

RE-2

The RE-2 Zone has for decades allowed residential homes in the County's agricultural or rural areas. At only one unit per two acres, the RE-2 Zone creates larger homes in an open, sprawling land use pattern.

Requirements

Minimum net lot area	87,120 sf 2 acres
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Minimum lot width:

At front of building ¹	150 ft
At street	25 ft

Minimum setback from street	50 ft
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Sideyard setbacks (main building):

Minimum sideyard	17 ft
Sum of 2 sideyards	35 ft
Minimum rear yard	35 ft

Maximum building height ²	50
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Maximum building coverage	25%
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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
- Refer to complete regulations in the Montgomery County Zoning Code

Images



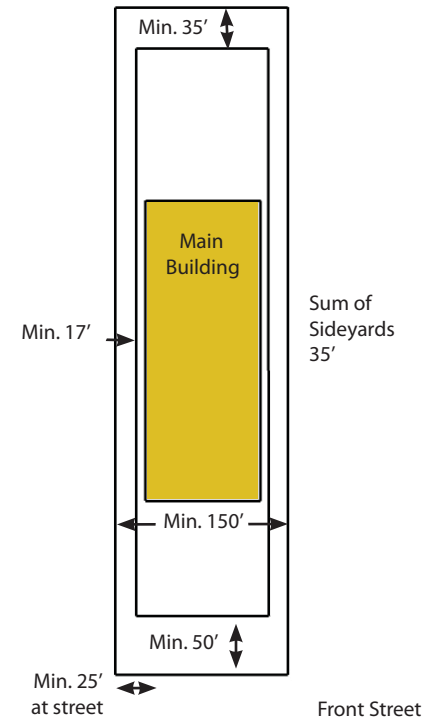
RE-2 Typical Build-Out Plan Pattern and Form



Existing development in the RE-2 zone

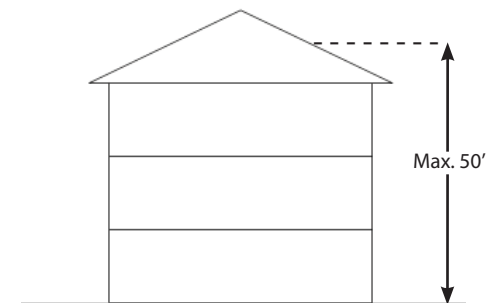
RE-2 Zone: Standard Method of Development

Required Lot Size, Setback and Coverage



Min. Lot Size	87,120 sf yields max 0.5 units/acre
Max. Building Coverage	25% yields 21,780 sf/fl (for min. lot)
Max. Building Height	50 ft yields 3.5 Floors

Side Section of Structure (Main Building)



Max. Bldg. Height and Floors