



City of
Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

<OWNNAME1>, <OWNNAME2>
<OWNADD1>
<OWNADD2>
<OWNCITY>, <OWNSTATE> <OWNERZIP>

October 23, 2024

Dear Property Owner,

This letter is in reference to your property located at <ADDRESS> in Rockville, Maryland. This property is recommended for rezoning in the Rockville 2040 Comprehensive Plan (“comprehensive plan”), which was adopted in 2021. Zoning promotes coordinated development by identifying a property’s permitted uses and regulating the form of development, such as building height, setbacks from property lines, and parking and access requirements.

The city is now working to implement the comprehensive plan. As part of this effort, we are undertaking a Zoning Ordinance Rewrite & Comprehensive Map Amendment (CMA). **Your property is recommended to be rezoned through the comprehensive amendment to the city’s zoning map.** Your property may also be adjacent to other properties recommended to be rezoned. The CMA will help to align the city’s zoning with the comprehensive plan and make it simpler to understand and administer the city’s Zoning Ordinance. Updating zoning rules and regulations will support policies to improve quality of life, prepare for new and innovative businesses and construction methods, and address the future demands of the city.

Specifically, your property is recommended to be rezoned to “<PROP_ZONE>.”

Property address: <ADDRESS>
Current (existing) zone: <CURR_ZONE>
Recommended (future) zone: <PROP_ZONE>

Visit <https://tinyurl.com/ms7ecwzb> to view an interactive map with zoning changes recommended by the comprehensive plan. You can also read the Rockville 2040 Comprehensive Plan and see references to impacted properties online at www.rockvillemd.gov/200/Rockville-2040-Comprehensive-Plan. Additionally, the enclosed “Zoning Districts Quick Reference” document provides information related to Rockville’s existing zones, as well as one new zone that is being created.

The limited number of rezonings are recommended for one of two reasons:

- a) *The comprehensive plan recommends a change in land use for the property, which also requires a change to the zone that applies to a property.* During the preparation of the Rockville 2040 Comprehensive Plan, all properties in the City were reviewed and considered for future zoning changes to reflect changing community needs and allow for desired land uses. Properties that were determined to be appropriate for such zoning changes were identified in the Plan. However, because the Plan is a guiding policy document and not a legal mechanism, it recommended and did not

implement the recommended changes in zone. These recommended rezonings were included in the comprehensive plan public process; now, the CMA will legally implement these recommendations. *This is the reason you are receiving this mailing.*

- b) *City staff and their consultants recommend consolidating two zones into one.* In limited cases, city staff and their consultants are recommending to consolidate one zone with another. This is intended to eliminate redundancy and make it simpler to understand and administer the city's Zoning Ordinance. In these instances where a zone is going away, the properties that are currently within that zone will be recommended for rezoning to another zone.

The city will be hosting a series of virtual meetings specifically for owners of properties recommended for rezoning and owners of properties within 100 feet. At these meetings, city staff will provide details on the comprehensive plan's proposed rezonings and opportunities for engagement. The meetings will include time for you to ask questions in smaller, virtual "break-out" rooms. **We encourage you to attend one of our upcoming workshops for property owners to learn more and ask questions:**



Tuesday, November 12 at 7p.m. | virtual meeting held via Webex. Register for the meeting at

<https://tinyurl.com/5x9cpk79>



Wednesday, November 13 at 3:30p.m. | virtual meeting held via Webex. Register for the meeting at

<https://tinyurl.com/2de3wp35>



Thursday, November 14 at 10:00a.m. | virtual meeting held via Webex. Register for the meeting at

<https://tinyurl.com/daydfduy>

The Comprehensive Map Amendment is associated with the city's ongoing Zoning Ordinance Rewrite, a comprehensive initiative to update the city's Zoning Ordinance to ensure that the regulations better implement the city's vision and goals as outlined in the comprehensive plan; support current policy and trends; and make the ordinance easy to use. This is a long-term project that is anticipated to be complete in Spring 2026. Both the CMA and the Zoning Ordinance Rewrite will be the subject of public hearings before the Mayor and Council that will happen later, in the "Adoption" phase of this process.

