

VILLAGE OF MARTIN'S ADDITIONS



RESIDENTIAL BUILDING REGULATIONS

ORDINANCE 4-09-2 INTRODUCED BY THE VILLAGE COUNCIL APRIL 16, 2009

FOR

PUBLIC COMMENT AND COUNCIL CONSIDERATION

AT A

PUBLIC HEARING

THURSDAY, MAY 21, 2009

7:00 PM

**Chevy Chase Village Hall
5906 Connecticut Avenue
Chevy Chase, MD 20815**

Residential Building Standards

As a result of many months of study by the Village of Martin's Additions Land Use Task Force, new residential building standards were developed and forwarded to the Village Council in February 2009 for their review. After additional work by the Council, Ordinance 4-09-02 was introduced at the April 16, 2009 Council meeting.

The nine main residential building standards found in the ordinance are illustrated in this packet. Each standard addresses an element of the physical character of the Village. In combination, the standards reduce the overall bulk and mass of new buildings from levels allowed under current Montgomery County regulations. The standards help to promote a scale of residential building and lot development that is more compatible with the traditional patterns of building dimensions in the Village.

The following Residential Building standards are illustrated and compared with County regulations where appropriate:

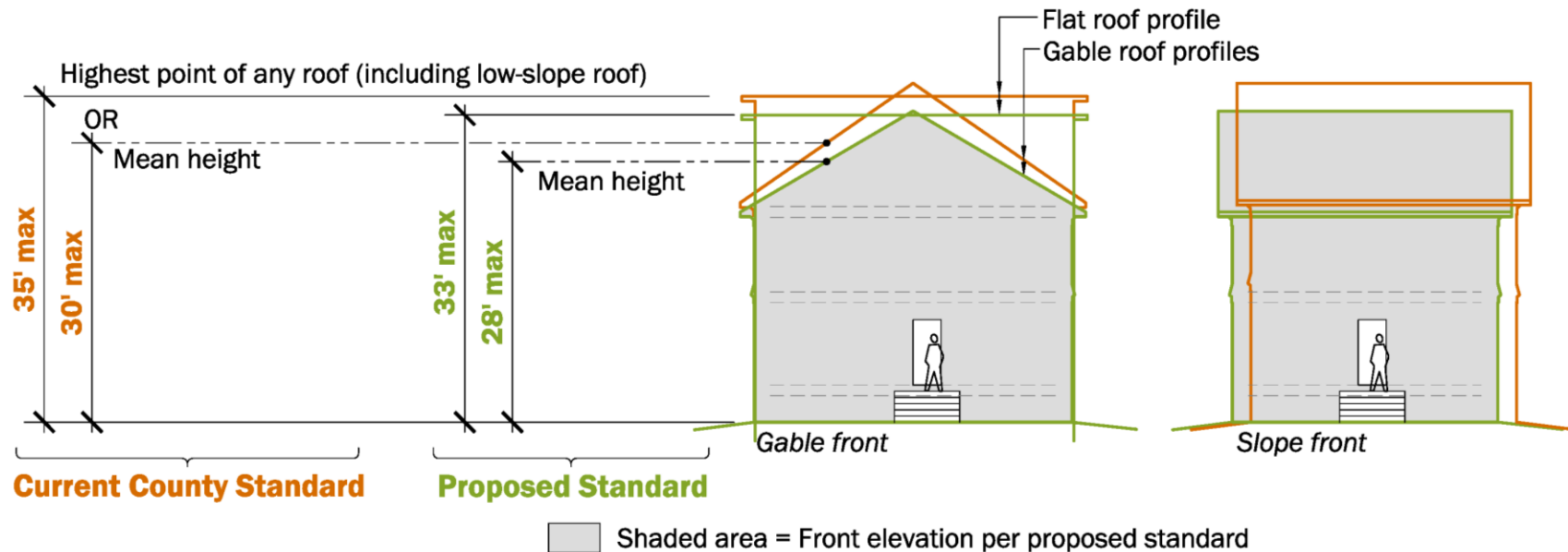
- **Building Height**
- **Wall Plane Height**
- **Wall Plane Length**
- **Setbacks**
- **Building Coverage**
- **Front-Yard Non-Vegetative Surface**
- **Accessory Structures**
- **Driveway and Driveway Aprons**
- **Front-loading Garages**

Residential Building Standards

Building Height Standard

Purpose: Reduce overall bulk of structures as viewed from the street and adjoining lots by:

- Setting the highest point of the roof surface to a maximum of 33 feet regardless of roof type or 28 feet to mean height between the eaves and ridge of a gable, hip, mansard, or gambrel roof. Flat roofs are prohibited on the front of the building.
- An “Established Building Height” exception is provided.



