	Р	P	P	P	Р
 Other public utility facilities or structures, in- cluding electrical substations, and cellular tele- phone facilities. 	С	С	С	С	С	С	С	С
Radio, television, microwave transmitters.	С	С	С	С	С	С	С	С
Aviation navigational aids.	С	С	С	С	С	С	С	С
<u>Transportation:</u>								
Parking lot.	Р	Р	Р	Р	Р	Р	Р	Р
Parking structure.	Р	Р	Р	Р	Р	Р	Р	Р
Passenger station.	С	С	С	С			С	
Other Public Services and Facilities:								
 Non-City-owned public facilities. 	С	С	С	С	С	С	С	С
Commercial Uses								
 Any permitted commercial use with drive-in, drive-through, or walk-up window service. (Special requirements apply. See Section 19.552.070.) 	С	С	С	C(14)	С	С	С	С
 Any commercial use with adult entertainment. (Special requirements apply. See Section 19.552.090.) 								
Offices: (2)								
Bank, financial institution.	Р	Р	Р	Р	Р	Р	Р	Р

Table 19. USES PERMITTED—COMMERO			DUST	RIAL Z	ONES			
	Co	mmer	cial Zo	nes	Inc	lustria	al Zon	ies
Uses	CO	CS	CG	CR	CM	MR	ML	MH
 Business, administrative, professional. 	Р	Р	Р	Р	Р	Р	I	ı
Studios, etc.:								
 Martial arts, dance or drama studio, art or music conservatory. 	P	Р	Р	Р				
 Music studio, recording studio. 	С	С	С	С	С		С	С
Radio, television studio.		Р	Р	Р	С		С	С
 Art studio, art gallery, interior decorating, costume design, arts and crafts, photography studio. 	P	P	P	P				
 Sale of art or publications related to permitted use. 	I	I	I	I				
Schools: (See Public Service Uses—Education.)								
Personal Services:								
Barber shop, beauty salon.	Р	Р	Р	Р				
 Shoe repair, tailor, dressmaker, laundromat (single batch machines only), dry cleaning (coin-operated only). 		P	Р	Р				
Shoe shine kiosk.		Р		Р				
 Automated banking service kiosk. 		Р		Р				
 Retail dry cleaning. (3) 		Р	Р	Р				
Health spa or salon.		Р	Р	Р				
 Massage establishment. (20) 	С		С					
Tanning salon.	IC	IC	IC	IC				
 Fortunetelling (see Chapter 5.32 for definition). 	P	Р						
<u>Tourist Services</u> : (See also Public Service Uses —Public Assembly, and also the Entertainment Corridor Specific Plan document.)								
 Travel and ticket agency. 	Р	Р	Р	Р				
 Hotel, motel, motor hotel. (12) 			С					
Commercial Recreation: (See also Public Service Use—Recreation, and also the Entertainment Corridor Specific Plan document.)								
 Entertainment (see Chapter 5.24 for definition). 		С	С	С				
Skating rink.		С	С	С				
Skateboard park.			С	С				
 Dancehall or other establishment with public dancing. 			С	С				
Game machine arcade. (4)		С	С	С				
Batting cages.			С					
Billiard parlor, poolroom.		С	С	С				