For more information about the Zoning Ordinance Rewrite & Comprehensive Map Amendment and to "subscribe" to updates, visit engagerockville.com/ZoningRewrite. There is ample time in this process to get involved and share your thoughts. If you have additional questions or concerns, please contact the project team at zoning@rockvillemid.gov or 240-314-8200.

Sincerely,

R. James Wasilak, AICP
Chief of Zoning

To find this information in your language, visit engagerockville.com/oningrewrite, open the Select Language button in the upper right corner of the page, and scroll to the News Feed.

Para encontrar esta información en su idioma, visite engagementrockville.com/zoningrewrite, abra el botón Seleccionar idioma en la esquina superior derecha de la página y desplácese hasta el Canal de noticias.

要以您的语言查找此信息，请访问engagerockville.com/zoningrewrite，打开页面右上角的“选择语言”按钮，然后滚动到新闻提要。

Pour trouver ces informations dans votre langue, visitez engagerockville.com/zoningrewrite, ouvrez le bouton Sélectionner la langue dans le coin supérieur droit de la page et faites défiler jusqu'au fil d'actualité.

이 정보를 귀하의 언어로 찾으려면 engagerockville.com/zoningrewrite를 방문하여 페이지 오른쪽 상단에 있는 언어 선택 버튼을 열고 뉴스 피드로 스크롤하세요.

City of Rockville

Comprehensive Map Amendment FAQs

For a full list of FAQs, including questions and answers related to the ongoing associated Zoning Ordinance Rewrite, and to “subscribe” for project updates, visit engagerockville.com/zoningrewrite

1) What is a Comprehensive Map Amendment?

A Comprehensive Map Amendment (CMA) is a legislative process that changes to the city’s official zoning map to better reflect community needs and land use goals. A CMA alters the zoning classifications (or “rezones”) properties within a jurisdiction. In Rockville, only some of the city’s properties are recommended to be rezoned, while many of the properties will be recommended to retain the same zoning they already have so the existing zoning will be confirmed. The CMA will help to align the city’s zoning with the Rockville 2040 Comprehensive Plan.

A new zoning map will be adopted – but not until it has gone through a public review process, along with the Zoning Ordinance Rewrite. For more information on the process and how to be involved, see the question, “How do I get involved in the Comprehensive Map Amendment process?”

2) Why rezone properties through a Comprehensive Map Amendment (CMA)?

Comprehensively amending the city’s zoning map will help to align the city’s zoning with the Rockville 2040 Comprehensive Plan and make it simpler to administer the city’s zoning ordinance. A limited number of rezonings are recommended for one of two reasons:

- a) *The Rockville 2040 Comprehensive Plan recommends a change in land use for the property, which also requires a change to the zone that applies to a property.* During the preparation of the Rockville 2040 Comprehensive Plan, all properties in the City were reviewed and considered for future zoning changes to reflect changing community needs and allow for desired land uses. Properties that were determined to be appropriate for such zoning changes were identified in the Plan. However, because the Plan is a guiding policy document and not a legal mechanism, it recommended and did not implement the recommended changes in zone. These recommended rezonings have already been vetted with the community through the Rockville 2040 Comprehensive Plan process; now, the CMA will legally implement these recommendations.
- b) *City staff and their consultants recommend consolidating two zones into one.* In limited cases, city staff is recommending to consolidate one zone with another. This is intended to eliminate redundancy and make it simpler to understand and administer the city’s zoning ordinance. In these instances where a zone is going away, the properties that are currently within that zone will be recommended for rezoning to another zone.

3) Does the Comprehensive Map Amendment affect what individuals can do with their property?

The Comprehensive Map Amendment (CMA) will change the city’s official zoning map. Zoning regulates what structures and land are used for, where a structure may be located on a lot, and how big structures can be. It also regulates other elements of site development, such as forest and tree preservation, accessory structures, parking, and the processes by which new development can be approved.

The CMA will not prevent an owner from exercising their rights to use and enjoy their property; however, if a rezoning is recommended for your property, that could impact the type of uses that are allowed, as well as how the site can be developed in the future.

