

| Development Standard  | Montgomery County  | Town of Chevy Chase   |
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| <b>Lot Area and Width</b>   |  |   |
| (a) Minimum Lot Area (in square feet)   | 6,000  | 6,000   |
| (b) Minimum Lot Width (in feet)   |  |   |
| At front building line:   | 60   | 60  |
| At existing or proposed street line:  | 25   | 25  |
| <b>Maximum Lot Coverage</b>   |  |   |
| Maximum percentage of net lot area that may be covered by buildings, including accessory buildings: | 35   | 35  |
| <b>Main Buildings</b>   |  |   |
| (a) Height (in feet)  | <p>(1) 35 when measured to the highest point of roof surface regardless of roof type,</p> <p style="text-align: center;"><b>OR</b></p> <p>(2) 30 to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof, subject to the following:</p> | <p>(1) 33 when measured to the highest point of roof surface regardless of roof type,</p> <p style="text-align: center;"><b>OR</b></p> <p>(2) 28 to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof,</p> <p style="text-align: center;"><b>OR</b></p> <p>(3) The established building height in accordance with Section 4-3(b) of the Town Code,</p> <p style="text-align: center;"><b>OR</b></p> <p>(4) An addition to an existing main building may be as tall as the existing main building, subject to the following:</p> |
|   | (a) The height must not exceed 2 ½ stories <sup>1</sup>  | (a) The height must not exceed 2 ½ stories <sup>1</sup>   |
| (b) Floor Area Ratio (F.A.R.)   | Not regulated  | (1) Lots less than 6,000 s.f. may contain a   |

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|                              |  | <p>maximum gross floor area of 3,000 s.f.</p> <p>(2) Lots between 6,000 s.f. and 12,000 s.f. may have a maximum F.A.R. of 0.5</p> <p>(3) Lots greater than 12,000 s.f. may contain 6,000 square feet of gross floor area, PLUS a F.A.R. of 0.25 for any lot area over 12,000 s.f.</p> |
| (c) Setbacks (in feet):      |  |   |
| (1) Interior Lots            |  |   |
| (a) Minimum Front Setback    | 25 <sup>2</sup>  | 25 <sup>2</sup>   |
| (b) Minimum Side Setback(s): |  |   |
| (1) Total Side Setbacks:     | 18   | Greater of 16 or 30% of the width of the lot at the front building line.  |
|                              | Any lot recorded prior to June 1, 1958 shall have a minimum of 7 feet on each side yard (total of 14 feet). Any lot recorded prior to March 16, 1928 with a 40 feet or 50 feet frontage shall have a minimum of 5 feet on each side yard (total of 10 feet). |   |
| (2) One side:                | 8  | Greater of 8 or 40% of the total side setbacks.   |
|                              | Any lot recorded prior to June 1, 1958 shall have a minimum of 7 feet on each side yard. Any lot recorded prior to March 16, 1928 with a 40 feet or 50 feet frontage shall have a minimum of 5 feet on each side yard.                                       | For additions to buildings that are currently 7 feet or more from side lot lines, new construction may continue along one existing wall, as long as the total side setbacks comply with the general side setbacks rule and as long as projections for such additions do not           |

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|  |                 | <p>come closer to the side property line than they would in the case of a minimum side setback of 8 feet. This provision applies only to additions where 70% of the exterior walls remain.</p> <p>For additions to buildings less than 7' from the side lot line, new construction must comply with the general setbacks rule.</p>                          |
| (c) Minimum Rear Setback:  | 20              | <ul style="list-style-type: none"> <li>- 20 for lots 100 feet deep or less.</li> <li>- 20 + 70% of any amount the lot is deeper than 100 feet for lots that are greater than 100 feet deep and less than or equal to 120 feet deep.</li> <li>- 25 + 70% of any amount that the lot is deeper than 100 feet for lots that are over 120 feet deep.</li> </ul> |
|  |                 | <p>Giveback - The Town will give a credit of 1 foot subtracted from the rear setback for every foot that the established building line is greater than 30 feet. At no time will the rear setback be less than 20 feet for lots that are 120 feet deep or less, or less than 25 feet for lots that are greater than 120 feet deep.</p>                       |
| (2) Corner Lots:   |                 |   |
| (a) Minimum Front Setback  | 25 <sup>2</sup> | 25 <sup>2</sup>   |
| In the case of a corner lot, if the adjoining lot on one of the streets does not front on that street, the setback from that street line must be at least: | 15              | 15  |

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| (b) Minimum Side Setback:                                 | 8  | 8 for lots that are greater than 70 feet wide at the front building line.   |
|   | Any lot recorded prior to June 1, 1958 shall have a minimum of 7 feet on each side yard. Any lot recorded prior to March 16, 1928 with a 40 feet or 50 feet frontage shall have a minimum of 5 feet on each side yard. | Follow the existing County side setback rule for lots that are 70 feet wide or less at the front building line.   |
| (c) Minimum Rear Setback:                                 | 20   | - 20 for lots that are 120 feet deep or less.<br>- 20 + 70% of any amount that the lot is deeper than 120 feet for lots that are over 120 feet deep.  |
|   |  | Giveback - For lots greater than 120 feet in depth, the Town will give a credit of 1 foot subtracted from the rear setback for every foot that the established building line is greater than 30 feet. At no time will the rear setback be less than 20 feet for any corner lot. |
| (d) Maximum Wall Plane Length                             | Not regulated  | 34 unless there is an offset or articulation in the wall plane that measures at least two feet deep and five feet long.   |
| (e) Maximum Wall Plane Height                             | Not regulated  | 36  |
| (f) Setback Exemptions for Projections                    |  |   |
| (1) Uncovered steps, stoops, decks, terraces and porches: |  |   |
| (a) Interior lot:   | May extend into any front or rear yard setback not more than 9 feet.<br>May extend into a side yard setback not more than 3 feet.  | May extend into any front or rear yard setback not more than 9 feet.<br>May extend into a side yard setback not more than 3 feet.   |
| (b) Corner lot:   | May extend into either   | May extend into either  |

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|   | front yard setback (provided that the setback is 25' or greater) or into any rear yard setback not more than 9'. On a corner lot having a minimum side yard of less than 25' in width, there must be no encroachment into the minimum side yard. | front yard setback (provided that the setback is 25' or greater) or into any rear yard setback not more than 9'. On a corner lot having a minimum side yard of less than 25' in width, there must be no encroachment into the minimum side yard.   |
| (2) Covered, unenclosed steps, stoops, exterior stairways and terraces                | Roof covering may extend not more than 3 feet into the minimum required setback.   | May extend into the minimum required front or rear setback not more than 9 feet; roof covering may extend not more than 3 feet into the minimum required front or rear setback.  |
| (3) Covered, unenclosed porches.  | May extend into the minimum required front or rear setback not more than 9 feet, including the roof.   | May extend into the minimum required front or rear setback not more than 9 feet; roof covering may extend not more than 3 feet into the minimum required front or rear setback.  |
| (4) Bay windows, oriels, entrances, vestibules or balconies 10 feet or less in width: | May project not more than 3 feet into any minimum front or rear yard setback.  | Must not be more than 1 story in height: may project not more than 3 feet into any minimum front or rear yard setback and not more than 2 feet into any minimum side yard setback, provided that for buildings described in section 4-4(b)(2)b.2., such structure must be at least 6 feet from the side lot line. Not more than 2 bay windows may project into any required setback. |
| (5) Cornices and Eaves  | May project two and one-half (2 1/2) feet or less over yard, but such projection shall be not less than 2 feet from the vertical plane of any lot line.  | May project two and one-half (2 1/2) feet or less over yard, but such projection shall be not less than 2 feet from the vertical plane of any lot line.  |
| (7) Outside Stairways:  | May project not more   | May project not more   |

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|   | than 5 feet over a minimum rear yard setback only.   | than 5 feet over a minimum rear yard setback only.   |
| (8) Chimneys:                                   | May project not more than 2 feet into any minimum front, rear, or side yard setback.   | May project not more than 2 feet into any minimum front, rear, or side yard setback.   |
| (9) Chimneys used as walls:                     | Shall not be allowed to project into any minimum yard setback.   | Shall not be allowed to project into any minimum yard setback.   |
| (10) Air Conditioners and Heat Pumps:           | May project not more than 5 feet into any minimum front or rear yard setback. Additional projection shall be permitted for the purpose of adding noise abatement devices. Any air conditioners or heat pumps existing within any minimum side yard prior to July 27, 1982, shall not be considered a nonconforming use, and may be continued and replaced. | May project not more than 5 feet into any minimum front or rear yard setback. Additional projection shall be permitted for the purpose of adding noise abatement devices. Any air conditioners or heat pumps existing within any minimum side yard prior to July 27, 1982, shall not be considered a nonconforming use, and may be continued and replaced. |
| (g) Front Loading Garages                       | Not regulated  | <ol style="list-style-type: none"> <li>(1) The door of a front loading garage shall not exceed nine feet in width.</li> <li>(2) Only one front loading garage door is allowed per main building.</li> <li>(3) A front loading garage must be set back or set forward a minimum of three feet from the front building line of the main building.</li> </ol> |
| <b>Accessory Buildings</b>                      |  |  |
| (a) Location                                    | An accessory building or structure must be located in a rear yard only.  | An accessory building or structure must be located in a rear yard only.  |
| (b) Maximum Rear Yard Lot Coverage (percentage) | 25   | 25   |
| (c) Height (in feet)                            | 25 from existing grade, subject to the following:  | (1) 15 when measured to the highest point of roof surface regardless of roof   |

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|                            |  | <p>type,</p> <p style="text-align: center;"><b>OR</b></p> <p>(2) 12 to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof, subject to the following:</p>   |
|                            | (1) The height does not exceed 2 stories   | (1) The height does not exceed 2 stories  |
| (d) Setbacks (in feet)     |  |   |
| (1) Interior Lots          |  |   |
| (a) Minimum Front Setback: | 60   | 60  |
| (b) Minimum Side Setback:  | 5  | <p>5<sup>3</sup><br/>(For any accessory building or garage with a height less than or equal to 12 feet to the highest point of the roof.)</p> <p style="text-align: center;"><b>OR</b></p> <p>7.5<sup>3</sup><br/>(For any accessory building or garage with a height greater than 12 feet to the highest point of the roof.)</p>                               |
|                            | For any accessory building or structure with a height greater than 15 feet, the side yard minimum setback must be increased from the requirements above at a ratio of one foot of additional setback for each foot of height in excess of 15 feet. | For any accessory building or structure with a height greater than 12 feet (for a flat roof) or greater than 15 feet (non-flat roof), the minimum side yard setback must be increased from the requirements above at a ratio of 1½ feet of additional setback for each foot of height in excess of 12 feet (flat roof) or 15 feet (non-flat roof). <sup>3</sup> |
|                            | For any accessory building or structure with a length along a side   | For any accessory building or structure with a length along a side  |

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|                           | property line which has a linear dimension greater than 24 feet, the minimum setback from that side property line must be increased from the requirement above at a ratio of one foot of additional setback for every 2 feet that the dimension exceeds 24 linear feet. | property line that has a linear dimension greater than 24 feet, the minimum setback from that side line must be increased from the requirement above at a ratio of 1½ feet of additional setback for every foot that the dimension exceeds 24 linear feet. <sup>3</sup>   |
| (c) Minimum Rear Setback: | 5   | 5 <sup>3</sup><br>(For any accessory building or garage with a height equal to or less than 12 feet to the highest point of the roof (including flat roofs)).<br><br><b>OR</b><br><br>7.5 <sup>3</sup><br>(For any accessory building or garage with a height greater than 12 feet to the highest point of the roof.)   |
|                           | For any accessory building or structure with a height greater than 15 feet, the rear yard minimum setback must be increased from the requirements above at a ratio of one foot of additional setback for each foot of height in excess of 15 feet.                      | For any accessory building or structure with a height greater than 12 feet (for a flat roof) or greater than 15 feet (non-flat roof), the minimum rear yard setback must be increased from the requirements above at a ratio of 1½ feet of additional setback for each foot of height in excess of 12 feet (flat roof) or 15 feet (non-flat roof). <sup>3</sup> |
|                           | For any accessory building or structure with a length along a rear property line which has a linear dimension greater than 24 feet, the minimum setback from that rear property line must be increased from the requirement above at                                    | For any accessory building or structure with a length along a rear property line that has a linear dimension greater than 24 feet, the minimum setback from that rear line must be increased from the requirement above at a  |

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|  | a ratio of one foot of additional setback for every 2 feet that the dimension exceeds 24 linear feet.  | ratio of 1½ feet of additional setback for every foot that the dimension exceeds 24 linear feet. <sup>3</sup>   |
| (2) Corner lots  |  |   |
| (a) Minimum Front Setback:   | 60   | 60  |
| In the case of a corner lot, if the adjoining lot on a side street has frontage on the side street, the setback from the side street line is:                          | 25   | 25  |
| If there is no lot on the side street with frontage on the side street in the same block and on the same side of the street, the setback from the side street line is: | 15   | 15  |
| (b) Minimum Side Setback:  | 5  | 5 <sup>3</sup>  |
|  | For any accessory building or structure with a height greater than 15 feet, the side yard minimum setback must be increased from the requirements above at a ratio of one foot of additional setback for each foot of height in excess of 15 feet.   | For any accessory building or structure with a height greater than 12 feet (for a flat roof) or greater than 15 feet (non-flat roof), the minimum side yard setback must be increased from the requirements above at a ratio of 1½ feet of additional setback for each foot of height in excess of 12 feet (flat roof) or 15 feet (non-flat roof). <sup>3</sup> |
|  | For any accessory building or structure with a length along a side property line which has a linear dimension greater than 24 feet, the minimum setback from that side property line must be increased from the requirement above at a ratio of one foot of additional setback for every 2 feet that the dimension exceeds 24 linear feet. | For any accessory building or structure with a length along a side property line that has a linear dimension greater than 24 feet, the minimum setback from that side line must be increased from the requirement above at a ratio of 1½ feet of additional setback for every foot that the dimension exceeds 24 linear feet. <sup>3</sup>                      |
| (c) Minimum Rear Setback:  | 10   | 10 <sup>3</sup>   |
|  | For any accessory building or structure with   | For any accessory building or structure with  |

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|   | a height greater than 15 feet, the rear yard minimum setback must be increased from the requirements above at a ratio of one foot of additional setback for each foot of height in excess of 15 feet.  | a height greater than 12 feet (for a flat roof) or greater than 15 feet (non-flat roof), the minimum rear yard setback must be increased from the requirements above at a ratio of 1½ feet of additional setback for each foot of height in excess of 12 feet (flat roof) or 15 feet (non-flat roof). <sup>3</sup>                         |
|   | For any accessory building or structure with a length along a rear property line which has a linear dimension greater than 24 feet, the minimum setback from that rear property line must be increased from the requirement above at a ratio of one foot of additional setback for every 2 feet that the dimension exceeds 24 linear feet. | For any accessory building or structure with a length along a rear property line that has a linear dimension greater than 24 feet, the minimum setback from that rear line must be increased from the requirement above at a ratio of 1½ feet of additional setback for every foot that the dimension exceeds 24 linear feet. <sup>3</sup> |
| <b>Front Yards</b>                      |  |  |
| (a) Maximum non-vegetative surface area | Not regulated  | 35%, except on Bradley Lane, Connecticut Avenue, or East-West Highway <sup>4</sup>   |
| <b>Driveways</b>                        |  |  |
| (a) Number                              | Not regulated  | Not more than 1 for a property   |
| (b) Width                               | Not regulated  | No wider than 10 feet in front of the front building line, except on Bradley Lane, Connecticut Avenue, or East-West Highway. Non-conforming driveways existing prior to May 17, 2008 may be repaired or replaced, but not widened.   |

1. The top floor of a building may qualify as a half-story only if the wall plates on at least 2 opposite walls are no more than 2 feet above the floor and if the amount of floor area with headroom of 5 feet or more does not exceed 60 percent of the total floor area of the story directly beneath.

2. Subject to an established building line in accordance with Section 59-A-5.33, if applicable.
3. All of the additional rear and side setback requirements for accessory buildings are cumulative. In order to determine final setbacks, all of the additional setbacks shall be added together.
4. For corner lots, the limit on non-vegetative surfaces shall apply to the front yard in front of the architectural front façade of the main building. Any other front yard shall be deemed a side yard for the purposes of measuring non-vegetative surface area.