

R-200

Much of the County's land outside the beltway is zoned R-200. Typically, the R-200 Zone results in suburban land use patterns containing single-family residential homes on approximately half-acre lots.

Requirements

Minimum net lot area	20,000 sf 0.45 acres
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Minimum lot width:

At front of building ¹	100 feet
At street	25 feet

Minimum setback from street ²	40 feet
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Side yard setbacks (main building):

Minimum side yard	12 feet
Sum of 2 side yards	25 feet

Minimum rear yard setback	30 feet
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Maximum building height	50 feet
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Maximum building coverage	25%
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Parking

2 off-street spaces/dwelling unit

Notes

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

² Subject to an established building line in accordance with Section 59-A-5.33

- Cluster development is permitted in accordance with 59-C-1.5
- Refer to complete regulations in Montgomery County Zoning Code

Images



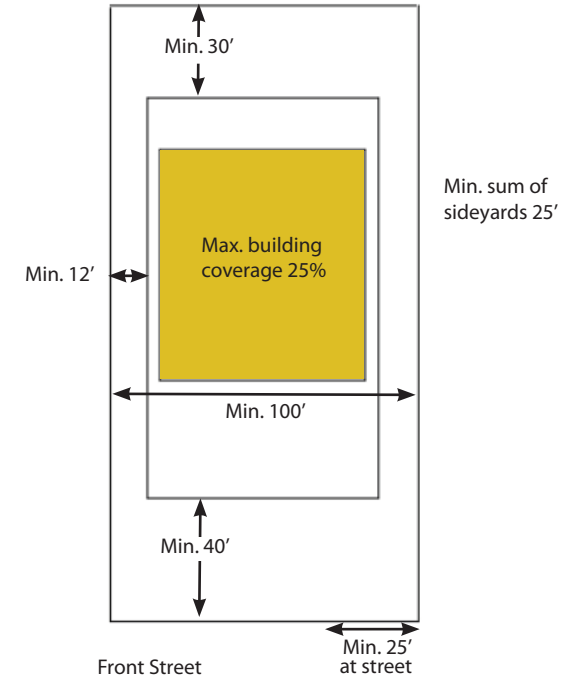
R-200 Typical Buildout Plan Pattern and Form



Existing development in the R-200 Zone

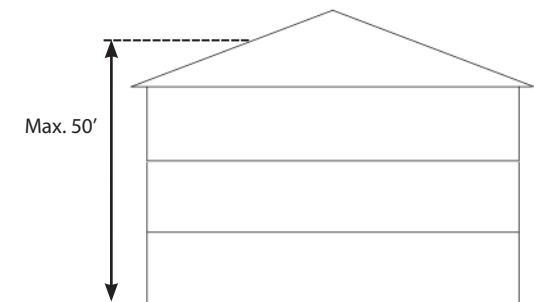
R-200 Zone

Required Lot Size, Setback, and Coverage



Min. Lot Size	20,000 sf yields max 2.18 units/acre
Max. Building Coverage	25% yields 5,000 sf/fl (for min. lot)
Max. Building Height	50 ft yields 3.5 floors

Side Section of Structure (Main Building)



Maximum Building Height and Floors