4) Is the City taking my (or my neighbor’s) property? Should I be concerned about eminent domain?

No, the city **is not** taking any properties; and the city also **is not** exercising eminent domain. The Comprehensive Map Amendment will not result in any changes in property ownership or directly impact property ownership in any way.

5) Does the Comprehensive Map Amendment affect the school(s) my child attends?

No, the Comprehensive Map Amendment will not change the school(s) your child currently attends or is planned to attend in the future. The City of Rockville's land use zoning does not impact the school attendance clusters defined by Montgomery County Public Schools.

6) Does the Zoning Ordinance Rewrite or Comprehensive Map Amendment affect city elections or election processes?

No, the Zoning Ordinance Rewrite and Comprehensive Map Amendment does not impact elections or election processes. The City of Rockville's land use zoning does not impact elections and election processes as administered by the City Clerk's office in accordance with State and local law.

7) Who makes the final decision to approve the Comprehensive Map Amendment?

The CMA is a legislative process. The Mayor and Council of the City of Rockville must make the final decision to approve, alter, or deny any of the changes recommended by the Comprehensive Map Amendment. Until the Mayor and Council make a decision to approve the changes proposed by the CMA, these changes will not take effect.

Although other boards and commissions, such as the city's Planning Commission, may review and make recommendations for the CMA, only the Mayor and Council has the authority to enact an ordinance implementing the changes proposed by the CMA.

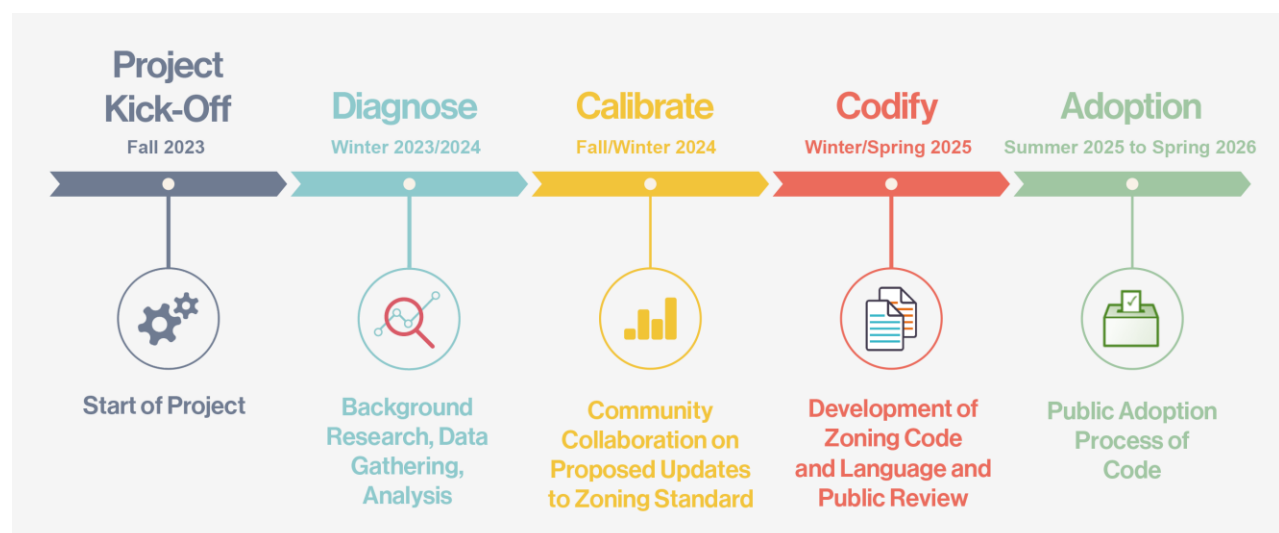
There will be many opportunities for property owners to engage with the city throughout the process before the CMA is considered by the Mayor and Council for final approval.

8) Are there opportunities for me to become engaged with this process?

Before the new zoning map is adopted, city staff will host workshops for the general public and present recommendations to the Planning Commission and Mayor and Council. There will be a public hearing with associated comment period that will provide a platform for community members to voice their opinions and ask questions. The public hearing will occur during the "Adoption" portion of the process, which is planned to occur from summer 2025 to spring 2026.

