

# RC

The RC is a cluster zone that allows the development of single-family homes at a density of one dwelling unit per 5 acres on lots as small as 40,000 square feet if at least 60 percent of the site is devoted to open space or agricultural or related uses.

## Requirements

Minimum lot size <sup>1</sup>	5 acres 217,800 sf
Min. setback from street <sup>2</sup>	50 feet
Minimum side yard setbacks:	
One side	20 feet
Sum of both sides	40 feet
Abutting a public street <sup>2</sup>	50 feet
Minimum rear yard	35 feet
Maximum lot coverage	10%
Minimum lot width at building	300 feet
Minimum lot width at street <sup>3</sup>	300 feet
Maximum building height	50 feet

## Notes

- <sup>1</sup> Lot size may be decreased to 40,000 square feet if the cluster option is used
- <sup>2</sup> Can be increased if scenic setback is indicated on an approved and adopted master plan
- <sup>3</sup> May be decreased to 25 feet if the cluster option is used

- Refer to complete regulations in Montgomery County Zoning Code

## Images



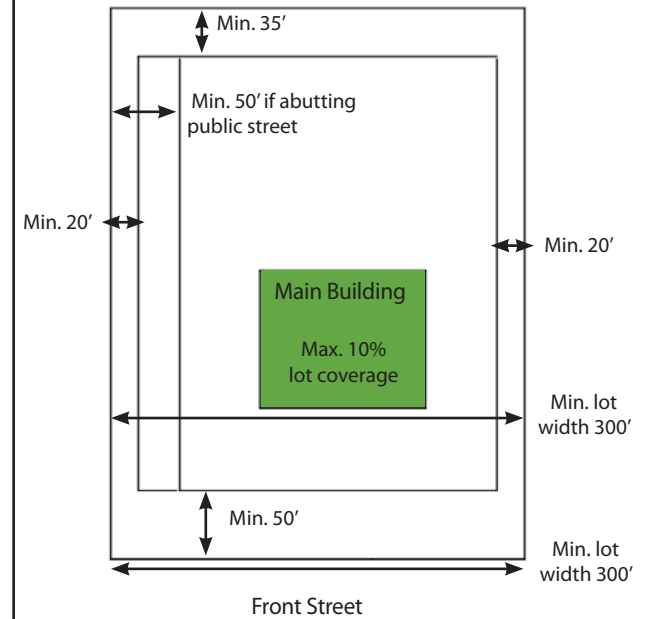
RC Typical Buildout Plan Pattern and Form



Existing development in the RC Zone

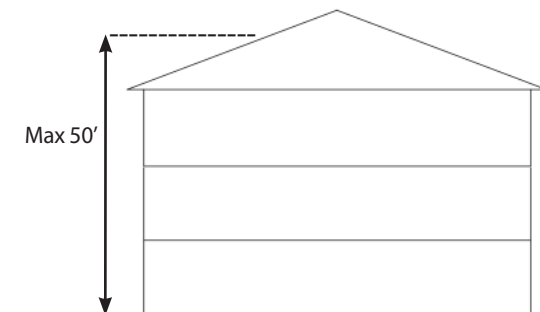
## RC Zone

### Required Lot Size, Setback and Coverage



Max. Building Height 50 ft yields 3.5 floors

### Side Section of Structure



### Maximum Building Height and Floors