

R-60

The R-60 Zone typically results in residential subdivisions with a fairly dense housing pattern usually near commercial centers and outside CBDs.

Requirements

Minimum net lot area	6,000 sf .1377 ac
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Minimum lot width:

At front of building	60 ft
At street	25 ft

Minimum setback from street (interior lot)	25 ft
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Sideyard setbacks (main house):

Minimum sideyard	8 ft
Sum of 2 sideyards	18 ft
Minimum rear yard	20 ft

Maximum building height (1) (main bldg: mean-30 ft to highest pt., 35 ft)	30-35 ft
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Maximum building coverage	35%
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Open Space/Green Area

None

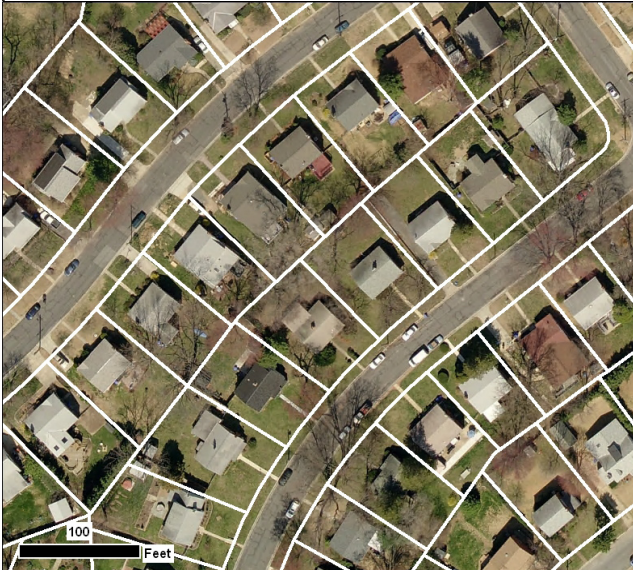
Parking

2 off-street parking spaces/dwelling unit

Notes

1. Building height may be increased to 3 floors or 40 ft by MCPB
2. Refer to complete regulations in the Montgomery County Zoning Code

Images



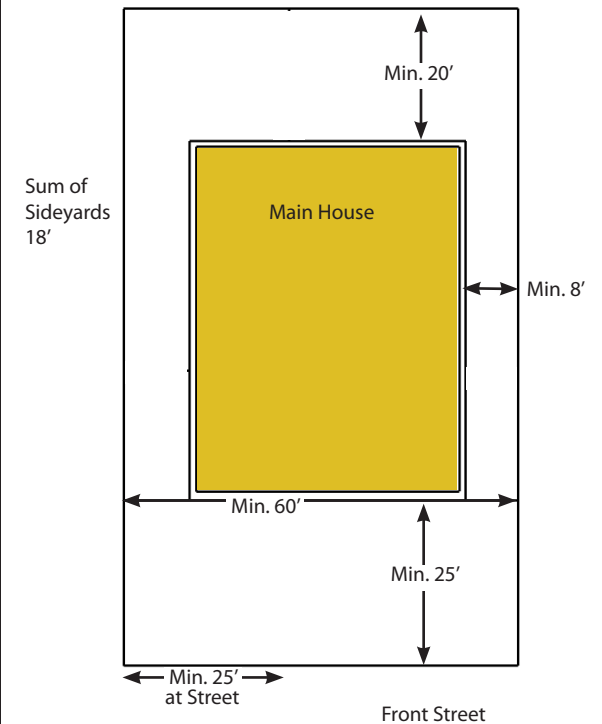
R-60 Typical Build-Out Plan Pattern and Form
Silver Spring at Kerwin Rd and Ordway Dr



Existing neighborhood in an R-60 zone

R-60 Zone: Standard Method of Development

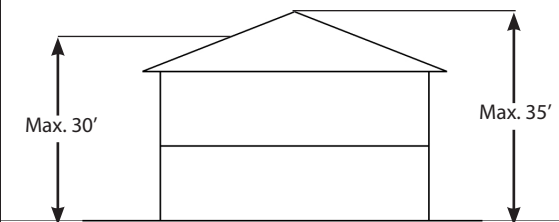
Required Lot Size, Setback, and Coverage



Min. Lot Size	6,000 sf	Yields max	7.26 units/acre
Max. Building Coverage	35%	Yields	2,100 sf/Floor
Max. Building Height	30 ft	Yields	2.5 Floors

Side Section of Structure (Main House)

Height max. 35 ft. to highest roof point or,
Height Max. 30 ft measured to mid-pt. of gable,
hip, mansard, or gambrel roof



Max. Bldg. Height and Floors