



Zoning Ordinance Rewrite & Comprehensive Map Amendment

Work Session #4:
Uses, Parking, and
Development Review Processes
August 4, 2025



Presentation Outline



- ▶ Project Timeline
- ▶ Uses
- ▶ Parking
- ▶ Zones Standards (May 28th PC Work Session)
- ▶ FAST 2 Recommendations on Development Review Processes (PC's April 23 and June 11 Work Sessions)

Project Timeline



Uses

Requested Feedback



Do you support...

1. New Home-Base Businesses definitions and standards?
2. Approach to regulating more than 5 unrelated tenants in a single dwelling unit?
3. Converting certain Special Exceptions to Conditional or Permitted uses (standard approval process vs Board of Appeals + standard approval process)?
4. Allowing multifamily housing on property owned by non-profits or places of worship?

Overview: Regulating uses



► Uses

- Use table
- Use permissions
- Use definitions
- Use standards

Use P = Permitted C = Conditional SE = Special Exception Blank = Prohibited	All MXTD Zones ¹	MXCD	MXE	MXB	MXCT	MXNC	MXC	MXT
Residential								
Group Home, Large	S	S	S	S	S	S	S	S
Housing for senior adults and persons with disabilities	P	P	P	C	P	P	C	C
Life Care Facility	P	P	P	C	P	C	C	C
Retail and Sales								
Adult Oriented Establishment								
Bed and Breakfast	C	C	C	C	C	C	C	C
Eating and Drinking Establishment	P	P	P	P	P	P	P	P
Event Space, Club, and Lodge	P	P	P	P	P	C		C
Hospital	P	P	P	P	P	C		
Hotel	P	P	P	P	C	C		

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Residential								
Group Home, Large	S	S	S	S	S	S	S	S
Housing for senior adults and persons with disabilities	P	P	P	C	P	P	C	C
Life Care Facility	P	P	P	C	P	C	C	C
Retail and Sales								
Adult Oriented Establishment								
Bed and Breakfast	C	C	C	C	C	C	C	C
Eating and Drinking Establishment	P	P	P	P	P	P	P	P
Event Space, Club, and Lodge	P	P	P	P	P	C		C
Hospital	P	P	P	P	P	C		
Hotel	P	P	P	P	C	C		

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Eating and Drinking Establishment	P	P	P	P	P	P	P	P
Event Space, Club, and Lodge	P	P	P	P	P	C		C
Hospital	P	P	P	P	P	C		
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Group Home, Large	S	S	S	S	S	S	S	S
Housing for senior adults and persons with disabilities	P	P	P	C	P	P	C	C
Life Care Facility	P	P	P	C	P	C	C	C
Retail and Sales								
Adult Oriented Establishment								
Bed and Breakfast	C	C	C	C	C	C	C	C
Eating and Drinking Establishment	P	P	P	P	P	P	P	P
Event Space, Club, and Lodge	P	P	P	P	P	C		C
Hospital	P	P	P	P	P	C		
Hotel	P	P	P	P	C	C		

Recommendations to Modernize Use Regulations



- ▶ Benefits
 - ▶ More consistent interpretation and regulation
 - ▶ Reduce complexity; increase accessibility and ease of understanding
 - ▶ Streamline approvals while ensuring impacts are addressed
 - ▶ Increase equity
 - ▶ Support Plan goals and policies and Mayor and Council priorities



Recommendation 1: Ensure Use Terms and Definitions are Clear and Current

Notable Change: Home-based Business Enterprise

Three categories

- ▶ *'Little to No Impact':*
 - ▶ No non-resident employees; no retail sales
 - ▶ Very few customer/client vehicle visits
- ▶ *'Low Impact':*
 - ▶ Allow non-resident employees
 - ▶ Customer/client vehicle visits are minimal
- ▶ *'Major':*
 - ▶ Allows non-resident employees and other visits
 - ▶ Proposed Conditional use (not Special Exception)



Recommendation 2: Update the List of Uses



Notable Change: Regulation of More than Five Unrelated Tenants

- ▶ Move the regulation of number of unrelated tenants permitted in a single dwelling unit to Chapter 18 only (Rental Facilities and Landlord-Tenant Relations).
- ▶ Retain current policy
- ▶ Increase transparency, equity
- ▶ Strengthens enforcement by using the existing rental license and enforcement process
- ▶ Remove terms and definitions from Zoning Ordinance
 - ▶ 'Boardinghouse', 'Family'



Recommendation 3: Update Use Permissions and Use Standards

Notable change: Convert many Special Exception uses to Conditional or Permitted uses

- ▶ Recommended through FAST 2
- ▶ Special Exceptions
 - ▶ Continue to apply for 10 most impactful uses
 - ▶ Board of Appeals review
- ▶ Conditional or Permitted uses
 - ▶ Convert less impactful uses
 - ▶ Standard review process
 - ▶ Retain use standards that align with city goals and policies and mitigate potential impact