9) What is the expected timeline for the Comprehensive Map Amendment process?

The CMA is proceeding on the same timeline as the Zoning Ordinance Rewrite.



City of Rockville

Zoning Districts Quick Reference

This document provides brief descriptions of many of Rockville's existing and proposed zoning districts. The city is currently updating its Zoning Ordinance. Additional information for zones as they currently exist can be found in the city's Zoning Ordinance at library.municode.com/md/Rockville.

Industrial, Light (IL): Lower impact industrial zone allowing live-work units.

Mixed-Use Business (MXB): Intended for areas that are either currently developed or recommended for development primarily for retail sales, neighborhood services, home improvement services, and compatible residential development in areas convenient to both higher-density commercial zones and single-unit detached residential uses. This zone allows for a range of densities as determined by the applicable master plan and permits retail, service, office, and residential uses.

Mixed-Use Commercial (MXC): Intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single-unit detached residential uses. This zone allows for low density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited.

Mixed-Use Corridor District (MXCD): Intended for areas along major highway corridors outside of the Mixed Use Transit District Zone areas, it allows for medium density development of retail, office, and residential uses. Because of the nature of highway corridor areas, the zone provides flexibility in the siting of buildings relative to major roadways and other site requirements to accommodate service drives and required parking.

Mixed-Use Corridor Transition (MXCT): Intended for areas that are located between areas currently developed or recommended for development as medium to high-intensity development and areas developed or recommended for residential development or parks within residentially zoned areas. This zone allows for medium density development of residential and office uses, as well as neighborhood-serving retail and service uses.

Mixed-Use Employment (MXE): Intended for areas that are either currently developed or are recommended for development primarily for office, light industrial, industrial park, and similar employment-generating uses, this zone also allows for medium to high density development of office, retail, and residential uses. A mix of office and residential uses, including live/work units, is encouraged.

Mixed-Use Neighborhood Commercial (MXNC): Intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single unit detached residential uses. This zone allows for low to moderate density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited.

Mixed-Use Transition (MXT): Intended for areas that are located between moderate or high-density development and single-unit detached residential neighborhoods. This zone allows for development of low density multi-unit, attached and townhouse residential development, and may include other neighborhood-serving uses.

City of Rockville

Zoning Districts Quick Reference

Mixed-Use Transit District (MXTD): Intended for use in areas near Metro stations, it allows for high-density development of retail, office, and residential uses consistent with the recommendations of the Plan.

Park (PARK): A zone placed on all city parks and recreation areas to provide for open space, recreational, and other compatible uses.

Residential Estate (R-400): Allows single unit detached dwellings with a 40,000 square feet minimum lot area.

Residential Office (RO) **New zone:** A new zone to allow only residential and office uses, with multi-family residential a conditional use on properties with existing residential structures to avoid demolition of existing historic structures.

Residential Medium Density, Infill (RMD – Infill): An existing zone being enhance to allow a diverse range of housing types, including duplexes, multiplexes (up to six units), and townhouses/row houses, in addition to single-unit detached dwellings.

Residential Medium Density 10 (RMD-10): 20,000 square feet minimum tract area; Allows single-unit detached, semi-detached, townhouses, two-unit, and multiple-unit residential dwellings up to 10 dwelling units/acre.

Residential Medium Density 15 (RMD-15): 1-acre minimum tract area; Allows detached, attached, two-unit, and multiple-unit residential dwellings up to 15 dwelling units/acre.

Residential Medium Density 25 (RMD-25): 2-acre minimum tract area; Allows detached, attached, two-unit, and multiple-unit residential dwellings up to 25 dwelling units/acre.

Single Unit Detached Dwelling, Residential (R-60): Allows single unit detached dwellings with a 6,000 (or 5,000) square feet minimum lot area.

Single Unit Detached Dwelling, Residential (R-75): Allows single unit detached dwellings with a 7,500 square feet minimum lot area.

Single Unit Detached Dwelling, Restricted Residential (R-90): Allows single unit detached dwellings with a 9,000 square feet minimum lot area.

