

Highlights: City of Rockville Draft Zoning Ordinance

Prepared for Mayor and Council

Rockville Zoning Ordinance Rewrite
November 21, 2025

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Introduction

A zoning ordinance is a legal document adopted by a jurisdiction to regulate the use of land and the built environment. Many people go their whole lives and never have to refer to a zoning ordinance. However, these documents can significantly affect the way a community grows and evolves over time.

Project Goals

1. Implement many of the recommended land use actions identified in the Rockville 2040 Comprehensive Plan, including implementing the Plan's zoning recommendations.
2. Accomplish goals from the city's ongoing FAST Initiative, making the development review and permitting process Faster, Accountable, Smarter, and Transparent.
3. Incorporate planning and zoning best practices that have become common in the field of urban planning and in other similarly situated communities.
4. Incorporate the city's commitment to equity, resilience, and sustainability, as described in the 2021 Mayor and Council social justice resolution and the 2022 Climate Action Plan.
5. Ensure compliance with current federal and state regulations.
6. Create a modern ordinance that can accommodate the changing living, working, and lifestyles of the 21st century.
7. Create a user-friendly, accessible, and well-organized document.

The Rockville 2040 Comprehensive Plan, which establishes a new land use vision and policy guidance for future development in the City over a twenty-year time horizon, was adopted in 2021. With new policy and guidance in place, the City embarked shortly thereafter, in 2023, on an update to the city's Zoning Ordinance and zoning map.

The project aims to modernize this Chapter of the City Code so that it better accommodates the changing living, working, and recreation trends of the 21st century. In conjunction with the Zoning Ordinance Rewrite, the city's zoning map will be updated through a Comprehensive Map Amendment to implement the rezonings and land use changes recommended in the Rockville 2040 Comprehensive Plan.

This document highlights the key updates from the current to the new draft ordinance. While it does not annotate every point of difference between the city's existing Zoning Ordinance and the new draft Ordinance, it is intended to reflect the careful, collaborative effort to make the ordinance clearer, more accessible, and easier to use for everyone in the community. It is also intended to serve as a user-friendly guide and navigation tool. For full details on all revisions, please refer to the ordinance itself.

New Ordinance Key Changes

This section is intended to provide an overview of the new Zoning Ordinance and highlight key changes from the current ordinance. It is important to remember that, while the proposed ordinance is designed to give property owners, developers, and businesses the flexibility and tools needed to

build resilient communities, any changes to the Zoning Ordinance will not reshape the City overnight and do not require property owners to retroactively make changes to their property.

In addition to the changes highlighted below, changes were made throughout the Zoning Ordinance to clarify language; make standards clear, objective, and accurate; eliminate inconsistencies and conflicts; ensure compliance with federal, State, and County regulations' and reorganize the code for enhanced usability.

Additionally, new tables and graphics are incorporated to illustrate and aid in understanding and interpreting requirements.

New Ordinance Structure

Article 1 General Provisions.

Lays out the legal framework and general purpose of the Zoning Ordinance.

Article 2 Definitions, Interpretations, & Measurements.

Defines terms used throughout the Zoning Ordinance and provides guidance on how to interpret language use in the ordinance, as well as how to calculate or measure certain standards, such as building height.

Article 3 Administration.

Addresses the general administration of the Zoning Ordinance, including approving authorities, appeals procedures, general application and noticing requirements.

Article 4 Development Applications, Permits, and Procedures.

Describes the application and approval process for Site Plans, Project Plans, Special Exceptions, permits, and variances.

Article 5 Zones & Zoning Map.

Establishes the City's zoning districts and the official zoning map.

Article 6 Uses & Use Standards.

Outlines which uses are allowed in each zone and provides definitions and standards specific to each use.

Article 7 Zone Standards.

Provides development standards for each zone, such as setback minimums and building height maximums.

Article 8 General Development Requirements.

Provides standards for accessory buildings and structures, parking and loading,

pedestrian and bicycle facilities, amenity space, land abutting parks, landscaping and screening, noise, utility lines and equipment, and adequate public facilities, and incorporates by reference the City's Environmental Guidelines and lighting requirements of the Landscaping, Screening, and Lighting Manual.

Article 9 Nonconformities.

Provides requirements for nonconforming uses and structures (i.e., uses or structures that were legally in existence prior to the adoption of the zoning ordinance but that could not be built under today's zoning standards).

Article 10 Signs.

Provides standards for the placement, size, and material of signs.

Article 11 Historic Preservation.

Describes procedures and requirements for historic properties.

Article 12 Plats & Subdivision.

Describes procedures and requirements for subdivision.

Article 13 Enforcement.

Describes procedures for addressing violations of the Zoning Ordinance.

Mayor and Council Direction

Beginning in January 2025, the City of Rockville Mayor and Council held multiple work sessions on various topics related to the ZOR and CMA. During these work sessions, Mayor and Council provided direction to inform and guide the development of the draft Zoning Ordinance and zoning map. While guidance was provided during these work sessions, no actions were taken.

A summary of the five work sessions, along with direction received, can be found in Tables 1 through 5, below.

WORK SESSION 1: JANUARY 27, 2025 – COMPREHENSIVE MAP AMENDMENT (CMA)

On January 27, the Mayor and Council held their first work session on the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) project. This work session focused on the rezonings recommended in the Rockville 2040 Comprehensive Plan, which are proposed to be implemented through the Comprehensive Map Amendment.

While Mayor and Council provided preliminary support for the majority of the proposed rezonings, along with strong support for expansion of the RMD-Infill ('missing middle') zone generally, they expressed preliminary concerns related to proposed rezonings, including proposed rezonings located in the following neighborhoods:

- Lincoln Park (Planning Area 6; specifically, properties on N. Stonestreet Ave.)
- West End and Woodley Gardens E-W (Planning Area 4; specifically, properties owned by the Jerusalem-Mt. Pleasant church)
- Montrose & North Farm (Planning Area 10; specifically, properties along Piccard Drive)

Councilmembers also expressed general concerns in relation to any rezoning which could be understood as a 'downzoning.'

Mayor and Council prompted staff to conduct additional outreach. This included requesting that community meetings be conducted with additional civic and homeowners associations; and a larger radius be used during the next hard-copy notice mailing to property owners and residents where properties are proposed to be rezoned.

