

ACCESSORY DWELLING UNITS



CITY OF SIMI VALLEY

ACCESSORY DWELLING UNITS

Are you looking to have a family member live with you or earn some extra income? An Accessory Dwelling Unit (ADU) or a Junior Accessory Dwelling Unit (JADU) may provide you with the options you are looking for.

What is an Accessory Dwelling Unit (ADU)?

An ADU is a detached or attached dwelling unit that provides complete, independent living facilities for one or more persons, and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the parcel on which the primary unit (single-family home, etc.) is situated.

What is a Junior Accessory Dwelling Unit (JADU)?

A JADU is no more than 500 square feet in area and contained entirely within an existing single-family residence, with an efficiency kitchen (see below for details) and separate or shared sanitation facilities.



HOW TO GET STARTED:

1. Review the table in this brochure to understand your options for an ADU or JADU with regard to sizing, where you can site it on your property, permitting requirements, etc.
2. Check if your property is within a flood zone by using the FEMA map available at: <https://bit.ly/2Fe7c4U>. If your property is within a flood zone, please contact Public Works at (805) 583-6786 to find out more about potential building restrictions.
3. Contact the Planning Division at (805) 583-6769 to discuss setbacks, size, and parking details. Be sure to provide your address and contact information. You can provide an initial site plan to the Planning Division for feedback. This plan can be hand drawn but must include dimensions of your lot, setbacks, etc.
4. Contact the Building & Safety Division at (805) 583-6723 to confirm what their submittal requirements will be, and for instructions on how to submit your application on the City's online permit portal.
5. Once you have received this feedback and information, you can draw up plans or have an architect or draftsman prepare the plans and required materials, and then make your formal submittal.

ADU / JADU GUIDE TABLE

ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS

JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT STANDARDS

Number Allowed: One ADU or JADU may be allowed per single-family dwelling. You can have one JADU and ADU on a single lot as long as the ADU is detached and a maximum of 800 square feet in size.

Note: if you are proposing SB9 units in conjunction with ADUs or JADUs, please contact Planning for guidance.

Maximum Size Allowed:

New Build Attached ADUs:

- 800 square feet or 50% of the square footage of the single-family residence up to a maximum of 1,000 square feet, whichever is larger.

Detached ADUs:

- 800 square feet when:
 - Combined with a JADU on a single lot;
 - Proposed with a SB9 lot split or development;
 - Proposed on slope subject to Hillside Performance Standards.
- 1,000 square feet on lots up to 8,000 square feet;
- 1,200 square feet on lots over 8,000 square feet.

500 square feet maximum.

Conversion of an existing accessory structure or portion of the existing primary residence:

May convert an existing accessory structure, or a portion of the existing primary residence to an ADU without being subject to size requirements; as long as the structure was legally permitted by the City.

Additions beyond the existing space of the accessory structure or portion of the primary residence to be converted are not permitted beyond 150 square feet and must be for the purpose of accommodating ingress and egress.

N / A

Minimum Size Allowed:

220 square feet.

Maximum Height:

Attached ADUs:

- Limited to two stories* and may be built above a garage that is attached to the main structure or on a second story with a height limit of 25 feet where side and rear yard setbacks are less than 10 feet and/or the front yard setback is less than 20 feet.
- This height limit may be increased to 30 feet if the side setbacks are equal to or greater than 10 feet and the front and rear yard setbacks are equal to or greater than 20 feet.

JADUs are not permitted on a second floor of a single-family residence.

ADU / JADU GUIDE TABLE (continued)

ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS	JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT STANDARDS
<p>Maximum Height: (continued)</p> <p>Detached ADUs:</p> <ul style="list-style-type: none"> - 18 feet and one story* <p>*A story is defined as the first sixteen vertical feet of the wall plane as measured from the finished floor to the top of the roof surface. Vertical height in excess of sixteen feet along the wall plane will be counted as a second story.</p>	<p>JADUs are not permitted on a second floor of a single-family residence.</p>
<p>Side and Rear Setbacks:</p> <p>A minimum of four (4) feet is required for each. Note that setbacks less than five (5) feet will be subject to additional Building Code requirements for fire rating of exterior walls. Please call (805) 583-6723 for more information.</p>	<p>If you propose an addition to create your JADU, the setbacks will be the same as for a single-family residence. These are typically:</p> <ul style="list-style-type: none"> - Five (5) feet for side setback/Ten (10) feet for street side setback required for a one-story structure - 20-foot rear yard setback - 20-foot front yard setback <p>Please contact (805) 583-6769 for clarification.</p>
<p>Other Setbacks:</p> <ul style="list-style-type: none"> - ADUs over 800 square feet will have a 20-foot front yard setback. - Six (6) foot separation from any existing structures unless proposed with an SB9 unit (please contact Planning for setbacks). - External stairways to any proposed second story ADUs will be subject to an eight (8) foot setback. 	<p>N / A</p>
<p>Development Standards:</p> <p>Colors and materials:</p> <ul style="list-style-type: none"> - Attached ADUs must match the color and materials of the main home, including eaves, windows, doors, etc. - Detached ADUs must incorporate a minimum of one material and one color from the main home. - Garages attached to detached ADUs must match the colors and materials of the ADU. - A patio cover must incorporate one color from the ADU. <p>Window placement:</p> <ul style="list-style-type: none"> - Attached ADUs are not permitted to have windows above the first 10 feet of a first story and are not permitted to have windows on any second-story portion that does not have a 10-foot side and a 20-foot front and rear yard setback. - Detached ADUs are not permitted to have windows above the first 10 feet of the first story. <p>Internal and external connections:</p> <ul style="list-style-type: none"> - Attached ADUs must share a minimum of 10 feet of a wall of the main home excluding the garage. - Detached ADUs cannot be attached to the main home with breezeways or any similar structures. 	<p>JADUs must match the color and materials of the single-family residence, including eaves, windows, doors, etc.</p>

ADU / JADU GUIDE TABLE (continued)

ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS	JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT STANDARDS
<p>Garages:</p> <p>Attached ADUs:</p> <ul style="list-style-type: none"> - Any garage proposed in conjunction with an attached ADU must be attached to the main single-family residence. <p>Detached ADUs:</p> <ul style="list-style-type: none"> - A garage may be attached to a detached ADU, but is limited to a maximum size of 400 square feet 	N / A
<p>Patio Covers:</p> <p>Patio covers may be attached to a detached or attached ADU but is limited to 10 percent of the size of the ADU and is subject to their own setback requirements. Please contact Planning for more information</p>	N / A
<p>Lot Coverage/ Rear Yard opening:</p> <p>ADUs up to 800 square feet: Not Required</p> <p>ADUs over 800 square feet (See Figure 1):</p> <ul style="list-style-type: none"> - The cumulative yard coverage of all accessory structures including the proposed ADU cannot be more than 40% of the first 10 feet of a side yard and the first 20 feet of the rear yard from the property lines. - A minimum of 50% of the rear yard setback within 20 feet of the rear yard property line must be kept open. 	N / A
<p>Separate Entrance:</p> <p>A separate exterior entrance is required. Interior access into the main residence is prohibited.</p>	<p>A separate exterior entrance is required. Interior access into the main residence is optional.</p>
<p>Kitchen:</p> <p>A full kitchen, separate from the primary residence, is required.</p>	<p>An efficiency kitchen is required that provides the following:</p> <ul style="list-style-type: none"> - A cooking area with cooking appliances, refrigerator facilities, etc. - A food preparation counter that is at least 48 inches by 24 inches with a sink, and a storage cabinet that is at least 24 inches wide by 36 inches in length and 35 inches in height, each having a clear working space of not less than 30 inches in front.
<p>Sanitation:</p> <p>An ADU must have separate sanitation facilities from the primary residence.</p>	<p>A JADU may share bath/sanitation facilities with the primary residence or have separate facilities.</p>
<p>Parking Requirement:</p> <p>Additional parking is not required when:</p> <ul style="list-style-type: none"> - You are proposing a Studio Unit; - You are converting a portion of your home or garage to an ADU; or - The ADU is within ½ mile of a public transit bus stop. <p>Please confirm parking requirements with the Planning Division.</p>	<p>No additional parking requirements.</p>

ADU / JADU GUIDE TABLE (end)

ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS		JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT STANDARDS
Parking Location:	If additional parking is required, it may be uncovered or may be tandem parking on the driveway, which meets the City's requirements.	N / A
Deed Restriction:	N / A	Recordation of a deed restriction is required addressing the owner-occupancy requirement. The Planning Division will provide you with a copy of the deed restriction during the application process.
Rental Allowance:	If rented, shall be rented for periods of 30 days or more.	
Owner - Occupancy Requirement:	Owner-occupancy is not required for the accessory dwelling unit or main residence	Owner-occupancy is required for either the JADU or the main residence.
Planning Fees:	Contact Planning to confirm the current fees.	
Other Fees:	<ul style="list-style-type: none"> - Building plan review and permit fees - School/Fire Department/Public Works fees depending on the size of your ADU (see the Other Departmental Requirements Section below) 	
State Law Information:	Government Code Section 65852.2.	Government Code Section 65852.22.

Using a Manufactured Home or RV as an ADU?:

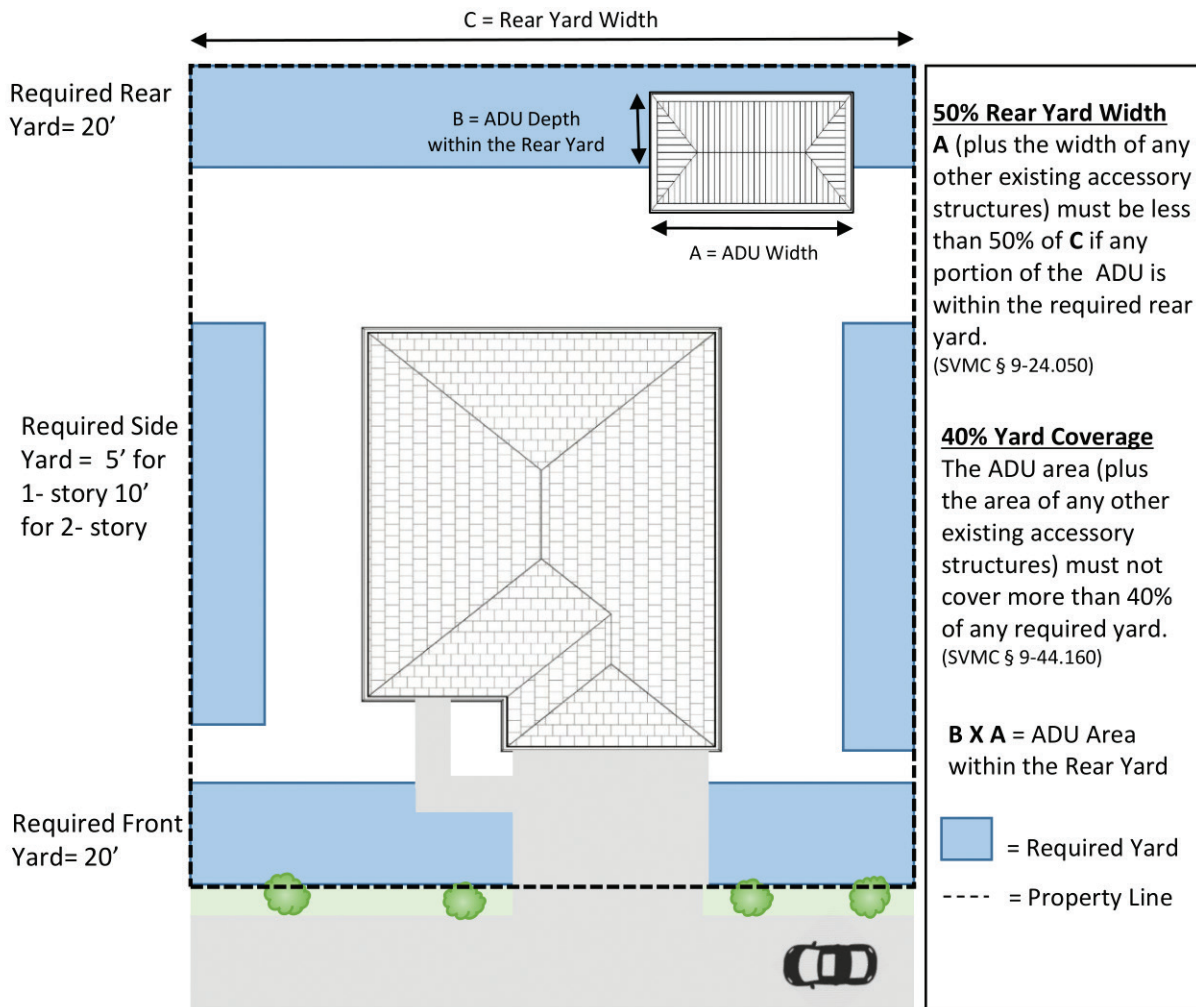
A Manufactured Home may be used as an ADU if it meets State Health and Safety Code Section 18007 (i.e., is certified by the Federal Department of Housing and Urban Development with a Red or Gold Medallion) and Simi Valley Municipal Code requirements. A Recreational Vehicle (RV) may not be used as an ADU.

