



**Architectural Review Committee Standard
Simi Valley Municipal Codes**

This specification contains useful citations from the Simi Valley Municipal Codes as they may apply to our homeowners. The extracted citations are narrowed to the needs of the Association to reduce non-applicable requirements. Illustrative information for this community, not a part of the citation, is placed in square brackets []. Use the most appropriate citation.

Simi Valley Municipal Code Applicability	
Subject	SVMC
Association Authority to Govern	9-44.130
General failure to maintain property	5-36.104
Trash receptacle stowage requirement	6-3.12
Front yard hedge requirements	9-30.050
Front yard maintenance requirement	9-33.030, 9-33.040
Sidewalk obstructions	7-1.807, 7-3.19
House numbering requirement	8-21.15
Home businesses	9-44.090
Animal keeping	9-44.060
City Zoning Map	Autumn Wood is zoned as RMod, No overlays

Association authority to govern:

9-44.130 - Residential Planned Development Standards

The applicable Homeowner's Association (HOA) shall have the exclusive responsibility to enforce the replacement of colors and materials in approved "detached" single-family residential developments, following completion of the last unit.

General failure to maintain property:

5-36.104 - Maintenance requirements for residences.

Any person owning, renting, occupying, or having charge of any single-family residential property, or any homeowners' association responsible for maintenance of property, shall maintain the property in accordance with the following minimum standards. Failure to comply with any of these minimum standards shall constitute a violation of this Code.



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(a) Except for walks and driveways, all front, rear, and side yards shall be landscaped with trees, shrubs, ground cover, plants, flowers, decorative rock, redwood bark, and/or lawn.

(b) All landscaping shall be regularly maintained, including but not limited to irrigation, pruning of trees, trimming of shrubs, and cutting of lawns.

(c) Property shall be free of overgrown or dead vegetation, including but not limited to lawns, weeds, trees, limbs, or leaves. Weeds include sage brush, dry grass, chaparral, and any other brush or vegetation which becomes a fire menace when dry.

(d) Property shall be free of trash, litter, debris, packing boxes, lumber, construction material, solid waste, salvage materials, appliances, machinery, equipment, any furniture (except for furniture specifically designed for outdoor use), including but not limited to, furniture on porches, balconies, sun decks, and all yards, and any other personal property causing an unsightly appearance or nuisance.

(e) All improvements on the property, including but not limited to buildings, garages, carports, porches, gates, fences, walls, doors, windows, roofs and gutters, basins, and drainage facilities shall be painted/preserved and maintained in good repair and safe condition free of significant surface cracks, missing materials, warping, or dryrot. Paint or preservatives shall not be in a state of peeling or cracking. Awnings shall be free of tears or rips.

(f) Walkways on private property, driveways, and other improved surfaces shall be maintained in good repair and safe condition.

(g) Property shall be free from infestation of termites, insects, vermin, or rodents.

(h) Swimming pools and spas shall be maintained in a good condition, being regularly treated with chlorine or bromine compounds or other methods to prevent the deterioration of the pool or spa or its contents.

Trash receptacle stowage requirement:

6-3.12 - Placement of containers, bins, or roll-off drop boxes: Locations and times.

(a) General. No person shall place or cause to be placed any container, bin, or roll-off drop box on any sidewalk, street, road, highway, or alley at any place or in any manner other than as provided in this chapter...

(b) Time. No person shall place or cause to be placed any discards container, bin, or bundled discards on any sidewalk, road, street, or highway at any time other than on the



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day established for the collection of discards [Thursday] on the particular route or before 4:30 p.m. on the day immediately prior [Wednesday] to such collection, or permit such container to remain thereon not later than 10:00 p.m. on the designated day of collection [Thursday].

(c) Storage. No person shall cause or permit containers ... to be placed at any location whereby the containers ... may be visible from private streets and public rights-of-way, unless located behind a side yard fence, gate, or wall except when placed out for collection as provided in Section 6-3.12(b).

