Existing Special Developments for the City of Rockville

	Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements	Special Findings for Approval	Examples in Rockville
Variable Lot Size Dvlp*		Provides flexibility in the subdivision of land for detached one (1) family dwelling units by permitting a limited variation in minimum lot size	R-60, R-75, R-90, R-150, R-S, R-E, O-3, and I-3 Zones	Min: 5 acres	Planning Commission (with preliminary plan approval)	• Av. net area of all lots may not be less than the min. lot size for the zone; • Varying lots may not be concentrated in any location; • Min lot sizes must conform w/ a list of min. lot sizes for each district; • Reduction in setback or width must be proportional to the lot size reduction • Reduction may not exceed set lot areas	The development will not • Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; or • Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; or • Be inconsistent with the intent or purpose of this article.	
Cluster Dvlp		Permits a limited reduction of all lot sizes in a subdivision of land for detached one (1) family dwelling units to provide areas for public parks	R-60, R-75, R-90, R-150, R-S, R-E, O-3, and I-3 Zones	Min: 5 acres	Planning Commission (with preliminary plan approval)	• Av. net area of all lots may not be less than the min. lot size for the zone; • Extra 15% of land total may be added to cluster developments in R-60, 75 and 90 zones • Reduction may not exceed set lot areas • Reduction in setback or width must be proportional to the lot size reduction	The development will not • Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; or • Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; or • Be contrary to the requirements contained in division 5 of this article; or • Be inconsistent with the intent or purposes of this article.	

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	Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements	Special Findings for Approval	Examples in Rockville
Planned Residential Unit Dvlp	PRU	Permits waiver or modification of certain physical development standards, dwelling unit type and land use to maximize the utilization of land primarily for the benefit, use, ownership and enjoyment of the future residents of that area and the existing residents of the City;	R-60, R-75, R-90, R-150, R-S, R-E, O-3, and I-3 Zones	Min: 40 acres	Exploratory Application to Mayor and Council for public hearing; Detailed Application to Planning Commission	• Certain uses, not permitted in underlying zone may be permitted • Number of dwelling units must be the same as permitted in the zone for the entire development; with special calculations • Special regulations on multiple family dwellings • In excess of 40 acres, must be at least 2 types of dwelling units; • Not more than 5 acres may be devoted to C-1 uses; • Notice to residents of allowances • Development standards, parking, access, loading, screening and landscaping requirements may be waived subject to certain limitations	**Exploratory Application** - That the development will not: • Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; and • Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; and • Be contrary to the requirements contained in division 5 of this article; and • Be inconsistent with the intent or purpose of this article; and • Overburden existing public services, including water, sanitary sewer, public roads, storm drainage and other public improvements; and That the development will: • Have C-1 Zone uses proposed which are not available within reasonable proximity of the development and are primarily for the service and convenience of the residents. **Detailed Application** • That all requirements and findings necessary to the issuance of a use permit under division 2 of article V hereof have been met; and • That all requirements and findings necessary for the approval of a preliminary plan under division 2 of article XIV hereof have been met; and • That the detailed application complies, without substantial deviation, with the terms and conditions of approval of the exploratory application by the council; and • That the requirements of division 5 of this article have been met.	Rockshire Buckingham

Existing Special Developments for the City of Rockville

	Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements	Special Findings for Approval	Examples in Rockville
Residential Townhouse Dvlp	RTH	Substitutes entirely new development standards for land in order to provide suitable sites for townhouses in certain locations throughout the City to maximize the use of the land for the benefit, use, ownership, and enjoyment of the future residents of the area and the existing residents	R-60, R-75, R-90, R-150, R-S, R-E, O-3, and I-3 Zones	**Min:** 40,000 sq ft inside Town Center; **Max:** 10 acres outside	Mayor and Council	• Certain uses, not permitted in underlying zone may be permitted • Number of dwelling units must be the same as permitted in the zone for the entire development; • Set bulk regulations – max coverage: 25%; height: 35' for main bldg; 15' for accessory; setbacks: 30' or 50' for highway; separation btw clusters: 25' • Not more than eight (8) townhouse units shall be in any one (1) attached row; • Not more than two (2) contiguous townhouse units shall have the same front building lines. All townhouse units required to be offset shall be offset at least two (2) feet; • Record lots for each dwelling unit shall front on a public street, private street, or a common open space; • Existing one (1) family detached dwellings may be retained and included as part of a residential townhouse development, but such one (1) family detached dwellings shall be governed by the development standards set forth in this division. • Parking, access, loading, sign screening and landscaping requirements may be waived subject to certain limitations	Exploratory Application: That the development will <u>not:</u> • Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; and • Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; and • Be contrary to the requirements contained in division 5 of this article; and • Be inconsistent with the intent or purpose of this division or article; and • Overburden existing public services, including water, sanitary sewer, public roads, storm drainage and other public improvements; and That the development <u>will:</u> • Comply with the developmental standards and requirements set forth in this division; and • Enhance the transition between dissimilar uses.	Cambridge

