

### Town of Chevy Chase Comparative Zoning Chart

Differences between the Town of Chevy Chase's development standards and Montgomery County's are highlighted. Please call the Town Office at 301-654-7144 if you have any questions.

Development Standard	Montgomery County	Town of Chevy Chase
<b>Accessory Buildings</b>		
(a) Location	An accessory building or structure must be located in a rear yard.	An accessory building or structure must be located in a rear yard.
(b) Maximum Rear Yard Lot Coverage (percentage)	25	25
(c) Height (in feet)	25 from existing grade, subject to the following:	25 from existing grade, subject to the following:
	(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> (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)).</p> <p><b>OR</b></p> <p>7.5<sup>3</sup> (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 (for a gabled roof), the side yard minimum 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 (for a flat roof) or greater than 15 feet (for a gabled roof), whichever results in a greater setback. <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 property 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>
	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 (for a gabled roof), the rear yard minimum 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 (for a flat roof) or greater than 15 feet (for a gabled roof), whichever results in a greater setback. <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 property 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>
(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 (for a gabled roof), the side yard minimum 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 (for a flat roof) or greater than 15 feet (for a gabled roof), whichever results in a greater setback. <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 a height greater than 15 feet, the rear yard minimum setback must	For any accessory building or structure with a height greater than 12 feet (for a flat roof) or greater than 15 feet (for a

	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.	gabled roof), the rear yard minimum 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 (for a flat roof) or greater than 15 feet (for a gabled roof), whichever results in a greater setback. <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>

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.