WORK SESSION 2: MARCH 3, 2025 – PROCESS IMPROVEMENTS

On March 3, the Mayor and Council held their second work session the ongoing Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) project. This work session focused on process improvements. Staff presented four recommendations:

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WORK SESSION 2: MARCH 3, 2025 – PROCESS IMPROVEMENTS

1. Streamline the Project Plan process to be achievable within six months by combining multiple area meetings into a single post-application area meeting, removing the required briefings for Planning Commission and Mayor and Council, and allowing subsequent Site Plans to be approved administratively.
2. Streamline the Planned Development amendment process to be achievable within six months by combining multiple area meetings into a single post-application area meeting, removing the required briefings for Planning Commission and Mayor and Council, and allowing the requests to proceed directly to Mayor and Council with Planning Commission deciding subsequent Site Plans.
3. Allowing Site Plans that are currently approved by Planning Commission to be approved administratively in the most intense Mixed-Use zones (MXB, MXCT, MXE, MXCD, and MXTD) when not within 300 feet of a residential zone.
4. Allowing other types of Site Plans that are currently approved by Planning Commission to be approved administratively, including Research and Development in the MXE zone, nonresidential to residential conversions, Housing for Senior Adults and Persons with Disabilities, and other small residential projects.

During the work session, Mayor and Council expressed general support for streamlining processes. A majority of Mayor and Council expressed support for both recommendations 1 and 2 as presented while also requesting:

1. Planning Commission's feedback.
2. How to ensure Mayor and Council can be updated on projects (and provide feedback prior to hearing) if briefings are removed.

Mayor and Council were not currently comfortable with recommendations 3 and 4. They requested the following for further consideration:

1. Planning Commission's feedback.
2. Examples of similar changes from other cities that have been successful.
3. Examples of cases to be affected by this change.

WORK SESSION 3: MAY 5, 2025 – NEW ZONES, REVISIONS TO EXISTING ZONES, HEIGHT TRANSITIONS, CMA FOLLOW-UP

On May 5, the Mayor and Council held their third work session on the ongoing Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) project. This work session focused on new zones, revisions to existing zones, height transitions, and follow-up on the Comprehensive Plan's recommended rezonings.

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WORK SESSION 3: MAY 5, 2025 – NEW ZONES, REVISIONS TO EXISTING ZONES, HEIGHT TRANSITIONS, CMA FOLLOW-UP

During this meeting, Mayor and Council expressed support for several staff recommendations. These included:

1. Create a new ‘family’ of MXTD (Mixed-Use Transit District) zones for Town Center, which have increased heights corresponding to the Character Areas established with the Town Center Master Plan.
2. Increase the maximum height for properties currently zoned MXTD near the Twinbrook and Shady Grove Metro stations from 120’ (30’ bonus) to 235’ (100’ bonus).
3. Create a new Residential High Density (RHD) zone with a density of 50 dwelling units/acre.
4. Increase the maximum height for the I-L (Light Industrial) zone from 40’ to 60’.
5. Implement modern requirements to ensure appropriate transitions from lower- to higher-intensity uses.
6. Update mixed-use design standards to clarify requirements and adding alternative compliance provisions.

Mayor and Council also provided guidance that they do not wish to implement a small number of the Comprehensive Plan’s recommended rezonings at this time (all of which could be seen as down-zonings), including recommendations in West End and Woodley Gardens East-West and near King Farm.

WORK SESSION 4: AUGUST 4 – LAND USES AND PARKING

On August 4, the Mayor and Council held their fourth work session on the ongoing Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) project. This work session focused on land uses and parking, as well as follow-up on previously proposed development review process changes. Staff presented broad recommendations to modernize the City’s land use regulations, specifically:

1. Ensure use terms and definitions are clear and current.
2. Update the list of uses contained in the Zoning Ordinance.
3. Update use permissions and use standards.

To illustrate these broad recommendations, staff highlighted ‘notable changes,’ including converting many Special Exception uses to Conditional or Permitted uses and allowing the development of multifamily housing on property owned by non-profits or places of worship, regardless of zone. Mayor and Council unanimously supported all notable changes, while

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WORK SESSION 4: AUGUST 4 – LAND USES AND PARKING

suggesting further refinements and specific ways in which the broader land use recommendations could be implemented.

Staff also presented recommendations related to parking, including:

1. Recommendations to further Vision Zero.
2. Right-size minimum and maximum parking requirements.

The second recommendation included eliminating parking requirements within ½ mile of Metro and ¼ mile of Bus Rapid Transit, consistent with policy adopted through the recently adopted Town Center Master Plan. Mayor and Council supported all recommendations unanimously.

Finally, staff presented recommendations for the development review process, including:

1. Streamline the Planned Development (PD) amendment process.
2. Designate certain mixed-use district developments for administrative Site Plan approval.
3. Designate additional project types for administrative Site Plan approval.
4. Update the residential area impact section of the Point System to be more transparent.

Mayor and Council unanimously supported recommendations 1, 2, and 4, and a majority supported recommendation 3.

WORK SESSION 5: OCTOBER 6, 2025 – REMAINING TOPICS, INCLUDING HISTORIC PRESERVATION, AMENITY SPACE, NONCONFORMITIES, AND SUBDIVISION

On October 6, the Mayor and Council held their fifth work session on the ongoing Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) project. This work session focused on outstanding topics, including historic preservation, amenity space, nonconformities, and subdivision, among others. Staff presented recommendations, as follows:

1. Historic preservation
 - Allow for administrative approvals of certain exterior alterations in historic districts.
 - Rework regulations for who can nomination a property for historic designation and how owner consent is factored into the designation process.
 - Prohibit demolition by neglect.

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WORK SESSION 5: OCTOBER 6, 2025 – REMAINING TOPICS, INCLUDING HISTORIC PRESERVATION, AMENITY SPACE, NONCONFORMITIES, AND SUBDIVISION

- Create a delisting procedure.
 - Limit which demolitions are required to come to the Historic District Commission for an Evaluation of Significance.
2. Amenity space: Restructure requirements from broadly defined “public use space” to narrowly defined “amenity space.”
 3. Nonconformities
 - Create strategic nonconformities in the Mixed-Use Transit District (MXTD) zones.
 - Simplify and reduce the regulations of nonconformities.
 4. Subdivision and plats
 - Place the authority to accept land dedication with the Mayor and Council.
 - Allow record plats for minor subdivisions to be approved by the Chief of Zoning (subject to delegation from the Planning Commission).
 - Eliminate “cluster subdivision” provisions.
 - Permit pipestem lots.
 5. Approval findings (Site plans, Project plans, and Preliminary plans of subdivision)
 - Rework and simplify discretionary findings to be objective, accessible, consistent across application types, and strongly tied to the City’s Comprehensive Plan and regulations governing life safety, natural features, and public facilities, etc.
 6. Neighborhood Conservation District Plans
 - Eliminate the creation of new Neighborhood Conservation District plans (will not impact existing Neighborhood Conservation District plans).
 7. Comprehensive Map Amendment
 - Rezone additional properties near the Twinbrook Metro to MXTD-200 to create a height transition similar to Town Center.

