

Twin Home - Zero Lot Line Guide

City of Stoughton – Updated 2016

The twin home (zero lot line) is a concept in which a duplex (which has one owner) is split into two parcels with a common wall between them, therefore allowing two separate owners.

The following are general requirements to convert a duplex to a twin home:

1. Converting a duplex to a twin home requires a separate water and sewer lateral be installed to the main for each side of the duplex.
2. The zoning of the property must be TR-6 Two Family Residential.
3. The minimum lot area must be 10,000 square feet (5,000 for each dwelling).
4. The minimum lot width at the front of the home must be 80 feet (40 feet for each dwelling).
5. The minimum principal building setbacks are:
 - Front or street side lot line = 20 feet, 15 feet for front walled or open porches;
 - Side lot line = 10 feet;
 - Rear lot line = 30 feet.
6. Once you have confirmed your property meets all zoning requirements, obtain the services of a certified land surveyor to create a Certified Survey Map (CSM) for the property showing the split property (twin home).
7. City Planning Staff will review and administratively approved the request if the CSM meets all requirements. There is a fee charged for this review/approval.
8. Once approved and signed by all appropriate parties, the applicant shall record the CSM at the Dane County Register of Deeds and provide a copy of the recorded CSM document to the City Planning Department.
9. Though not common, converting a Twin Home back to a duplex requires Planning Commission review and Common Council approval.

Questions related to converting a duplex to a twin home should be directed to the Zoning Administrator at 608-646-0421 or mstacey@ci.stoughton.wi.us