



## **Report to Planning Commission**

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

**Meeting Date:** October 21, 2024

**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 Residences.

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

**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.

Some of the advantages are they cost less than homes with larger lots. They offer greater privacy than a condo since they share less or no walls. They maximize the use of available space and reduce maintenance responsibilities. Being in close proximity or sharing a common wall or with your neighbors gives a sense of community, as residents are more likely to interact and develop closer relationships.

Some disadvantages are noise and lack of privacy since there is little to no buffer zone surrounding them. With little or no yard space, homeowners may have limited opportunities for exterior modifications, such as landscaping or installing additional structures. A reduced setback from the road is commonly permitted increasing noise from passing cars. Finally, zero-lot-line homes fetch less on the real estate market.

**RECOMMENDED ACTION:** Provide staff with direction on how they wish to proceed.

**ATTACHMENTS:** Example language (Kimberly, Portage and Durand) and example floor plans.