



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION
POLICY AND PROCEDURE**

JON P. MACGILLIS, ASLA, DIRECTOR

PPM # ZO-O-024

Issued: 02/15/06

Effective: 12/21/15

SUBJECT: Zero Lot Line (ZLL) Home: Permitted Openings and Attachments

PURPOSE: To clarify and establish a process to allow recessed openings, balconies, windows, doors and covered entries) less than 4 feet from the zero side of a ZLL home and to address privacy wall issues.

BACKGROUND: Architects have proposed new residential zero lot line designs that incorporate a more functional use of outdoor areas. Covered entries with openings along the zero side have been incorporated into recent designs. Our current ULDC standards do not clearly address these new design concepts. Therefore, this memo will clarify what is permitted to ensure consistency and compliance with the intent of the ULDC. The developer also has the option, via the pre-application process, to schedule an appointment with Zoning and Building Permit Review staff to assist in determining whether or not a model meets ZLL standards.

PROCEDURES: The following standards shall be required for ZLL homes with designs that incorporate the use of balconies, windows, doors and covered entries that are located within 4 feet of the zero side property line (See Figures 1,2,&3). These standards shall be applied in addition to those requirements indicated in Article 3.D.2.B. & C. of the ULDC, Zero Lot Line & ZLL Standards.

1. Balconies (2nd floor) :

- Open Balconies - A minimum 6' 8" high wall shall be required for open balconies located less than 4 feet from the zero side property line. The wall or barrier shall extend the entire length of the balcony along the zero side.

- Solid Roof Balconies - A wall extending from the bottom of the roof eave shall be required for balconies located less than 4 feet from the zero side property line. The wall or barrier shall extend the entire length along the zero side of the balcony.