(d) Location. Any container placed for collection along a street shall be placed at the street. No container shall obstruct the use of the public right-of-way.

Front yard hedge requirements:

9-30.050 - Height and Location Requirements for Fences, Walls, Hedges, and Other Structures
This Section addresses all fences, walls, hedges, vegetation, mounds, hardscaping, and other structures, except for the exclusions listed in Subsection B, below. These structures will be referred to as "fences, walls, and hedges," and shall comply with the applicable provisions of this Section.

A. Height requirements.

1. Within the Traffic Safety Sight Area (TSSA), for all zones. [generally corner lots]

a. Within the TSSA, as defined in Article 8 (Definitions), and within the public right-of-way, no fences, walls, or hedges over 24 inches high measured from the top of the nearest street curb (street level, if no curb) are allowable without a permit authorized by law (encroachment permit).

b. Within the TSSA and located on private property, no fences, walls, or hedges over 36 inches high measured from the top of the nearest street curb (street level, if no curb) are allowable without a permit authorized by law.

2. Outside the TSSA, for residential zones only. [most other lots in Development]

a. Within the front yard setback, no fence, wall, or hedge shall exceed 42 inches in height and no see-through fence shall exceed six (6) feet in height. A combination of fence, wall, or hedge and see-through fence shall be permitted, said design subject to approval by the Planning Director, in which the solid fence, wall, or hedge does not exceed 42 inches and the total height, including see-through fence, does not exceed six (6) feet in height. However, a maximum six (6)-foot high solid landscaped hedge may be permitted at the



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side property line with a setback not less than 10 feet from the front property line. Measurement shall be from the top of the highest adjacent grade. Chain-link fences are not allowed, pursuant to Section 9-30.030.A.6.e.

