

Development Standards for the Town of Chevy Chase

A comprehensive matrix of Town zoning regulations is available in the Town Office or on the Town website. The list below highlights some (but not all) of the regulations specific to the Town.

Zone	R-60 (Residential, one-family detached)
Area Requirement	6000 square feet (minimum lot size)
Lot Frontage	<ul style="list-style-type: none"> • 60' at front building line • 25' at street line
Front Yard Setback	<ul style="list-style-type: none"> • 25' or established building line, whichever is greater
Rear Yard Setback	<ul style="list-style-type: none"> • See Main Building Setbacks Worksheet (pp. 6-7)
Side Yard Setback	<ul style="list-style-type: none"> • See Main Building Setbacks Worksheet (pp. 6-7)
Gross Floor Area (G.F.A)	<p>Size of Lot:</p> <ul style="list-style-type: none"> • < 6000 s.f. :3000 s.f. G.F.A. • ≥ 6000 - 12,000 square feet: 0.50 F.A.R (Lot s.f. * 0.5 = max G.F.A.) • >12,000 square feet: 6000 s.f. + 0.25 F.A.R. for lot area over 12,000
Building Height	<p>Shall not exceed the greater of:</p> <ul style="list-style-type: none"> • 33' to highest roof point • 28' to mean height level • Established Height (if no greater than 30' to mean or 35' to highest point)
Wall Plane Height	<ul style="list-style-type: none"> • 36'
Wall Plane Length	<ul style="list-style-type: none"> • 34' (without an offset of 2' deep by 5' long)
Non-Vegetative Area	<ul style="list-style-type: none"> • 35% of front yard area
Covered Porches	<ul style="list-style-type: none"> • May extend 3' into front or rear setback
Uncovered Porches	<ul style="list-style-type: none"> • May extend 9' into front or rear setback
Bay Windows	<ul style="list-style-type: none"> • May extend 3' into front or rear setback. Not more than 1 story in height or more than 10' wide.
Front-Loading Garages	<ul style="list-style-type: none"> • Maximum of 1 door per main building • Maximum door width of 9' • Garage to be set back or forward a minimum of 3'
Driveway Width	<p>Non-shared:</p> <ul style="list-style-type: none"> • 15' at paved roadway (10' plus two 2.5' radius aprons) • 10' in right-of-way and front yard <p>Shared:</p> <ul style="list-style-type: none"> • 25' at paved roadway (20' plus two 2.5' radius aprons) • 20' in right-of-way and front yard
Accessory Buildings	<ul style="list-style-type: none"> • Rear yard only • Occupy maximum of 25% of rear yard • 60 feet from front lot line • Height: (shall not exceed the greater of) <ul style="list-style-type: none"> ○ 15' to highest roof point ○ 12' to mean height level ○ Setbacks: See Accessory Building Setbacks Worksheet