

SECTION 5.070 ZERO LOT LINE SETBACKS FEE: \$ 55.00

Side yard requirements do not apply to a common property line established to divide duplexes in an R-2 zone or attached dwellings in an R-3 zone subject to the following standards:

1. Does the parent lot conform to the minimum lot size requirements applicable in the zone, prior to the division?

2. Does the structure meet the applicable building and related code requirements necessary to create the zero lot line?

3. Before completing a land division process, the property owner must establish a covenant agreement for the subsequent units of land which indicate:

A. In case of destruction of one or more units, new construction must follow the same concept of construction as previously designated

B. Each owner shall carry fire and liability insurance on their portion of the building and the contiguous wall

C. Provisions that will allow for the maintenance of the zero lot line wall, the roof and any common facilities.

D. Specify the procedures for the resolution of disputes.

* If the agreements are not submitted along with the land division applications, they will be required prior to any final approval.

APPLICATION MUST INCLUDE A PLOT PLAN CONSISTENT WITH SECTION 10.400.