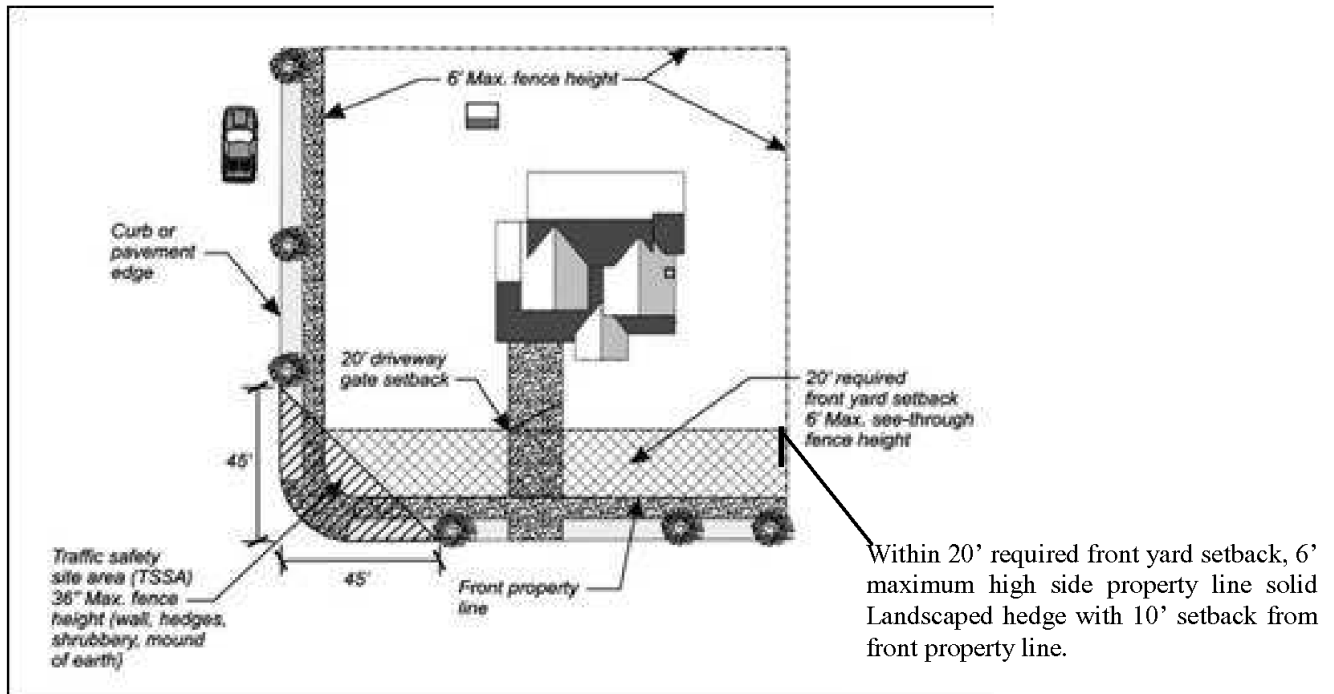


Figure 3-2. Maximum Fence Height on Lots

b. Property line fences and walls outside of the front setback, may not exceed six feet in height as measured from the highest adjacent grade, unless authorized by law.

c. Retaining walls within the front or street facing side setback may not exceed 36 inches in height. No other garden or retaining walls may be located within three feet of a retaining wall. Measurement shall be from the lowest adjacent grade.

Front yard maintenance requirement:

9-33.030 - Landscape Requirements

C. Front yard landscaping requirements. For single-family residential areas, a minimum of 50 percent of the square footage of the front yard area between the principal dwelling unit and the front public or private street curb, and between the side property lines must be landscaped with natural plants such as lawns, groundcover, succulents, shrubs, and trees. Mulch may be used as an integral part of all natural plantings. No more than one-half of the landscaped area may consist of decorative features such as boulders, river and lava rock, fountains, ponds, rock riverbeds, and pedestrian bridges, or other features as approved by the Deputy Director/City Planner that are consistent with this section. With a Zoning Clearance, up to 100 percent of the



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landscaped area may be covered by artificial turf that meets the definition and standards in Article 8 (Glossary) Artificial turf that does not meet the standards contained in Article 8 (Glossary) is prohibited. The public sidewalk and driveway aprons are excluded from the percentage calculation. The driveway leading directly to required parking spaces (e.g., the garage or carport), the 10-foot wide parking strip adjacent to the driveway per Section 9-34.090.B.1, and a maximum four-foot wide pedestrian walkway directly to the front door may exceed 50 percent of the front yard area. Any paving in place prior to September 15, 2005 is exempt from these standards.

9-33.040 - Maintenance Requirements

All installed landscaping and irrigation systems shall be continually maintained. Maintenance of approved landscaping and irrigation systems shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and replacement of dead plants, and the repair of the irrigation system, including its individual components.

Sidewalk obstructions:

7-1.807 - Visibility obstructions.

No hedge, shrub, or other planting, fence, or other structure shall be planted, erected, or maintained in a right-of-way without a permit, upon any sidewalk or shoulder, or in such a manner which impedes, obstructs, denies, or impairs the sight distance for safe pedestrian or vehicular traffic or which is not in accordance with the applicable provisions of Chapter 3 of this title.

7-3.19 - Landscaping and maintenance of parkways.

(a) Responsibility of property owners. In addition to the other provisions of this Code, it shall be the responsibility of each property owner to maintain parkways adjacent to his/her property in a safe condition and free from trash, weeds, or other debris and public nuisances. Encroachment permittees shall maintain hedges, shrubs, other plantings, fences, and other permitted structures in a neat and safe condition and in good repair.

(c) Ground level improvements permitted. A property owner may plant ground cover, construct an entrance walk, and install an irrigation system in the parkway adjacent to his/her property without an encroachment permit but subject to the provisions of this chapter. ... Ground cover shall not be permitted to extend into the traveled public right of way, nor into drainage ditches, gutters, or other improved facilities.

House numbering requirement:

8-21.15 - Special residential building provisions.



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The provisions of this Chapter shall apply only to single- and multiple-family dwellings units.

(a) (5) Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide-angle 180 degree door viewer which shall be mounted not more than fifty-eight (58") inches from the bottom of the door.

