

# 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 <sup>1</sup>	60 ft
At street	25 ft

Minimum setback from street (interior lot) <sup>2</sup>	25 ft
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### Sideyard setbacks (main building):

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

Maximum building height <sup>3</sup> (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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## Parking

2 off-street parking spaces/dwelling unit

## Notes

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

<sup>2</sup> Subject to an established building line in accordance with Section 59-A-5.33

<sup>3</sup> Building height may be increased to 3 floors or 40 ft by the Planning Board

- Refer to complete regulations in the Montgomery County Zoning Code

## Images



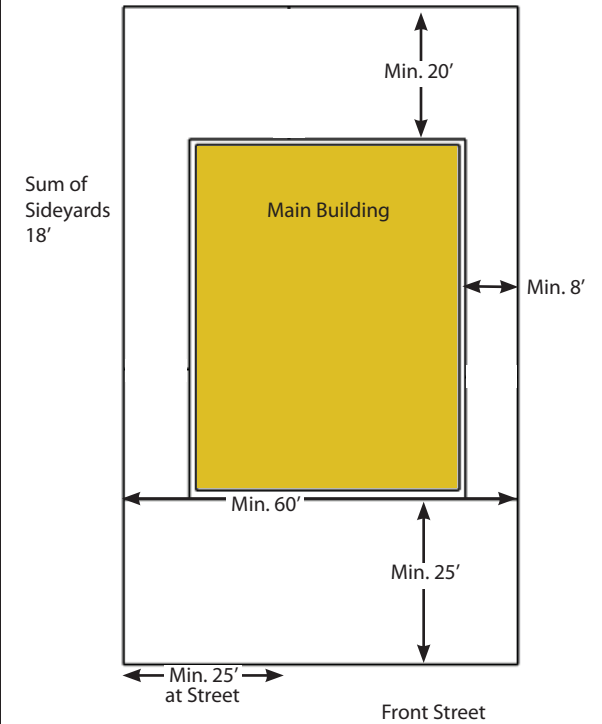
R-60 Typical Build-Out Plan Pattern and Form



Existing development in the R-60 zone

## R-60 Zone: Standard Method of Development

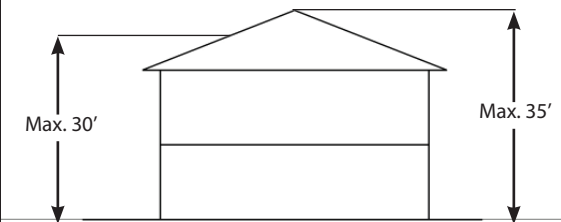
### Required Lot Size, Setback, and Coverage



<b>Min. Lot Size</b>	6,000 sf yields max 7.26 units/acre
<b>Max. Building Coverage</b>	35% yields 2,100 sf/fl (for min. lot)
<b>Max. Building Height</b>	30 ft yields 2.5 floors

### Side Section of Structure (Main Building)

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