WHAT ARE THE SUBMITTAL PROCEDURES?

Any application for an ADU or JADU that meets the Development and Building Codes shall be approved through a Zoning Clearance and building plan check process. You will need the following materials for your submission after the steps described previously:

1. A set of plans with:
 - a. A dimensioned Site Plan showing the location, size, and setbacks of all existing and proposed structures on the project site;
 - b. A Floor Plan of the existing use (for existing structures being converted to ADUs or JADUs) and proposed use;
 - c. Building Elevations (the north, south, east and west side views must show all openings, lighting, and exterior finishes/colors and roof slope);
 - d. Utility easements, services and connections;
2. Title 24 Energy calculations for all ADUs. Structural Plans and calculations for ADUs with new construction proposed (please contact the Building & Safety Division at (805) 583-6723 to confirm if any other information is required);
3. Contact the Building & Safety Counter for information on how to submit plans on the City's online system.

Figure 1: ADU Yard coverages and 50% width for detached ADUs over 800 square feet



OTHER DEPARTMENTAL REQUIREMENTS:

The permitting of your Accessory Dwelling Unit will require approvals, and in some cases fees, that need to be paid to departments other than Planning and Building & Safety. Listed below are some of the most common approvals required and contact numbers to confirm fees. Note that there may be fees from other City or County Departments if there are special circumstances that apply to your project.

Fire Department

A 610 form will need to be completed and submitted to the Ventura County Fire Department as part of your permitting process for a detached ADU (including conversion of an existing accessory building) or for a JADU/Attached ADU/ Garage conversion where new square footage is added. Please contact the Ventura County Fire Department at (805) 389-9710 for more information and fees required. A completed 625 application from your water purveyor will also need to be submitted to the Fire Department for detached ADUs (see below).

Water Purveyor

Fire flow will need to be tested for detached ADUs (including conversion of an existing detached building).

For this you will need to complete a 625 application from Public Works Waterworks District 8 (805-583-6786) or the Golden State Water Company (805-520-2394) depending on where your property is located. The completed 625 form will need to be submitted to the Fire Department as part of your 610/610-B application.

Watershed Protection

A waiver or receipt is required from the Ventura County Watershed Protection District for all new ADUs/ JADUs. Watershed Protection fees will be collected for ADUs 750 square feet or more. Please contact the Ventura County Watershed Protection District at PWA_LDservices@ventura.org.

Traffic

For ADUs over 750 square feet, traffic impact fees are assessed by a ratio of the ADU square footage to the main dwelling unit (MDU) square footage. Please contact the Public Works Traffic Division at (805) 583-6884 or JLink@simivalley.org for more information.

Public Works

A Sanitation Will-Serve letter is required from Public Works (805-583-6786) for all ADUs.

School District

For ADUs over 500 square feet, you will need to submit a receipt from Simi Valley Unified School District (805-306-4500) showing that the fee has either been either paid (fees are payable only for ADUs over 750 square feet) or that your project is exempt (fees are payable only for ADUs over 750 square feet).



This brochure is an overview of the requirements of the Simi Valley Municipal Code and may not address all circumstances on all lots. For further information please consult the Simi Valley Municipal Code Section for Accessory Dwelling Units or contact staff at the City's Planning and Building & Safety Counters.

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CITY OF SIMI VALLEY

Department of Environmental Services

2929 Tapo Canyon Rd, Simi Valley, CA 93063

Planning Division 805-583-6769

Building & Safety Division 805-583-6723

www.simivalley.org