(b) Single-family residential buildings shall display a street address number conforming to the following specifications:

(1) All residential dwellings shall display an identifying number, in a prominent, clearly visible location, corresponding to the street, which the building is addressed. The numerals shall be a contrasting color to the surface they are attached (e.g. black on white, brown on beige). The method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.

(2) Numerals shall be no less than four (4) inches in height. ...

Home businesses:

9-44.090 - Home Occupations

The requirements of this Section shall apply to the conduct of a home occupation in any residential dwelling unit.

A. Allowable home occupation activities. A home occupation shall be limited to business and professional services that do not involve the on-site presence of more than one client at a time (except as provided for in the California Child Day Care Facilities Act Title 1596.70). It shall be unlawful to conduct a home occupation of any other type unless allowed by the underlying zoning district. [RMod]

B. Standards for home occupations. Each home occupation shall comply with all of the following standards.

1. The business or professional service use shall be clearly incidental and secondary to the use of the dwelling for residential purposes.

2. No sign(s) relating to the home occupation shall be allowed.

3. No person, other than residents of the home, shall conduct business at the dwelling which is granted the Home Occupation Permit.



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4. No home occupation shall be developed or operated in a manner that will change the residential character and/or appearance of the property, or in a manner as to cause the property to be recognized as a place where a home occupation is conducted.
5. The area of use for all home occupations shall be confined entirely to one room in the dwelling, not to exceed 20 percent of the total gross floor area of the dwelling, and the entrance to the home occupation space shall be from within the dwelling.
6. No garage, carport, accessory structure, or similar structure shall be used in conjunction with a home occupation. However, a garage may be used for the storage of items related to an allowed home occupation; provided, there is enough room to park one motor vehicle in a one-car garage or two motor vehicles in a two or more car garage. The dimensions of a motor vehicle for the purpose of this Subsection shall be no less than eight feet wide and 15 feet long. Further, there shall be a clearance of no less than 20 inches on each side of the vehicle(s).
7. The home occupation shall not attract or generate any additional vehicular or foot traffic to the dwelling beyond that which is considered normal for the zoning district in which the home occupation is located.
8. No equipment or process shall be used in the home occupation which creates fumes, glare, noise, odor, or vibration detectable to the normal unaided human senses off the parcel, if the occupation is conducted in a single-family detached residence, or outside the dwelling unit if it is conducted in other than a single-family detached residence. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver or other electronic device outside the dwelling unit or causes fluctuations in the line voltage outside the dwelling unit. No use of materials or mechanical equipment not recognized, as being part of normal household uses shall be allowed.
9. The home occupation shall not cause, involve, or result in the use of commercial vehicles for delivery of materials or supplies to or from the premises, excluding parcel service and the United States mail.
10. The home occupation shall not generate any solid waste or sewerage discharge in volume or type, which is not normally associated with residential use.
11. In the case of a dwelling which is part of a common interest ownership community, the provisions of this Section shall not be deemed to supersede any agreement, by-laws, covenant, deed restriction, master deed, or other documents which prohibit a home occupation.



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C. Prohibited Uses. The following uses are expressly prohibited as home occupations:

1. The repair, reconditioning, servicing, or manufacture of any internal combustion or diesel engine or of any motor vehicle, including automobiles, trucks, motorcycles or boats;
2. Repair, fix-it, or plumbing shops;
3. Uses which entail the harboring, training, breeding, raising, or grooming of dogs, cats, or other animals on the premises, unless otherwise allowed in Section 9-44.060(D)(3) (Breeding of dogs and cats in Residential Zones);
4. Uses which entail food handling, processing, packing or sales;
5. Healing arts (patients on premises);
6. Uses which utilize explosives or highly combustible materials and activities which involve the handling, use, generation, or storage of hazardous materials as defined in California Code of Regulations, Sections 66084 and 66060;
7. Uses which will result in the overnight parking of commercial vehicles (with a gross weight of 10,000 pounds or greater) within the residential area in which the home occupation occurs; and
8. Beauty salons.

