### Section 4.4.8. Residential - 90 Zone (R-90) Standard Method Development Standards.

**For Guidance Only**

| Zone | R-90  
|      | Residential, one-family, detached. |
| Area Requirement | Minimum lot size 9,000 sq. ft. |
| Maximum Coverage | 30% including accessory buildings.  
**See Page 2 for infill development & lot coverage.** |
| Minimum Front Setback | 30 ft. or established building line (EBL), whichever is greater. EBL is not required for additions, only new one-family dwellings. |
| Minimum Side Setback | Total 25 ft.; one side 8 ft. 
Lot recorded between 1/1/54 - 5/31/58; total 21 ft.; one side 10 ft. OR 
Total 25 ft.; one side 8 ft. 
Lot recorded before 1/1/54, 7 ft. each side. 
Lot recorded between 3/6/1928 - 10/28/30 and if lot width is at least 40 ft. but less than 50 ft., 5 ft. each side. 
Lot recorded before 3/16/28, if lot width is 40 ft. or less, 5 ft. each side. |
| Minimum Side Street Setback | Abutting lot fronts on the Side Street and is in a Residential Detached Zone 30 ft. 
Abutting lot Does Not front on the Side Street or is not in a Residential Detached Zone 15 ft. |
| Minimum Rear Setback | 25 ft. 
Lot recorded before 1/1/54, 20 ft. 
Lot recorded between 9/30/41 - 12/31/53 minimum average depth of rear setback is 20 ft. but in no case less than 15 ft. at any one point. |
| Minimum Lot Frontage | 75 ft. at front building line. 
25 ft. at street line. |
| Maximum Building Height | 35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof. |

**Accessory Buildings**
The footprint of an accessory building must not exceed 50% of the footprint of the main building (one-family detached dwelling) or 600 sq/ft whichever is greater. This limit does not apply to a building accessory to an agricultural use. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.

| Rear yard only. | 20 ft. maximum height, measured to the highest point of roof surface. |
| Rear yard only. | 60 ft. Front setback |
| Rear yard only. | 30 ft. Side Street Setback, abutting lot fronts on the side street and is in a residential detached zone. |
| Rear yard only. | 15 ft. Side Street Setback, abutting lot does not front on the side street or is not in a residential detached zone. |
| Rear yard only. | 5 ft. Side Setback |
| Rear yard only. | 10 ft. Rear on a Corner lot where abutting lot fronts on the side street and is in a residential detached zone. |
| Rear yard only. | 5 ft. Rear Setback, if not otherwise addressed. |

Town of Garrett Park call 240-777-6240 for info.
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#### Remarks

1. See [Established Building Line Methods](#) on DPS website.
2. Additional setback required if length of accessory structure along a rear or side lot line has linear dimension greater than 24 ft., side or rear setback is increased 2 ft. of setback for every 2 ft. that the structure dimension exceeds 24 ft. This does not apply to swimming pools.
3. Additional setback required if bldg. ht. is greater than 15 ft. then side & rear setback is increased 2 ft. of additional setback for each foot of height over 15 ft.

#### INFILL DEVELOPMENT

Your project is considered infill development if the following apply:

- The lot was created:
  - By a plat recorded before January 1, 1978; or
  - By a plat of resubdivision that created fewer than 6 lots from a lot previously created by a plat recorded before January 1, 1978; on that lot is less than 25,000 square feet in area AND

- The construction proposed is:
  - A new detached house, OR
  - Demolition is more than 50% of the existing floor area of all floors of the dwelling; OR
  - Addition is more than 50% of the existing floor area of all floors of the dwelling.

#### INFILL DEVELOPMENT LOT COVERAGE - definition:

Area that may be covered by any building, including any accessory building, and any weather-proofed floor area above a porch. This does not include any bay window, chimney, porch, or up to 240 sq.ft. of a detached garage if it is less than 350 sq.ft. of floor area and less than 20 ft. in height.

#### Maximum Coverage for Infill Development Lots

<table>
<thead>
<tr>
<th>Lot area less than 6000 sq.ft.</th>
<th>30%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area equal to or greater than 6000 sq.ft. but less than 16,000 sq.ft.</td>
<td>30%, minus .001 multiplied by the square foot of lot area over 6000 sq.ft. See EXAMPLE below</td>
</tr>
<tr>
<td>Lot area equal to or greater than 16,000 sq.ft.</td>
<td>20%</td>
</tr>
</tbody>
</table>

#### EXAMPLE:

Your lot size is 9458 sq. ft.

- Minus 6000 sq. ft.
- Equals 3458 sq. ft.
- Multiply times .001
- Equals 3.45 percent
- Base Coverage 30.00 percent
- Minus 3.45 percent
- Equals 26.55 percent

This is the new maximum amount of lot coverage for this lot.