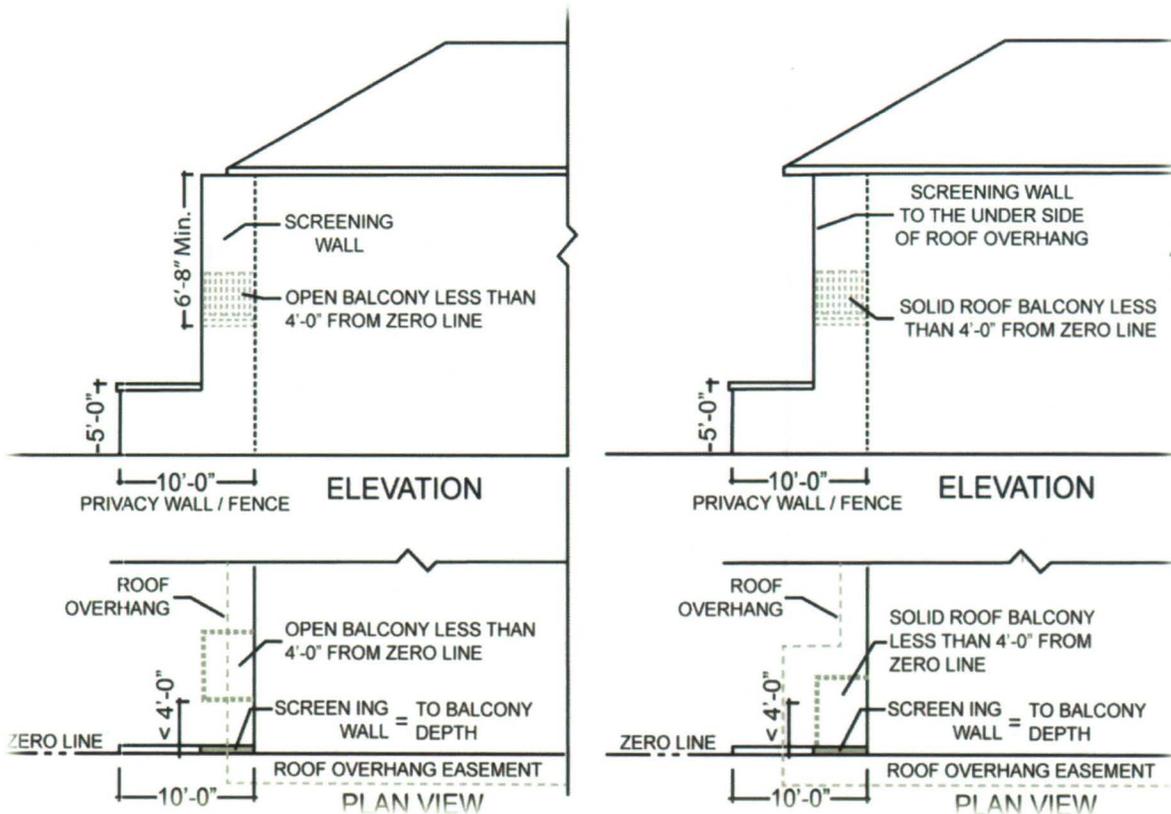


Figure 1

2. Doors and Windows:

- Doors - A minimum 5 feet high wall shall be required for doors angled toward the zero side and located less than 4 feet from the zero side property line. This requirement shall not apply to atrium doors or gates.
- Windows - Windows angled toward the zero side and located less than 4 feet from the zero side property line shall be treated with translucent frosting or etching. The treated glass shall allow a maximum of 60% exterior light transmission. A notarized affidavit verifying the degree of light transmission shall be submitted with the building permit application.

3. Covered Entry Openings on Zero Lot Line:

- A covered entry may have an opening less than 4 feet from the zero lot line side provided that: The open area does not extend more than 40 feet from the front property line.
- Any portion of an opening that is located more than 40' from the front property line shall be screened by a barrier a minimum of 6' 8" in height
 - The barrier may consist of a 6' 8" wall or hedge. The hedge shall be 6'0" at time of planting, and to be maintained at a minimum height of 6' 8".
- The hedge may encroach the maintenance and roof overhang easement along the length of the opening. The remaining portion of zero line shall comply with the standards set forth in 3.D.2.C.
- The wall or hedge shall be maintained by the Property Owners' Association. This requirement shall be included in the Maintenance and Use Documents pursuant to Article 5.F.1. of the ULDC .