Animal keeping:

9-44.060 - Animal Keeping

A. Purpose. This Section establishes standards and conditions for the keeping of all animals in the City while protecting the health, safety and welfare of its residents.

B. Applicability. The standards in this Section shall apply equally to residential properties within or outside of the (A), (L), and (H) overlay zones, with the exception of the density standards, except as noted in specific standards. [The Association/Development is entirely located within the RMod Zone. No special or animal overlay applies.]

C. General requirements.

1. Enclosure. All animals shall be properly caged or housed, and must be kept in their corrals, barns, pens or other enclosure. All corrals, pens, coops, lofts, exercise areas, or



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similar structures shall be fenced or otherwise enclosed to adequately confine the animals.

2. Maintenance. All ... animal enclosures, ... shall be maintained free from litter, garbage and the accumulation of manure. Premises shall be maintained in a neat and sanitary manner.

3. Compost bins. Property owners electing to permanently place a compost bin enclosure in the front yard area shall adhere to the standards listed in Section 9-24.060(A) (6).

4. Animal disturbance. No person shall keep or permit to remain on any premises within the City any animal that habitually disturbs the peace and quiet of two or more residents (in two different dwelling units) in a neighborhood, by howling, barking, crying, baying or making any other noise.

D. Standards for animals other than farm animals.

1. [Not applicable to Autumn Wood HOA]

2. Dogs, cats, and Vietnamese pot bellied pigs.

a. Domestic cats, dogs and Vietnamese pot bellied pigs may be kept as an accessory use, upon lots used primarily for residential or agricultural uses, for recreational purposes (and as protection) as provided in Subsection (D)(2)(b).

b. Within the ... RMod ... zone [], four dogs, four cats, or four Vietnamese pot bellied pigs or any combination of four of these animals may be kept on each residential unit.

3. Breeding of dogs and cats in Residential Zones.

a. Cat breeding activities for no more than four adult cats (cats over four months in age), with a limit of two litters born per household per calendar year, is allowed in all residential zones. A Home Occupation Permit is required for the sale of the cats.

b. Dog breeding for no more than four dogs is [not] allowed [within the Development's zone, (RMod)].

c. Cat breeding involving five or more cats is allowed on properties, which have a detached single-family dwelling, with a Conditional Use Permit subject to the following conditions: [See citation details if situation exists]



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d. Dog breeding involving five or more dogs is [not] allowed [within the Development's zone, (RMod)].

4. Other household animals.

a. Other domestic creatures that are neither farm animals, except rabbits, exotic or wild animals (as defined in California Fish & Wildlife Code Section 2116), including domestic mice and rats, hamsters, guinea pigs, turtles, tropical fish, canaries, birds of the Psittacine family or Columbiformes family, and rabbits, may be kept upon any parcel in any zone where the principal use upon the parcel is residential, so long as animals are not maintained for commercial purposes, do not constitute a nuisance, are adequately provided with food, care and sanitary facilities, and do not exceed a total of six animals (fish being exempt), except rabbits, where a maximum of three is allowed, on any parcel either within or outside any dwelling unit.

b. Household animals may be kept in excess of the number and distribution allowed by this Section upon the granting of a Conditional Use Permit in compliance with Subsection F (Modification of standards), below.

c. Animals that, because of size, specialized breeding or other unique quality, cannot be clearly categorized may be allowed upon granting of a Conditional Use Permit in compliance with Subsection F (Modification of standards), below.