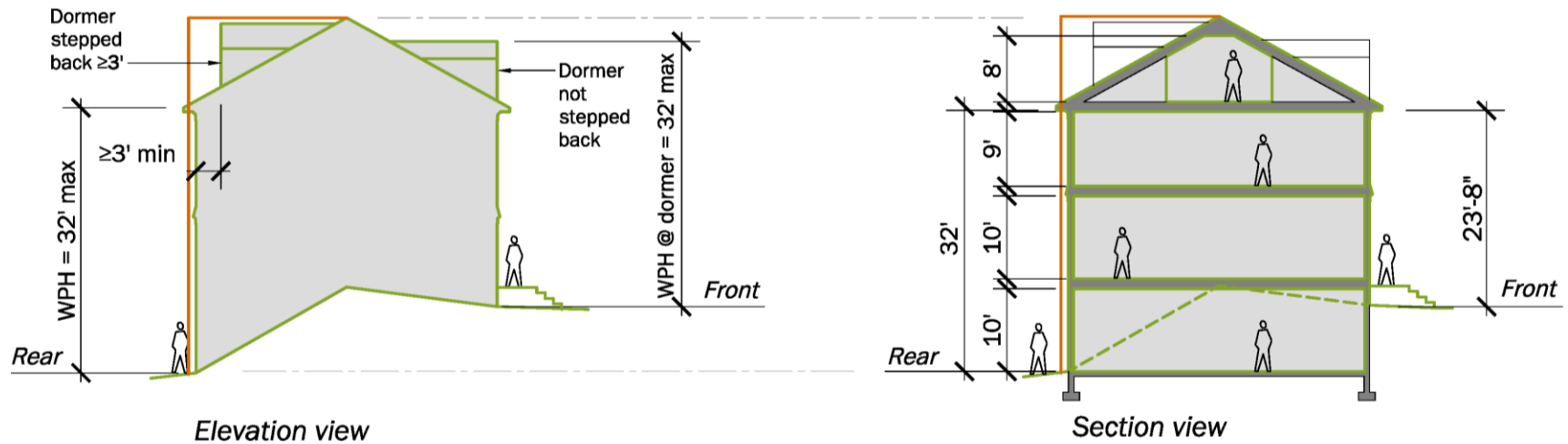
Ordinance Reference: Chapter 7. Article 4. Section 7-402(a) [pg.10]

County maximum: 2 ½ stories and 35 feet or 30 to mean.

Building Height

Wall Plane Height Standard

Purpose: Reduce height, bulk, and mass of structures by limiting the wall plane height to a maximum of 32 feet.



Ordinance reference: Chapter 7. Article 4. Section 7-402(b) [pg.10]

