



City of
Rockville
Get Into It

TXT2025-00268, to Modify Parking Requirements for Certain Types of Residential Dwellings

Public Hearing

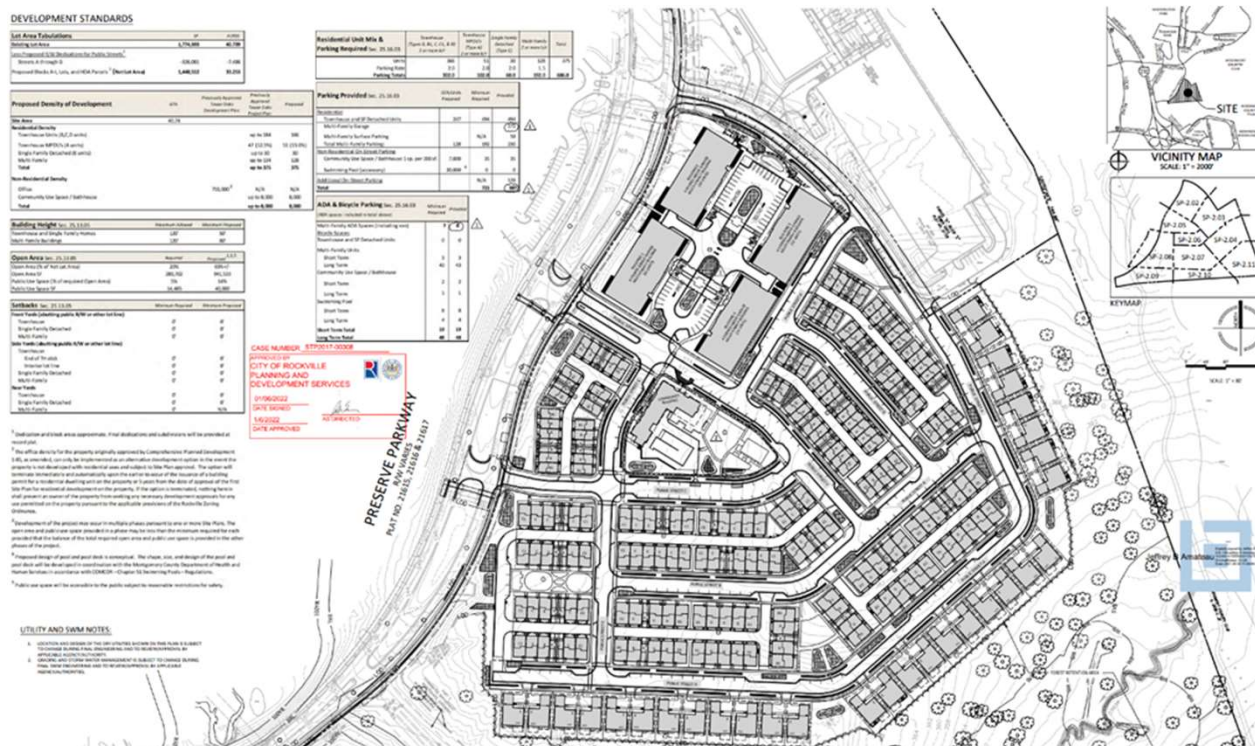
March 3, 2025

Outline

- **Introduction and Purpose**
- **Background**
- **Proposed ZTA**
- **Next Steps**

