

Simi Valley Residential Design Guidelines for Accessory Structures

To ensure consistency with the Simi Valley Residential Design Guidelines, the following has been established for residential accessory structures:

1. Accessory detached structures larger than 120 square feet, including garages, carports, gazebos, utility or storage buildings, guesthouses, and second dwelling units, should be architecturally compatible with the main house as follows:
 - a. The materials and colors of an accessory structure should be the same or coordinate with the main house, such as the compatible use of stucco, wood, brick, and stone;
 - b. The slope of the roof should be similar to the main house. However, the slope shall not be less than a 3:12 pitch; and
 - c. The roof materials and colors shall be the same as the main house.
2. Accessory structures are to remain subordinate to the main residential structure. Therefore, an accessory structure is to be limited in size to a maximum of 30 percent of the main structure or 1,200 square feet, whichever is less. However, more than one accessory structure is permitted provided a six-foot separation is maintained between all on-site structures and no more than 40% of any yard is covered by accessory structures.
3. In Horse, Limited Animal, and Animal Overlay Zones, accessory structures for equestrian and other farm animals, such as barns and stables, may be constructed of materials that are appropriate for such use including textured metal panels with metal trim, for the roof as well as the walls (refer to Exhibit 1). These types of equestrian buildings are architecturally more compatible with residential structures, which include the use of roof overhangs. Structures to be used primarily to house equestrian and other farm animals are not limited to 1,200 square feet. Quonset Hut type metal buildings, which are generally more appropriate for agricultural and industrial applications, are not acceptable (refer to Exhibit 2).

Note that canopies and tent structures are considered temporary in nature for which a Zoning Clearance is not issued. However, the structures are subject to the required property setback requirements for accessory structures, and do not satisfy the requirement for covered parking.

It is important to check with your homeowners' association, if any, to ensure your proposal is in compliance with the Covenants, Conditions, and Restrictions (CC&Rs). In addition, your title will disclose any deed restrictions or easements, including but not limited to gas, water, sewer, electric, or access easements that have been recorded by the County Clerk and Recorder. The issuance of permits and/or approvals by the City does not relieve the permittee of any responsibilities for complying with the above requirements.

Examples of acceptable residential structures used to house equestrian and other farm animals



Examples of unacceptable residential accessory structures