Mayor and Council supported all staff recommendations, while suggesting further refinements and specific ways in which the recommendations could be implemented.

Changes by Article

Changes corresponding with specific direction from Mayor and Council are denoted in ***red italics***.

For an overview of all pre-release work sessions with Mayor and Council and direction received, see the section of this document titled “Mayor and Council Direction.”

Article 1. General Provisions

Rationale

The General Provisions Article lays out the legal framework and general purpose of the Zoning Ordinance.

Key Changes

1. Establishes the Zoning Ordinance’s relationship to the Comprehensive Plan in the Purpose section.
2. Eliminates ability to waive Comprehensive Plan consistency findings.
3. Removes regulations pertaining to vesting of zoning rights, as this is governed by State law.
4. Includes new transitional provisions to govern the transition between the old and new zoning ordinance. These address Site Plan applications that are currently under review or that are approved and proceeding toward construction.
5. Revises Zoning Text Amendment process to allow authorization to file only by Mayor and Council.
6. Revises the annexation process described in the Zoning Ordinance to provide more detail and better align with existing State law on municipal annexations.

Article 2. Definitions, Interpretation, and Measurement.

Rationale

The Definitions, Interpretation, and Measurement Article defines terms used throughout the Zoning Ordinance, provides guidance on interpreting the language use in the ordinance, along with instruction for calculating or measuring certain standards, such as building height and setbacks, and outlines exceptions from height and setback requirements (i.e., encroachments).

Key Changes

1. ***Ensures all terms are properly defined and updates definitions throughout.***
2. Simplifies, clarifies, and makes consistent measurement standards, including building height measurements.
3. Allows encroachment of covered, unenclosed porches into the rear yard setback (9' to match front yard encroachment).
4. Allows in-kind replacement of nonconforming air conditioners and heat pumps in residential zones.

Article 3. Administration.

Rationale

The Administration Article brings together sections addressing the general administration of the Zoning Ordinance. These include sections describing the various approving authorities (Mayor and Council, Planning Commission, Board of Appeals, etc.), methods for appealing decisions rendered under the Zoning Ordinance, general application and noticing requirements, and amending the text of the Zoning Ordinance.

Key Changes

1. Provides more detail on how to appeal administrative decisions.
2. Simplifies provisions that allow plan and permit expirations to be extended, largely making these provisions consistent across plan and permit types. Specifically, allows the Chief of Zoning to extend most development approvals issued under the Zoning Ordinance up to two times by two years each time for good cause shown.

Article 4. Development Applications, Permits, and Procedures.

Rationale

This article describes the application and approval process for Site Plans, Project Plans, Special Exceptions, permits, and variances. As drafted, the new article incorporates recommendations from the FAST work program as well as input received from the Mayor and Council at several public meetings. The draft article streamlines the development review process by eliminating duplicative or unnecessary steps, expanding administrative approval authority, and clarifies the application process.

Key Changes

- 1. Allows development applications to proceed from Project Plan to Level 1 Site Plan (approved by the Chief of Zoning) rather than Level 2 Site Plan (approved by the Planning Commission).***
- 2. Eliminates the pre-application (PAM) process, including pre-application area and DRC meetings.***
- 3. Revises and updates the required approval findings for Project Plans and Site Plans, ensuring that required findings are non-discretionary and based on conformance to the law or the Comprehensive Plan.***
- Eliminates Planning Commission review of Special Exceptions, while retaining the Board of Appeals as the Special Exception Approving Authority. This reduces time in the process without sacrificing function, as the Board is capable of making the required findings.
- 5. Modifies the Residential Area Impact section of the Points Table, which determines what type of approval process (e.g., Project Plan, Level 2 Site Plan, Level 1 Site Plan) a proposed development requires to improve transparency and administration.***
- Clarifies the threshold that determines whether an amendment to a Site Plan or Project Plan is considered a Major Amendment (approved by the Approving Authority of the original approval being amended) or a Minor Amendment (approved by the Chief of Zoning), increasing objectivity and ensuring amendments to all development types are treated consistently.
- Creates a streamlined process for the Chief of Zoning to approve a change of use in a development governed by a Site Plan or Project Plan without requiring a full Site Plan or Project Plan amendment.
- 8. Increases the number of projects eligible for Level 1 Site Plan approval (approved by the Chief of Zoning) instead of Level 2 Site Plan approval (approved by the Planning Commission).***

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9. Creates new permit categories for fences and small sheds.
10. Throughout the ordinance, places the ability to approve waivers, modifications, and alternative compliance with the Approving Authority for the parent application.

Article 5. Zones and Zoning Map.

Rationale

This article establishes the City's zoning districts and the official zoning map, provides relevant guidance, and outlines the process for zoning land that is annexed into the City.

Key Changes

1. Includes a new table showing all zones and their abbreviations, as well as their corresponding category (e.g., Residential, Industrial, Mixed-Use, etc.).
2. ***Establishes three new Mixed-Use Transit District zones (MXTD-235, MXTD-200, and MXTD-85) and a Residential High Density (RHD) zone.***
3. Clarifies that the Historic District zone and Lincoln Park Neighborhood Conservation District zone are overlay zones (not special base zones).
4. Removes reference to interim floating zones and associated floating zone map amendments, which were instituted to bridge the gap between updates to the Comprehensive Plan and adoption of the new Zoning Ordinance.
5. Updates map amendment processes for accuracy.

Article 6. Uses and Use Standards.

Rationale

This new article addresses the permissions, definitions, and standards for all uses included in the Zoning Ordinance. To increase transparency and accessibility, the new article pulls together use-based standards from many different sections of the existing ordinance (including the various zones articles, the parking and loading article, and the nonconformities article, among others) to provide a clear and comprehensive view of use-based regulations.

Staff also reviewed all existing uses, use permissions, and use standards (as described below), resulting in comprehensive changes.

Key Changes

1. Grandfathers uses which were conforming prior to the effective date of the ordinance.
2. ***Ensures use terms and definitions are clear and current.***
3. ***Updates the list of uses contained in the Zoning Ordinance.*** This includes eliminating and consolidating uses. It also includes adding new uses and associated use permissions and, where applicable, use standards.
4. ***Organizes use permissions into one comprehensive use table allowing for comparison across zones.*** Locates all use definitions and standards within the same division, significantly increasing transparency and reducing the need to search the ordinance.
5. For accuracy, redefines what a 'Permitted' versus a 'Conditional' use is. In the draft, Permitted uses may or may not have use standards, and any use standards associated with a Permitted use apply regardless of zone the use is located in; Conditional uses have use standards that differ from one zone to another.
6. Comprehensively updates the list of uses, use permissions, and use standards to:
 - a. Accomplish the goals of the Rockville 2040 Comprehensive Plan.
 - b. Implement best planning practices.
 - c. Make regulations more modern and user-friendly.
 - d. Increase equity.
 - e. Address identified issues.
 - f. Reflect state and federal law.
7. ***Transitions many Special Exception uses to Permitted or Conditional uses.*** In certain cases, introduces new use standards to retain the intention of the Special Exception while reducing process (by eliminating the Special Exception).