Single Unit Semi-Detached Dwelling, Residential (R-40): Allows single unit detached and semi-detached dwellings with a 4,000 square feet minimum lot area.



City of
Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

<OWNNAME1>, <OWNNAME2>
<OWNADD1>
<OWNADD2>
<OWNCITY>, <OWNSTATE> <OWNERZIP>

October 23, 2024

Dear Property Owner,

This letter is in reference to your property located at <ADDRESS> in Rockville, Maryland. This property is located within 100 feet of property(ies) recommended for rezoning in the Rockville 2040 Comprehensive Plan (“comprehensive plan”), which was adopted in 2021. Zoning promotes coordinated development by identifying a property’s permitted uses and regulating the form of development, such as building height, setbacks from property lines, and parking and access requirements.

The city is now working to implement the comprehensive plan. As part of this effort, we are undertaking a Zoning Ordinance Rewrite & Comprehensive Map Amendment (CMA). The CMA will help to align the city’s zoning with the comprehensive plan and make it simpler to understand and administer the city’s Zoning Ordinance. Updating zoning rules and regulations will support policies to improve quality of life, prepare for new and innovative businesses and construction methods, and address the future demands of the city.

Visit <https://tinyurl.com/ms7ecwzb> to view an interactive map with zoning changes recommended by the comprehensive plan. You can also read the Rockville 2040 Comprehensive Plan and see references to impacted properties online at www.rockvillemd.gov/200/Rockville-2040-Comprehensive-Plan. Additionally, the enclosed “Zoning Districts Quick Reference” document provides information related to Rockville’s existing zones, as well as one new zone that is being created.

The limited number of rezonings are recommended for one of two reasons:

- a) *The comprehensive plan recommends a change in land use for the property, which also requires a change to the zone that applies to a property.* During the preparation of the Rockville 2040 Comprehensive Plan, all properties in the City were reviewed and considered for future zoning changes to reflect changing community needs and allow for desired land uses. Properties that were determined to be appropriate for such zoning changes were identified in the Plan. However, because the Plan is a guiding policy document and not a legal mechanism, it recommended and did not implement the recommended changes in zone. These recommended rezonings were included in the comprehensive plan public process; now, the CMA will legally implement these recommendations. *This is the reason you are receiving this mailing.*

- b) *City staff and their consultants recommend consolidating two zones into one.* In limited cases, city staff and their consultants are recommending to consolidate one zone with another. This is intended to eliminate redundancy and make it simpler to understand and administer the city's Zoning Ordinance. In these instances where a zone is going away, the properties that are currently within that zone will be recommended for rezoning to another zone.

The city will be hosting a series of virtual meetings specifically for owners of properties recommended for rezoning and owners of properties within 100 feet. At these meetings, city staff will provide details on the comprehensive plan's proposed rezonings and opportunities for engagement. The meetings will include time for you to ask questions in smaller, virtual "break-out" rooms. **We encourage you to attend one of our upcoming workshops for property owners to learn more and ask questions:**



Tuesday, November 12 at 7p.m. | virtual meeting held via Webex. Register for the meeting at

<https://tinyurl.com/5x9cpk79>



Wednesday, November 13 at 3:30p.m. | virtual meeting held via Webex. Register for the meeting at

<https://tinyurl.com/2de3wp35>



Thursday, November 14 at 10:00a.m. | virtual meeting held via Webex. Register for the meeting at

<https://tinyurl.com/daydfduy>

The Comprehensive Map Amendment is associated with the city's ongoing Zoning Ordinance Rewrite, a comprehensive initiative to update the city's Zoning Ordinance to ensure that the regulations better implement the city's vision and goals as outlined in the comprehensive plan; support current policy and trends; and make the ordinance easy to use. This is a long-term project that is anticipated to be complete in Spring 2026. Both the CMA and the Zoning Ordinance Rewrite will be the subject of public hearings before the Mayor and Council that will happen later, in the "Adoption" phase of this process.

For more information about the Zoning Ordinance Rewrite & Comprehensive Map Amendment and to "subscribe" to updates, visit engagerockville.com/ZoningRewrite. There is ample time in this process to get involved and share your thoughts. If you have additional questions or concerns, please contact the project team at zoning@rockvillemd.gov or 240-314-8200.

