

RE-1

The RE-1 Zone, one of the rural estate zones, consists of large lot suburban residential subdivisions resulting in a land pattern of generous open space between homes. At approximately one dwelling unit per acre and building coverage up to 15 percent, this zone often contains many of the County's larger homes.

Requirements

Minimum net lot area	40,000 sf 0.91 acres
Minimum lot width:	
At front of building ¹	125 feet
At street	25 feet
Minimum setback from street	50 feet
Side yard setbacks (main building):	
Minimum side yard	17 feet
Sum of 2 side yards	35 feet
Minimum rear yard setback	35 feet
Maximum building height ²	50
Maximum building coverage	15%
Parking	
2 off-street parking spaces/dwelling unit	

Notes

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

² Except agricultural buildings

- This zone adopts the development standards of the prior zone if the lot was recorded, by plat or deed, before 3/16/82
- Cluster development is permitted in accordance with 59-C-1.5
- Refer to complete regulations in the Montgomery County Zoning Code

Images



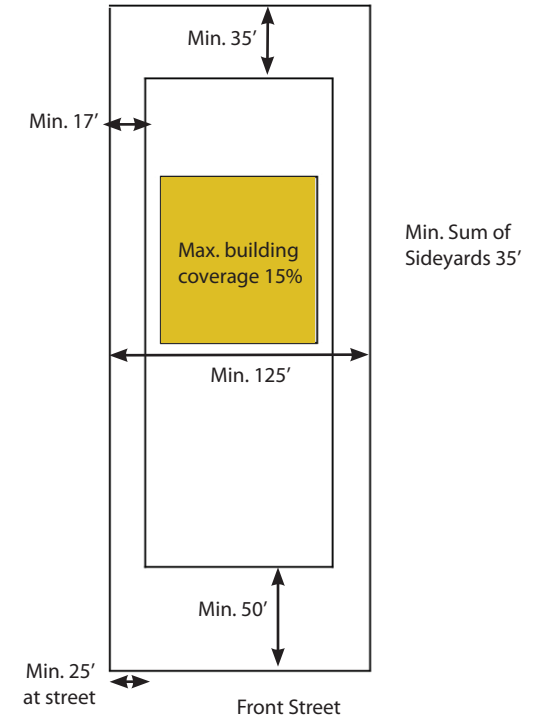
RE-1 Typical Buildout Plan Pattern and Form



Existing development in the RE-1 Zone

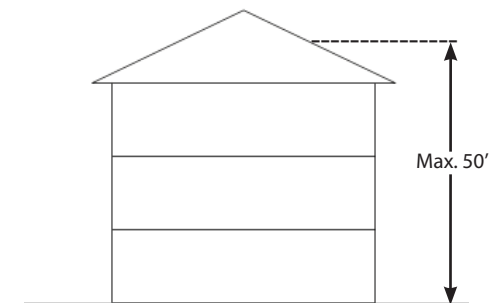
RE-1 Zone

Required Lot Size, Setback, and Coverage



Min. Lot Size	40,000 sf yields max 0.92 units/acre
Max. Building Coverage	15% yields 6,000 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