

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
Setbacks 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. 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. May extend into a side yard setback not more than 3 feet.
(b) Corner lot:	May extend into either 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.	May extend into either 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	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.	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.	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 than 5 feet over a minimum rear yard setback only.	May project not more 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.