

RE-2C

The RE-2C Zone is a large-lot residential cluster zone for use in the County's agricultural or rural areas. The RE-2C Zone requires clustering of lots to consolidate open space.

Requirements

Minimum net lot area	87,120 sf 2 acres
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Minimum lot width:

At front of building ¹	150 feet
At street	25 feet

Minimum setback from street	50 feet
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Sideyard setbacks (main building)

Minimum sideyard	17 feet
Sum of 2 sideyards	35 feet
Minimum rear yard	35 feet

Maximum building height ²	50 feet
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Maximum building coverage	25%
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Parking

2 off-street parking spaces/dwelling unit

Notes

¹ May be reduced if located in an historic district in accordance with 59-A-5.33

² Except agricultural buildings

- Cluster development is permitted in accordance with section 59-C-1.5
- Moderately priced dwelling units are required in accordance with chapter 25A and 59-C-1.6 only for development served by public sewer service or designated for sewer service in the applicable master plan.
- Refer to complete regulations in the Montgomery County Zoning Code

Images



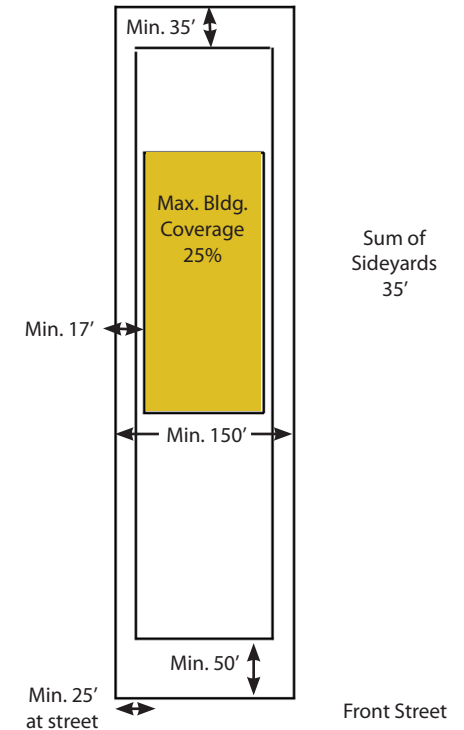
RE-2C Typical Buildout Pattern and Form



Existing development in the RE-2C Zone

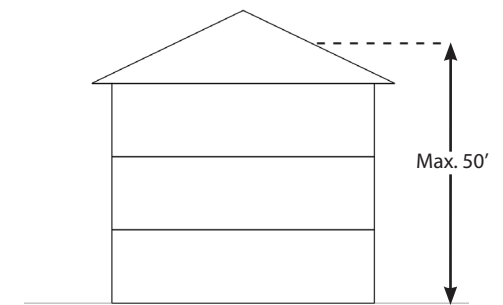
RE-2C Zone: Standard Method of Development

Required Lot Size, Setback, and Coverage



Min. Lot Size	87,120 sf
Max. Building Coverage	25% yields 21,780 sf/fl (for min. lot)
Max. Building Height	50 ft

Side Section of Structure (Main Building)



Maximum Building Height and Floors