Use																							
P = Permitted																							
C = Conditional																							
SE = Special Exception																							
Blank = Prohibited																							
	R-400	R-200	R-150	R-90	R-75	R-60	R-40	RMD-Infill	RMD-10	RMD-15	RMD-25	RHD	I-L	I-H	All IMXTD Zones ¹	MXCD	MXE	MXB	MXCT	MXNC	MXC	MXT	PARKS
Residential																							
Group Home, Large	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S	S	
Housing for senior adults and persons with disabilities	C	C	C	C	C	C	C	C	C	P	P	P			P	P	P	C	P	P	C	C	
Life Care Facility	S	S	S	S	S	S	S	S	S	S	S	S			P	P	P	C	P	C	C	C	
Retail and Sales																							
Adult Oriented Establishment													S										
Bed and Breakfast	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C	C	C	C	
Eating and Drinking Establishment													C		P	P	P	P	P	P	P	P	
Event Space, Club, and Lodge	C								C				P		P	P	P	P	P	C		C	
Hospital													P		P	P	P	P	P	C			
Hotel															P	P	P	P	C	C			
Pawnbroker													C										
Recreational Facility, Outdoor, Commercial													P		P	P	P		P	P			
Shooting Gallery													S	S									
Swimming Pool	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C	C	C	C	C
Veterinary Services	C	C											P		P	P	P	P	P	C	P	C	
Institutions and Public																							
Adult Day Care	C	C	C	C	C	C	C	C	C	C	C	C	P		P	P	P	P	P	P	P	C	
Child Care Center	P	P	C	C	C	C	C	C	P	P	P	P	P		P	P	P	P	P	P	P	P	
Educational Institution, Private	C	C	C	C	C	C	C	C	C	C	C	C	P		P	P	P	P	P	C	P	C	

Use																							
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	R-400	R-200	R-150	R-90	R-75	R-60	R-40	RMD-Infill	RMD-10	RMD-15	RMD-25	RHD	I-L	I-H	All MXTD Zones ¹	MXCD	MXE	MXB	MXCT	MXNC	MXC	MXT	PARKS
Public Utility Structure	S	S	S	S	S	S	S	S	C	C	C	C	P	P	P	P	P	P	P	P	P	C	S
Wireless communication facility not located entirely within an existing building or on the roof or side of a building, or attached to an existing structure, including, but not limited to antennas on a freestanding ground mounted antenna support structure	S	S	S	S	S	S	S	S	S	S	S	S											S
Wireless communication freestanding ground mounted antenna support structure													S	S	S	S	S	S	S	S	S	S	
Automotive																							
Automobile Filling Station													S	S		S	S		S	S	S		
Drive-Through Window ²																C	C	C	C	S	C		
Miscellaneous																							
Home-Based Business Enterprise ³	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C	C	P	C	



Notable change: Allow the development of multifamily housing on property owned by non-profits or places of worship

- ▶ Recommended and endorsed during Mayor and Council's September 2024 Housing Supply work session
- ▶ Allow for non-profits and places of worship in all zones
- ▶ Utilize excess land for mission-based purposes; co-locate housing and services/facilities
- ▶ Follow example of Montgomery County and California

Requested Feedback



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1. New Home-Base Businesses definitions and standards?
2. Approach to regulating more than 5 unrelated tenants in a Single dwelling unit?
3. Converting certain Special Exceptions to Conditional or Permitted uses (standard approval process vs Board of Appeals + standard approval process)?
4. Allowing multifamily housing on property owned by non-profits or places of worship?

Parking

Requested Feedback



Do you support...


1. Parking changes to further Vision Zero
2. By-right adjustments
3. Instituting parking maximums for most zones
4. Eliminating parking requirements within ½ mile of Metro and ¼ mile of Bus Rapid Transit, consistent with Town Center
5. Revising the process for requesting parking reductions



Recommendation 1: Further Vision Zero



- ▶ Add a new Pedestrian and Bicycle Facilities Division to the Zoning Ordinance
- ▶ Require bicycle parking for both principal and accessory uses
- ▶ Clarify bicycle parking location requirements
- ▶ Add provisions for pedestrian visibility at parking facility entrances



