



MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000

SHADE STRUCTURE CRITERIA

- Freestanding, permanent shade structures – including gazebos – and shade structures attached to the house such as pergolas and trellises, will be permitted year-round in the rear yards of single-family detached houses, the rear yards of townhouses and the rear yards of zero-lot-line houses. An application must be submitted before installation of a permanent shade structure.
- The height of shade structures in the rear of townhome and zero lot line homes must not exceed 8 feet at the highest point. The height of shade structures in the rear yard of single-family homes will be considered on an individual basis based on the location of the shade structure and its impact on the design of the house and the community.
- Freestanding shade structures will be permitted in the enclosed yard of back-to-back and four-plex houses and on rear, elevated decks of townhomes on a seasonal basis only (April 1 – October 31). During non-seasonal months, the structures must be removed. Temporary shade structures must not exceed 8 feet at the highest point. An application is not required for a seasonal shade structure, but if they do not comply with these criteria and are reported to the Architectural Standards Department, they will be cited as an architectural violation.
- Only one shade structure will be considered per residence.
- Only solid wood or sturdy metal framing will be considered as a support for a fabric shelter.
- If the shade structure is covered in cloth, only cloth fabric in solid, neutral colors will be considered to cover the framing. Shade structures with a solid or trellised roof will also be permitted in a neutral color.
- Framing for freestanding shade structures covered in fabric may not remain in the yard when the fabric is removed.

Questions: Call or e-mail Architectural Standards at (240)-243-2364 or archadmin@mvf.org

All Architectural Standards information including community criteria is available on www.montgomeryvillage.com. Property Improvement Request applications are available at www.montgomeryvillage.com/pir. Approved by the MVF Board of Directors 4/23/2020.