

# How to Be a Good Neighbor & Residents Guide to Montgomery County Maryland Rules

## County Leaves, grass clippings, yard waste rules

- **Every Friday The County will pick up Yard waste ([Holidays](#) can impact schedule)**
  - [Tree twigs / trimmings](#) must also be in a bag or be bundled up and tied with string / twine
  - Must be in a large paper bag
  - What is not accepted? [See here](#)
- **Illegal to dispose your leaves, grass clippings, yard waste, trash in the following ways**
  - Into storm drains, waterways, throwing it over the fence or dumping it in a nearby wooded area.
  - In dumpsters or containers that you don't own
  - Burning or Burying solid waste in a fire pit or other



## Recycling is provided by the County through your Tax Dollars

- Recyclables are glass or plastic bottles, cans, jars, plastic, paper, cardboard
- Free Scrap Metal pickup – Call #311 to schedule
- Willow Ridge Pickup is every Friday morning
- You can order a Recyclables bin [here](#).
- More general information can be found [here](#).

## Trash Service for Willow Ridge

J & J, Inc. (Discounted Rates for Willow Ridge) 301-898-2109

We have standardized on J & J with individual accounts.

Tuesday & Friday Pickups

<https://www.jandjinctrashservice.com>

J & J offer Trash Containers

Please do not put out basic bags, they get attacked by Crows and animals!!!



## County Noise Disturbance - Takes Two Parties Complaints for the county to act including

- Measured Noise Levels Exceeding (Many Phone Apps are available to measure noise levels)
- Daytime Levels:
  - Weekdays: 7am - 9pm;
  - Weekends & Holidays: 9am - 9pm
  - Noise Limit = 65 dBA
- Nighttime Levels:
  - Weekdays: 9pm - 7am;
  - Weekends & Holidays: 9pm - 9am
  - Noise Limit = 55 dBA
  - Two Party Complaint form is [HERE](#)

## Pet Waste “Pooper Scooper” Law and Animal Control and Anti-Cruelty Laws

An owner must not allow an animal to damage or defecate on property outside of the owner’s property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash. An owner must not allow an animal to enter private property without the property owner’s permission. **(\$100 fine)** see also [Animal Control and Anti-Cruelty Laws](#).

## Parking

Vehicles in a front yard must be parked on a surfaced area only (land where the natural surface has been altered by gravel, stone, brick, concrete, asphalt, or any other material that facilitates the parking of a motor vehicle). Temporary, short term parking is permitted on unpaved areas in the side and rear yard. If a vehicle is parked on the grass and causes damage to the grassy area, then it becomes a violation regardless of where it is parked, side or back. **How long can PODs remain in people’s driveways? Can they be in yards? On the street? Who enforces this?**

The Department of Permitting Services enforces the placement of metal storage containers commonly known as Conex boxes, sea containers or pods. Pods can be placed on private property (in driveways or in yard) for up to seven (7) days without a permit. For pods on residentially zoned property for eight (8) days or more, a building permit is required, the pod must be located in the rear of the property, and the pod must meet setback requirements for accessory structures.

§ 31-17. **Parking within thirty-five feet of intersections.** The parking of vehicles and trailers at any time § 31-16. Parking over twenty-four hours prohibited.

The parking of motor vehicles and trailers upon the highways, roads and streets in the county for a period longer than twenty-four (24) hours is hereby prohibited; except when not otherwise prohibited adjacent to property lines of owner’s residence or business. (1978 L.M.C., ch. 7, § 2.) on any improved public street within a distance less than thirty-five (35) feet from nearest curb line of an intersecting public street is prohibited; provided, that the area in which parking is thus prohibited and the curb space so affected shall be so designated by an appropriate sign or by yellow paint; provided, further, that it is the purpose and intent of this section to prevent the obstruction of the vision of anyone approaching an intersection. The term nearest curb line of an intersecting public street, as used in this section, shall be construed so that measurements shall be made from either the point of intersection of the actual curb or curb lines, or in cases of rounded corners from the point at which a straight extension of the nearest intersecting curb line would meet a straight extension of the nearest curb line of an intersecting public street. (1978 L.M.C., ch. 7, § 2.)

Review here [Q & A's \(montgomerycountymd.gov\)](http://montgomerycountymd.gov)

## Montgomery County Required Permits for Residents – [Department of Permitting Services](#).

Montgomery County has many rules and regulations and requires permits form many residential alterations, repairs, upgrades, additions. For fences, sheds to any structural change to your home. Listed below is information on many of the impacted residential changes that homeowners typically perform.

