



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

IMPORTANT NOTICE

Zoning Text Amendment 08-11 changes the law pertaining to the established building line, building height and lot coverage for infill development in the R-60, R-90 and R-200 zones. This change in the law becomes effective on

APRIL 28, 2009

-To determine if a lot is “INFILL DEVELOPMENT” -

1. It is a one-family dwelling? **AND...**
2. Is the lot in the R-60, R-90, or R-200 Zone? **AND...**
3. Was the lot created by a plat recorded before Jan. 1, 1978; or by a plat of resubdivision that created fewer than 6 lots from a lot previously created by a plat recorded before Jan. 1, 1978? **AND...**
4. Is the lot less than 25,000 square feet?

If you answered yes to #1, #2, #3 AND #4, then proceed to #5.

5. What is the size of the existing dwelling, proposed demolition and proposed construction?
 - a.) Determine if the lower level is a basement or a cellar, if a basement see *
 - b.) Is the proposed addition more than 1 story*?
* count a basement as a story if elevation of average finished grade along front of building is lower than average finished grade along rear of building. Is the proposed addition more than 1 story
AND...
 - c.) Is the proposed demolition more than 50% of total floor area of existing house? **IF YES-this is INFILL DEVELOPMENT**
OR
 - d.) Is the proposed addition more than 50% of total floor area of existing house? **IF YES-this is INFILL DEVELOPMENT**

Copies of [ZTA 08-11](#) are available at Department of Permitting Services website listed above.