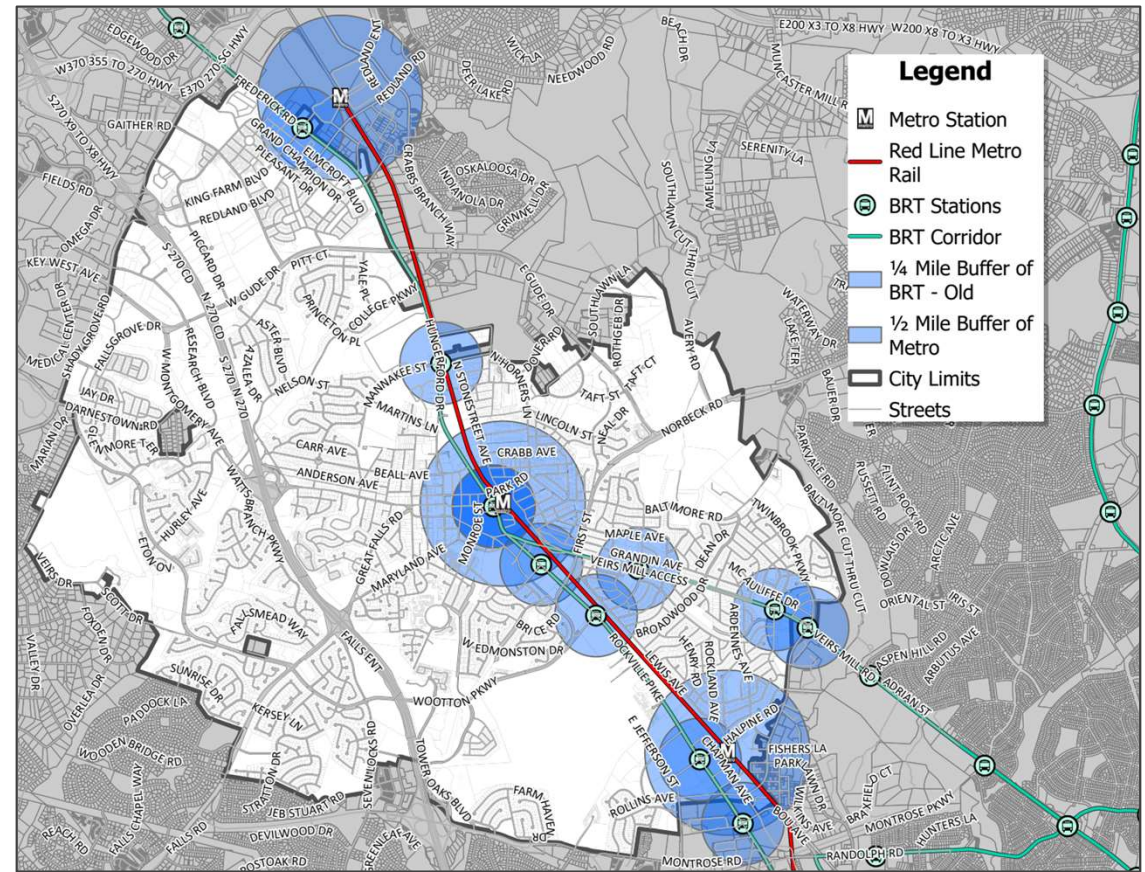
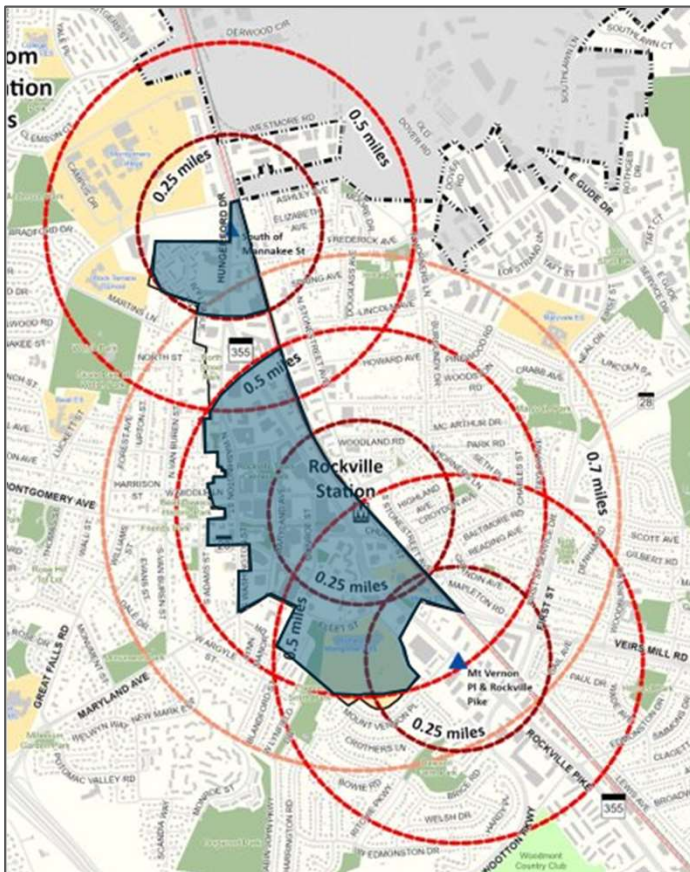
Recommendation 2: Right-Size Parking Minimums and Maximums



