

ZERO LOT-LINE HOMES

Zero lot line homes are residential real estate that are built up to the home's boundary line with another property. They started in the cities and have since moved to the suburbs as land and home values have become more expensive. The typical zero lot-line type home in the cities are the row houses and townhomes. They're designed to maximize the indoor living space and minimize the outdoor living space.

The urban version of a zero lot-line house is a residential property that comes up to or lies on the home's property line.



One side of the home is near the edge of the property line and the has no room no room between the house and the boundary line so it's possible for the properties to be completely adjacent.

It's important to know that not all zoning laws permit the construction of zero lot line houses or buildings. These laws dictate the rights of a property owner to construct or modify buildings on their property, especially as it relates to a neighbor's boundary lines.

As mentioned, zero lot lines exist to create more interior space for homeowners. In some cases, homeowners only want to pay for a lot large enough to hold the house itself. They don't care about having a yard outside. However, it can impact the property value of the house.

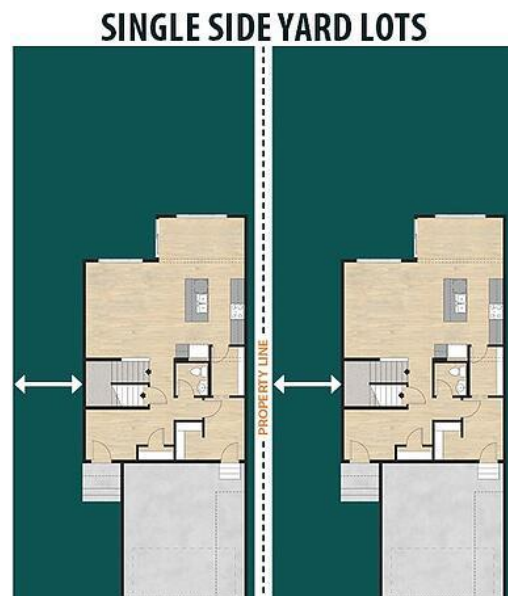


These properties are an in-between alternative to stick-built homes and townhouses and condos. They aren't quite as communal as an apartment, and they aren't quite as private as a traditional house. That said, they still give the freedom to have a standalone structure and garden

Zero lot lines turn the square footage that would have been side yards into usable living space. This is an especially attractive option for a larger family or homeowners living in an urban setting who don't want the time and expense of large yard maintenance.

Although there are numerous advantages of living in a zero lot-line house, there are some disadvantages such as limited home expansion options; limited outdoor space; possible design restrictions like installing windows, water taps, and air vents on the wall next to the edge of your lot.

Zero lot line homes tend to provide more privacy than townhomes or condos, but they still have less space than a traditional home and they often share walls with adjacent homes. This means there may be noise from neighbors or the street due to close proximity.



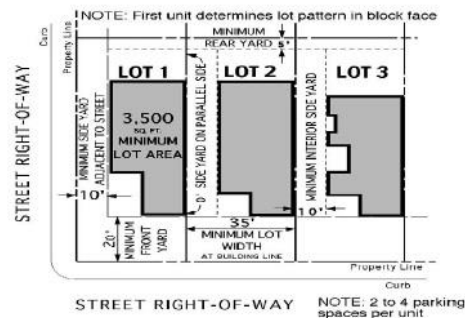
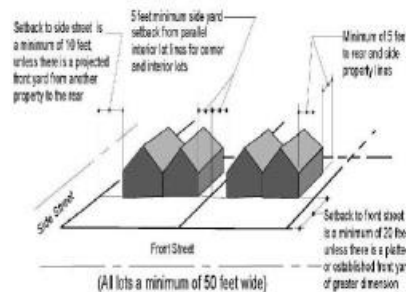
The municipality predetermines whether a lot will be zoned for a zero lot-line development. However, housing developments and subdivisions will sometimes apply for waivers of setback rules (if they exist) so that zero lot line homes can be built.

Zero lot-line properties are a lot more popular in urban renewal settings and are seen in locations with high population density, such as the urban core of a large metropolitan area because they are a way to get more dwelling units on smaller lots.

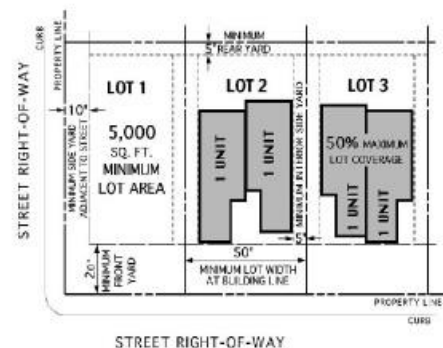
A zero lot-line home often works for older homeowners because of lower costs and lower yard maintenance. In addition, if assistance is needed there are lots of neighbors in close proximity.

Zero lot line homes are often promoted because they encourage people to use available land more efficiently. In fact, they are seen as a more environmentally friendly design that encourages people to pool their open space together to create park-like habitats.

By having homes on one of the property lines, the space that would have otherwise been used for a yard can be used as a central common area that all the homes are clustered around.



Picture 4.12



Picture 4.13

Like townhomes zero lot-line homes differ from condos because the homeowner owns the lot and the home that it sits on. With condos, the homeowners have shared ownership of the land with the other condo owners in the community. Additionally, a condo will often have a homeowner's association (and dues that go along with that) and shared ownership of any common structures depending on how the building is laid out.

In most cases, a zero lot-line community won't have an HOA or dues. However, sometimes there will be joint maintenance agreements bound to the title of the property that will require owners to cooperate in the upkeep of shared items. These items may be shared roofs, driveways and maintenance easements there also be painting requirements.



In summary, these homes can be a great option in high population and high-cost areas. At the same time, they can create challenges logistically and they can fetch less on the real estate market, especially when in boom times.

