

Development Standards for the Town of Chevy Chase

The list below highlights some, but not all, of the building 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 for new homes • 25', or the front building line of the existing home, or the established building line for additions to homes
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
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 • For additions, a porch covering on the first floor may project 9' beyond the established building line if the roof is set back at least 13' from the side lot lines • May extend 3' into a side setback
Uncovered Porches	<ul style="list-style-type: none"> • May extend 9' into front or rear setback
Bay Windows, Windows, Vestibules, Balconies	<ul style="list-style-type: none"> • Not more than 1 story in height, and more than 10' in width may project not more than 3' into a front or rear setback
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 a minimum of 3' from adjacent walls
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