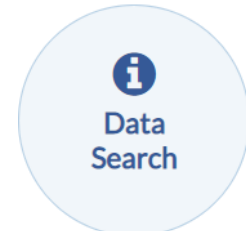
*Please note there is a Montgomery County  
**PERMIT** for most Changes!*

## County Permits are required for **Residential Alterations** including any of the following.

- Decks
- Driveways
- Exterior Doors
- Fences (including Replacements)
- Garage Modifications
- Gazebos
- Pools, Hot Tubs & Spa's
- House Modifications & Extensions
- Roofs
- Sheds
- Shutters
- Siding
- Solar Panels
- Other items including any General Contracting



Register a Complaint  
with the County



Check Status of a  
County Permit

A permit is required **prior** to construction, modification, reconstruction, or renovation to an existing or any accessory structure. Reconstruction includes partial demolition (that does not require a demolition permit) and rebuilding a structure or building. We ask that you contact the Willow Ridge Architectural Review Committee ([wrca.arc.md@gmail.com](mailto:wrca.arc.md@gmail.com)) for guidance and local approval before requesting a Montgomery County Permit

These structures or buildings are located on the same lot, are detached from the dwelling and their use is related to the use of the dwelling. An accessory structure or building on a residential lot must be in the rear yard.

If your project includes an accessory dwelling unit (ADU) such as accessory apartment, granny pod, backyard cottage or carriage house, among others, please read the [applicable requirements](#).

A permit is **not required** for painting, wallpapering, replacing a faucet, installing countertops, installing hardwood floors, tiles or carpeting if no structural changes are performed.

### **Permit and Code Enforcement!**

Have an [anonymous complaint](#) of a violation of an unapproved Alteration or Construction which may require a permit?

Need to check status if a permit has been obtained or if it is in process? [Check here](#).

The County takes [violations](#) seriously and follows a 6-step process of investigating, inspecting, reporting and enforcement.



## Decks Permits & Inspection

A building permit is required for all decks that are supported by footings regardless of the height above grade. For decks constructed with stairway illumination or hot tubs, spas, etc., an [electrical permit](#) may also be required.

[Montgomery County Residential Deck Details](#) may be used in lieu of construction plans for single span, single level decks. These decks cannot be constructed with roofs, screened porches, hot tubs, or other additional loads.

## Residential Fences

A permit is required to install any type of fence in Montgomery County. Replacement of an existing fence, **ORIGINALLY INSTALLED WITH A [FENCE PERMIT](#), with the same kind of fence in the same location at the same height, does not require a fence permit.**

<https://www.montgomerycountymd.gov/DPS/Process/rci/residential-fence.html>

If an existing fence was not installed with a [fence permit](#), the replacement fence must have a fence permit.

A fence, or other visual obstruction, on a corner lot in a residential zone can be a maximum height of 3 feet above the curb level for a distance of 15 feet from the intersection of the front and side street lines. A sight distance study may be required. The permittee must contact the Right of Way Inspection Unit for location verification.

Most fences in Willow Ridge and approved by Montgomery County and WRCA are 3 feet high split rail. Other options are available through the permitting process. There are different requirements for residents with [Pools](#).

## Residential Sheds

<https://www.montgomerycountymd.gov/DPS/Resources/Files/RCI/GuidelinesForSheds.pdf>

A building permit is required to install or construct any shed in Montgomery County. Single story sheds with a floor area of 200 square feet or less require no structural review but do require a final inspection to verify proper location and anchorage.

- County Permits are required for Sheds, they are considered Residential Accessory Structures [DPS - Residential Accessory Structure Permit Process \(montgomerycountymd.gov\)](#)
- Part of the County Permitting process is to complete their online permit process <https://www.montgomerycountymd.gov/DPS/Process/rci/residential-sheds.html>
- Also see [PDF Guideline / Overview](#) for Sheds which is not extremely helpful but a start.
- Here is the process and [link](#) <https://www.montgomerycountymd.gov/DPS/Process/rci/residential-sheds.html>

## **Residential Swimming Pool Permits & Inspection**

A building permit is required for construction, alteration, repair, or enlargement of any residential swimming pool. A pool is any artificial structure, either above or below ground, that is accessory to a residential setting and available only to the household and its guests for swimming, diving, wading, or recreational bathing.

Swimming pools installed prior to January 1, 1990, must be protected by a fence at least 42" tall or have an automatic swimming pool cover. Swimming pools installed after that date must be protected by an adequate barrier 60" tall. <https://www.montgomerycountymd.gov/DPS/Process/rci/residential-swimmingpool.html>

## **Residential Spa and Hot Tub Permits & Inspection**

A building permit is required for construction, alteration, repair, enlargement, of any permanent or [portable spa or hot tub](#) if it is installed within a building or outside a building for permanent installations or when installed on a deck or other structure.

