

SEC. 13-1-33 ZERO LOT LINE HOUSING.

- (a) Zero lot line housing is a permitted use in R-2 and R-3 residential districts. This section shall supersede the regulations for those districts to the extent that this section differs from them. Zero lot line housing shall otherwise be subject to the same restrictions of those sections not superseded by this section.
- (b) Zero lot line housing is defined as a horizontal (side-by-side) duplex intended to be sold and owned as separate residences, where the common wall between the units is approximately perpendicular to the street right-of-way and is centered in approximately the middle of a residential lot.
- (c) The lot width and area requirements in R-2 and R-3 residential districts shall not apply to zero lot line housing so long as the lot of record before division and upon which the single structure sits meets the minimum width and area requirements of the particular district in which it is located. The outside walls of the single structure shall be set back a minimum of ten (10) feet from the side property lines of the lot of record before subdivision. The side yard setback shall be measured along a line parallel to the street from the closest point of the single structure to the side property line.
- (d) The common wall between the two units shall be constructed as a fire wall to the specifications of the State Building Code in effect at the time of commencement of the construction of the structure.
- (e) Notwithstanding any other provision of this section to the contrary, each unit of a zero lot line structure, after division of the residential lot, may not be conveyed unless each unit's portion of the divided residential lot is a least four thousand (4,000) square feet.
- (f) Zero lot line structures may be served by single water and sewer laterals provided, however, that the laterals shall be divided at the curb and separate utility shutoffs shall be installed for each unit.
- (g) Within thirty (30) days from the issuance of a building permit for the construction of a zero lot line structure, the builder or his designee or attorney shall record in the Trempealeau County real estate records an appropriate document which provides for the maintenance of common areas and facilities of the structure and grounds and a method for resolution of disputes with respect to maintenance of the structure, its facilities and grounds. Such document shall be designated as being permanent, running with the land and shall be binding upon all owners of both units of the structure. A copy of the recorded document, showing the recording data, shall be provided to the City for its records prior to the final building inspection. *(Amended 08/11/2022)*