



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

William C. Whiteford, AICP, Zoning Director

PPM # ZO-O-007

**Issued: 08/01/00
 Effective: 08/01/00**

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- SUBJECT:** 1) ZERO LOT LINE PERMITTED AND PROHIBITED OPENINGS
 2) ZERO LOT LINE PRIVACY WALL
- SECTION:** SECTION 6.6.D.1. OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC)
- BACKGROUND:** PPM PBO-49, entitled PENETRATION OF ZERO LOT LINE SINGLE FAMILY DWELLINGS was issued on 5/7/90. A second PPM PBO-49, entitled ZONING CODE INTERPRETATIONS was issued on 4/18/91. This new PPM shall supercede and replace the first PPM PBO-49 issued in 1990. The second PPM PBO-49 issued in 1991 shall remain in full force and effect.
- PURPOSE:** 1) To clarify the prohibited and permitted openings in the ZLL side of a ZLL home.
 2) To clarify what material, other than masonry, is acceptable for a ZLL privacy wall
- POLICY:** 1) Sec.6.6.D.1.b. of the ULDC prohibits openings, such as doors or windows, in the portion of the home abutting the ZLL. The following systems and devices, however, will be allowed to penetrate the ZLL wall:
- Clean out fittings
 - Soffit vents
 - Glass block, in accordance with the ULDC
 - Atrium emergency exit, in accordance with the ULDC

EXCEPTION: Existing projects where a prohibited opening was permitted for a model home or more than 30% of the total built dwelling units in the project as of the effective date of this policy, shall be exempt for that opening only.

The following are examples of items which are prohibited:

- AC emergency overflow drain
- Exhaust ducts, fans, or vents (e.g. kitchen, bathroom, clothes dryer, etc.)
- Garage vent
- Electric meter
- Hose bib
- Temperature and pressure relief line
- Windows (other than glass block allowed by the ULDC)
- Doors (other than a solid opaque atrium emergency exit allowed by the ULDC)

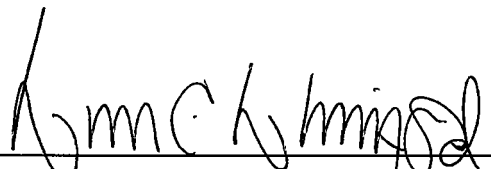
POLICY:

2) Sec. 6.6.D.1.f. of the ULDC requires a minimum five (5) foot high solid privacy wall or fence along the ZLL. In accordance with the ULDC, a privacy wall must be constructed of masonry "or other material acceptable to the Building Division." The intent is to allow privacy walls constructed of other material *structurally* acceptable to the Building Division. The exterior side of the privacy wall (including extensions), however, must maintain the same architectural and aesthetic qualities as the house wall. Examples include:

- Material identical to that used to construct the adjoining ZLL wall of the house (e.g. brick home with a brick privacy wall)
- Any structurally sound, totally opaque, and permanent material with an exterior finish that matches in style, color, and surface texture the exterior finish of the adjoining ZLL wall of the house (e.g. CBS home with a stucco finished wood frame wall painted to match the home)

Questions regarding whether a proposed exterior finish is acceptable should be forwarded to the Zoning Division.

EXCEPTION: Existing projects where a privacy wall not meeting this policy was permitted for a model home or more than 30% of the total built dwelling units in the project as of the effective date of this policy, shall be exempt.



Director