DPS | Montgomery County Department of Permitting Services

2425 Reedie Drive, 7th Floor
Wheaton, MD 20902
240-777-0311
montgomerycountymd.gov/dps

Section 4.4.9. Residential - 60 Zone (R-60) Standard Method Development Standards.

For Guidance Only

Zone	R-60 Residential, one-family, detached
Area Requirement	Minimum lot size 6,000 sq. ft
Maximum Coverage	35% including accessory buildings. **See Page 2 for infill development & lot coverage.
Minimum Front Setback	25 ft. or established building line (EBL), whichever is greater. EBL is not required for additions, only for new one-family dwellings.[1]
Minimum Side Setback	Total 18 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 25 ft. Abutting lot Does Not front on the Side Street or is not in a Residential Detached Zone 15 ft.
Minimum Rear Setback	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	60 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. • 60 ft. Front Setback • 25 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
Remarks	[1] See Established Building Line Methods on DPS website. [2] Additional 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

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<table>
<tr><td></td><td colspan="2">setback for every 2 ft. that the bldg. dimension exceeds 24 ft. This does not apply to swimming pools.
[3]Additional setback required if accessory structure 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.</td></tr>
<tr><td></td><td colspan="2"></td></tr>
<tr><td rowspan="5">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.</td><td colspan="2">Maximum Coverage for Infill Development Lots</td></tr>
<tr><td>Lot area less than 6000 sq.ft.</td><td>30%</td></tr>
<tr><td>Lot area equal to or greater than 6000 sq. ft. but less than 16, 000 sq. ft</td><td>30% minus .001 multiplied by the square foot of a lot area over 6000 sq. ft.
See EXAMPLE below</td></tr>
<tr><td>Lot area equal to or greater tan 16,000 sq. ft.</td><td>20%</td></tr>
<tr><td colspan="2">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.</td></tr>
<tr><td></td><td colspan="2"></td></tr>
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