

OFF-STREET PARKING

Uncovered parking beyond the required two-car garage may be placed only:

- A. On the driveway in front of the garage;
- B. On the portion of the front yard between the driveway and the closest side property line (10-foot extension) SVMC §9-34.090(B)(1);
- C. On a circular driveway in the front yard*;
- D. Between the house and side yard property line; or
- E. On a 10-foot wide driveway, on the far side of the front yard, opposite the main driveway, when in compliance with SVMC §9-34.040.A.7.

Rear yard parking is allowed only in the following locations:

- F. Within an approved garage/carport,
- G. The driveway leading up to approved covered parking, or
- H. On an approved concrete parking pad, up to 400 sq. ft. for properties of less than one acre and up to 800 sq. ft. for properties of one acre or more when in compliance with SVMC §9-34.040.A.7.

Note that parking on the driveway leading to this parking pad is not allowed (shown in the hatched area).

Figure 3:

A Zoning Clearance is required for new paving and/or parking in the front yard.



OFF-STREET PARKING (continued)

Things to note about off-street parking:

- Parking spaces for motor vehicles or trailers with motorized equipment must be paved with two inches of asphalt on four inches of compacted base or four inches of concrete (SVMC §9-34.090.F.1.a).
- Non-motorized trailers may be parked in the approved side or front yard locations on gravel.
- All driveways leading to garages or carports shall be paved with concrete (SVMC §9-34.040.C).
- A maximum of one 'recreational vehicle**' is allowed in the front yard when there is opposite-side parking (See figure 3, example E).
- Recreational vehicles** are defined by Section 18010 of the California Health and Safety Code and SVMC Section 9-80.
- The minimum distance between driveways on the same lot is 22 feet, as determined by Public Works.

* Circular driveways located in front yards must not be used for the parking of any oversized vehicle, trailer, or fifth-wheel trailer, as defined in SVMC Section 4-9.402.

** Pursuant to Section 18010 of the California Health and Safety Code, a "recreational vehicle" means a motor home, travel trailer, truck camper, or camping trailer, with or without motive power that meets the criteria listed in Section 18010; and/ or a park trailer, as defined in Section 18009.3. Pursuant to SVMC Section 9-80, a "recreational vehicle" includes, but is not limited to, travel trailers, pickup campers, camping trailers, motor coach homes, converted trucks and buses, and boats and boat trailers.

Questions?

Save your time and money before starting your front yard landscape project! The City of Simi Valley Planning Division will help you understand the code and help determine the required minimum landscape area for your front yard. Contact us below:



CITY OF SIMI VALLEY

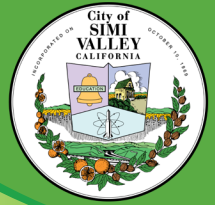
Planning Division

2929 Tapo Canyon Rd., Simi Valley, CA 93063

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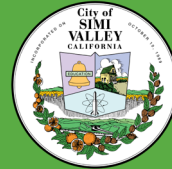


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Residential Off-Street Parking & Front Yard Landscaping Requirements

October 2024

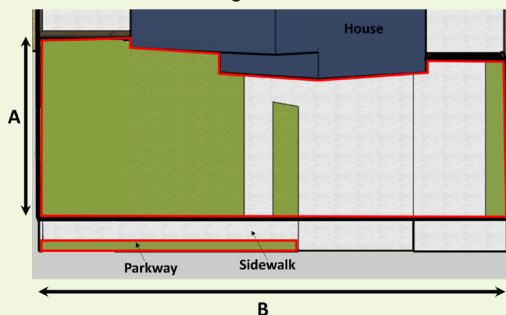


REQUIRED FRONT YARD LANDSCAPING

A minimum of 50% of the area between the house and the street curb must be landscaped with natural plants or approved artificial turf. In calculating the 50% front yard landscaping, note that:

- Of the required landscape area, no more than one-half may consist of decorative features such as fountains, ponds, rock riverbeds, pedestrian bridges, boulders, and other features.
- Gravel may only be used as un-compacted mulch that supports the growth of immediately adjacent plants and must be integrated with the landscape design.
- The street parkway must be landscaped and is included in the calculation of front yard landscaping. Decorative pavers may be used in the parkway if integrated with the landscape design and approved by the Director of Public Works.

Figure 1:



How to Calculate Front Yard Landscaping

- Step 1) $A \times B =$ Total front yard area. (Outlined in red)
- Step 2) Add sq. ft. of all landscaped areas (Shown in green).
- Step 3) Total landscaped area must be greater than or equal to half of the total front yard area.

ARTIFICIAL TURF

With a Zoning Clearance, up to 100% of front yard landscaping may be covered by artificial turf. Artificial turf must meet minimum standards for materials, installation, and maintenance as specified below (SVMC §9-80.020.A)



Materials: Artificial turf must have an 8-year no-fade warranty. It must be made from lead-free polypropylene, polyethylene, or a blend of such fibers on a permeable backing. The minimum blade length must be 1.25 inches, and it must have cut-pile infill. Nylon-based or plastic grass blades are not allowed. The infill medium must consist of ground rubber, rubber-coated sand, or other approved mixtures.

Installation: Artificial turf must be installed per the manufacturer's requirements, and all existing plant material and soil must be removed. It must be sloped and graded, and a barrier must be placed to prevent mixing of natural plants and artificial turf.

Maintenance: Artificial turf must be maintained in a green, fadeless condition, free of weeds, stains, debris, tears, holes, depressions, ruts, odors, and looseness at edges and seams. Vehicle parking on artificial turf is prohibited.

PAVING ALLOWANCES*

The following paved areas will be allowed in the front yard even if the 50% landscape requirement is not met (shown in blue):

- Driveways leading directly to required parking;
- A maximum 10-foot wide parking strip adjacent to the driveway and located on the side of the nearest property line; and
- A maximum 4-foot wide pedestrian walkway directly to the front door.

No further paving will be allowed unless 50% of the front yard is landscaped. A Zoning Clearance is required for any new front-yard paving or artificial turf.

* All front yard paving installed prior to September 16, 2005, will be allowed to remain.

Figure 2:

