

## **Simi Valley Residential Design Guidelines and Accessory Structures**

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

1. Accessory detached structures, larger than 120 square feet, should be architecturally compatible with the main house including garages, carports, gazebos, utility or storage buildings, guesthouses, or second dwelling units, 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 to 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 should be the same as the main house.
2. Accessory structures are to remain subordinate to the main residential structure. Therefore, an accessory structure should be limited in size to a maximum 30 percent of the main structure or 1,200 square feet, which is less. However, more than one accessory structure is permitted.
3. In Horse 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 texture 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. Due to the purpose of these types of structures, the size is not limited to 1,200 square feet. Quonset Hut type metal buildings, which are generally more appropriate for agriculture and industrial applications, are not acceptable (refer to Exhibit 2).

Note that tent structures including those for vehicles are considered temporary in nature for which a Zoning Clearance is not issued. However, the structures are subject to the required property line setbacks for accessory structures.

It is important to check with your homeowners association, if any, to ensure your proposal is in compliance with the Covenants, Conditions and Restrictions (C, C & 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.



