

ORDINANCE NO. _____

ORDINANCE: To amend City Code Chapter 25, titled "Zoning Ordinance," to revise development standards within the Lincoln Park Neighborhood Conservation District Zone to be consistent with the 2025 Lincoln Park Conservation District Plan Amendment

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND that Chapter 25 of the Rockville City Code entitled "Zoning Ordinance" be amended as follows:

Chapter 25
ZONING ORDINANCE

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ARTICLE 14. – SPECIAL ZONES

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Sec. 25.14.03. – Lincoln Park neighborhood conservation district.

- a. *Development standards for lots.* Lots within the Lincoln Park conservation district are subject to the following development standards:
 1. Assemblage of separate lots for new development is not permitted;
 2. Resubdivision of existing original lots is not permitted; and
 3. New pipestem lots are not permitted.
- b. *Standards for new construction.*
 - ~~1. New construction or additions must conform to all other applicable building code and safety regulations of the City as well as the Lincoln Park neighborhood conservation district standards. A City building permit is required for all construction.~~
 12. The maximum building footprint of the primary dwelling on a lot is 1,800 square feet or the maximum lot coverage of the property's base zone, whichever is less. The 1,800 square foot maximum building footprint in this section does not include an unenclosed porch attached to the primary dwelling and facing a street frontage. The lot coverage will be twenty five (25) percent of the maximum square footage of the smallest new lot size permitted, six thousand (6,000) square feet. This allows one thousand five hundred (1,500) square feet of combined lot coverage, which would include the house footprint and any detached accessory structures such as a

~~garage or garden shed. The lot coverage includes the total of all roofed structures including garages and sheds.~~

- ~~23. The maximum actual height of a structure new construction, a building, or addition, is twenty-five (25) 30 feet from the existing grade to the peak of the roof. A 29-foot height may be permitted for designs using a graduated 45-degree line of sight slope from the front property line to the highest point of the new construction. A front porch or a substantial portico to visually separate the stories on the front elevation wall would satisfy this requirement.~~
 - ~~34. The minimum front setback is 25 feet. New buildings should follow prevailing irregular setback patterns and not line up in a row. A two- to five-foot deviation from an adjacent structures' front setback is recommended. The minimum front setback is twenty-five (25) feet.~~
 - ~~5. Infill new house construction should be designed so that the organization of the street-facing facades closely relates to any surrounding buildings.~~
 - ~~6. Additions should be constructed on the rear of the building or on a side, whichever has less impact on the character of the structure and streetscape.~~
 - ~~7. Roof heights of new additions should not dominate original rooflines. A graduated 45-degree line of sight slope from the front property line to the highest point of the addition may be acceptable with an appropriate design.~~
 - ~~8. Materials and design elements for new construction or additions should be selected that are sympathetic with surrounding buildings in the zone.~~
 - ~~9. Mechanical systems should be incorporated into new construction in an inconspicuous manner.~~
- c. *Building footprint* ~~*Lot coverage—standard for additions to existing one-story homes. Notwithstanding subsection b.1 of this section, if*~~ *If an existing one-story house is retained after construction of an addition to a primary dwelling, the addition may increase the maximum building footprint of the primary dwelling to 2,100 square feet or the maximum lot coverage of the property's base zone, whichever is less. The 2,100 square foot maximum building footprint in this section does not include an unenclosed porch attached to the primary dwelling and facing a street frontage. an addition to bring total lot coverage up to thirty-five (35) percent of the smallest lot size available or to two thousand one hundred (2,100) square feet is permitted. However* Notwithstanding the foregoing, the

total of the addition cannot exceed the present total square footage of the house without obtaining a new single-unit dwelling permit.

d. *Streets.*

1. New streets and private access driveways that function as streets are not permitted.
2. Culs-de-sac accessing structures set back from the main roads are not permitted.

e. *Alternative compliance.* The Chief of Zoning may approve a design for a primary dwelling that deviates from one or more of the standards in subsections b and c of this section upon finding that the design:

1. Meets or exceeds the purpose and intent of the standard for which alternative compliance is requested;
2. Provides an equal or better design solution in terms of livability for residents and impacts on neighboring property; and
3. Accomplishes one or more of the following goals:
 - i. Conserves and strengthens the unique identity and sense of place that exists among residents in the neighborhood;
 - ii. Promotes complementary and context-sensitive development between new and existing structures, while also allowing for creative design; and
 - iii. Maintains and enhances a walkable and pedestrian-friendly environment.

This subsection does not authorize the Chief of Zoning to approve a deviation from any standard of a property's base zone or any other provisions of this chapter.

~~*Variance conservation district standards.* Requests for a variance from the Lincoln Park conservation district standards are processed by the City Board of Appeals in the same manner as a variance from other regulations of this chapter are processed.~~

f. *Institutional uses.* Institutional uses are exempt from the requirements of subsections b and c of this section.

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I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of _____, 2025.

Sara Taylor-Ferrell,

City Clerk/Director of Council Operations