- ▶ Update minimum requirements
- ▶ Introduce by-right adjustments to support city goals
 - ▶ EV charging spaces
 - ▶ MPDU apartments
 - ▶ Bicycle commuter facilities
 - ▶ Pick-up/Drop-off spaces
- ▶ Institute parking maximums for most zones
- ▶ Eliminate parking requirements within $\frac{1}{2}$ of Metro and $\frac{1}{4}$ mile of Bus Rapid Transit, consistent with Town Center

Adopted with Town Center Master Plan

Proposed with Zoning Ordinance Rewrite





Recommendation 3: Revise the process for requesting parking reductions

- ▶ Parking reduction **up to** 10%
 - ▶ *De minimus*
 - ▶ Approval by project's Approving Authority
- ▶ Parking reduction **greater than** 10%
 - ▶ Parking demand analysis
 - ▶ Approval by project's Approving Authority



Requested Feedback



Do you support...

1. Parking changes to further Vision Zero
2. By-right adjustments
3. Instituting parking maximums for most zones
4. Eliminating parking requirements within $\frac{1}{2}$ of Metro and $\frac{1}{4}$ mile of Bus Rapid Transit, consistent with Town Center
5. Revising the process for requesting parking reductions

Zones Standards

Do you support these recommendations?



- ▶ **MXNC:** Increase base height from 45' (bonus up to 65') to 65'
- ▶ **Comprehensive Map Amendment:** Revise Veirs Mill Corridor rezoning to reflect 95% BRT design



FAST 2 Development Review Process Planning Commission's Recommendation



Outline



- ▶ Requested feedback
- ▶ Need for improving processes
- ▶ Planning Commission recap
- ▶ Recommendations
- ▶ Additional information requested from M&C
 - Administrative approvals in other jurisdictions
 - How would FAST recommendations have changed processes for prior cases?
- ▶ Requested feedback
- ▶ Questions

Requested Feedback



Do you support staff's and Planning Commission's recommendation on...

1. the revised streamlined Planned Development (PD) amendment process?
2. allowing for site plans in certain zoning districts to be approved administratively?
3. allowing for site plans for certain types of development to be approved administratively?
4. the change to improve transparency of the residential area impact section of the point table?

Need for FAST Changes



- ▶ Housing Crisis
 - Largest shortage of low-cost rentals and entry-level homes
 - High demand in desirable Rockville & Washington D.C. region
 - Changes can activate projects sooner
 - Changes supported by City's Housing and Community Development department
- ▶ Economic Development
 - More efficient, less costly, makes projects more financially viable, more predictable
 - Job creation
- ▶ Policy documents in place or in process
 - Rockville 2040/ZOR



Overview of Recommendations



1. Streamline the Planned Development (PD) amendment process (revised)
 2. Allow for site plans in certain zoning districts to be approved administratively
 3. Allow for site plans for certain types of development to be approved administratively
 4. Update “residential area impact” in the point table to be more transparent
-
- Public notification required for all area meetings and public hearings before the Planning Commission and Mayor and Council



Planning Commission Feedback

Unanimously supported all recommendations

- ▶ Recognized the need to streamline processes
- ▶ Key for housing and economic development
- ▶ Necessary to be competitive with other jurisdictions
- ▶ Administrative approvals depend on capable staff and strong codes
- ▶ Concern about losing the human element that Planning Commission brings
 - Staff response:
 - Public notice continues to be required
 - Staff is available to the public for questions, comments
 - Working to address public concerns is one of staff's main responsibilities

Mayor and Council's Role in Changes



- ▶ Approval Authority not changing
 - Project plans - largest projects (Shady Grove, Twinbrook Quarter) must be decided upon by Mayor and Council with recommended changes
 - PD amendments – function as a change to zoning standards of a site, continue to require M&C approval
- ▶ ZOR changes allow certain site plans previously decided upon by the Planning Commission to be decided upon by staff
- ▶ Level II Site Plans within 300 feet of existing single-family homes remain with the Planning Commission

