City of Buena Park, CA
Wednesday, June 3, 2026

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:

(click here to view the full table)

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.
Pc*	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

	Commercial Zones				Industrial Zones			
Uses	**CO**	**CS**	**CG**	**CR**	**CM**	**MR**	**ML**	**MH**
Residential Uses								
Group Quarters:								
• Convent, rectory, dormitory, fraternity or sorority house, etc.	Ci	Ci	Ci					
Transient Quarters: (See Commercial Uses— Tourist Services.)								

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
Public Service Uses								
Community Day Care:								
• Child day care center.	C	P	P	C	I	I	I	I
• Adult day care center.	P	P	P		I	I	I	I
Health Facilities:								
• 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				
Public Assembly: (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					
Education:								
• 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	
• Trade school.			C		C		C	
Recreation: (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

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Private recreation facility.			C	C				
• Community recreation center.		P	P					
• Golf driving range.			C					
• Indoor screen golf driving range.			P	P				
• Miniature golf.			C					
• Miniature golf, indoor only.			P	P				
• Indoor simulated sports activities.			P	P				
• Theme recreational park.			C	C				
• Tennis courts or club, indoor only.			P	P				
• With outdoor courts.			C	C				
• Racquetball, handball, pickleball, swimming, gym, athletic club, indoor only.		P	P	P				
• With outdoor area.			C	C				
Natural Resource Development:								
• Exploration and development.	C	C	C		C	C	C	C
Utilities and Communications: (13)								
• 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
Transportation:								
• 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	
Other Public Services and Facilities:								
• 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**.)								
Offices: (2)								
• Bank, financial institution.	P	P	P	P	P	P	P	P
• Business, administrative, professional.	P	P	P	P	P	P	I	I
Studios, etc.:								
• Martial arts, dance or drama studio, art or music conservatory.	P	P	P	P				

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• 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				
• 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.	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				
• Fortunetelling (see Chapter **5.32** for definition).	P	P						
Tourist Services: (See also Public Service Uses—Public Assembly, and also the Entertainment Corridor Specific Plan document.)								
• Travel and ticket agency.	P	P	P	P				
• Hotel, motel, motor hotel. (12)			C					
Commercial Recreation: (See also Public Service Use—Recreation, and also the Entertainment Corridor Specific Plan document.)								
• Entertainment (see Chapter **5.24** for definition).		C	C	C				
• Skating rink.		C	C	P				
• Skateboard park.			C	P				
• 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				
• Axe throwing.			C	P				
• Billiard parlor, poolroom.		C	C	C				
• Bowling alley.		C	C	P				
• Virtual reality activities.			P	P				
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.)								

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• 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 shop, secondhand goods, pawnshop.			C					
• Auction house.			C					
• Volume discount/warehouse store.		C	C	C	C		C	C
• Hardware, paint.		P	P	P	P			
• Building materials, plumbing supplies.		Pc	Pc	Pc	Pc			
• With outdoor display area.		C	C	C	C			
• Garden and patio furniture and equipment.		P	P	P	P			
• With outdoor display area.		C	C	C	C			
• Plant nursery, with outdoor display.		Pc	Pc	Pc	Pc		Pc	
• Pottery, ceramics.		P	P	P				
• With outdoor display area.		C	C	C				
• Deep discount/product liquidation.		P	P					
• With outdoor display area.		C	C					
• Swapmeet—Indoor/Outdoor. (18)			C					
Food Sales and Service:								
• 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

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• 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
• 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			
• 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
Vehicle Sales and Rentals: (See also Other Services—Equipment Rental.)								
• 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
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.		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.			C		C		C	C
• Tires, retail sales and/or installation for vehicles not exceeding 3 tons gross vehicle weight unladen.		C	C	Ci	C			
• Tires, retail sales and/or installation for vehicles exceeding 3 tons gross vehicle weight unladen.			C		C		C	
• Tires, wholesale and/or installation.							Pc	Pc
Other Sales and Service:								
• Bicycle sales, rental, or repair.		P	P	P	P			
• Boat accessories, sales with no installation.		P	P	P	P			

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Boat sales, up to 28 ft. hull length.			Pc		Pc		Pc	
• Boat repair and/or service, up to 28 ft. hull length. (All work shall be conducted within a building.)			C		C		C	C
Vehicle Repair, Service: (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.)		C	C	Ci(15)	C		Pc	
• Heavy repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.			C		C		Pc	
• Repair and/or service of vehicles exceeding 3 tons gross vehicle weight unladen or trailers over 2 ton capacity.					C		C	C
• Repair and/or service of motorcycles only in conjunction with sales of new and used motorcycles.			C		C			
Vehicle Service:								
• 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
Printing Services:								
• Instant printing, copying, addressographing, mimeographing, photostating, blueprinting.	P	P	P	P	P	P	P	
• Photoengraving, offset printing.					Pc	Pc	Pc	
• Printing.					Pc		Pc	Pc
• Photo film drop-off/pick-up kiosk.		P		P				
• Retail photo film and print processing.		P	P	P				
• Photo film and print processing plant.					Pc		Pc	Pc
• Custom furniture upholstery and reupholstery.		P	P		P			
• Picture framing and glazing.		P	P	P	P			
• Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.		P	P	P	P			
• Locksmith.		P	P	P	P			
• Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).					Pc		Pc	
• Repair of pneumatic tools.					C		C	
• Rental of light equipment (up to single unit trucks).					C		Pc	
• Rental of heavy equipment (semi-tractors, cranes, etc.).					C		C	C

