

Report to Planning Commission

Agenda Item: Public Hearing, Zero-lot-line Language.

Meeting Date: February 17, 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: Public Hearing proposed 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. On 1/20/2025 the Planning Commission reviewed language with changes from previous meeting and directed staff to hold a public hearing.

RECOMMENDED ACTION: Consider public comments. Direct staff to draft an ordinance amendment for Village Board approval.

ATTACHMENTS: Proposed Language and Tables.