

**SETBACKS FOR ARCHITECTURAL FEATURES
AND ACCESSORY STRUCTURES**

Structure	Minimum Required Setback			
	Front	Street Side	Side	Rear
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, balconies, 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
Attached patio roofs and enclosures				
Detached guest houses, workshops, pool houses and other similar, habitable structures.* Second dwellings have the same setbacks as the primary residence	20 feet	5 feet		10 feet
Detached garages*	20 feet	5 feet		5 feet
Breezeways and similar roofed passageways	20 feet	5 feet		20 feet
Covered porches, decks and similar raised above grade structures 30 inches or less above grade*	14 feet	5 feet		14 feet
Gazebos, carports, sheds, and similar nonresidential structures that are freestanding with walls*	20 feet		3 feet	
Open-Designed structures without solid walls as defined in SVMC 9-80.020*	20 feet	10 feet	1.5 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, pool equipment)	20 feet	5 feet		3 feet, except edge of combustion product vent to be a minimum of 4 feet

*Accessory structures shall not cover more than 40 percent of any yard

Notes:

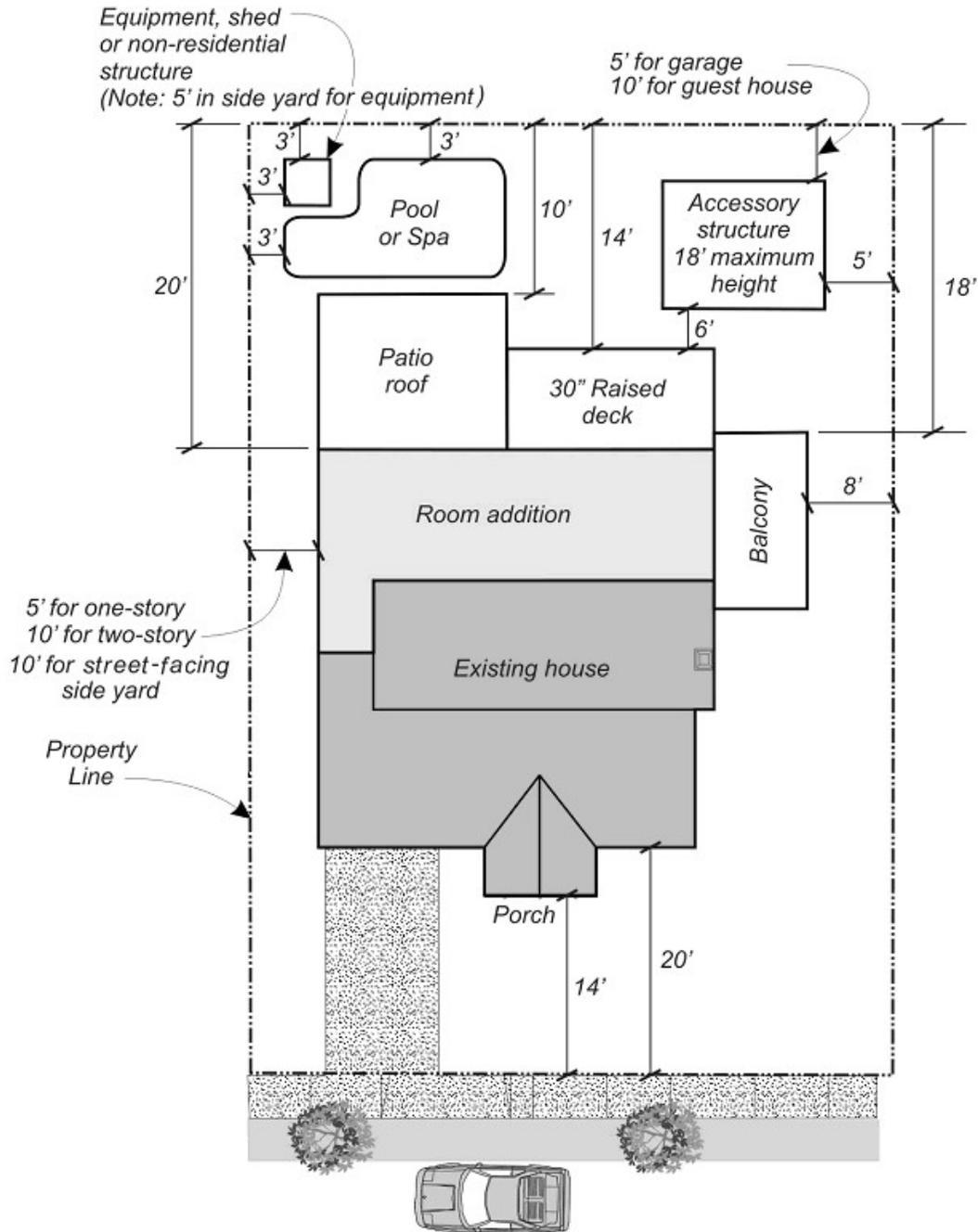
1. Refer to Building and Safety Division for additional setback requirements.
2. In all residential zones, where lots and uses back on to the State Route 118 Freeway, rear yard setbacks may be reduced to five feet for all structures, provided no structures shall cover more than 40% of any yard.
3. Setbacks 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 rear yard.



CITY OF SIMI VALLEY

-PLANNING DIVISION-

SAMPLE PLOT PLAN AND MINIMUM SETBACKS



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Refer to Building and Safety Division for additional setback requirements.

Notes:

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3. 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.