



Department of Permitting Services
 255 Rockville Pike, 2nd Floor
 Rockville, MD 20850-4166
 Phone: 311 in Montgomery County or (240)-777-0311
 Fax (240)-777-6262
<http://www.montgomerycountymd.gov/permittingservices/>



Development Standard for RDT Zones



Zone (Standard Method Of Development)	RDT Rural Density Transfer.
Area Requirement	25 acres minimum for each dwelling with its accessory buildings (net lot area: 40,000 square feet). ¹
Maximum Coverage	10% including accessory buildings.
Minimum Front Yard Setback	50 ft.
Minimum Side Yard Setback	Total 40 ft. One side 20 ft. 50 ft. from lot abutting public street. ²
Minimum Rear Yard Setback	35 ft.
Minimum Lot Frontage	125 ft. at front building line. 25 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. ² 50 ft. max. height.
Remarks	¹ Not applicable if lot recorded by plat or deed prior to classification in RDT zone. Area requirements not applicable. ² This setback must consist of any scenic setback indicated on an approved and adopted master plan or 50 ft., whichever is greater.