

4.15.3 Single Family Dwelling - Detached Zero Lot Line

A "single-family detached zero lot line residence" shall be a single-family residence on an individual lot. The building is set on one of the side property lines, with a maintenance easement on the adjoining lot. A zero lot line residence shall be utilized to create more useable space on a lot, efficiently and environmentally friendly by pooling open space or clustering a central common area.

- A. Supplemental regulations:
 - 1) The opposite side yard may be maintained clear of any obstructions other than a three-foot eaves encroachment, normal landscaping, removable patio covers extending no more than five feet or garden walls or fences not to exceed nine feet in height.
 - 2) The zero lot line side must not be adjacent to a road right-of-way.
 - 3) A maintenance easement of eight to ten (8-10') feet in width must be obtained on the lot adjacent to the zero lot line side.
 - 4) Windows or other openings that allow for visibility into the side yard of the adjacent lot are allowed on lot line houses pursuant to compliance with the building code.
- B. A single family detached zero lot line dwelling unit shall be permitted in the following district: PD
- C. The following is a typical sketch of a single family detached zero lot line housing type:

