



Department of Permitting Services
 Zoning and Site Plan Enforcement Division
 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/>



Notice to Determine INFILL Development

IMPORTANT NOTICE

To determine if a lot is “INFILL DEVELOPMENT”

1. Is the lot in the R-40, R-60, R-90, or R-200 Zone? **AND...**
2. 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...**
3. Is the lot less than 25,000 square feet in area

If you answered yes to #1, #2, #3

Is the proposed construction:

1. A new detached house?
2. The demolition and reconstruction of more than 50% of the floor area of an existing detached house? OR
3. The addition of more than 50% of the floor area of the detached house?

Coverage

The maximum area that may be covered by any building, including any accessory building and any weatherproofed floor area above a porch, but not including any bay window, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 square feet of floor area and less than 20 feet in height, must vary with the lot area as follows:

Lot Area	Maximum Coverage
Lot area less than 6,000 SF:	30% of lot area
Lot area equal to or greater than 6,000 SF but less than 16,000 SF:	30%, less .001% per square foot of lot area exceeding 6,000 SF
Lot area equal to or greater than 16,000 SF:	20% of the lot area