

FSPHA Zero Lot Line Concept

Our patio home subdivision was developed using what is commonly called a “zero lot line” concept, which essentially means that the house on each lot is built with one side actually on the lot line or boundary with zero building setback. Because of this zero setback the HOA Covenants automatically grant each homeowner an easement over each adjoining lot for the maintenance of that zero lot line side of the house, overhanging roofs, and eaves (Covenants Article IX Section 1-1). Please note it is the *side* of the house that is on the lot line – any eaves or roof overhang are part of the easement.

The zero lot line also may be an issue for items such as fences. An approved fence could be built so as to be right next to the adjoining neighbor’s home which is on the lot line. However, the fence or other item should not be actually attached to the neighbor’s house. The side of the house is the neighbor’s property. Attaching something from your property to the adjoining neighbor’s house cannot be done without the neighbor’s permission. And no such attachment should be done – even with the neighbor’s permission – if it violates any County ordinance or fire safety regulations for detached single-family homes.