

Additional Condition

23. **Zero Lot Line Development.** If the developer proposes to construct with zero lot line development with reduced side yard setbacks, provision for reduced or zero setbacks shall be specifically appear on the face of the final plat.

Such plat shall provide that the minimum distance between residences will be six (6) feet. If the distance between a proposed dwelling and a property line is less than three (3) feet, the applicant shall provide evidence of a maintenance easement, at least three (3) feet in width, which provides sufficient access for the owner of the dwelling to maintain the applicable exterior wall and roof of the dwelling. Side yard setbacks shall not be less than five (5) feet along a property line adjoining a lot which is not developed or approved for reduced setbacks.