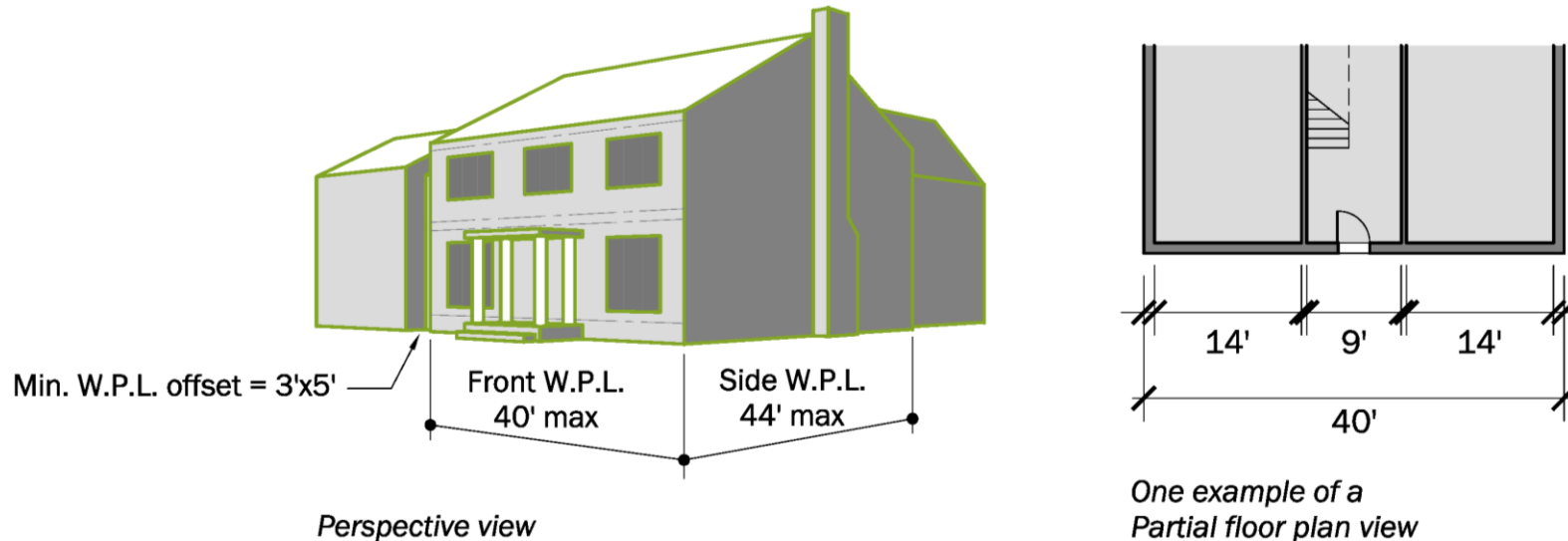
Not regulated by County.

Wall Plane Height

Wall Plane Length Standard

Purpose: Reduce mass and bulk of buildings, especially along front and side yards.

- **Front Wall Plane:** The length of a front wall plane of any main building shall not exceed 40 feet without an interruption by a 3'x5' inset or projection.
- **Side Wall Plane:** The length of any side wall plane of any main building shall not exceed 44 feet without an interruption by a 3'x5' inset or projection.



Ordinance reference: Front Wall: Chapter 7. Article 4. Section 7-402(c) [pg. 11] and Article 1. Section 7-101. (qq)
Side Wall: Chapter 7. Article 4. Section 7-402(d) [pg. 11] and Article 1. Section 7-101. (qq)

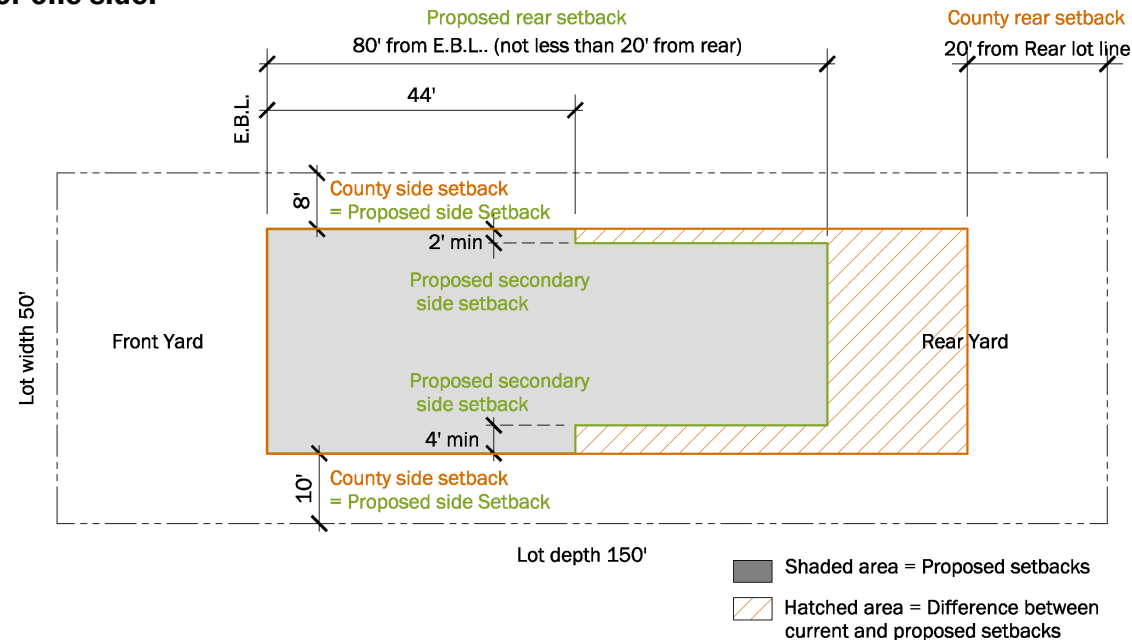
Not regulated by County.

