



CITY OF SIMI VALLEY

Guest Houses

Guest Houses can be permitted by the Planning Division with a Zoning Clearance, subject to the following criteria:

1. The lot on which a Guest House is to be constructed shall contain an existing residential dwelling.
2. The Guest House may be attached to or detached from the existing primary residential dwelling.
3. If detached, the size of the Guest House is limited to a maximum of 30 percent of the primary residential dwelling or 1,200 square feet, whichever is less.
4. An attached Guest House addition shall have the same minimum building setbacks as required for a primary residential dwelling. If detached, the Guest House shall be located a minimum of 10 feet from the rear property line provided no more than 40% of the rear 20 feet of the lot is covered by the structures, 5 feet from the side property line, and six feet from structures. The maximum structure height is 18 feet.
5. The Guest House shall be architecturally compatible with the primary residential dwelling as follows:
 - a. The materials and colors shall be the same or coordinate with the primary dwelling, such as compatible use of stucco, wood, brick and stone;
 - b. Slope of roof shall be similar to the primary dwelling; and,
 - c. Roof materials and colors shall be the same as the primary dwelling.
6. The Guest House shall not have any separately metered water, sewer, gas, or electrical connections. These connections shall only be to the primary residential dwelling.
7. A Guest House may have a living area, bedroom, and bathroom, but a **kitchen is not permitted**. Manufactured units cannot be used as a Guest House because the design includes a kitchen.





CITY OF SIMI VALLEY *Second Dwelling Units*

Second Dwelling Units (SDUs) can be permitted by the Planning Division with a Zoning Clearance, subject to the following criteria:

1. The lot on which an SDU is to be constructed shall contain an existing residential dwelling which is owner occupied.
2. Only one SDU is permitted on a single lot and SDUs shall not exceed the allowable density for the lot upon which the SDU is located.
3. The SDU may be attached or detached from the primary residence, subject to the following standards:
 - a. The SDU shall have the same minimum yard setbacks as the primary residence.
 - b. A detached SDU must be separated from the primary residence by at least 10 ft. (measured wall-to-wall).
 - c. An attached SDU shall have at least 20 ft. of common wall with the primary residence.
 - d. The maximum height of a detached SDU is 18 ft. The maximum height of an attached SDU is 30 ft.
 - e. SDUs connected to a primary residence by a breezeway shall comply with the standards for detached SDUs.
4. The maximum size of the SDU shall not exceed 30% of the gross habitable square footage of the primary residential dwelling or 1,200 gross habitable square feet, whichever is less; however, in either situation, the minimum size of the SDU shall not be less than 500 sq. ft.
5. One additional required parking space must be provided for each bedroom in an SDU, with a minimum of one space.
6. The SDU must be architecturally consistent with the primary residence, including the use of color, siding, and roof material.
7. The SDU shall not have separately metered water, sewer, gas, or electrical connections. These connections shall only be to the principal dwelling.
8. The SDU shall consist solely of additional living space. Existing living space cannot be converted into a second dwelling unit.
9. Variances or appeals can only be allowed in conjunction with a Conditional Use Permit.

NOTE: If unable to comply with the minimum density requirements, an applicant may apply for a Conditional Use Permit.