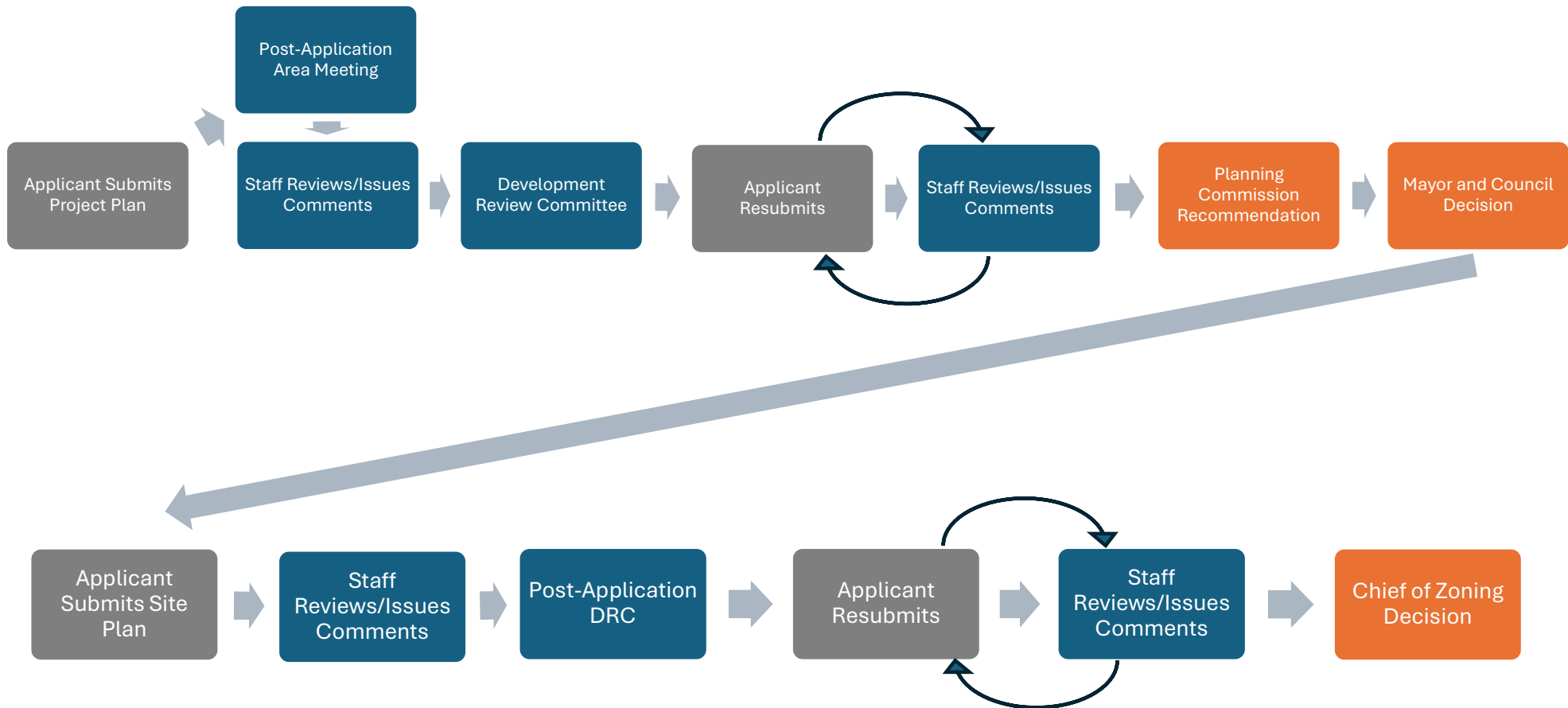
Recommendation 1



Streamline Planned Development (PD) Amendment Process (revised)

- ▶ Multiple PD zones throughout the City
 - Development requires a PD amendment (Rockshire, Tower Preserve)
- ▶ Revised recommendation: follow the new project plan process
 - M&C continue to be the deciding body
 - Combine two area meetings into one post-application meeting
 - Remove Planning Commission and M&C briefings
 - Planning Commission makes a recommendation to M&C
 - Subsequent site plans to be administratively approved
- ▶ Goal to make the process achievable within 6 months
 - Currently takes 18 months on average
- ▶ Planning Commission supported on 6/11

