

**SETBACKS FOR ARCHITECTURAL FEATURES
AND ACCESSORY STRUCTURES**

Structure	Minimum Required Setback**			
	Front	Street Side	Side	Rear
Accessory Dwelling Units*+	20 feet***	4 feet		
Patio slabs and similar on-grade open space with no construction above grade except handrails, walls, fences, and landscaping 42 inches or less in height	Allowed anywhere			
Outside stairways, exterior corridors, and other exterior access facilities+	20 feet	1-story = 3 feet 2-story = 8 feet	18 feet	
Eaves, awnings, sills, cornices, chimneys, and similar architectural features	18 feet	1-story = 3 feet 2-story = 8 feet	18 feet	
Balconies	20 feet	8 feet	18 feet	
Attached patio roofs and enclosures, workshops, pool houses and other similar structures* +	20 feet	5 feet	10 feet	
Detached garages*+	20 feet	5 feet	10 feet	
Breezeways and similar roofed passageways+	20 feet	5 feet	20 feet	
Covered porches and similar raised above grade structures *+	14 feet	5 feet	14 feet	
Gazebos, carports, sheds, and similar nonresidential structures that are freestanding *+	20 feet	3 feet		
Decks <i>greater than</i> 30 inches above grade*+	20 feet	8 feet	18 feet	
Decks 30 inches or less above grade*+	20 feet	5 feet		
Rock-type waterfalls, waterslides, climbing walls, or skateboard ramps, and similar non-traditional nonresidential structures* 10-foot height limit for lots less than 20,000 sq. ft.*	20 feet	5 feet		
Swimming pools, hot tubs, and Jacuzzis	20 feet	3 feet		
Accessory mechanical equipment (e.g., air conditioning and heating equipment)	20 feet	5 feet	3 feet (Except combustion production vents which need a minimum of 4 feet)	

* Accessory structures shall not cumulatively cover more than 40 percent of any required yard [except for ADUs that are equal to or less than 800 square feet]. Refer to SVMC Section 9-80.020 for standard yard coverage.

**Also see Section 9-24.050, Table 2-3, Notes (4), (5) and (6), for setback reductions adjacent to common and open space areas.

***No front yard setbacks are required for an ADU up to 800 square feet in size with the exception of a second ADU proposed in conjunction with a Two-Unit Development (SB9).

+ Minimum 50% of the rear yard setback width must be open per Section 9-24.050.C.2 [except for ADUs that are equal to or less than 800 square feet].

Notes:

1. Refer to the Building and Safety Division (805-583-6723) for additional setback requirements.
2. In all residential zones, where lots and uses back on to the State Route 118 Freeway, rear yard setbacks may be reduced to five feet for all structures, provided no structures shall cover more than 40% of any yard [except ADUs which are subject to different standards as outlined in Section 9-44.160]. Refer to SVMC Section 9-80.020 for standard yard coverage.
3. Setbacks may be reduced by up to 50% for residential structures adjacent to Open Space zoning districts, RSRPD parkland, Homeowners Associations (HOA) Greenbelts, or Ventura County Watershed Protection District Channels provided no structures cumulatively cover more than 40% of the required yard [except ADUs which are subject to different standards as outlined in Section 9-44.160].
4. The cumulative gross floor area of all detached, habitable structures shall not exceed 1,200 square feet.

If you are proposing SB-9 development, contact Planning staff at (805) 583-6769.


CITY OF SIMI VALLEY
-PLANNING DIVISION-

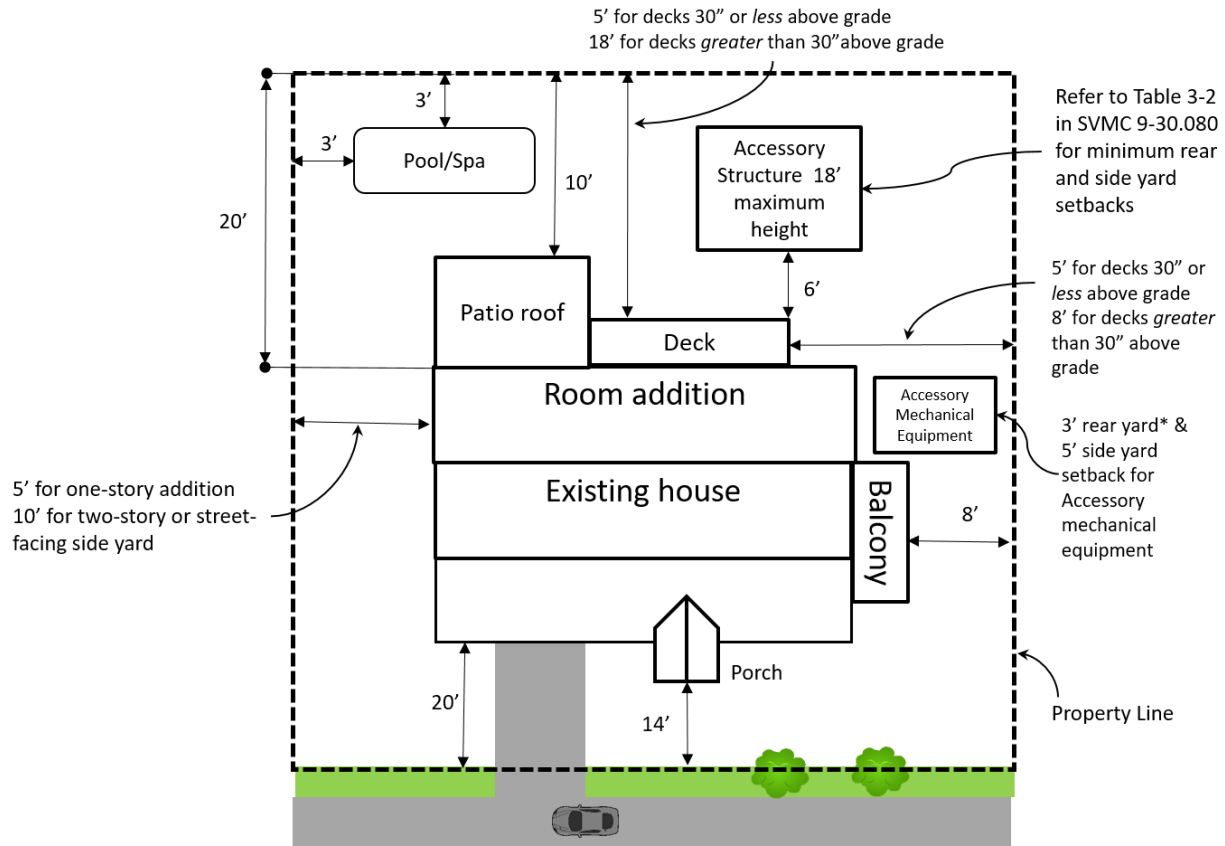


Figure 3-7. Setbacks for Accessory Structures

*Combustion product vent to be a minimum of 4'

SAMPLE PLOT PLAN AND MINIMUM SETBACKS

- Accessory structures and ADUs over 800 square feet shall not cumulatively cover more than 40% of any required yard. Refer to SVMC Section 9-80.020 for standard yard coverage
- The cumulative length of accessory structures and ADUs over 800 square feet may not be more than 50% of the width of the rear setback area.

Notes:

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4. Side yard setbacks applicable for single-family residences constructed prior to January 5, 2006. Consult the Planning Division for residences built after January 5, 2006.

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