Article 7. Zone Standards.

Rationale

The new article modernizes and streamlines development standards to improve clarity, usability, and consistency across districts. They align local regulations with state housing laws, support new and revised zoning districts that promote housing diversity and efficient land use, and provide objective, flexible design standards that encourage high-quality development. Together, these changes create a more predictable, transparent, and adaptable regulatory framework that better supports the city's housing, economic development, and urban design goals.

Key Changes

1. Consolidates development standards into tables grouped by similar zones to improve usability and transparency. (See Appendix A for a comprehensive review of changes to development standards.)
2. Introduces development standards for new zones (MXTD-235, MXTD-200, MXTD-85, and RHD) to implement the recommendations of the Town Center Master Plan and support desired land use patterns.
3. Significantly revises standards for the RMD-Infill ('missing middle') zone, increasing flexibility for the development of diverse housing types.
4. Modifies development standards, including:
 - a. Modernizing the development standards of the RMD-25 zone.
 - b. ***Increasing height maximums in the MXNC and I-L zones.***
 - c. Revising certain development standards to reduce nonconformities.
5. ***Incorporates bonus heights associated with the State's Housing Expansion and Affordability Act.***
6. ***Replaces current requirements intended to provide transitions between lower and higher intensity zones with modern height transitions provisions.***
7. ***Significantly revises the design standards for the MX zones to increase clarity and objectivity. Provides alternative compliance provisions for projects that propose designs that meet or exceed the intent of the design standards.***
8. ***Eliminates the creation of new Neighborhood Conservation District plans (this change will not impact existing Neighborhood Conservation District plans).***

Article 8. General Development Requirements.

Division 1. Accessory Structures.

Rationale

This Division clarifies regulations for accessory buildings and structures and locates relevant regulations in one place for ease of access.

Key Changes

1. Consolidates accessory buildings and structures regulations in one location.
2. For residential accessory buildings and structures:
 - a. Adds new applicability provisions to increase clarity.
 - b. Eliminates rear yard lot coverage requirements, as they are viewed to be inequitable and overly restrictive
 - c. Adds provisions for the RMD-Infill.

Division 2. Parking and Loading.

Rationale

This Division modernizes parking and loading standards to align with transit accessibility, sustainability goals, and evolving mobility patterns. The updates generally introduce flexibility to encourage more efficient land use and multimodal access while introducing new provisions for electric vehicles, pedestrian safety, and sustainable infrastructure such as solar canopies. New/increased standards for pick-up/drop-off and commercial loading have also been added to address staff-identified issues.

Key Changes

1. ***Eliminates minimum parking requirements within ½ mile of Metro or ¼ mile of Bus Rapid transit.*** No additional ADA parking is proposed to be required.
2. ***Right-sizes minimum parking requirements for individual uses.*** Additionally, updates minimum parking requirements by:
 - a. Revising how/when minimum parking requirements apply, to increase flexibility.
 - b. ***Providing by-right ‘adjustments’ to required parking ratios to support city goals and policies, similar to Montgomery County.***
 - c. ***Outlining a new process for requesting reductions to the required parking ratios.***
 - d. ***Allowing greater flexibility in shared parking ratios, consistent with Montgomery County.***

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- e. Removing provisions allowing for the deferral of providing required parking.
- 3. *Loosens maximum parking requirements, while expanding the zones in which they apply.*
- 4. Re-introduces compact parking spaces as an allowable parking space type (previously eliminated with the 2009 update to the Zoning Ordinance).
- 5. Introduces new minimum requirements for pick-up/drop-off spaces and loading spaces, and clarifies existing requirements for stacking spaces. Includes a process for reducing minimum requirements.
- 6. Introduces new standards for electric vehicle parking spaces and EVSE to complement the requirements in the Building Code (Chapter 5).
- 7. *Introduces new requirements for pedestrian visibility where sidewalks intersect driveways.*
- 8. Allows solar canopies over parking spaces.

Division 3. Pedestrian and Bicycle Facilities

Rationale

This Division consolidates and clarifies requirements for pedestrian and bicycle facilities to improve consistency and usability, while ensuring that new development supports active transportation. They establish clear, right-sized bicycle parking standards and design requirements consistent with best practices, with flexibility provided through a waiver process.

Key Changes

- 1. *Consolidates pedestrian and bicycle facilities regulations in one location.*
- 2. *Requires bicycle parking for both principal and accessory uses.* Updates and right-sizes minimum bicycle parking requirements for individual uses.
- 3. Clarifies bicycle parking location requirements.
- 4. Includes new design standards for short-term bicycle parking, consistent with best practices.
- 5. Ensures flexibility by allowing applicants to seek a waiver from requirements.

Division 4. Amenity Space

Rationale

The current Zoning Ordinance requires development to provide a certain amount of public use space “to promote an appropriate balance between the built environment, public parks and other open spaces intended for respite from urban development, and to protect natural features and preserve the character of the City.” Public use space is currently defined very broadly, and the current Zoning Ordinance does not always ensure that the public use space provided by

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developments in the City is high quality. The new Zoning Ordinance eliminates the requirements for public use space in favor of “amenity space,” which is defined more narrowly to require that all development projects subject to the amenity space requirement provide contiguous, high quality, amenitized space for residents, employees, patrons, and the public.

Key Changes

1. *Transitions from broadly defined ‘public use space’ to ‘amenity space,’ which is defined to include only high-quality space with amenities, including those for both passive and active uses.*
2. Requires amenity space for residential and mixed-use projects in the mixed-use zones, residential medium density zones, and Residential High Density zone, except when the project:
 - a. Consists of five or fewer dwelling units
 - b. Is a non-residential use with a gross floor area of 20,000 square feet or smaller
 - c. Is on a site of one acre or less in the MXTD or 20,000 square feet in any other zone
 - d. Is a 100 percent affordable residential development located within ¼ mile of a public park or publicly accessible amenity space
3. Establishes certain design and configuration requirements for amenity space, including continuing to require that the space be publicly accessible except in certain circumstances.
4. Allows flexibility in the MXTD (where the Plan prioritizes density and where land is at a premium) for 50 percent of the required amenity space to be accessible only to resident of the development, such as on a rooftop.
5. Allows amenity space requirements to be met through dedication of land to the City, fee-in-lieu, or alternative compliance.