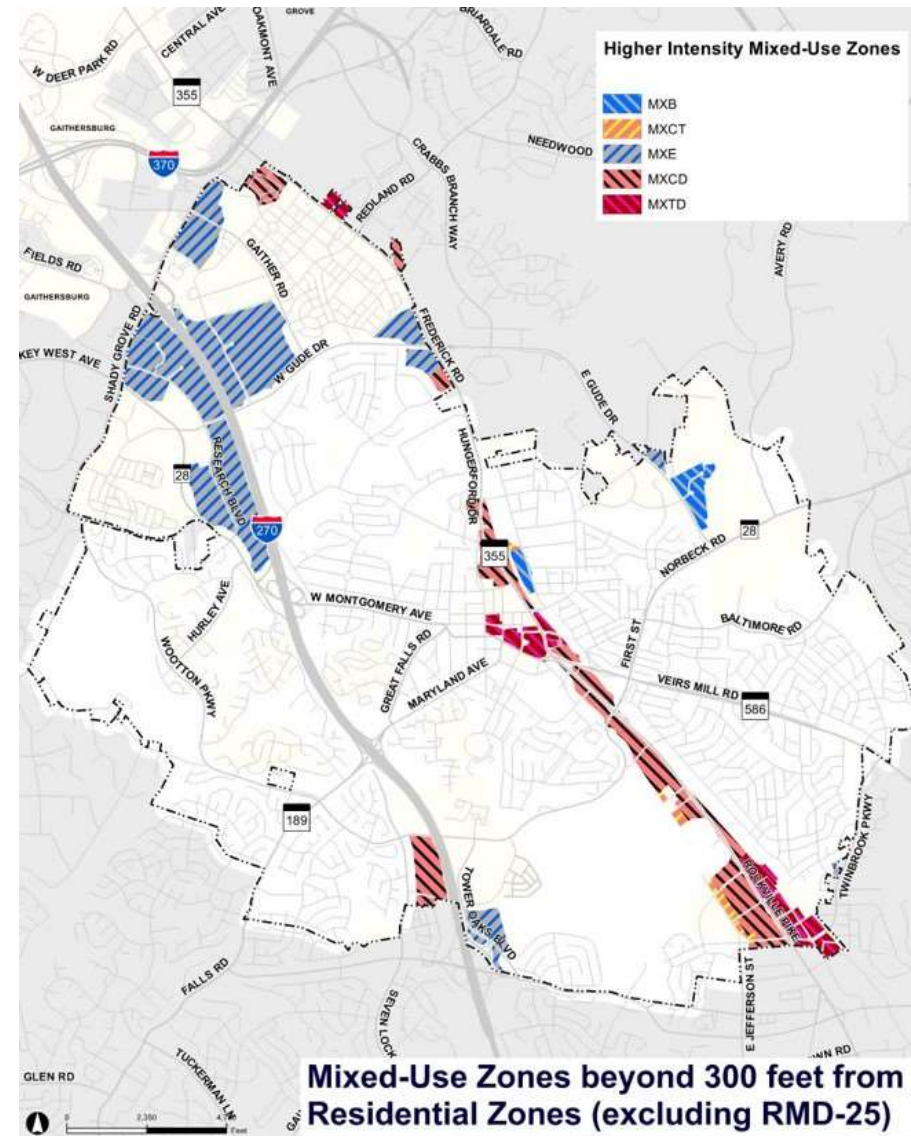
Proposed PD Amendment Process



Recommendation 2

Designate certain mixed-use districts for site plans to be approved administratively

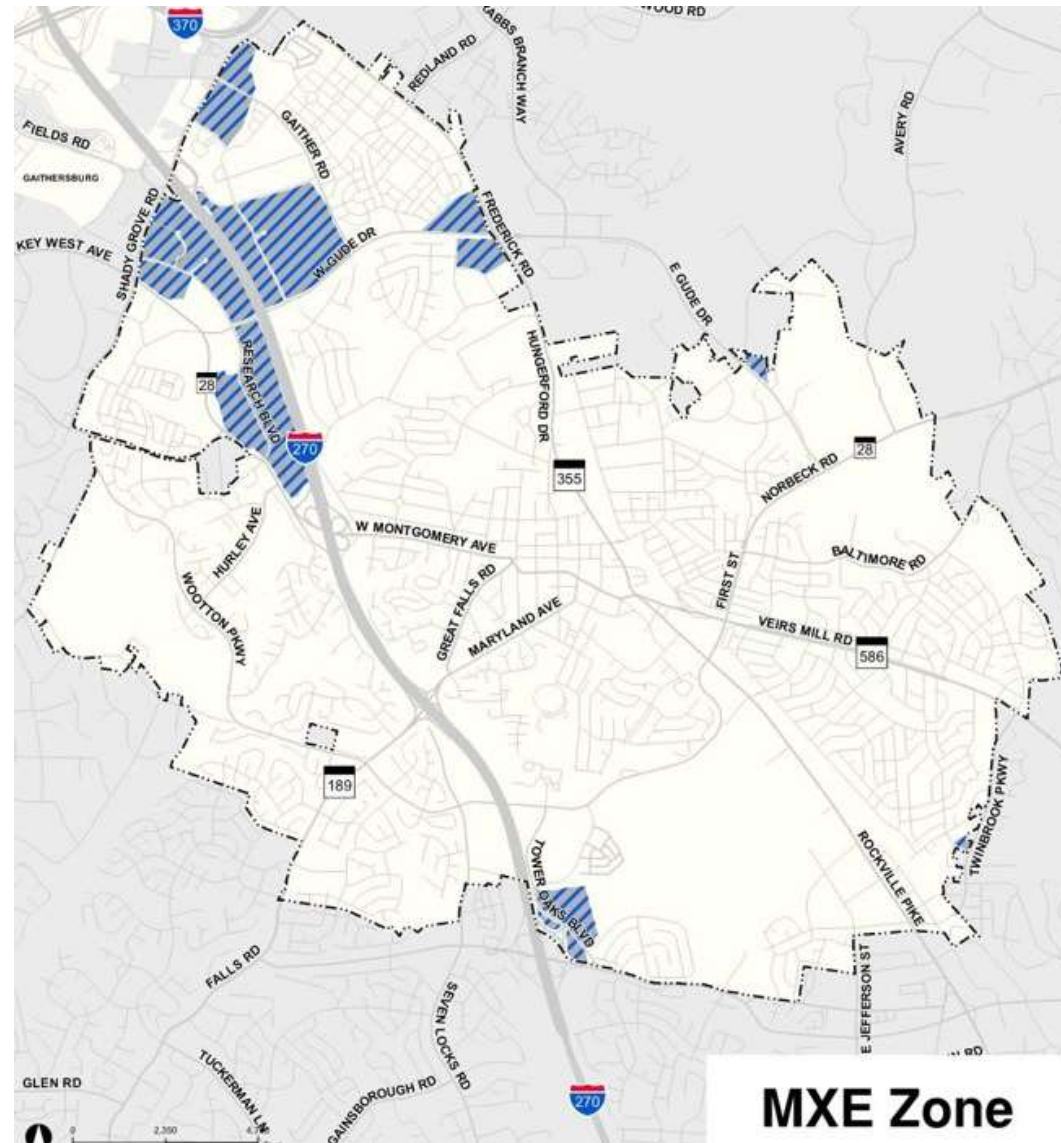
- ▶ Only in most intense Mixed-Use zones (MXB, MXCT, MXE, MXCD, and MXTD) near transit and existing infrastructure
- ▶ Only when not within 300 feet of a residential zone (including other jurisdictions)
- ▶ Planning Commission supported on 6/11