Sincerely,

R. James Wasilak, AICP
Chief of Zoning

To find this information in your language, visit engagerockville.com/zoningrewrite, open the Select Language button in the upper right corner of the page, and scroll to the News Feed.

Para encontrar esta información en su idioma, visite engagementrockville.com/zoningrewrite, abra el botón Seleccionar idioma en la esquina superior derecha de la página y desplácese hasta el Canal de noticias.

要以您的语言查找此信息，请访问engagerockville.com/zoningrewrite，打开页面右上角的“选择语言”按钮，然后滚动到新闻提要。

Pour trouver ces informations dans votre langue, visitez engagerockville.com/zoningrewrite, ouvrez le bouton Sélectionner la langue dans le coin supérieur droit de la page et faites défiler jusqu'au fil d'actualité.

이 정보를 귀하의 언어로 찾으려면 engagerockville.com/zoningrewrite를 방문하여 페이지 오른쪽 상단에 있는 언어 선택 버튼을 열고 뉴스 피드로 스크롤하세요.

City of Rockville

Comprehensive Map Amendment FAQs

For a full list of FAQs, including questions and answers related to the ongoing associated Zoning Ordinance Rewrite, and to “subscribe” for project updates, visit engagerockville.com/zoningrewrite

1) What is a Comprehensive Map Amendment?

A Comprehensive Map Amendment (CMA) is a legislative process that changes to the city’s official zoning map to better reflect community needs and land use goals. A CMA alters the zoning classifications (or “rezones”) properties within a jurisdiction. In Rockville, only some of the city’s properties are recommended to be rezoned, while many of the properties will be recommended to retain the same zoning they already have so the existing zoning will be confirmed. The CMA will help to align the city’s zoning with the Rockville 2040 Comprehensive Plan.

A new zoning map will be adopted – but not until it has gone through a public review process, along with the Zoning Ordinance Rewrite. For more information on the process and how to be involved, see the question, “How do I get involved in the Comprehensive Map Amendment process?”

2) Why rezone properties through a Comprehensive Map Amendment (CMA)?

Comprehensively amending the city’s zoning map will help to align the city’s zoning with the Rockville 2040 Comprehensive Plan and make it simpler to administer the city’s zoning ordinance. A limited number of rezonings are recommended for one of two reasons:

- a) *The Rockville 2040 Comprehensive Plan recommends a change in land use for the property, which also requires a change to the zone that applies to a property.* During the preparation of the Rockville 2040 Comprehensive Plan, all properties in the City were reviewed and considered for future zoning changes to reflect changing community needs and allow for desired land uses. Properties that were determined to be appropriate for such zoning changes were identified in the Plan. However, because the Plan is a guiding policy document and not a legal mechanism, it recommended and did not implement the recommended changes in zone. These recommended rezonings have already been vetted with the community through the Rockville 2040 Comprehensive Plan process; now, the CMA will legally implement these recommendations.
- b) *City staff and their consultants recommend consolidating two zones into one.* In limited cases, city staff is recommending to consolidate one zone with another. This is intended to eliminate redundancy and make it simpler to understand and administer the city’s zoning ordinance. In these instances where a zone is going away, the properties that are currently within that zone will be recommended for rezoning to another zone.

3) Does the Comprehensive Map Amendment affect what individuals can do with their property?

The Comprehensive Map Amendment (CMA) will change the city’s official zoning map. Zoning regulates what structures and land are used for, where a structure may be located on a lot, and how big structures can be. It also regulates other elements of site development, such as forest and tree preservation, accessory structures, parking, and the processes by which new development can be approved.

The CMA will not prevent an owner from exercising their rights to use and enjoy their property; however, if a rezoning is recommended for your property, that could impact the type of uses that are allowed, as well as how the site can be developed in the future.

4) Is the City taking my (or my neighbor’s) property? Should I be concerned about eminent domain?

No, the city **is not** taking any properties; and the city also **is not** exercising eminent domain. The Comprehensive Map Amendment will not result in any changes in property ownership or directly impact property ownership in any way.