Division 5. Land Abutting Parks

Rationale

This Division introduces a new requirement for land that abuts City-owned parks. This requirement is intended to ultimately replace the Park Buffer requirements contained in the City’s *Environmental Guidelines*, which lack desired force.

Key Changes

1. Introduces a new requirement that, on property abutting a City-owned park, excavation and grading are not permitted within 25 feet of any forest located on the City-owned park.

Division 6. Environmental Guidelines

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Rationale

This Division incorporates by reference the City's *Environmental Guidelines*, which will be updated through a separate process.

Key Changes

1. No substantive changes.

Division 7. Landscaping and Screening

Rationale

This Division outlines landscaping requirements, which are currently addressed in the City's *Landscaping, Screening, and Lighting Manual*. The draft Zoning Ordinance moves these requirements from the existing Manual into the body of the Zoning Ordinance to better integrate them with other development standards.

Key Changes

1. Includes new specifications for plant materials, including height and caliper consistent with Chapter 10.5 and best practices.
2. Updates required parking lot perimeter planting strips. Information is also generally restructured from narrative to tables for ease of use.
3. Clarifies which Industrial (or similar) uses require transitional bufferyards to screen residential uses (currently these requirements apply to/from all "Industrial" uses to/from all "Residential" uses).

Division 8. Lighting

Rationale

This Division incorporates by reference the lighting portion of the City's *Landscaping, Screening, and Lighting Manual*, which is being updated through a separate process.

Key Changes

1. No substantive changes.

Division 9. Noise

Rationale

This Division requires compliance with the County Code Chapter 31B, Noise Control. The new Division consolidates in one location all information related to noise that is currently contained in the Zoning Ordinance to increase transparency and accessibility.

Key Changes

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1. Consolidates all relevant information into one Division.
2. No substantive changes.

Division 10. Utility Lines and Equipment

Rationale

This Division describes requirements specific to utility lines and equipment, particularly related to undergrounding and screening. The new Zoning Ordinance does not propose any substantive changes to this Division.

Key Changes

1. No substantive changes.

Division 11. Adequate Public Facilities

Rationale

This Division provides the framework for ensuring that new development in the City is served by adequate public facilities (“APF”). Much of the detail in testing for APF is currently captured in the City’s Adequate Public Facilities Standards, and the new Zoning Ordinance preserves this approach. However, the new Zoning Ordinance clarifies the language in the current code and simplifies the process for determining how long a development’s adequate public facilities approval lasts.

Key Changes

1. Eliminates complex process for extending an APF approval in favor of more clearly tying APF approval to the validity period of an underlying development approval, such as a Project Plan or Site Plan.

Article 9. Nonconformities.

Rationale

This article addresses uses and structures that were lawful when established but which no longer conform to the requirements of the zone in which they are location. The goal in amending the article was to simplify and clarify the requirements for such uses and structures to continue and to be brought into compliance with the Zoning Ordinance.

Key Changes

1. Renames the 'Nonconforming Alterations' approval process to the 'Nonconforming Use Expansion' approval process for accuracy and clarity.
2. *Allows for nonconforming uses to expand by up to 20%, subject to the Nonconforming Use Expansion approval process (additional findings and Planning Commission approval).*
3. *Allows certain site improvements to be approved through the standard process (not the Nonconforming Use Expansion approval process), including:*
 - a. *Bringing the nonconforming use into greater conformity with the Code;*
 - b. *Maintenance, safety, and ADA compliance work; or*
 - c. *Improvements to façades, stormwater management, or pedestrian and bicycle facilities.*
4. *Allows nonconforming uses and structures to be replaced or repaired in kind in the event of a fire, flood, or other natural disaster or emergency.*

Article 10. Signs.

Rationale

The updated sign ordinance modernizes and reorganizes regulations to improve clarity, usability, and consistency across zoning districts while ensuring compliance with content-neutral requirements.

Key Changes

1. Significantly reorganizes the article for ease of use. Permitted signs are clearly identified and regulations for each zone are housed within the sign types.
2. Exempts certain signs, including directional signs and signs regulated by Chapter 21.
3. Ensures regulations are content-neutral (i.e., regulating sign size, location, design, rather than the text, color, or images on a sign).
4. Introduces new sign types, including A-frame signs, window signs, and building-mounted banner signs, and associated regulations.
5. Eliminates different regulations for real estate, temporary noncommercial, and yard sale signs and regulates them as temporary freestanding signs, with different regulations for zone, lot, and use types. Allows up to three temporary freestanding signs on lots with single-unit detached dwellings, townhouses, and multiplexes without a permit.
6. Prohibits certain signs, including feather flags and electronic message centers (unless they are pedestrian-oriented).
7. Consolidates sign types for consistent regulation of signs in the Industrial and Mixed Use zones.
8. Increases the permitted size of certain signs in the Industrial and Mixed Use zones.
9. Expands the scope of repairs allowed for nonconforming signs.
10. Eliminates sign concept plans (which regulate content) and optional sign packages (which have only been used once) while requiring a new comprehensive sign plan be submitted prior to permit where two or more signs are proposed on a site.
11. Revises and updates the required approval findings for a sign variance. Findings focus on effective signage and compatibility with structures on the site.

Article 11. Historic Preservation.

Rationale

Beyond the overarching objectives for the ZOR, the Historic Preservation Work Plan, endorsed by the Historic District Commission (HDC) and Mayor and Council in 2023, laid out a series of recommended Zoning Ordinance updates to modernize Rockville’s historic preservation program and practices.

Key Changes

1. ***Codifies Rockville’s nine designation criteria.***
2. ***Modifies who can submit an application to nominate a property for historic designation.***
3. ***Expands work in the Historic District Overlay zone that can be approved administratively by staff (as opposed to full HDC review).***
4. ***Prohibits demolition by neglect of historic properties.***
5. ***Outlines a process to remove historic designation from properties in rare circumstances.***

Article 12. Plats & Subdivision.

Rationale

This article provides the regulations for subdividing land in the City, including approval of preliminary plans of subdivision, record plats, and ownership plats. The new Zoning Ordinance reorganizes and simplifies the article and authorizes administrative approval of minor subdivisions.