Recommendation 3

Designate additional project types for administrative site plan approval

- Research and development (including life sciences) in the MXE zone



Recommendation 3 (continued)



- ▶ Designate additional project types for administrative site plan approval
 - Housing developments with 20% or greater affordable housing units
 - Housing for senior adults and persons with disabilities.
 - Reduces barriers to supportive housing types for vulnerable populations.
 - Residential development up to 19 units (Faster process is especially important for smaller projects)
 - Nonresidential (e.g. office) to residential conversions.
 - Planning Commission supported on 6/11

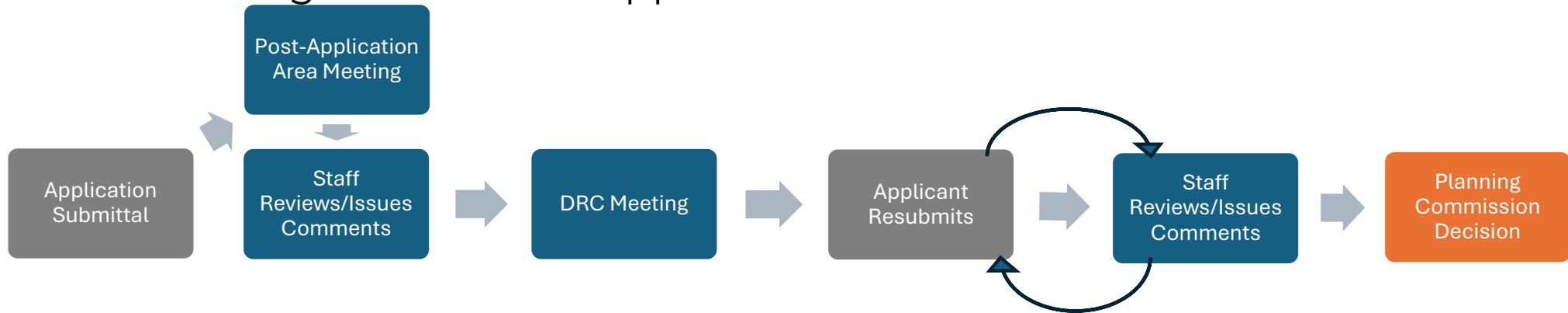


Proposed office to residential conversion at 12501 Ardennes

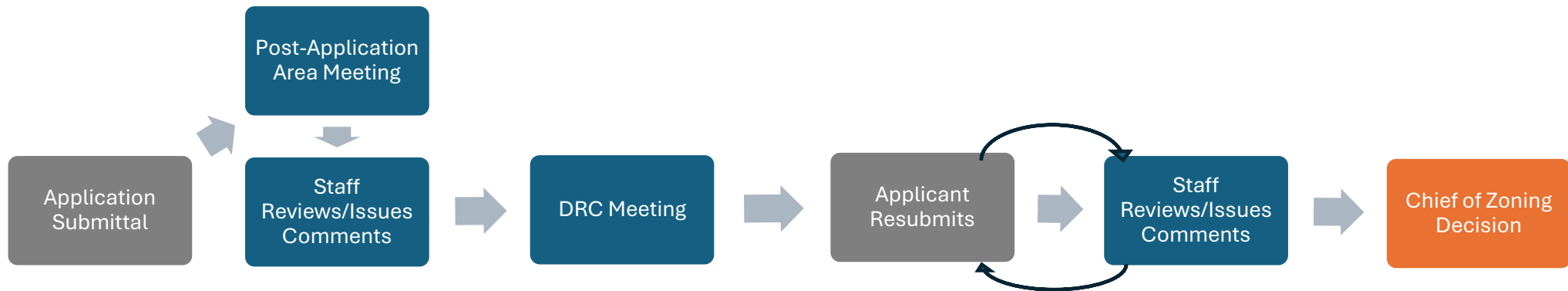


Proposed Site Plan Process

► Planning Commission Approval



► Chief of Zoning Approval



Comparison of Site Plan Processes



- ▶ Transparency, community engagement, and feedback in both processes
- ▶ Same thorough technical review to ensure all city requirements are met
- ▶ Same/similar outcome – site plan that implements the city's technical requirements and standards
- ▶ Currently, these site plans are usually approved in one Planning Commission meeting as presented and recommended by staff (technical decision – does it meet the requirements)
- ▶ Site plans near existing residential remain Planning Commission decisions
- ▶ Administrative decisions to be publicly posted



1818 Chapman Avenue

-
- Legend**
- Subject Property
 - 1/4 Mile Buffer
 - Residential Zones
- Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NOAA, NASA, CGIAR, In Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Interpol, and the OpenStreetMap community.

Recommendation 4 (update point table)



Current Point Table	0	1	2	3	4