5) Does the Comprehensive Map Amendment affect the school(s) my child attends?

No, the Comprehensive Map Amendment will not change the school(s) your child currently attends or is planned to attend in the future. The City of Rockville's land use zoning does not impact the school attendance clusters defined by Montgomery County Public Schools.

6) Does the Zoning Ordinance Rewrite or Comprehensive Map Amendment affect city elections or election processes?

No, the Zoning Ordinance Rewrite and Comprehensive Map Amendment does not impact elections or election processes. The City of Rockville's land use zoning does not impact elections and election processes as administered by the City Clerk's office in accordance with State and local law.

7) Who makes the final decision to approve the Comprehensive Map Amendment?

The CMA is a legislative process. The Mayor and Council of the City of Rockville must make the final decision to approve, alter, or deny any of the changes recommended by the Comprehensive Map Amendment. Until the Mayor and Council make a decision to approve the changes proposed by the CMA, these changes will not take effect.

Although other boards and commissions, such as the city's Planning Commission, may review and make recommendations for the CMA, only the Mayor and Council has the authority to enact an ordinance implementing the changes proposed by the CMA.

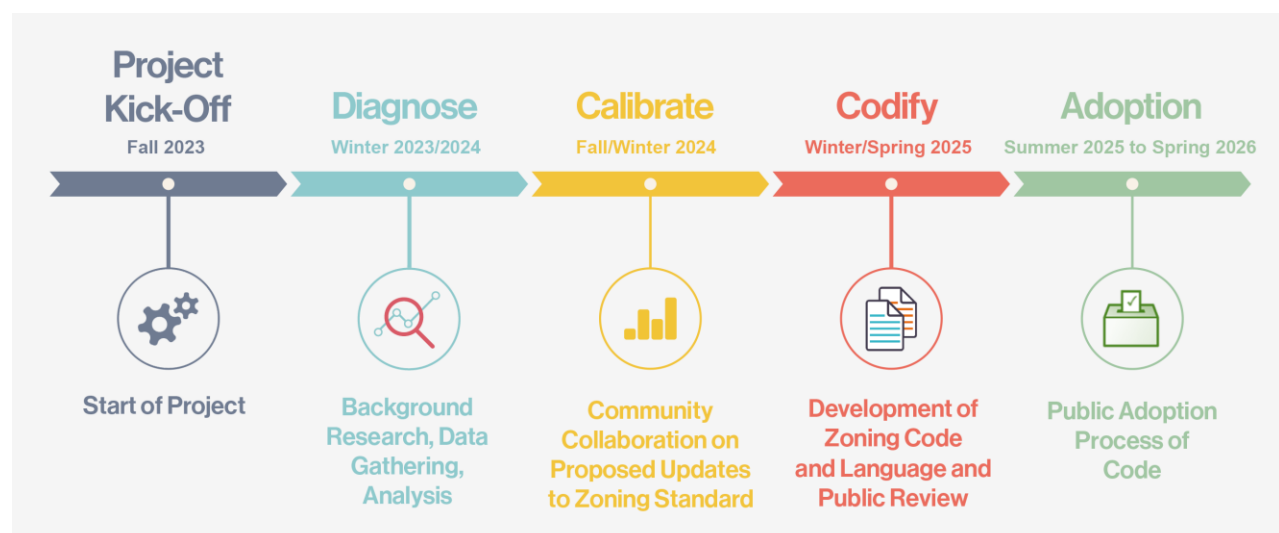
There will be many opportunities for property owners to engage with the city throughout the process before the CMA is considered by the Mayor and Council for final approval.

8) Are there opportunities for me to become engaged with this process?

Before the new zoning map is adopted, city staff will host workshops for the general public and present recommendations to the Planning Commission and Mayor and Council. There will be a public hearing with associated comment period that will provide a platform for community members to voice their opinions and ask questions. The public hearing will occur during the "Adoption" portion of the process, which is planned to occur from summer 2025 to spring 2026.

9) What is the expected timeline for the Comprehensive Map Amendment process?