Wall Plane Length

Setbacks Standard

Purpose: Maintain light, air, and adequate spacing between buildings and protect existing open space in interior of blocks.

- **Front Setback:** Greater of Established Building Line (E.B.L.) or 25 feet.
- **Rear Setback:** 80 feet from E.B.L. but no closer than 20 feet to rear lot line.
- **Side Setback:**
 - a) The sum of both sides is the greater of 18 feet or 30% of the average lot width; and
 - b) One side no less than 8 feet or 40% of the sum of both sides.
- **Secondary Side Setback:** At 44 feet from E.B.L., an additional 6 feet is required for the sum of both sides; with no less than 2 feet for one side.



Ordinance reference: **Front:** Chapter 7. Article 4. Section 7-402(e)(1) [pg11]; **Rear:** Chapter 7. Article 4. Section 7-402(e)(2) [pg11];
Side: Chapter 7. Article 4. Section 7-402(e)(3)(i) [pg11]; **Secondary Side:** Chapter 7. Article 4. Section 7-402(e)(3)(ii) [pg12]

County: Front: 25 ft or EBL, whichever is greater; Side: total 18 ft, one side 8 ft (lots recorded before 1953 have lesser side setbacks); Rear: 20 ft.

Setbacks

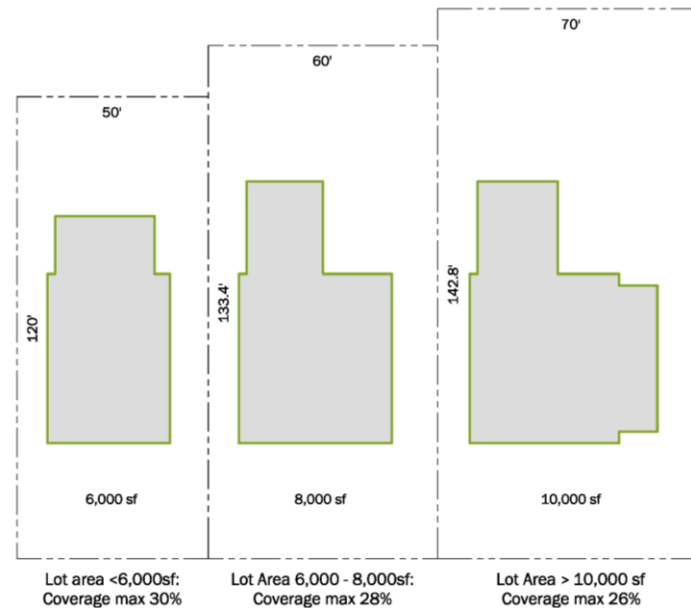
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Building Coverage Standard

Purpose: Reduce overall footprint and mass of buildings and lower impervious surface coverage.

Maximum allowable building coverage will vary by the size of the lot, decreasing as the size of the lot increases.

1. Lots less than 6,000 square feet begin at a coverage standard of 30% (this is an estimated 1,800 square foot footprint).
2. At 8,000 square feet, the lot coverage decreases to 28% (this is an estimated 2,240 square foot footprint).
3. At 10,000 square feet, lot coverage decreases to 26% (this is an estimated 2,600 square foot footprint).
4. At 16,000 square feet or greater, lot coverage decreases to 20%.