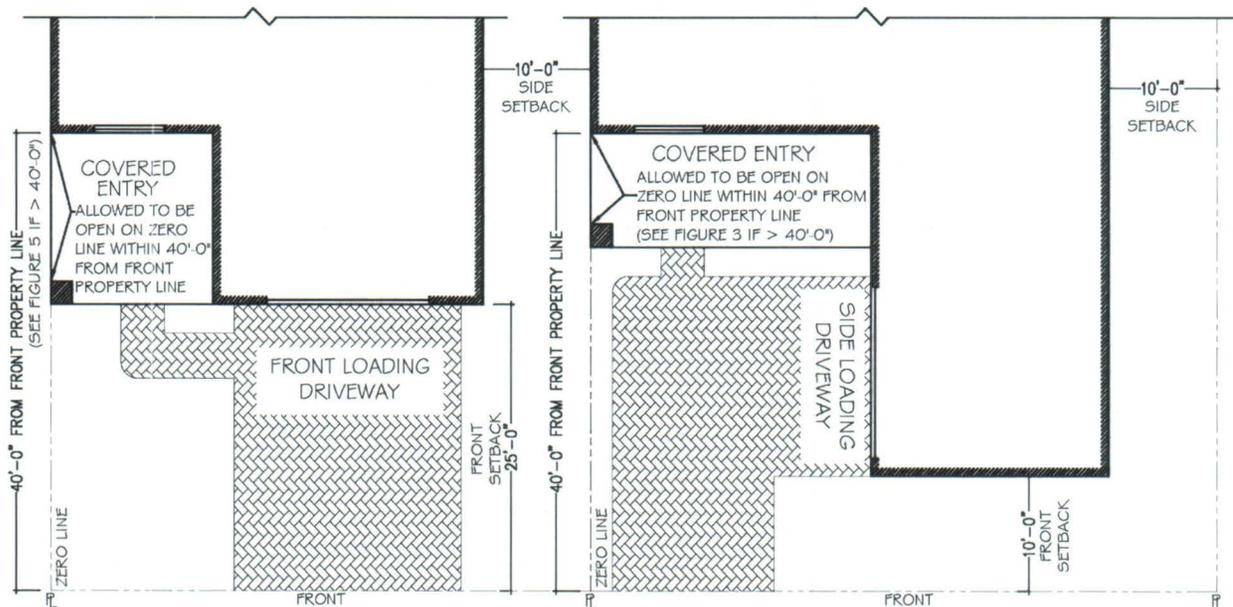


Figure 2

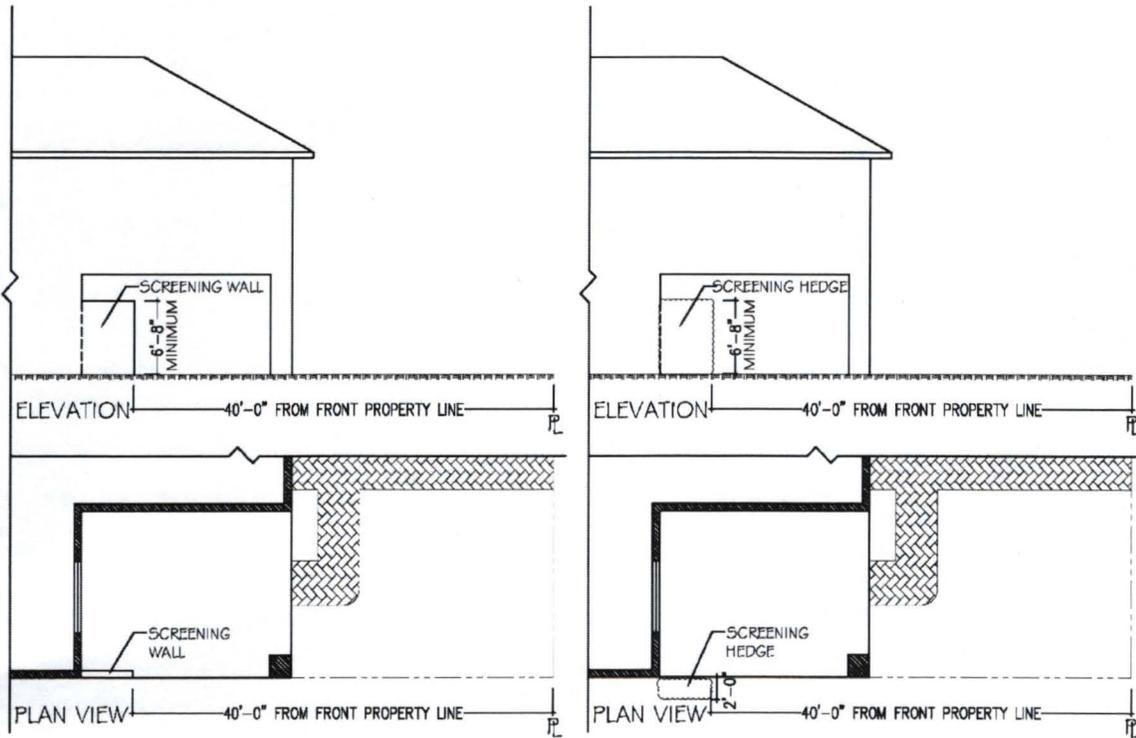


Figure 3

4. Appearance and Construction - Pursuant to Article 3.D.2.C.9.e.3

- The required wall or barrier (including any extension) shall be made of the same material used to construct the ZLL side of the home (e.g. stucco home must have a stucco privacy wall) or any structurally sound, opaque, and permanent material.
- The exterior finish of the required wall or barrier shall match the style, color, and surface texture of the exterior finish of the adjoining ZLL wall of the house (e.g. CBS home with stucco finished wood frame wall painted to match the home).



 Director

Supersession History:
 PPM#ZO-O-024, Revised 12/21/15