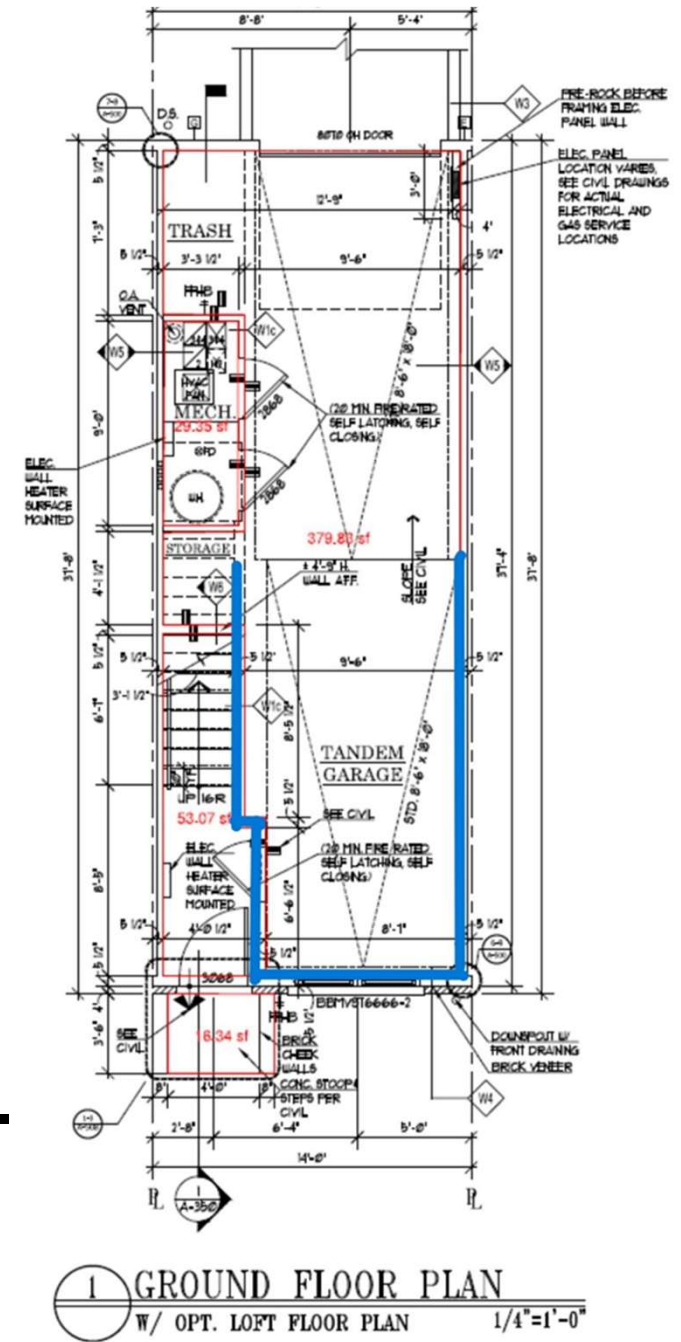
Background

- ZTA proposed as a solution for 35 of 51 MPDUs (Allan Model) built at the Preserve at Tower Oaks with one of two parking spaces not meeting the required width.



Background

- **Interior parking space measures 8'7" in width for a distance of 7 feet from the head of the space.**
- **Some units have encroaching steps also.**
- **Owners of several units began unpermitted construction within the noncompliant parking spaces.**



Involvement of Impacted Residents

- **Several meetings were held with Allan Model Townhome owners and representatives from the HOA and EYA.**
 - **Parking study completed by a firm hired by EYA and determined sufficient parking available.**
 - **Offer made by EYA to fix the garage widths – only two owners were interested.**
 - **None of the Allan Model owners object to ZTA.**
 - **Owners informed that permits can be issued for construction; they need to address any approvals based on HOA covenants.**

Proposed Zoning Text Amendment

- **Amend Article 16, Parking to allow one parking space to be required for certain residential units:**
 - **Must be a townhouse MPDU within a Planned Development (PD)**
 - **Require on-street parking spaces be provided at a rate of 0.5 spaces per townhouse unit**
 - **Pedestrian access from the unit's development is within 7/10 mile of a transit station entrance, bus stop, or parking facility**

Expected Results of ZTA

- **Non-compliant garage space not considered as a parking space;**
- **Allowing for permitted construction in the area containing the noncompliant parking space; and**
- **Does not change the minimum city-wide requirement for two (2) spaces per lot per townhouse unit;**
- **Allows reduction of the amount of required parking for a townhouse MPDU in a site plan that has already been approved.**

Public Testimony

- **General support for ZTA as a solution to the parking issue**
- **Concerns about bioswale crossings - being addressed by DPW and the community.**
- **Allow for a 20-foot long parking space, requested by Reserve at Tower Oaks HOA**

Planning Commission Recommendation

- **Recommended approval of the ZTA as a solution to the noncompliant parking issue**
- **Concerns about inequitable treatment of MPDUs with reduced parking vs. market rate units**
- **Concerned about future unintended consequences if future developments use the new standard**

Next Steps

- **Mayor and Council Discussion and Decision**