



**Montgomery County
Department of Permitting Services**

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Section 4.4.8. Residential - 90 Zone (R-90) Standard Method Development Standards.

For Guidance Only

Zone	R-90 Residential, one-family, detached.
Area Requirement	Minimum lot size 9,000 sq. ft.
Maximum Coverage	30% including accessory buildings. **See Page 2 for infill development & lot coverage.
Minimum Front Setback	30 ft. or established building line (EBL), whichever is greater. EBL is not required for additions, only new one-family dwellings. ¹
Minimum Side Setback	Total 25 ft.; one side 8 ft. Lot recorded between 1/1/54 - 5/31/58; total 21 ft.; one side 10 ft. ¹ OR Total 25 ft.; one side 8 ft. Lot recorded before 1/1/54, 7 ft. each side. Lot recorded between 3/6/1928 - 10/28/30 and if lot width is at least 40 ft. but less than 50 ft., 5 ft. each side. Lot recorded before 3/16/28, if lot width is 40 ft. or less, 5 ft. each side.
Minimum Side Street Setback	Abutting lot fronts on the Side Street and is in a Residential Detached Zone 30 ft. Abutting lot Does Not front on the Side Street or is not in a Residential Detached Zone 15 ft.
Minimum Rear Setback	25 ft. Lot recorded before 1/1/54, 20 ft. Lot recorded between 9/30/41 - 12/31/53 minimum average depth of rear setback is 20 ft. but in no case less than 15 ft. at any one point.
Minimum Lot Frontage	75 ft. at front building line. 25 ft. at street line.
Maximum Building Height	35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof.
Accessory Buildings The footprint of an accessory building must not exceed 50% of the footprint of the main building (one-family detached dwelling) or 600 sq/ft whichever is greater. This limit does not apply to a building accessory to an agricultural use. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.	Rear yard only. 20 ft. maximum height, measured to the highest point of roof surface. <ul style="list-style-type: none"> • 60 ft. Front setback • 30 ft. Side Street Setback, abutting lot fronts on the side street and is in a residential detached zone. • 15 ft. Side Street Setback, abutting lot does not front on the side street or is not in a residential detached zone. • 5 ft. Side Setback^{2,3} • 10 ft. Rear on a Corner lot where abutting lot fronts on the side street and is in a residential detached zone • 5 ft. Rear Setback, if not otherwise addressed^{2,3} Town of Garrett Park call 240-777-6240 for info.

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<p>Remarks</p>	<p>¹See Established Building Line Methods on DPS website. ²Additional setback required if length of accessory structure along a rear or side lot line has linear dimension greater than 24 ft., side or rear setback is increased 2 ft. of setback for every 2 ft. that the structure dimension exceeds 24 ft. This does not apply to swimming pools. ³Additional setback required if bldg. ht. is greater than 15 ft. then side & rear setback is increased 2 ft. of additional setback for each foot of height over 15 ft.</p>							
<p>INFILL DEVELOPMENT Your project is considered infill development if the following apply: The lot was created: -By a plat recorded before January 1, 1978; or -By a plat of resubdivision that created fewer than 6 lots from a lot previously created by a plat recorded before January 1, 1978; -the lot is less than 25,000 square feet in area AND</p> <p>The construction proposed is: -A new detached house, OR -demolition is more than 50% of the existing floor area of all floors of the dwelling; OR -addition is more than 50% of the existing floor area of all floors of the dwelling.</p> <p>INFILL DEVELOPMENT LOT COVERAGE- definition: Area that may be covered by any building, including any accessory building, and any weather-proofed floor area above a porch. This does not include any bay window, chimney, porch, or up to 240 sq.ft. of a detached garage if it is less than 350 sq.ft. of floor area and less than 20 ft. in height.</p>	<p>Maximum Coverage for Infill Development Lots</p> <table border="1" data-bbox="690 535 1529 976"> <tr> <td data-bbox="690 535 966 640">Lot area less than 6000 sq.ft.</td> <td data-bbox="966 535 1529 640">30%</td> </tr> <tr> <td data-bbox="690 640 966 840">Lot area equal to or greater than 6000 sq.ft. but less than 16,000 sq.ft.</td> <td data-bbox="966 640 1529 840">30%, minus .001 multiplied by the square foot of lot area over 6000 sq.ft. See EXAMPLE below</td> </tr> <tr> <td data-bbox="690 840 966 976">Lot area equal to or greater than 16,000 sq.ft.</td> <td data-bbox="966 840 1529 976">20%</td> </tr> </table> <p>EXAMPLE: Your lot size is 9458 sq. ft. Minus <u>6000</u> sq. ft. Equals 3458 sq. ft. Multiply times <u>.001</u> Equals 3.45 percent Base Coverage 30.00 percent Minus <u>3.45</u> percent Equals 26.55 percent This is the new maximum amount of lot coverage for this lot.</p>		Lot area less than 6000 sq.ft.	30%	Lot area equal to or greater than 6000 sq.ft. but less than 16,000 sq.ft.	30%, minus .001 multiplied by the square foot of lot area over 6000 sq.ft. See EXAMPLE below	Lot area equal to or greater than 16,000 sq.ft.	20%
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