

City of Fitchburg Creating A Zero-Lot Line Lot

The rules and regulations detailed in this pamphlet are from the Fitchburg Zoning and Land Division Ordinances. Some Fitchburg subdivisions or condominiums may have rules or “deed restrictions” which go beyond these regulations, or which may not allow zero-lot line land divisions. You should have received a copy of your subdivision’s or condominium’s “deed restrictions” when you purchased your property.

Zero-Lot Line

A Zero-lot line lot means a lot created with no side yard setback on one side of the lot to create a shared building envelope between the two lots. This shared building envelope shall only be used to build or divide a duplex where the common wall between the two units is built, or determined to be, the common boundary line to create two separate attached single-family dwelling units. No lot can have more than one side yard with a zero setback.

Zero-lot line land divisions are possible under the R-M (Residential – Medium Density) zoning districts, with City approval of a Certified Survey Map.

Zero-Lot Line Lot Standards (see Section 22-113 through 22-115 of the Zoning Ordinance & 24-8(g)(5) of the Land Division Ordinance):

Residential occupancy of zero-lot line single-family attached dwelling units of a zero-lot line lot are subject to:

- a. A maintenance agreement shall be entered into by the owners of both zero-lot line parcels to ensure equal and reasonable maintenance and repair schedules are conducted for both single-family attached residential units.
- b. An eight-foot maintenance easement, four-feet on each side of the zero-lot line side property line, to allow for normal maintenance of each single-family attached residential unit shall be recorded with the register of deeds office and a recorded copy provided to the zoning administrator. This easement is typically provided on the Certified Survey Map (CSM) dividing the property.
- c. The dwelling wall abutting the zero lot line shall be a minimum one hour fire wall.

The dimensional standards for each zero-lot line lot containing a single-family attached dwelling structure shall be as follows:

- a. Minimum lot area: 5,000 square feet (one acre, unsewered)
- b. Minimum lot width: 40 feet (measured at the setback line)
- c. Minimum front yard setback: 30 feet, except that an open front porch or stoop may protrude to within 25 feet of the front lot line
- d. Minimum zero-lot line side yard setback (shared) setback: Zero feet. A two foot eave protrusion shall be permitted across the zero lot line into the adjoining lot.
- e. Remaining standards shall be the same as those for single-family detached dwelling unit structures.

Zero lot line lots shall front or abut a public street for a distance of at least 30 feet.

Process

Please contact the Planning/Zoning Department for details on the process of creating a zero-lot line lot. A Certified Survey Map (CSM) will need to be prepared, in accordance with the above standards, and approved by the City of Fitchburg.

Additional Information

If you have additional questions, please contact the Planning/Zoning Department.