No building permit is required for a **portable** hot tub or spa installed outside a dwelling.

## **Residential Photovoltaic (Solar) Permits & Inspection**

Residential photovoltaic (solar) systems are an alternative way to provide power to a home. The solar panels are usually attached to the roof of the house or other residential structure. They may also be built as a separate structure on the ground (in which case the solar array will be treated as a residential accessory structure).

Solar projects require two permits: a building permit (for the attachment of the solar panels) and an electrical permit (for the connection to the home's electrical service).

## **Restoration Repair Permits & Inspection**

A restore/repair permit is required to reconstruct or restore or replace any part of an existing building for its maintenance or to correct damage. The scope of the permit is limited to work on an element and, does not include complete or substantial replacement or other new work.

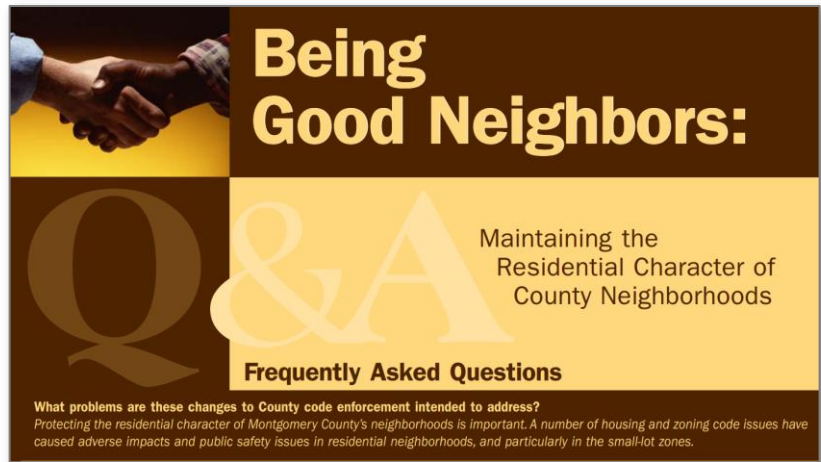
If your home has been damaged by fire or a weather event and you are returning it to "pre-damage condition" you must obtain, at a minimum, a restore/repair or other type of building permit. Trade permits may be required as well.

## **Home Business Requirements, Registration and Permits**

Any homeowner in Montgomery County, who operates a home-based business which generates more than five visits to the site per week, or who has a non-resident employee, must register his or her business with DPS. In addition, all home-health practitioners and lawn maintenance services are required to register. [See here](#)

**Being a Good Neighbor** Frequently asked questions – see [Link](#) or phone 311 Montgomery County’s Hot Line for Residents help and assistance.

Protecting the residential character of Montgomery County’s neighborhoods is important. A number of housing and zoning code issues have caused adverse impacts and public safety issues in residential neighborhoods, and particularly in the small-lot zones.



### **The Willow Ridge Civic Association**

**(WRCA)** is a voluntary organization established by residents in 1988 for the health, safety, and welfare of Willow Ridge. The WRCA aims at making Willow Ridge a friendly, family-oriented community. We help residents stay connected to each other and to issues affecting our community.

<https://www.willowridge.org/> or <https://www.facebook.com/groups/willowridgenpotomac>

In addition, the WRCA has an architectural committee whose task is to help residents comply with the community covenants. The WRCA is your liaison to the community and to the county. Please contact us if you have any problems, questions or suggestions.

### **Who's Who**

- President - Jeff Odom
- Vice President - Munish Mehra
- Treasurer - Amy D'Elia
- Special Projects - Steve Lawrence
- Secretary – Open



### **WRCA Dues**

We ask that residents pay just \$50 annually.

The bulk of the budget is dedicated to the maintenance of the entrance to the community. We have insurance for the stone entrance signs and take care of landscape maintenance there. We need everyone to participate to keep the dues so low! Please contribute to the WRCA the next time we collect dues. Click the link to the right for our 2020-2021 Dues and News [2020-dues-and-news.pdf](#)

We also organize a variety of social events, and maintain a website to keep you up to date on community news.

### **Let us Hear From You!**

Please feel free to contact us at any time with questions and concerns. Email [WRCA.Board.Md@gmail.com](mailto:WRCA.Board.Md@gmail.com)

### **Get Involved**

Be more active in the neighborhood. It's easy, important, and fun.

**Phone 311 Montgomery County’s Residents Hot Line for all help, assistance, questions & details**

May 2021

