

R-90

The R-90 Zone results in medium density residential neighborhoods. Properties zoned R-90 are typically found in down-County areas away from transportation hubs.

Requirements

Minimum net lot area 9,000 sf

Minimum lot width:

At front of building ¹ 75 ft

At street 25 ft

Minimum setback from street 2 30 ft

Sideyard setbacks (main building):

Minimum sideyard 8 ft
Sum of 2 sideyards 25 ft
Minimum rear yard 25 ft

Maximum building height ³ (main bldg: mean-30 ft to highest pt., 35 ft) 30-35 ft

Maximum building coverage 30%

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

³ Building height may be increased to 3 floors or 40 feet by Planning Board

- Refer to complete regulations in Montgomery County Zoning Code

Images



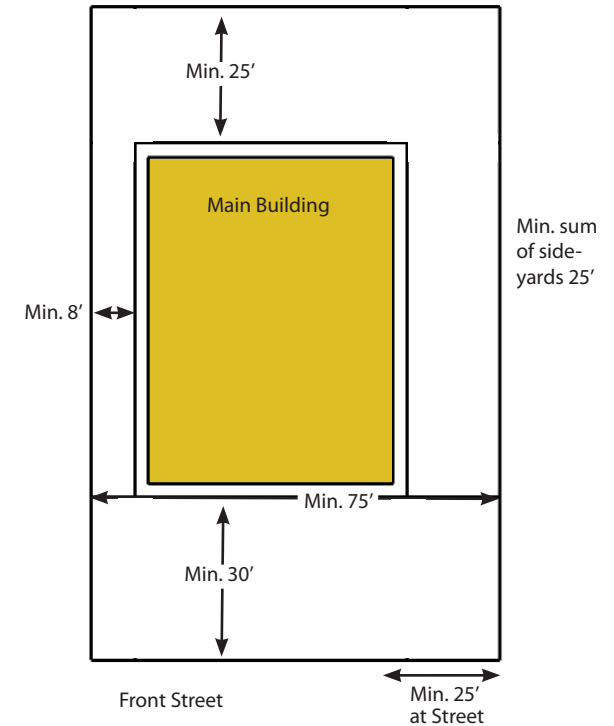
R-90 Typical Build-Out Plan Pattern and Form



Existing development in the R-90 zone

R-90 Zone: Standard Method of Development

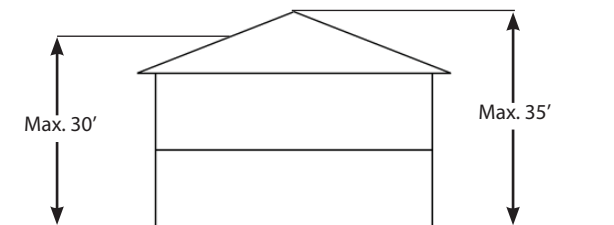
Required Lot Size, Setback, and Coverage



Min. Lot Size	9,000 sf yields max 4.84 units/acre
Max. Building Coverage	30% yields 2,700 sf/fl (for min. lot)
Max. Building Height	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