USES PERMITTED—COMMERC								
	Co	mmer	cial Zo	nes	Ind	lustria	al Zon	es
Uses	CO	CS	CG	CR	CM	MR	ML	MH
Bowling alley.		С	С	С				
Retail Sales: (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.		Р	Р	Р	Р			
 Household appliances, electrical appliances, radios, television sets, computer equipment. 		Р	Р	Р	Р			
 Department store, variety store, dry goods and notions. 		Р	Р	Р				
Apparel—clothing, millinery, shoes, etc.		Р	Р	Р				
 Jewelry, cameras and supplies, luggage, sporting goods, toys. 		Р	Р	Р				
Hobby shop.		Р	Р	Р				
Drugstore.		Р	Р	Р				
Tobacco shop. (21)	I	Р	Р	Р				
Pet shop and supplies.		Р	Р	Р				
Key shop kiosk.		Р		Р				
Gifts, souvenirs.		Р	Р	Р				
• Flower shop.	Р	Р	Р	Р				
Flower kiosk.		Р		Р				
 Stationery and office supply 		Р	Р	Р	Р			
Books, newsstand.	I	Р	Р	Р				
Video sales, rental.		Р	Р	Р				
Video kiosk.		С		Р				
Antiques.		Р	Р	Р	Р			
 Thrift shop, secondhand goods, pawnshop. 			С					
Auction house.			С					
Volume discount/warehouse store.		С	С	С	С		С	С
Hardware, paint.		Р	Р	Р	Р			
 Building materials, plumbing supplies. 		Рс	Рс	Рс	Рс			
With outdoor display area.		С	С	С	С			
Garden and patio furniture and equipment.		Р	Р	Р	Р			
With outdoor display area.		С	С	С	С			
 Plant nursery, with outdoor display. 		Рс	Pc	Pc	Рс		Рс	
Pottery, ceramics.		Р	Р	Р				
With outdoor display area.		С	С	С				
Deep discount/product liquidation.		Р	Р					
With outdoor display area.		С	С					

USES PERMITTED—COMMERC								
		mmer				lustria		
Uses	CO	CS	CG	CR	CM	MR	ML	MH
Swapmeet—Indoor/Outdoor. (18)			С					
Food Sales and Service:								
 Restaurant, with no entertainment, no liquor, no drive-in, no drive-through, no walk-up ser- vice window. 	Р	Р	P	Р	Р	P	P	P
 With entertainment. (See Chapter 5.24 for definition.) 	С	С	С	С	С	С	С	С
With on-sale liquor. (5)	С	С	С	С	С	С	С	С
 With drive-in, drive-through, or walk-up service window. (See also Section 19.552.070.) 	С	С	С	C(14)	С	С	С	С
Cocktail lounge, bar.		Ci	Ci	Ci				
• Liquor, off-sale.		С	С	Ci				
 Supermarket, grocery, fruits and vegetables, dairy products, meat. 		С	С	C(16)				
• Deli.	Ci	Р	Р	Р	Р			
 Confectionery, ice cream, bakery (baking for on-premises sales only). 		Р	P	Р				
Banquet caterer.		С	С		С			
 Catering truck terminal (including commissary and kitchens). 							С	C
<u>Vehicle Sales and Rentals:</u> (See also Other Services—Equipment Rental.)								
Automobile rental agency.		С	Р		Р			
 Vehicle sales, leasing and rental agency (of- fice use only). 				Р				
 New and used sales/lease of autos, motorcy- cles, or trucks not exceeding 3 tons gross vehi- cle weight unladen, and trailers up to 2 ton car- rying capacity. 			Pc		Pc			
 New and used sales/lease of trucks exceeding 3 tons gross vehicle weight unladen, and trailers over 2 tons carrying capacity. 					С		Рс	P
Vehicle-Related Sales with Related Service and Repair: (Any installation shall be conducted within a building.)								
 Retail sales of auto parts or accessories, not including tires. 		Рс	Рс	Pc	Рс			
 Wholesale of auto parts or accessories, not including tires. 					Рс		Рс	Р
Auto window tinting.			С		С		Рс	
 Machining or repair of auto parts or accessories, not including tires. 			С		С		С	C
• Tires, retail sales and/or installation for vehi- cles not exceeding 3 tons gross vehicle weight		С	С	Ci	С			

