



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 percent 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.
8. A Guest House may not be rented separately from the house.
9. Property Owner must record a Deed Restriction to agree that the subject residence, including any additions and accessory structures including guest houses, shall be restricted to one family household. The Guest House shall not be converted for the purpose of housing into a second family household or Accessory Dwelling Unit.