

**SETBACKS FOR ARCHITECTURAL FEATURES
AND ACCESSORY STRUCTURES**

Structure	Minimum Required Setback**			
	Front	Street Side	Side	Rear
Accessory Dwelling Units*+	20 feet	5 feet		10 feet
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
Detached guest houses, attached patio roofs and enclosures, workshops, pool houses and other similar, habitable structures* +	20 feet	5 feet		10 feet
Detached garages*+	20 feet	5 feet		10 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 *+	20 feet	5 feet		
Open-Designed structures without solid walls as defined in SVMC 9-80.020*+	20 feet	10 feet	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)	20 feet	5 feet		5 feet

* Structures shall not cumulatively cover more than 40 percent of any standard setback area.

** Also see Section 9-24.050, Table 2-3, Notes (4), (5) and (6), for setback reductions adjacent to common and open space areas.

+ Minimum 50% of the rear yard setback width must be open per Section 9-24.050.C.2.

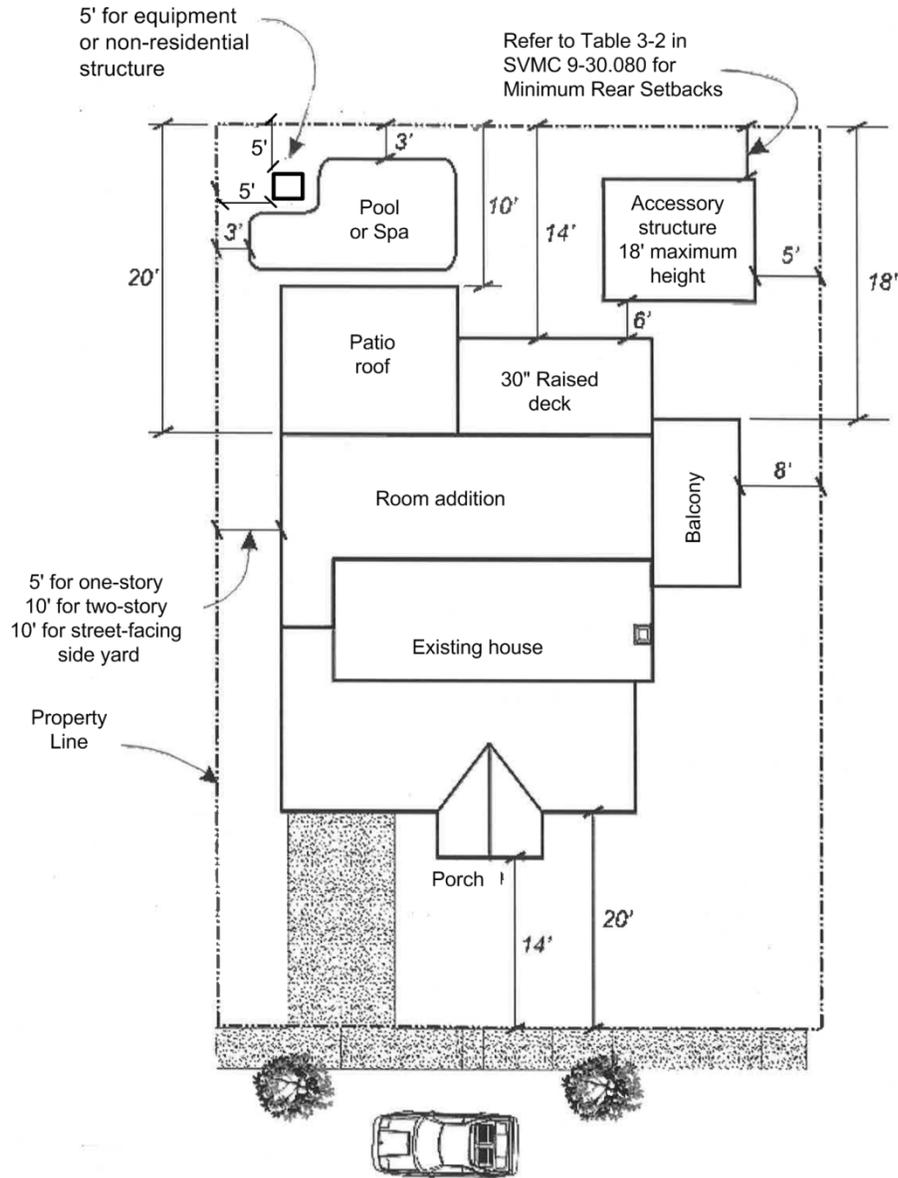
Notes:

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.
4. The cumulative gross floor area of all detached, habitable structures shall not exceed 1,200 square feet.



CITY OF SIMI VALLEY

-PLANNING DIVISION-



SAMPLE PLOT PLAN AND MINIMUM SETBACKS

- Accessory structures shall not cumulatively cover more than 40% of any yard.
- The cumulative length of an ADU and all accessory structures in the 20 ft. wide rear setback area, may not be more than 50% of the width of the rear setback area.
- Refer to Building and Safety Division for additional setback requirements.

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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.