

# RDT

The RDT Zone was established to sustain Montgomery County's agricultural areas. Residential density is limited to one dwelling unit for every 25 acres to discourage residential use from overtaking farming operations. This zone is the only location from which transferable development rights are purchased and is called a "sending area."

## Requirements

Minimum lot size	40,000 sf 0.91 acres
Min. setback from street <sup>1</sup>	50 feet
Minimum side yard setbacks:	
One side	20 feet
Sum of both sides	40 feet
Abutting a public street <sup>1</sup>	50 feet
Minimum rear yard	35 feet
Maximum lot coverage	10%
Minimum lot width:	
Along front building line	125 feet
Along front street line	25 feet
Maximum building height	50 feet
Density	1 one-family dwelling unit per 25 acres

## Notes

- <sup>1</sup> Can be increased if scenic setback is indicated on an approved and adopted master plan
- This zone adopts the development standards of the prior zone if the lots or parcels were created before the RDT zone existed
  - Allows lots created for children in accordance with the Maryland Agricultural Land Preservation Program
  - Refer to complete regulations in Montgomery County Zoning Code

## Images



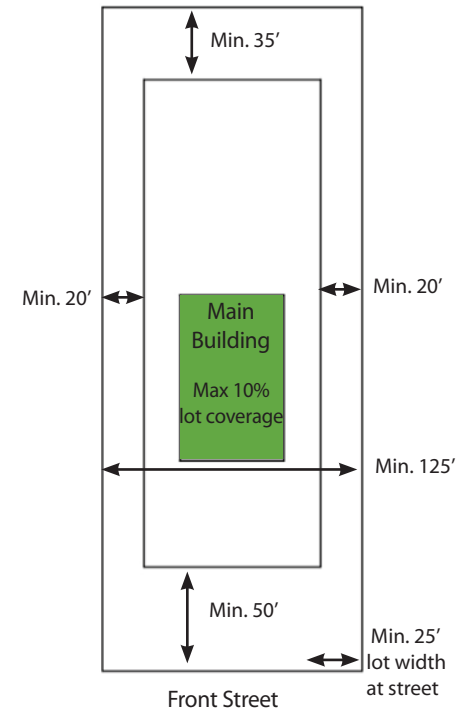
RDT Typical Buildout Plan Pattern and Form



Existing development in the RDT Zone

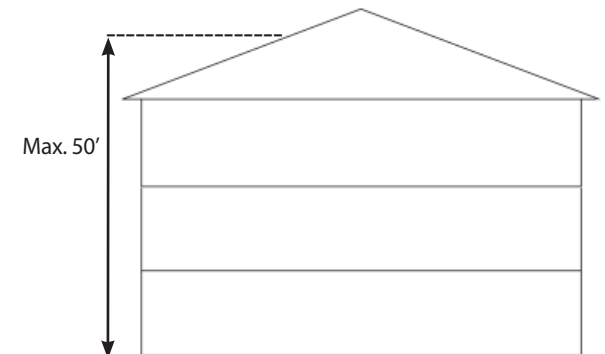
## RDT Zone

### Required Lot Size, Setback and Coverage



**Max. Building Height** 50 ft yields 3.5 floors

### Side Section of Structure



**Maximum Building Height and Floors**