



CITY OF SIMI VALLEY

ZONING CLEARANCE

(SVMC Section 9-52.020)

What is a Zoning Clearance?

A Zoning Clearance is a document issued by the Planning Division certifying that a proposed structure or use of land meets all applicable requirements of the City's Development Code. A Zoning Clearance is a prerequisite to establishing a land use or structure, including any construction activity requiring building permits.

When is a Zoning Clearance required?

A Zoning Clearance is most commonly issued over the counter for patio covers, room additions, front yard paving, and tenant improvements for businesses.

A Supplemental Zoning Clearance requires additional sign-offs from multiple approving agencies prior to issuance. Supplemental Zoning Clearances most commonly follow the approval of any Planned Development, Conditional Use Permit, or Modification or Adjustment to a Permit; but must be obtained prior to the issuance of a building permit. If you want to submit construction plans to the Building and Safety Division for plan check prior to issuance of a Zoning Clearance, you must submit a Hold Harmless Letter. You will require a Zoning clearance at the time a Building Permit is issued.

A Zoning Clearance can only be issued if the proposed use will:

- Comply with all of the applicable provisions, requirements, and standards for the category of use and the zoning district of the subject parcel;
- Be permitted within the designated zoning district;
- Be in full compliance with the Development Code and Municipal Code, including height, setbacks, percentage of landscaping, parking requirements, and lot coverage for the designated zoning district;
- Be in full compliance with all previously issued conditions of approval; and,
- Be consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan and any applicable specific plan.

A Zoning Clearance is not required for the following:

- Organized community youth group recreational activities, provided no structure is erected or constructed on the property;
- A change in color or material on a completed single-family residence;
- Allowed crop growing where no structures are involved;
- Allowed household animals;
- Uncovered patios;
- Paving in the side or rear yards of single-family dwellings;
- Uncovered decks, when constructed no more than 30 inches above the surrounding finished grade in the side and rear yards of single-family dwellings; and,
- Fences and walls six feet or less in height (except retaining walls).

Department of Environmental Services

Planning Division

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www.simivalley.org

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