Ordinance reference: Chapter 7. Article 4. Section 7-402(g)(1)-(3) [pg. 13]

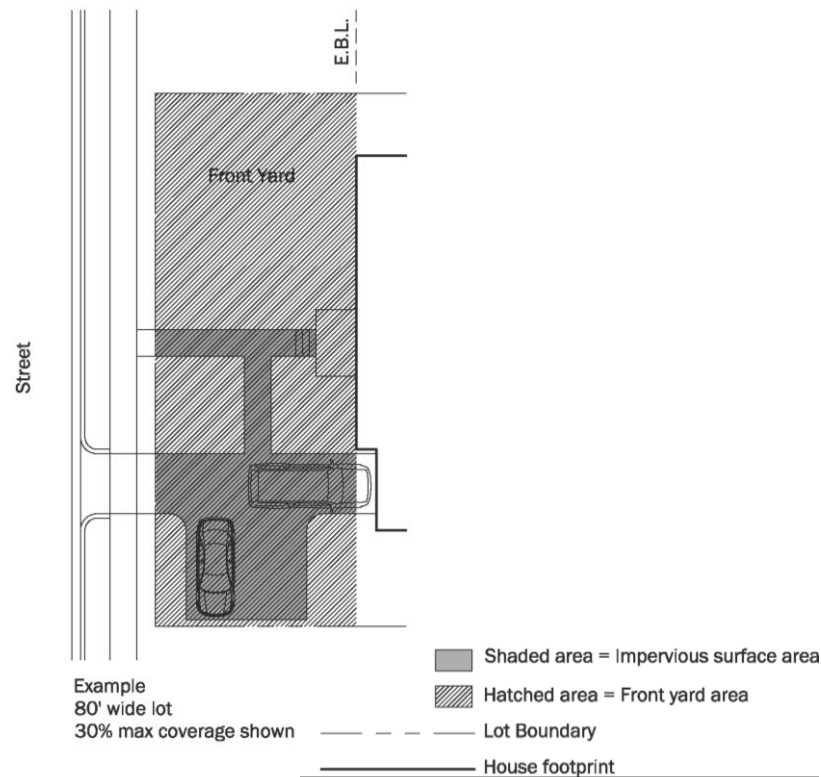
County standard is the same for “infill development,” however, the County excludes certain building elements.

Building Coverage

Front Yard, Non-Vegetative Surface Area Standard

Purpose: Protect green, open character of streetscape.

- The non vegetative surface area in the front yards shall not exceed 30% of the area of the front yard.
- Does not apply to houses on Brookville Road.



Ordinance reference: Chapter 7. Article 4. Section 7-402(h)(1)-(2) [pg. 13]

Not regulated by County.

Front Yard Non-Vegetative Surface Area

Accessory Structures Standard

Purpose: To limit the size of accessory structures.

- The height shall not exceed 20 feet to the highest point.
- The length of any wall plane shall not exceed 25 feet.

Ordinance reference: Chapter 7. Article 4. Section 7-402(f)(4)-(5) [pg. 12]

County: Must be located in and occupy no more than 20% of the rear yard. Must be 60 ft from front lot line, 5 ft from side and rear lot lines, and no more than 2 stories or 20 ft in height. Additional setbacks are required for accessory buildings of certain dimensions.

Curb Cuts and Driveway Width Standards

Purpose: Maximize green, open character of the street and front yard.

- There shall be no more than one curb cut per lot, no greater than 20 feet in width.
- Exceptions for Brookville Road are provided.
- No driveway shall exceed 10 feet in width in front of the front building line.

Ordinance reference: Chapter 7. Article 4. Section 7-402(i)-(j) [pg. 13]

Not regulated by County.

Front-Loading Garage Standard

Purpose: To maintain the green, open character of street and front yard.

- No more than one front-loading garage shall be permitted.
- Door width shall not exceed 10 feet.

Ordinance reference: Chapter 7. Article 4. Section 7-402(k) [pg. 13]

Not regulated by County.