

## SUBDIVISION STANDARDS FOR THE TOWN OF CHEVY CHASE VIEW

Pursuant to Maryland Code, Article 28, Section 7-117.2, Chevy Chase View 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 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 Chevy Chase View. 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 and width. Generally, a lot would be considered to be of the same character with respect to street frontage if the frontage would be within 10% of the average frontage of typical lots in the immediate vicinity. Generally, a lot would be considered to be of the same character with respect to size if the size (square footage) is within 10% of the average size of typical lots in the immediate vicinity. Generally, a lot would be considered to be of the same character with respect to width if the width, at the building restriction line, would be within 10% of the average width of typical lots in the immediate vicinity.

“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” means all lots on the block on which the proposed lots would be located and all lots on confronting block(s). For corner lots, all confronting and caddie-corner blocks will be considered “confronting blocks”. The term “block” means a separately numbered or lettered block as shown on a recorded subdivision plat.