



Ordinance 244-2008 Chevy Chase Neighborhood Design Standards

Effective January 1, 2009

Unless otherwise noted, the proposed standards shall only apply to single-family detached residential dwellings.

1. **REAR YARD SETBACKS:**

- A. Measured 70' from the Front Building Plane (excludes porches) or 10' from the Rear Property Line, whichever is greater. Applies to all properties except those on Andover Drive, Garden Road, and Bates Creek Road.
- B. Measured 80' from the Front Building Plane (excludes porches) or 10' from the Rear Property Line, whichever is greater. This applies to all properties on Andover Drive, Garden Road, and Bates Creek Road.

2. **BUILDING HEIGHTS:** Maximum of 30' to highest ridge and maximum eave height (aka gutter line) at 2" floor ceiling line including dormers. (Excludes new additions which may exceed 30' in order to match existing ridge lines, eave height measured at top of fascia board)

3. **ROOF PITCH:** Minimum 7:12 slope for Gabled Primary Roofs (Excludes dormers, single story flat roofs, roofs built to match existing roof pitches, and for allowable projections per Article 15-5 of the Zoning Ordinance)

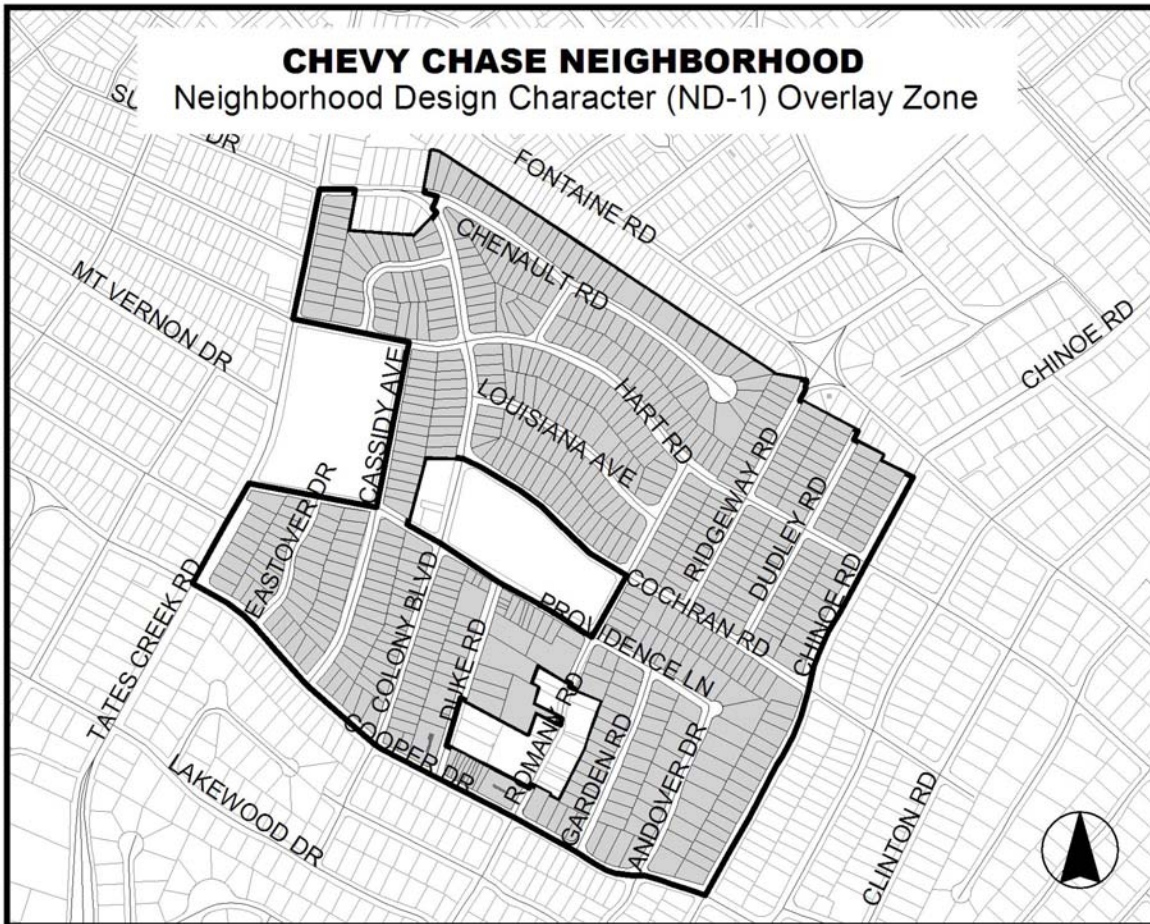
4. **WALL OPENINGS:** Minimum of 10% of the wall plane on each elevation of new construction is to be windows, doors and/or vented openings; however, no openings shall be required if Building Code requires Fire Ratings. (Excludes any new construction with a wall plane area of less than 150 square feet, chimneys, and side walls of dormers)

5. **PARKING FOR SINGLE-FAMILY ATTACHED AND MULTI-FAMILY DWELLINGS:** No parking in front of the front building plane of the principal structure on the lot. Garage doors shall not face the front building line. (Excludes detached garages)

6. **ACCESSORY STRUCTURES:** Maximum footprint of 800 square feet for all accessory structures per lot. Maximum 22' height to roof ridge, maximum 12' height to eave (aka gutter line). No exterior stairs shall be permitted. Maximum 50 percent of roof square footage allowed to be shed dormer. (Eave height measured at top of fascia board and does not apply to dormers, and no minimum roof pitch required on accessory structures)



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Addresses Included in the Chevy Chase ND-1 Overlay Zone:

310-395 Andover Drive	340-360 Duke Road (even addresses only)
201-299 Cassidy Avenue (odd addresses only)	131-191 Eastover Drive
300-356 Cassidy Avenue	300-372 Garden Road
125-250 Chenault Road	201-505 Hart Road
309-539 Chinoe Road	101-194 Louisiana Avenue
180-346 Cochran Road	100-165 Old Cassidy Avenue
401-435 Cochran Road (odd addresses only)	998-1144 Providence Lane (even addresses only)
1394-1506 Cochran Road	1200-1237 Providence Lane
300-377 Colony Boulevard	303-440 Ridgeway Road
951-1245 Cooper Drive (odd addresses only)	300-313 and 340 Romany Road
323-325 Cross Lane	901-1015 Tates Creek Road (odd addresses only)
305-436 Dudley Road	1405-1491 Tates Creek Road (odd addresses only)
300-335 Duke Road	