The CMA is proceeding on the same timeline as the Zoning Ordinance Rewrite.



City of Rockville

Zoning Districts Quick Reference

This document provides brief descriptions of many of Rockville's existing and proposed zoning districts. The city is currently updating its Zoning Ordinance. Additional information for zones as they currently exist can be found in the city's Zoning Ordinance at library.municode.com/md/Rockville.

Industrial, Light (IL): Lower impact industrial zone allowing live-work units.

Mixed-Use Business (MXB): Intended for areas that are either currently developed or recommended for development primarily for retail sales, neighborhood services, home improvement services, and compatible residential development in areas convenient to both higher-density commercial zones and single-unit detached residential uses. This zone allows for a range of densities as determined by the applicable master plan and permits retail, service, office, and residential uses.

Mixed-Use Commercial (MXC): Intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single-unit detached residential uses. This zone allows for low density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited.

Mixed-Use Corridor District (MXCD): Intended for areas along major highway corridors outside of the Mixed Use Transit District Zone areas, it allows for medium density development of retail, office, and residential uses. Because of the nature of highway corridor areas, the zone provides flexibility in the siting of buildings relative to major roadways and other site requirements to accommodate service drives and required parking.

Mixed-Use Corridor Transition (MXCT): Intended for areas that are located between areas currently developed or recommended for development as medium to high-intensity development and areas developed or recommended for residential development or parks within residentially zoned areas. This zone allows for medium density development of residential and office uses, as well as neighborhood-serving retail and service uses.

Mixed-Use Employment (MXE): Intended for areas that are either currently developed or are recommended for development primarily for office, light industrial, industrial park, and similar employment-generating uses, this zone also allows for medium to high density development of office, retail, and residential uses. A mix of office and residential uses, including live/work units, is encouraged.

Mixed-Use Neighborhood Commercial (MXNC): Intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single unit detached residential uses. This zone allows for low to moderate density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited.

Mixed-Use Transition (MXT): Intended for areas that are located between moderate or high-density development and single-unit detached residential neighborhoods. This zone allows for development of low density multi-unit, attached and townhouse residential development, and may include other neighborhood-serving uses.

City of Rockville

Zoning Districts Quick Reference

Mixed-Use Transit District (MXTD): Intended for use in areas near Metro stations, it allows for high-density development of retail, office, and residential uses consistent with the recommendations of the Plan.

Park (PARK): A zone placed on all city parks and recreation areas to provide for open space, recreational, and other compatible uses.

Residential Estate (R-400): Allows single unit detached dwellings with a 40,000 square feet minimum lot area.

Residential Office (RO) **New zone:** A new zone to allow only residential and office uses, with multi-family residential a conditional use on properties with existing residential structures to avoid demolition of existing historic structures.

Residential Medium Density, Infill (RMD – Infill): An existing zone being enhance to allow a diverse range of housing types, including duplexes, multiplexes (up to six units), and townhouses/row houses, in addition to single-unit detached dwellings.

Residential Medium Density 10 (RMD-10): 20,000 square feet minimum tract area; Allows single-unit detached, semi-detached, townhouses, two-unit, and multiple-unit residential dwellings up to 10 dwelling units/acre.

Residential Medium Density 15 (RMD-15): 1-acre minimum tract area; Allows detached, attached, two-unit, and multiple-unit residential dwellings up to 15 dwelling units/acre.

Residential Medium Density 25 (RMD-25): 2-acre minimum tract area; Allows detached, attached, two-unit, and multiple-unit residential dwellings up to 25 dwelling units/acre.

Single Unit Detached Dwelling, Residential (R-60): Allows single unit detached dwellings with a 6,000 (or 5,000) square feet minimum lot area.

Single Unit Detached Dwelling, Residential (R-75): Allows single unit detached dwellings with a 7,500 square feet minimum lot area.

Single Unit Detached Dwelling, Restricted Residential (R-90): Allows single unit detached dwellings with a 9,000 square feet minimum lot area.

Single Unit Semi-Detached Dwelling, Residential (R-40): Allows single unit detached and semi-detached dwellings with a 4,000 square feet minimum lot area.