Table 19. USES PERMITTED—COMMERC	-		DUST	RIAL Z	ONES			
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Uses unladen.	СО	CS	CG	CR	CM	MR	ML	МН
 Tires, retail sales and/or installation for vehicles exceeding 3 tons gross vehicle weight unladen. 			С		С		С	
Tires, wholesale and/or installation.							Рс	Рс
Other Sales and Service:								
Bicycle sales, rental, or repair.		Р	Р	Р	Р			
Boat accessories, sales with no installation.		Р	Р	Р	Р			
Boat sales, up to 28 ft. hull length.			Рс		Рс		Рс	
 Boat repair and/or service, up to 28 ft. hull length. (All work shall be conducted within a building.) 			С		С		С	С
<u>Vehicle Repair, Service:</u> (All work shall be conducted within a building.)								
• 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.)		С	С	Ci(15)	С		Pc	
 Heavy repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen. 			С		С		Рс	
 Repair and/or service of vehicles exceeding 3 tons gross vehicle weight unladen or trailers over 2 ton capacity. 					С		С	С
 Repair and/or service of motorcycles only in conjunction with sales of new and used motorcycles. 			С		С			
Vehicle Service:								
Mechanical carwash. (6)		С	С		С			
Automobile service station. (7)		С	С		С		С	С
Quick tune-up/oil change/lube shop.		С	С	С	С		С	С
Printing Services:								
Instant printing, copying, addressographing, mimeographing, photostating, blueprinting.	Р	P	Р	P	Р	Р	Р	
Photoengraving, offset printing.					Рс	Рс	Рс	
• Printing.					Рс		Рс	Рс
Photo film drop-off/pick-up kiosk.		Р		Р				
Retail photo film and print processing.		Р	Р	Р				
Photo film and print processing plant.					Рс		Рс	Рс

Table 19. USES PERMITTED—COMMERO			IDUST	RIAL Z	ONES			
	Co	mmer	cial Zo	nes	Inc	lustria	al Zon	es
Uses	CO	CS	CG	CR	CM	MR	ML	MH
Custom furniture upholstery and reupholstery.		Р	Р		Р			
Picture framing and glazing.		Р	Р	Р	Р			
 Watch repair, camera repair, radio, stereo, television, personal computers, other small ap- pliance repair. 		P	Р	Р	Р			
Locksmith.		Р	Р	Р	Р			
 Repair of lawnmowers, larger electrical appli- ances, precision instruments, nonpneumatic tools (all work to be indoors). 					Рс		Рс	
Repair of pneumatic tools.					С		С	
 Rental of light equipment (up to single unit trucks). 					С		Рс	
 Rental of heavy equipment (semi-tractors, cranes, etc.). 					С		С	С
 Small animal grooming (no boarding). 		Р	Р		Р			
Small animal hospital.			С		Рс		Рс	
Veterinary clinic.		С	С	I	Рс		Рс	
Kennel.							С	
Taxidermy.					Р		Р	
Mortuary.			С					
Industrial Uses								
Research, Development and Testing:								
 Research and development institution or lab- oratory (no manufacturing), testing laboratory. 	С		С		С	С	Рс	Рс
Storage:								
 Mini-storage space rental for public self- storage. 					Рс		Рс	
 Outdoor storage space rental for boats and vehicles 					С		С	С
 Off-site inventory storage for auto dealerships. 					С		С	С
 Above-grade fuel tank storage with 500 gallon and greater capacity. (8) 	Ci	Ci	Ci		Ci	Ci	Ci	CI
 Below-grade fuel tanks and abovegrade fuel tanks with less than 500 gallon capacity. (8) 	Р	Р	Р		Р	Р	Р	P
 Transit or transportation equipment storage (no truck or railroad freight yard). 							Рс	Рс
 Freight yard or terminal truck, railroad. 								С
 Warehouse, distribution center, storage building. 					Pc		Рс	Pc
 Outdoor storage, other than a contractor's storage facility. (9) 					I		I	ı