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Small animal grooming (no boarding).		P	P	P	P			
• Small animal hospital.			C		Pc		Pc	
• Veterinary clinic.		C	C	I	Pc		Pc	
• Kennel.							C	
• Taxidermy.					P		P	
• Mortuary.			C					
Industrial Uses								
Research, Development and Testing:								
• Research and development institution or laboratory (no manufacturing), testing laboratory.	C		C		C	C	Pc	Pc
Storage:								
• Mini-storage space rental for public self-storage.					Pc		Pc	
• Outdoor storage space rental for boats and vehicles					C		C	C
• Off-site inventory storage for auto dealerships.					C		C	C
• 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)	P	P	P		P	P	P	P
• Transit or transportation equipment storage (no truck or railroad freight yard).							Pc	Pc
• Freight yard or terminal truck, railroad.								C
• Warehouse, distribution center, storage building.					Pc		Pc	Pc
• Outdoor storage, other than a contractor's storage facility. (9)					I		I	I
• Cold storage.					Pc		Pc	Pc
• Frozen food locker.		I	I		Pc		Pc	
• Ice plant.							C	Pc
• Lumberyard.			C		Pc		Pc	Pc
• Contractor's storage facility, with main building.							C	C
Wholesale:								
• Wholesale business.					Pc		Pc	Pc
• Wholesale with retail outlet.					Pc		C	C
Industrial Processes:								
• Cabinet shop, machine shop (no punch presses over 20- tons), sheet metal shop, tinsmith, welding shop.					Pc		Pc	Pc
• Laundry, cleaning and dyeing plant, carpet cleaning and dyeing, textile dyeing.							C	C
• Fabrication from finished rubber, plastics.							C	Pc
• Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, tobacco, wood.						Pc	Pc	Pc

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Packaging or assembly of products from previously 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.							C	C
• Drop forge, foundry.								C
• Paint mixing.							C	C
• Grinding, cutting or dressing of stone, marble or granite, etc.							C	C
• Metal fabricating (no foundry), metal plating, metal finishing.								Pc
• Metal engraving.							Pc	Pc
Manufacturing of:								
• Acid.								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.							C	Pc
• Garments, gloves, shoes.							Pc	Pc
• Signs.							Pc	Pc
• Electrical appliances, instrumental or equipment.							Pc	Pc
• Jewelry, watches.					P		P	P
Food Manufacturing or Processing:								

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• 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.								Pc
• Processing, canning or packing fruits or vegetables.							C	Pc
• Bakery.					Pc		Pc	Pc
• Candy or nut packing (no roasting).					Pc		Pc	Pc
• 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	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.

Notes:

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.

22. Subject to the Interdepartmental Review process detailed under Section 19.28.100.

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; Ord. 1761, 10/28/2025)

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SINGLE FAMILY - RESIDENTIAL PROPERTY CHARACTERISTICS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ASSESSOR PARCEL NUMBER (APN)	IMPS	CONSTRUCTION YEAR	USE CODE	DESIGN TYPE	1ST FL BLD SIZE	2ND FL BLD SIZE	3rd FL BLD SIZE	FINISHED BSMT	BED ROOM	BATH	HALF BATH	GARAGE/ CARPORT	POOL	LAND SIZE
276-322-27	1	1926	COM	SF	802	-	-	-	2	1	-	-	N	20,473

COMPLETED BY:

Rev (4/2014)

Property Characteristics Report: Page 1 of 1 All Information As of January 1st, 2025

Parcel No: 276-322-27 **Tax Rate Area:** 14-002 **Property Type:** COMMERCIAL

Assessee / Mailing Address

Assessee: ZIRKELBACH, MAX TR
City, State: BUENA PARK, CA
Address: 6892 BRENNER AVE
Zip: 90621-3415

Description

Assessed Value		Exemptions	Dates
Land:	62,956	**Exe Type:** NONE	**Land BaseYear:** 1975
Improvement:	3,022		**Improvement Base Year:** 1975
Personal Property:	0		**Tax Lien Status:**
Other:	0		
Gross:	65,978		
Less Exemption:	0		
Net:	65,978		

Sale History

Reference Number: R84000137933

Additional Information

Legal Description: A TR BUENA PARK, TOWN OF BLK 60 LOT 4 BUENA PARK LOT 4 BLK 60 S 11.66 FT E 300 FT -INC

Property Characteristics

Parcel No: 276-322-27	**Land Sq. Ft.:** 20,473	**Pool (Y/N):** N
Building Sq. Ft.: 0	**Garage Sq. Ft.:** 0	**Spa (Y/N):** N
# Bedrooms: 0	**Carport Sq. Ft.:** 0	**Construction Year:**
# Bathrooms: 0		
# Half Baths: 0		