



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

DEVELOPMENT STANDARDS FOR RS ZONE

ZONE (Standard method of Development)	RS Rural Service Cluster.
AREA REQUIREMENT	2 acres.
MAXIMUM COVERAGE	10% including accessory buildings.
MINIMUM FRONT YARD SETBACK	50 ft.
MINIMUM SIDE YARD SETBACK	One side 20 ft. Total 40 ft. 50 ft. from lot abutting public street.
MINIMUM REAR YARD SETBACK	35 ft.
MINIMUM LOT FRONTAGE	125 ft. at front building line. 300 ft. at street line.
MAXIMUM BUILDING HEIGHT	50 ft.
ACCESSORY BUILDINGS The footprint of an accessory building must not exceed 50% of the footprint of the main building (one-family detached dwelling). This limit does not apply to a building accessory to an agricultural use.	80 ft. from front line. 15 ft. from side line. 10 ft. from rear line. 50 ft. from lot abutting public street. ¹ 50 ft. max. height.
REMARKS	¹ This setback must consist of any scenic setback indicated on an approved and adopted master plan or 50 ft., whichever is greater.