

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
Lot Area and Width		
(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
Maximum Lot Coverage		
Maximum percentage of net lot area that may be covered by buildings, including accessory buildings:	35	35
Main Buildings		
(a) Height (in feet)	(1) 35 when measured to the highest point of roof surface regardless of roof type, OR (2) 30 to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof, subject to the following:	(1) 35 when measured to the highest point of roof surface regardless of roof type, OR (2) 30 to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof, subject to the following:
	(a) The height must not exceed 2 ½ stories ¹	(a) The height must not exceed 2 ½ stories ¹
(b) Setbacks (in feet):		
(1) Interior Lots		
(a) Minimum Front Setback	25 ²	25 ²
(b) Minimum Side Setback(s):		
(1) Total Side Setbacks:	18	Greater of 16 or 30% of the width of the lot at the minimum front setback.
	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.	<p>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 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 side setbacks rule.</p>
(c) Minimum Rear Setback:	20	<ul style="list-style-type: none"> - 20 for lots 100 feet deep or less. - 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. - 25 +70% of any amount that the lot is deeper than 100 feet for lots that are over

		120 feet deep.
		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.
(2) Corner Lots:		
(a) Minimum Front Setback	25 ²	25 ²
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
(b) Minimum Side Setback:	8	8 for lots that are greater than 70 feet wide at the minimum front setback.
	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	<ul style="list-style-type: none"> - 20 feet for lots that are 120 feet deep or less. - 20 feet + 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.
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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.