

Report to Planning Commission

Agenda Item: Discussion and possible action Zero-lot-line Language.

Meeting Date: January 20, 2025

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Discussion and possible action Zero-lot-line Language.

OBJECTIVE(S): Review and discuss Zero-lot-line Language.

HISTORY/BACKGROUND: I have received inquiries regarding the concept of Zero-Lot-Line Residences. A zero-lot-line residence is a piece of residential real estate in which the structure comes up to, or very near to, the edge of the property line. Rowhouses, garden homes, patio homes, and townhomes are all types of properties that may be zero-lot-line homes. Zero-lot-line residences can be attached or detached, and are especially popular in urban areas.

The Planning Commission discussed this concept on 10/21/2024. As a result, staff was directed to draft language to allow zero-lot-line “duplex type structures” under Two-Family Residential Zoning.

RECOMMENDED ACTION: To review the proposed language and related tables and provide staff with direction.

ATTACHMENTS: Draft Language and Tables.