

SUBDIVISION STANDARDS FOR THE TOWN OF CHEVY CHASE, MARYLAND

Pursuant to Maryland Code, Article 28, Section 7-117.2, the Town of Chevy Chase is authorized to make recommendations to the Montgomery County Planning Board regarding proposed subdivisions or resubdivisions of property within or bordering the Town. The Town Council will evaluate a proposed subdivision or resubdivision to determine if it is appropriate for and compatible with the neighborhood.

The following standards are adopted to provide guidance to property owners and members of the public who are considering proposing or opposing the subdivision or resubdivision of property in the Town of Chevy Chase. These standards are guidelines, and there may be special circumstances where the Council would recommend approval of a subdivision or resubdivision even if the proposed lots would not meet all of the standards, and there may be circumstances where the Council would recommend denial of a proposed subdivision or resubdivision, even if the resulting lots would meet the standards.

“Compatible” means that the resulting subdivided lots would be of the same character as other lots in the immediate vicinity with respect to street frontage, alignment, size, shape, width and suitability for residential use.

“Alignment” means the direction that the front of the lot faces (i.e. north, east, south or west). Generally, if all lots in a block face north or south, any new lots also should face north or south.

The resulting subdivided lots should have a geometric shape that is similar to the other lots in the immediate vicinity (i.e. the proposed lots should generally be rectangular unless there is a different predominant geometric lot shape).

“Properties in the immediate vicinity” includes all lots on the block(s) of the street on which the proposed lots would be located.