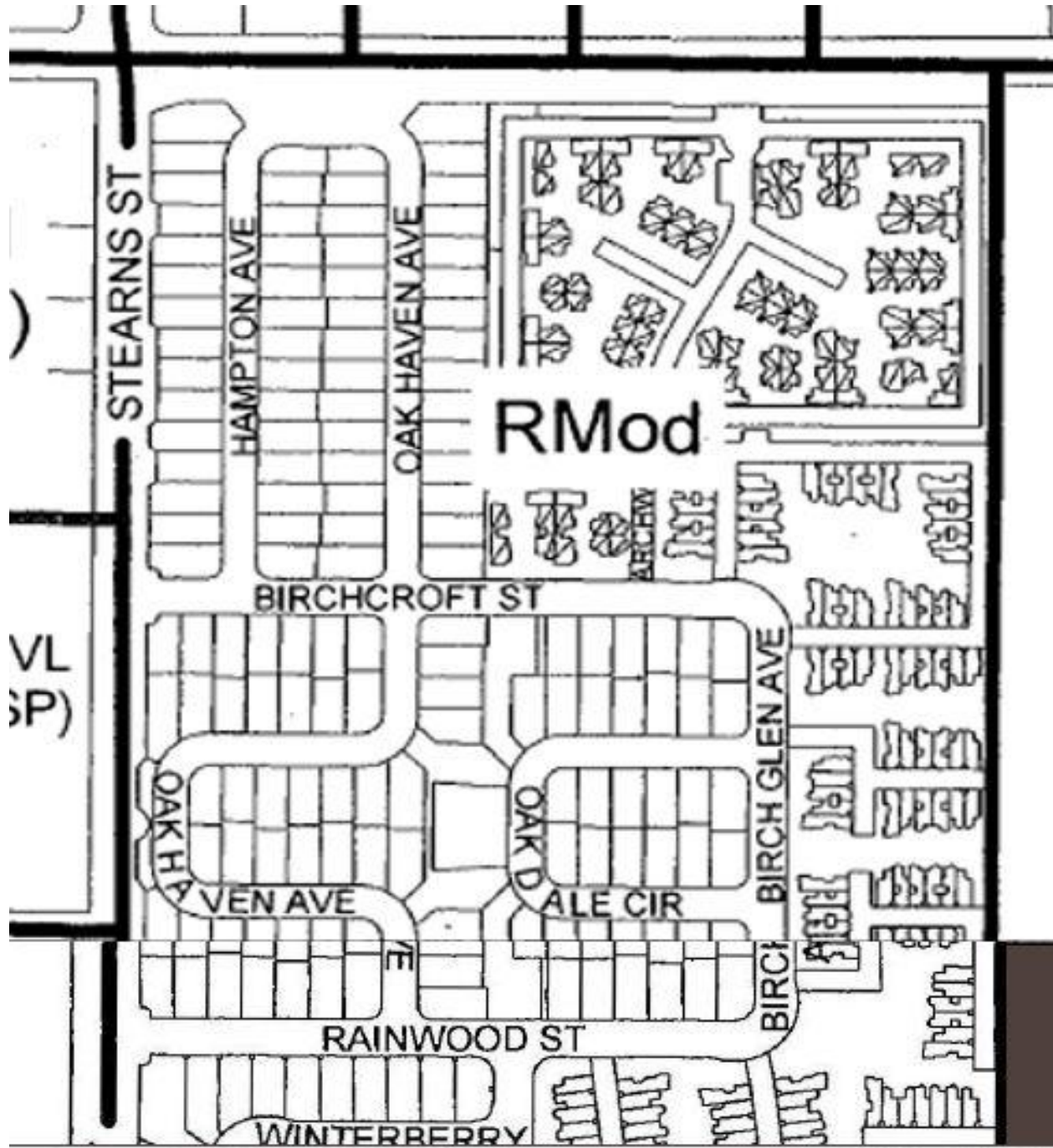
5. Wild and exotic animals. No wild or exotic animal, nor any animal not normally considered a farm animal or domesticated household pet, shall be kept within any zoning district in the City, except as allowed to be kept per Section 9-44.050.C.

6. Animals not classified. Any animal not specifically classified within this Section shall be classified by the Director as necessary, based upon a determination as to the probable negative impact of the health, safety or general welfare upon the community.



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CITY OF SIMI VALLEY
SIMI VALLEY ZONING MAPS