



<http://www.montgomerycountymd.gov/permittingservices/>

DEVELOPMENT STANDARDS FOR R-200 ZONE

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 YARD SETBACK	40 ft. or established building line (EBL), whichever is greater. EBL is not required for additions, only for new one-family dwellings. ^{1,2}		
MINIMUM SIDE YARD SETBACK	Total 25 ft.; one side 12 ft. ¹		
MINIMUM REAR YARD SETBACK	30 ft. ¹		
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	Rear yard only. Occupy maximum 20% of rear yard. 65 ft. from front lot line. ¹ 12 ft. from side lot line. ¹ 7 ft. from rear lot line. ¹ See chart above for maximum height.		
REMARKS	¹ For corner lots see Code Interpretation Policy ZP 0404-3 . ² See Established Building Line Methods on DPS website.		

<p>INFILL DEVELOPMENT Your project is considered infill development if the following apply: - It is a one-family dwelling; AND - on a lot that was plat recorded before Jan. 1, 1978 or a resubdivision that created fewer than 6 lots from a lot previously plat recorded before Jan. 1, 1978; AND - the lot is less than 25,000 sq.ft.; AND</p> <p>-construction is more than 1 story*; AND -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>* For the purpose of infill development definition only, a basement is counted as a story if average elevation of finished grade along front of building is lower than average elevation of finished grade along the rear of the building.</p> <p>INFILL DEVELOPMENT LOT COVERAGE- definition: Area that may be covered by any building, including any accessory building, and any weatherproofed floor area above a porch. This does not include any bay windows, 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>	
	<p>Lot area less than 6000 sq.ft.</p>	<p>30%</p>
	<p>Lot area equal to or greater than 6000 sq.ft. but less than 16,000 sq.ft.</p>	<p>30%, minus .001 multiplied by the square foot of lot area over 6000 sq.ft.</p> <p>See EXAMPLE below</p>
	<p>Lot area equal to or greater than 16,000 sq.ft.</p>	<p>20%</p>
<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>		