Key Changes

1. Creates two processes for subdividing property:
 - a. Minor subdivision, which requires a record plat approval.
 - b. Major subdivision, which requires a preliminary plan of subdivision followed by a record plat.
2. *Subject to delegation by the Planning Commission, allows record plats for minor subdivisions to be approved by the Chief of Zoning (currently, this requires Planning Commission approval).* Approval of preliminary plans of subdivision and record plats for major subdivisions will continue to be approved by the Planning Commission.
3. *Revises and updates the required approval findings for preliminary plans of subdivision, ensuring that required findings are non-discretionary and based on conformance to the law or the Comprehensive Plan. (Findings are the same as for Project Plans and Site Plans.)*
4. Consistent with other sections of the Zoning Ordinance, removes the list of preliminary plan application requirements (e.g., what needs to be shown on the plan, at what scale, etc.), which will be included in the Development Review Manual. This Manual is being updated through a separate process.
5. Allows the creation of lots for multiplexes where only one unit fronts the street, modeled on language from Montgomery County's Attainable Housing Solutions.
6. *Permits pipestem lots (which currently are expressly prohibited) to increase options for housing diversity.*
7. Updates requirements for streets, pedestrian and bicycle connections, public utilities, floodplains, and sediment control.
8. *Places the authority to accept land dedications or reservations at the time of subdivision with the Mayor and Council (currently this authority lies with the Planning Commission).*
9. Adds a requirement for access to burial sites, as required by State law.
10. Clarifies the provision allowing for waivers of certain subdivision regulations.

Highlights: City of Rockville Draft Zoning Ordinance

11. *Eliminates provisions related to “cluster developments,” which are unlikely to be used again in the City.*

Article 13. Enforcement.

Rationale

This article describes the enforcement of the Zoning Ordinance, including penalties associated with Zoning Ordinance Violations. Currently, violations are addressed through notices of violation, typically followed in the case of noncompliance with a municipal infraction citation, although other remedies are available. The new Zoning Ordinance does not propose any substantive changes to this article.

Key Changes

1. No substantive changes.

Appendix A Changes to Development Standards.

This appendix contains tables to display the changes to each district’s development standards. In each table, the list of applicable development standards is provided in the column titled “Standard.” The columns to the right of the “Standard” column present the existing and proposed standards for the zone listed at the top of the table. Standards that are proposed to change are listed in **bold**.

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 4: R-400 DEVELOPMENT STANDARD CHANGES

Standard		Existing R-400	Proposed R-400
Lot Area (Min.)		40,000 sq. ft.	40,000 sq. ft.
Lot Frontage (Min.)		25 ft.	25 ft.
Lot Width at Front Setback Line (Min.)		150 ft.	150 ft.
Front Setback (Min.)		50 ft. or the established setback, whichever is greater (up to 100 ft. max.)	50 ft. or the established setback, whichever is greater (up to 100 ft. max.)
Side Setback	Abutting Street (Min.)	30 ft.	30 ft.
	Abutting Land (Min.)	20 ft.	20 ft.
Rear Setback (Min.)		50 ft.	50 ft.
I-270 Setback (Min.)		50 ft.	50 ft.
Building Height (Max.)		40 ft.	40 ft.
Front Yard Coverage (Max. per frontage)	Single Frontage and Through Lots	10%	10%
	Corner Lots	5%	5%
Lot Coverage (Max.)		15%	15%

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 5: R-200 DEVELOPMENT STANDARD CHANGES

Standard		Existing R-200	Proposed R-200
Lot Area (Min.)		20,000 sq. ft.	20,000 sq. ft.
Lot Frontage (Min.)		25 ft.	25 ft.
Lot Width at Front Setback Line (Min.)		100 ft.	100 ft.
Front Setback (Min.)		35 ft. or the established setback, whichever is greater (up to 100 ft. max.)	35 ft. or the established setback, whichever is greater (up to 100 ft. max.)
Side Setback	Abutting Street (Min.)	25 ft.	25 ft.
	Abutting Land (Min.)	13 ft.	13 ft.
Rear Setback (Min.)		35 ft.	35 ft.
I-270 Setback (Min.)		50 ft.	50 ft.
Building Height (Max.)		40 ft.	40 ft.
Front Yard Coverage (Max. per frontage)	Single Frontage and Through Lots	20%	20%
	Corner Lots	10%	10%
Lot Coverage (Max.)		25%	25%

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 6: R-150 DEVELOPMENT STANDARD CHANGES

Standard		Existing R-150	Proposed R-150
Lot Area (Min.)		15,000 sq. ft.	15,000 sq. ft.
Lot Frontage (Min.)		25 ft.	25 ft.
Lot Width at Front Setback Line (Min.)		90 ft.	90 ft.
Front Setback (Min.)		35 ft. or the established setback, whichever is greater (up to 60 ft. max.)	35 ft. or the established setback, whichever is greater (up to 100 ft. max.)
Side Setback	Abutting Street (Min.)	30 ft.	30 ft.
	Abutting Land (Min.)	13 ft.	13 ft.
Rear Setback (Min.)		30 ft.	30 ft.
I-270 Setback (Min.)		50 ft.	50 ft.
Building Height (Max.)		40 ft.	40 ft.
Front Yard Coverage (Max. per frontage)	Single Frontage and Through Lots	25%	25%
	Corner Lots	12.5%	12.5%
Lot Coverage (Max.)		25%	25%

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 7: R-90 DEVELOPMENT STANDARD CHANGES

Standard		Existing R-90	Proposed R-90
Lot Area (Min.)		9,000 sq. ft.	9,000 sq. ft.
Lot Frontage (Min.)		25 ft.	25 ft.
Lot Width at Front Setback Line (Min.)		80 ft.	70ft.
Front Setback		30 ft. or the established setback, whichever is greater (up to 60ft. max.)	30 ft. or the established setback, whichever is greater (up to 60ft. max.)
Side Setback	Abutting Street (Min.)	20 ft.	20 ft.
	Abutting Land (Min.)	11 ft.	11 ft.
Rear Setback (Min.)		25 ft.	25 ft.
I-270 Setback (Min.)		50 ft.	50 ft.
Building Height (Max.)		35 ft.	35 ft.
Front Yard Coverage (Max. per frontage) ⁴	Single Frontage and Through Lots	30%	30%
	Corner Lots	15%	15%
Lot Coverage (Max.)		25%	25%

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 8: R-75 DEVELOPMENT STANDARD CHANGES

Standard		Existing R-75	Proposed R-75
Lot Area (Min.)		7,500 sq. ft.	7,500 sq. ft.
Lot Frontage (Min.)		40 ft.	40 ft.
Lot Width at Front Setback Line (Min.)		70 ft.	70 ft.
Front Setback		25 ft. or the established setback, whichever is greater (up to 50 ft. max.)	25 ft. or the established setback, whichever is greater (up to 50 ft. max.)
Side Setback	Abutting Street (Min.)	20 ft.	20 ft.
	Abutting Land (Min.)	9 ft.	9 ft.
Rear Setback (Min.)		20 ft.	20 ft.
I-270 Setback (Min.)		50 ft.	50 ft.
Building Height (Max.)		35 ft.	35 ft.
Front Yard Coverage (Max. per frontage) ⁴	Single Frontage and Through Lots	35%	35%
	Corner Lots	17.5%	20%
Lot Coverage (Max.)		35%	35%