Residential Area Impact	No single unit residential within ¼ mile	Up to 10% of area within ¼ mile of the project area comprised of single-unit detached residential units	Up to 50% of area within ¼ mile of project area comprised of single-unit detached residential	Up to 75% of area within ¼ mile of the project area comprised of single-unit detached residential	Development is within single-unit detached unit area.

Proposed Point Table	0	1	2	3	4
Proximity to land zoned R-400-> RMD-15, developed with single-unit detached, townhouse, or multiplex	No residential within 500'	Residential within 500'	Residential within 100'	Confronting residential	Adjacent to residential

Administrative Approvals in Other Jurisdictions

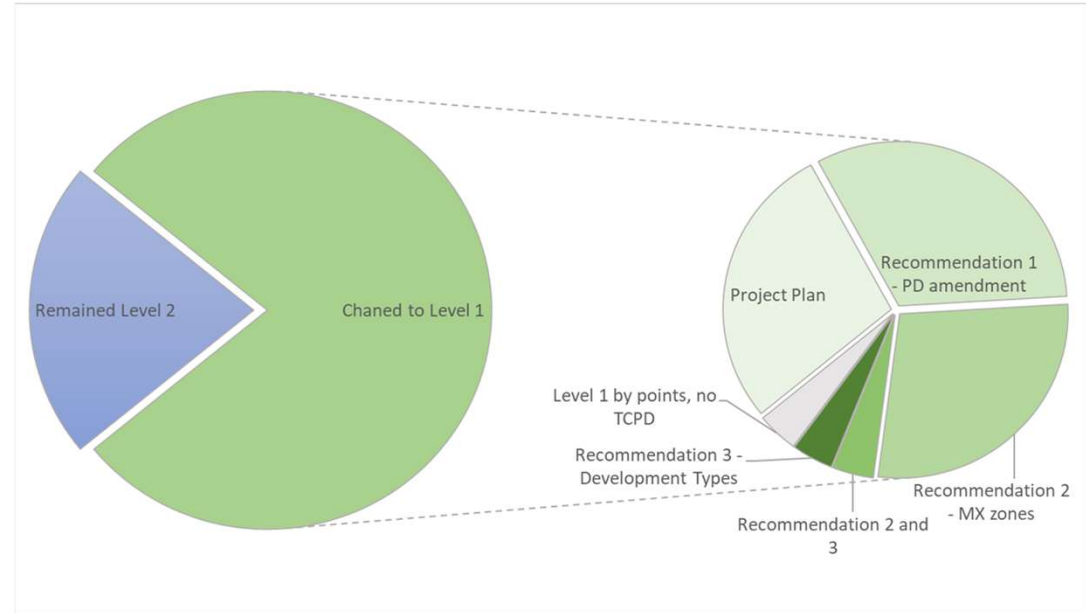


- Site plans in other jurisdictions (e.g. in Virginia and Texas) are largely administrative
- Michigan APA zoning reform toolkit recommends expanding administrative review
 - Case studies: Kalamazoo and Albion
- City of Sacramento delegated many projects from Council/Planning Commission to staff
- City of Santa Monica allows residential developments in nonresidential zones to be administrative (2025)

Site Plans 2014-2024, Changes under FAST

- Majority of new administrative site plans (15) because of change to project plan and PD amendment

- Planning Commission would have made recommendation at the project plan/PD amendment stage



- Changes to residential area impact (Recommendation 4) had no impact on the level of review
- None of the proposed changes had any impact on which projects were subject to Mayor and Council approval

Requested Feedback



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3. allowing for site plans for certain types of development to be approved administratively?
4. the change to improve transparency of the residential area impact section of the point table?

Questions?