



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

JON P. MACGILLIS, ASLA, ZONING DIRECTOR

PPM # ZO-O-010

Issued: 03/03/03

Effective: 10/05/15

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- SUBJECT:** Zero Lot Line (ZLL) Maintenance and Roof Overhang Easement
- AUTHORITY:** Article 3.D.2.C.9.c., Maintenance and Roof Overhang Easement (MROE)
- PURPOSE:** To clarify the type of structures/attachments allowed in a ZLL maintenance and roof overhang easement (MROE).
- BACKGROUND:** Various types of obstructions have been installed between ZLL homes which prevent access to a ZLL wall for maintenance purposes.
- PROCEDURES:**
- 1) The required minimum two (2) foot wide MROE shall be indicated on the plat of all ZLL subdivisions and subsequent surveys submitted with an application for a building permit.
 - 2) No construction, landscaping, mechanical equipment or fencing in the easement may prevent access for maintenance of a ZLL wall.
 - 3) A fence or wall, with a gate, may be permitted to traverse the MROE provided the gate is not locked or continuously prevents the maintenance of a ZLL wall.
 - 4) Stone veneer shall be permitted on the ZLL wall. These embellishments may extend a maximum distance of three feet measured from the front of the home and shall be allowed a maximum encroachment of two inches into the MROE.
 - 5) Hurricane shutter to cover glass block windows shall be permitted on the ZLL wall provided they do not extend more than six inches into the MROE.
 - 6) A ZLL subdivision shall include the following language on all plats and in all homeowner documents:

“The maintenance and roof overhang easements for Zero Lot Line (ZLL) homes are hereby reserved in perpetuity to the owner of the lot abutting the easement and the HOA for the purpose of access to and maintenance of improvements, roof overhang, eave, gutters, drainage and utility services architectural embellishments, and hurricane shutters within and adjacent to said easement without recourse to PBC. Should a fence or wall traverse or be located within said easement, written permission from the HOA will be required prior to the issuance of a permit by PBC. A gate for access and maintenance purposes will be required. Access for the owner of the lot

abutting the easement and the HOA shall be provided after advanced notification and during reasonable hours. No construction, landscaping, mechanical equipment, fence or wall shall prevent perpetual access to said easement by the owner of the lot abutting the easement and the HOA.”



Zoning Director

Supersession History:

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