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 9: R-60 DEVELOPMENT STANDARD CHANGES

Standard		Existing R-60	Proposed R-60
Lot Area (Min.)		6,000 sq. ft.	6,000 sq. ft.
Lot Frontage (Min.)		35 ft.	35 ft.
Lot Width at Front Setback Line (Min.)		60 ft.	60 ft.
Front Setback		25 ft. or the established setback, whichever is greater (up to 50 ft. max.)	25 ft. or the established setback, whichever is greater (up to 50 ft. max.)
Side Setback	Abutting Street (Min.)	20 ft.	20 ft.
	Abutting Land (Min.)	8 ft.	8 ft.
Rear Setback (Min.)		20 ft.	20 ft.
I-270 Setback (Min.)		50 ft.	50 ft.
Building Height (Max.)		35 ft.	35 ft.
Front Yard Coverage (Max. per frontage)	Single Frontage and Through Lots	40%	40%
	Corner Lots	20%	20%
Lot Coverage (Max.)		35%	35%

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 10: R-40 DEVELOPMENT STANDARD CHANGES

Standard		Existing R-40	Proposed R-40
Lot Area (Min.)		4,000 sq. ft.	4,000 sq. ft.
Lot Frontage (Min.)		25 ft.	25 ft.
Lot Width at Front Setback Line (Min.)		40 ft.	40 ft.
Front Setback		25 ft. or the established setback, whichever is greater (up to 50 ft. max.)	25 ft. or the established setback, whichever is greater (up to 50 ft. max.)
Side Setback	Abutting Street (Min.)	25 ft.	25 ft.
	Abutting Land (Min.)	10 ft.	10 ft.
Rear Setback (Min.)		20 ft.	20 ft.
I-270 Setback (Min.)		50 ft.	50 ft.
Building Height (Max.)		35 ft.	35 ft.
Front Yard Coverage (Max. per frontage) ⁴	Single Frontage and Through Lots	45%	45%
	Corner Lots	22.5%	22.5%
Lot Coverage (Max.)		40%	40%

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 11: RMD-INFILL DEVELOPMENT STANDARD CHANGES

Standard		Existing RMD-Infill	Proposed RMD-Infill
Density (Max.)		1 DU/2,000 sq. ft. but never more than 4 DUs per lot	1 DU/2,000 sq. ft. but never more than 6 DUs per lot
Bonus Density (Max.)		N/A	30% increase in allowable dwelling units per lot
Lot Size (Min.)		4,000 sq. ft.	N/A
Lot Frontage (Min.)		40 ft.	N/A
Front Setback		20 ft. or the established setback, whichever is less	20 ft. or the established setback, whichever is less
Side Setback	Abutting Street (Min.)	15 ft.	15 ft.
	Abutting Land (Min.)	5 ft. Side setbacks can be reduced from the normal requirement of 5 ft. provided that the sum of both side setbacks is a minimum of 10 ft.	5 ft. Side setbacks can be reduced from the normal requirement of 5 ft. provided that the sum of both side setbacks is a minimum of 10 ft.
Rear Setback (Min.)		20 ft.	15 ft.
I-270 Setback (Min.)		N/A	50 ft.
Building Height (Max.)		35 ft.	30 ft. for cottage courts
			35 ft. for duplexes and triplexes
			40 ft. for fourplexes

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 12: RMD-10 DEVELOPMENT STANDARD CHANGES

Standard	Existing RMD-10	Proposed RMD-10
Density (Max.)	10 DU/acre	10 DU/acre
Bonus Density (Max.)	N/A	30% increase in allowable dwelling units per acre
Site Area (Min.)	20,000 sq. ft. but never more than 10 acres	20,000 sq. ft. but never more than 10 acres
Lot Frontage (Min.)	60 ft.	14 ft.
Front Setback (Min.)	20 ft. or the established setback, whichever is less	20 ft. or the established setback, whichever is less
Side Setback (Min.)	8 ft.	8 ft.
Rear Setback (Min.)	20 ft.	20 ft.
I-270 Setback (Min.)	N/A	50 ft.
Building Height (Max.)	35 ft.	35 ft.

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 13: RMD-15 DEVELOPMENT STANDARD CHANGES

Standard	Existing RMD-15	Proposed RMD-15
Density (Max.)	15 DU/acre	15 DU/acre
Bonus Density (Max.)	N/A	30% increase in allowable dwelling units per acre
Site Area (Min.)	1 acre	0.75 acres
Lot Frontage (Min.)	50 ft.	14 ft.
Front Setback (Min.)	15 ft. or the established setback, whichever is less	15 ft. or the established setback, whichever is less
Side Setback (Min.)	8 ft.	8 ft.
Rear Setback (Min.)	15 ft.	15 ft.
I-270 Setback (Min.)	N/A	50 ft.
Building Height (Max.)	40 ft.	40 ft.

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 14: RMD-25 DEVELOPMENT STANDARD CHANGES

Standard	Existing RMD-25	Proposed RMD-25
Density (Max.)	25 DU/acre	25 DU/acre
Bonus Density (Max.)	N/A	30% increase in allowable dwelling units per acre
Site Area (Min.)	2 acres	0.75 acres
Lot Frontage (Min.)	100 ft.	100 ft.
Front Setback	25 ft. from a public street or tract boundary, plus 3 ft. for each 1 foot of building height above 45 ft. Main buildings must be set back from each other ½ the height of the building, plus 3 feet for each 1 foot of building height above 45 feet.	25 ft.
Side Setback	10 ft. or one-half the height of the building, whichever is greater.	8 ft. for townhouse, multiplex, small apartment buildings, and cottage courts 10 ft. for apartments of seven or more units
Rear Setback (Min.)	15 ft. or one-half the height of the building, whichever is greater	25 ft.
I-270 Setback (Min.)	N/A	50 ft.
Building Height (Max.)	75 ft.	75 ft.

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 15: RHD DEVELOPMENT STANDARD CHANGES

Standard	[NEW ZONE]	Proposed RHD
Density (Max.)	N/A	50 dwelling units/acre
Bonus Density (Max.) ¹	N/A	30% increase in allowable dwelling units per acre
Lot Size (min)	N/A	N/A
Lot Frontage (Min.)	N/A	10 ft.
Front Setback (Min.)	N/A	25 ft. when abutting or confronting a lot zoned for and developed with single-unit residential uses 10 ft. in all other locations
Side Setback	N/A	10 ft.
Rear Setback (Min.)	N/A	10 ft.
Building Height (Max.) ³	N/A	75 ft. When abutting or confronting a lot zoned for and developed with single-unit residential uses, buildings are limited to a max. height of 45 ft. within 100 ft. of the property line.

