

RNC

The RNC (Rural Neighborhood Cluster) Zone is intended to create small neighborhoods in an open space setting. The intent of the zone is to preserve open land, environmentally sensitive natural resources, and rural community character that would be lost under conventional, large-lot development.

Requirements

Minimum tract size	25,000 sf 0.57 acres
Min. setback from street	40 feet
Minimum side yard setbacks	
One side Abutting a public street ¹	15 feet 50 feet
Minimum rear yard	35 feet
Maximum lot coverage	10%
Minimum lot width at building	100 feet
Minimum lot width at street	25 feet
Maximum building height	35 feet
Minimum open space	60% tract area

Notes

¹ Must consist of any scenic setback indicated on an approved and adopted master plan or 50 feet, whichever is greater.

- Cluster development required under both standard and optional methods. Refer to Mont. County Zoning Code for complete requirements.
- Moderately priced dwelling units required only for optional method development served by public sewer service or designated for sewer service in the applicable master plan.
- Public and private roads are permitted.
- Refer to complete regulations in Montgomery County Zoning Code.

Images



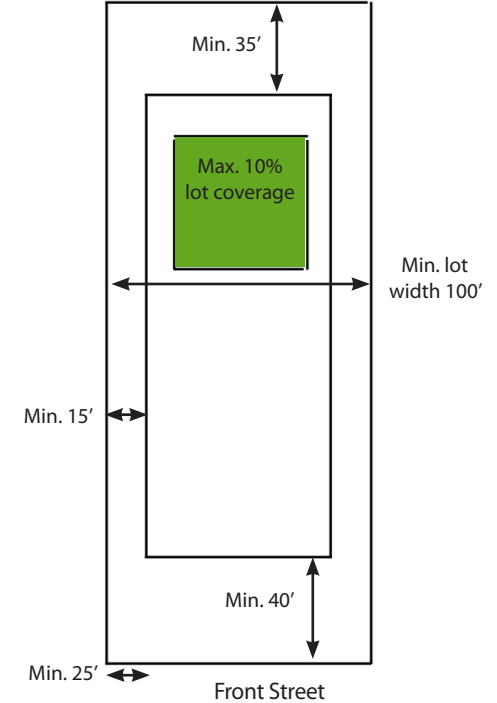
RNC Typical Buildout Plan Pattern and Form



Existing development in the RNC Zone

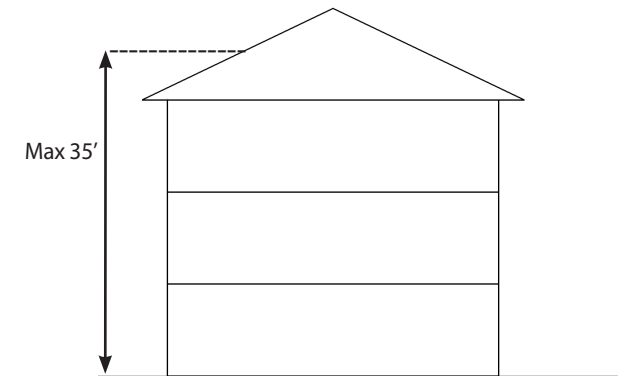
RNC Zone: Standard Method of Development

Required Lot Size, Setback, and Coverage



Max. Building Height 35 ft

Side Section of Structure



Maximum Building Height and Floors