DPS Montgomery County Department of Permitting Services

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montgomerycountymd.gov/dps

Section 4.4.7. Residential - 200 Zone (R-200) Standard Method Development Standards.

For Guidance Only

Zone	R-200 Residential, one-family, detached.
Area Requirement	Minimum lot size 20,000 sq. ft.
Maximum Coverage	25% including accessory buildings. See Page 2 for infill development & lot coverage.
Minimum Front Setback	40 ft. or established building line (EBL), whichever is greater. EBL is not required for additions, only for new one-family dwellings. [2]
Minimum Side Setback	Total 25 ft.; one side 12 ft.[1]
Minimum Side Street Setback	Abutting lot fronts on the side street and is in a Residential Detached Zone 40 ft Abutting lot does not front on the side street or is not in a Residential Detached Zone 15 ft.
Minimum Rear Setback	30 ft.
Minimum Lot Frontage	100 ft. at front building line. 25 ft. at street line.
Maximum Building Height	50 ft. if lot area is 40,000 square feet or more, otherwise see **chart:**

Lot Area in Square Feet		**Height in Feet**	
equal to or greater than	and less than	height to highest point of any roof	Mean height btw. eaves and ridge of gable, hip, mansard, gambrel roof
25,000	40,000	45 or	40
15,000	25,000	40 or	35
0	15,000	35 or	30

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.	Rear yard only. 35 ft. maximum height, measured to the highest point of roof surface. • 65 ft. Front setback • 40 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. • 12 ft. Side Setback (all lots except corner lots) • 12 ft. Rear on a Corner lot where abutting lot fronts on the side street and is in a residential detached zone • 7 ft. Rear Setback, if not otherwise addressed
Remarks	[2]See Established Building Line Methods on DPS website.

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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

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.

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.

Maximum Coverage For Infill Development Lots

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%

EXAMPLE:

Your lot size is	9458 sq. ft.
Minus	- 6000 sq. ft.
Equals	3458 sq. ft.
Multiply times	.001
Equals	3.45 percent
Base Coverage	30.00 percent
Minus	3.45 percent
Equals	26.55 percent

This is the new maximum amount of lot coverage for this lot.