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 16: I-L DEVELOPMENT STANDARD CHANGES

Standard		Existing I-L	Proposed I-L
Front Setback (Min.)		25 ft.	25 ft.
Side Setback	Abutting Street (Min.)*	10 ft. (Minimum 1 side)	10 ft.
	Abutting Residential Property (Min.)*	Building height, but not less than 30' (Minimum 1 side)	30 ft. or building height, whichever is greater
	Abutting Nonresidential Property (Min.)*	None or 10 ft. if provided. (Minimum 1 side)	10 ft.; unless both side yards abut nonresidential property, in which case one of the side setbacks may be 0 ft.
Rear Setback	Abutting Residential Property (Min.)*	Building height, but not less than 30'	30 ft. or building height, whichever is greater
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided
Building Height (Max.)		40 ft.	60 ft.
Lot Coverage (Max.)		50%	N/A

*Note: The side and rear setbacks may appear to have changed in this zone; however, the intention of the revisions are to clarify existing standards. No changes are intended.

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 17: I-H DEVELOPMENT STANDARD CHANGES

Standard		Existing I-H	Proposed I-H
Front Setback (Min.)		25 ft.	25 ft.
Side Setback	Abutting Street (Min.)*	10 ft. (Minimum 1 side)	10 ft.
	Abutting Residential Property (Min.)*	Building height, but not less than 30' (Minimum 1 side)	30 ft. or building height, whichever is greater.
	Abutting Nonresidential Property (Min.)*	None or 10 ft. if provided. (Minimum 1 side)	10 ft.; unless both side yards abut nonresidential property, in which case one of the side setbacks may be 0 ft.
Rear Setback	Abutting Residential Property (Min.)*	Building height, but not less than 30'	30 ft. or building height, whichever is greater.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Building Height (Max.)		70 ft.	70 ft.

*Note: The side and rear setbacks may appear to have changed in this zone; however, the intention of the revisions are to clarify existing standards. No changes are intended.

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TABLE 18: MXTD DEVELOPMENT STANDARD CHANGES

Standard		Existing MXTD	Proposed MXTD-235	Proposed MXTD-200	Proposed MXTD-85
Lot Frontage (Min.)		10 ft.	10 ft.	10 ft.	10 ft.
Setback Abutting Public Right-of-Way (Min.)		None	None	None	None
Side Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater.	25 ft.	25 ft.	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided
Rear Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater.	25 ft.	25 ft.	25 ft.
	Abutting Nonresidential Land (Min.)	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided
Building Height (Max.)		120 ft.	235 ft.	200 ft.	85 ft.
Bonus Building Height (Max.)		N/A	100 ft.	100 ft.	50 ft.

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 19: MXCD DEVELOPMENT STANDARD CHANGES

Standard		Existing MXCD	Proposed MXCD
Lot Frontage (Min.)		10 ft.	10 ft.
Setback Abutting Public Right-of-Way (Min.)		None	None
Side Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater	25 ft.
	Abutting Nonresidential Property or Residential Uses with a Height of 45 ft. or greater (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Rear Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Building Height (Max.)		75 ft.	75 ft.
Bonus Building Height (Max.)		N/A	50 ft.²

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 20: MXCT DEVELOPMENT STANDARD CHANGES

Standard		Existing MXCT	Proposed MXCT
Lot Frontage (Min.)		10 ft.	10 ft.
Setback Abutting Public Right-of-Way (Min.)		None	None
Side Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater	25 ft.
	Abutting Nonresidential Property or Residential Uses with a Height of 45 ft. or greater (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Rear Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Building Height (Max.)		75 ft.	75 ft.
Bonus Building Height (Max.)		N/A	30% increase in allowable building height³

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 21: MXNC DEVELOPMENT STANDARD CHANGES

Standard		Existing MXNC	Proposed MXNC
Lot Frontage (Min.)		10 ft.	10 ft.
Setback Abutting Public Right-of-Way (Min.)		None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Side Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided.
Rear Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided.
Building Height (Max.)		45 ft.	65 ft.
Bonus Building Height (Max.)		20 ft. for provision of additional public use space	30% increase in allowable building height

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 22: MXT DEVELOPMENT STANDARD CHANGES

Standard		Existing MXT	Proposed MXT
Lot Frontage (Min.)		10 ft.	10 ft.
Setback Abutting Public Right-of-Way (Min.)		10 ft.	10 ft.
Side Setback	Abutting Residential Property (Min.)	10 ft.	10 ft.
	Abutting Nonresidential Property (Min.)	None	None
Rear Setback	Abutting Residential Property (Min.)	20 ft.	20 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Building Height (Max.)		35 ft.	35 ft.
Bonus Building Height (Max.)		N/A	30% increase in allowable building height

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 23: MXC DEVELOPMENT STANDARD CHANGES

Standard		Existing MXC	Proposed MXC
Lot Frontage (Min.)		10 ft.	10 ft.
Setback Abutting Public Right-of-Way (Min.)		15 ft.	15 ft.
Side Setback	Abutting Residential Property (Min.)	15 ft.	15 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided	None required. 10 ft. min. if provided
Rear Setback	Abutting Residential Property (Min.)	25 ft. or height of building, whichever is greater	20 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Building Height (Max.)		30 ft.	30 ft.
Bonus Building Height (Max.)		N/A	30% increase in allowable building height

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 24: MXE DEVELOPMENT STANDARD CHANGES

Standard		Existing MXE	Proposed MXE
Lot Frontage (Min.)		10 ft.	10 ft.
Setback Abutting Public Right-of-Way (Min.)		None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Side Setback	Abutting Residential Property (Min.)	25 ft. or ½ height of building, whichever is greater.	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Rear Setback	Abutting Residential Property (Min.)	25 ft. or ½ height of building, whichever is greater.	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Building Height (Max.)		120 ft.	120 ft.
Bonus Building Height (Max.)		N/A	30% increase in allowable building height

Highlights: City of Rockville Draft Zoning Ordinance

TABLE 25: MXB DEVELOPMENT STANDARD CHANGES

Standard		Existing MXB	Proposed MXB
Lot Frontage (Min.)		10 ft.	10 ft.
Setback Abutting Public Right-of-Way (Min.)		None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Side Setback	Abutting Residential Property (Min.)	25 ft. or ½ height of building, whichever is greater.	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Rear Setback	Abutting Residential Property (Min.)	25 ft. or ½ height of building, whichever is greater.	25 ft.
	Abutting Nonresidential Property (Min.)	None required. 10 ft. min. if provided.	None required. 10 ft. min. if provided.
Building Height (Max.)		55 ft.	55 ft.
Bonus Building Height (Max.)		N/A	30% increase in allowable building height