



Department of Permitting Services
Division of Casework Management
 255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

CODE INTERPRETATION/POLICY

Code/Year 2004	Section of Code 59-C-1.32	Title of Code Section/Subsection/Policy Development Standards – Lots with no Street Frontage
--------------------------	-------------------------------------	--

Statement/Background of Issue

Certain residential lots do not have frontage on a public street. These lots are typically accessed by a recorded easement. What criteria determine the required setback from the lot lines for these lots?

Division Interpretation/Policy

Lots which have no frontage on a public street are considered "land-locked". However, if such lots comply with the standards and provisions of chapter 50 of the Montgomery County Code, as amended, (Subdivision of Land), they are considered to be buildable for the construction of a new single-family dwelling. For the purpose of determining required front, side and rear setbacks, these lots will be treated in the same manner as flag or pipe-stem lots. Setbacks will be provided in accordance with the attached development standards diagram.

Interpretation/Policy No. ZP0615-1	Date 6/25/04	Division Chief Reginald T. Jetter
--	------------------------	---

Interpretation/Policy No.	Date 6/23/04	Assistant County Attorney Malcolm F. Spicer
----------------------------------	------------------------	---

Interpretation/Policy No.	Date 6/23/04	Director Robert C. Hubbard
----------------------------------	------------------------	--

FLAG-SHAPED OR PIPESTEM LOT