Table 19 USES PERMITTED—COMMERC			DUST	RIAL Z	ONES	;		
	Co	mmer	cial Zo	nes	Inc	lustria	al Zon	ies
Uses	CO	CS	CG	CR	CM	MR	ML	MH
Cold storage.					Рс		Рс	Рс
Frozen food locker.		I	ı		Рс		Рс	
• Ice plant.							С	Рс
Lumberyard.			С		Рс		Рс	Рс
Contractor's storage facility, with main building.							С	С
Wholesale:								
Wholesale business.					Рс		Рс	Рс
Wholesale with retail outlet.					Рс		С	С
Industrial Processes:								
 Cabinet shop, machine shop (no punch presses over 20- tons), sheet metal shop, tin- smith, welding shop. 					Pc		Рс	Рс
 Laundry, cleaning and dyeing plant, carpet cleaning and dyeing, textile dyeing. 							С	С
 Fabrication from finished rubber, plastics. 							С	Рс
 Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, to- bacco, wood. 						Pc	Pc	Рс
 Packaging or assembly of products from pre- viously manufactured components (no outdoor storage of bulk materials, final product not over 50 pounds). 					Pc		Pc	Pc
 Manufacturing, compounding, assembly, packaging, or treatment of merchandise made from the following previously prepared materials: canvas, cloth, textiles, yarn, cork, leather, plastics, cellophane, synthetics, precious or semi-precious metal (excluding metal stamping), stone (excluding grinding, cutting or dressing, granite, etc), wood (excluding prefabrication of building components, cabinet shops, furniture manufacturing, lumberyard, planing mill). 					P		P	P
 Assembly of electrical appliances, electronic instruments or devices, precision instruments, radios, computer components, phonographs, television sets (may include manufacturing of small parts only). 						P	P	P
Smelting of precious or semi-precious metal.							С	С
Drop forge, foundry.								С
Paint mixing.							С	С
 Grinding, cutting or dressing of stone, marble or granite, etc. 							С	С

USES PERMITTED—COMMER								
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Uses	CO	CS	CG	CR	CM	MR	ML	MH
 Metal fabricating (no foundry), metal plating, metal finishing. 								Po
Metal engraving.							Рс	Po
Manufacturing of:								
• Acid.								С
Soap (cold mix only).							С	Po
Cosmetic goods, toiletries, or drugs.					Рс		Рс	Po
Ceramics.					С		С	С
 Ceramic products using only previously pul- verized clay and fired in kilns using only elec- tricity or gas. 					С		С	Po
Aircraft (no foundry).								Po
Boats, less than 28 ft. hull length.					С		С	С
 Hull length greater than 28 ft. 							С	С
 Furniture, garden patio furniture and equipment. 							С	Po
Garments, gloves, shoes.							Рс	Po
• Signs.							Рс	Po
 Electrical appliances, instrumental or equipment. 							Рс	Po
Jewelry, watches.					Р		Р	Р
Food Manufacturing or Processing:								
 Manufacturing, processing, canning or pack- ing of meat, fish, dog or cat food, lard, pickles, sauerkraut, vinegar, coffee, dressing, or poultry. 								С
• Winery.							С	С
Brewery.								Po
 Processing, canning or packing fruits or vegetables. 							С	Po
Bakery.					Рс		Рс	Po
 Candy or nut packing (no roasting). 					Рс		Рс	Po
 Candy manufacturing, nut processing. 							С	С
Dairy products manufacturing.							С	Po
Bottling.							Рс	Po
Temporary Uses								
• Temporary uses, as provided in Title 19, Division 10.	Т	Т	Т	Т	Т	Т	Т	Т
On-site construction facilities. (10)	Р	Р	Р	Р	Р	Р	Р	Р
On-site real estate sales office. (11)	Р	Р	Р	Р	Р	Р	Р	Р

Notes:

- 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.
- 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**.
- 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.
- 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.
- 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**.
- In the CR zone, use may be considered only within the Master Plan Area South. See Chapter **19.556**.
- 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 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.
- B. Those uses listed as accessory uses in the uses permitted table are subject to the definition of accessory use in Section **19.104.080** as well as the meanings of the indicated symbols in the table.
- (Ord. 1340 § 4, 1996; Ord. 1344 § 4, 1997; Ord. 1348 § 11, 1997; Ord. 1382 § 10, 1998; Ord. 1405 § 6, 2000; Ord. 1437 § 3, 2002; Ord. 1478 § 4, 2005; Ord. 1498 § 3, 2007; Ord. 1564 § 3, 2013; Ord. 1602 § 5, 2016; Ord 1701 § 3, 2021)