Existing Special Developments for the City of Rockville

	Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements	Special Findings for Approval	Examples in Rockville
Comp-rehensive Planned Dvlp	CPD	Provides flexibility in the development and subdivision of land by permitting variations in development density, uses, lot sizes, floor area ratio, and development standards within areas in the O-3 Zone and any other zones where comprehensive planned development is recommended in the Master Plan Permit flexibility while ensuring he goals of the city maintained (adequate public facilities; open spaces; employment)	O-3 Zone or in other zones where use of the CPD is recommended by the Master Plan	Min: 40 acres	Concept plan to Mayor and Council; Detailed Application to Planning Commission	• Density developed should conform to the proposed floor area ratios with a maximum .75 FAR of the gross acreage for the commercial/industrial development area, unless otherwise specified by Mayor and Council; • The maximum residential density is 44 du/ac for residential areas and 75 du/ac where proposed within a commercial /industrial area (more may be allowed by the Mayor and Council if a greater number of moderately priced housing units are provided above the minimum required); • Minimum setbacks from the boundaries of the CPD are specified for residential and nonresidential areas of the development; • Height limitations are also provided at a maximum 125', except for parking structures; • Special provisions exist for the dimensional requirements of small tract employment use projects in a CPD; and • Notice must be given to future buyers or lessees of the existence of and allowances included in the CPD approval. • Development standards, parking, access, loading, screening and landscaping requirements may be waived subject to certain limitations	**Concept Plan:** That the development will <u>not:</u> • Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; and • Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; and • Be contrary to the requirements contained in division 5 of this article; and • Be inconsistent with the intent or purpose of this division or article; and • Overburden public services including water, sanitary sewer, public roads, storm drainage, and other public improvements; and That the development <u>will</u>: • Comply with the development standards and requirements set forth in this division; and • Comply with any applicable development staging and adequate public facilities requirements. **Detailed Application:** • That all requirements and findings necessary to the issuance of a use permit under division 2 of article V hereof have been met; and • That all requirements and findings necessary for the approval of a preliminary plan under division 2 of article XIV hereof have been met; and • That the detailed application complies, without substantial deviation, with the terms and conditions of approval of the exploratory application by the council; and • That the requirements of division 5 of this article have been met.	King Farm Fallsgrove Tower Oaks

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I-3 Optional Method of Dvlp		Encourages development of significantly sized sites for office, retail, restaurant and hotel uses in close proximity to a planned or programmed transit station in a manner which will promote increased use of public transportation. For sites where surrounding area has experienced significant development and to permit additional bld g height, density, varied setbacks where dvlp coplies with more extensive standards of review	I-3 Zone	Min: 10 or 40 acres - with special require-ments for each	Preliminary Development Plan to Mayor and Council	• A portion of the I-3 Optional Method development property must be adjacent and contiguous to a CPD, and adjacent to an interstate highway, and within 1,500 feet of a planned or programmed transit station if the property is a minimum 40 acres; or • If the property is at least 10 acres, the property must also provide for a future transit right of way, transit center, transit station or other public transit oriented component acceptable to the Mayor and Council; • Development standards are set out in § 25-311 of the Code and are dependent on the size of the property; and • Uses permitted are the same as those allowed in the I-3 underlying district	Preliminary Development Plan - That the development will <u>not:</u> • Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; and • Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; and • Be inconsistent with the intent or purpose of this division or article, and will promote transit accessibility and pedestrian circulation; and • Overburden public services including water, sanitary sewer, public roads, storm drainage, and other public improvements; and That the development <u>will</u>: • Comply with the development standards and requirements set forth in this division; and • Comply with any applicable development staging and adequate public facilities requirements; and • Promotes the City's environmental objectives as set forth in the Environmental Guidelines.	Upper Rock

*Dvlp = Development

Note: Special requirements also exist for the approval of open space within a Cluster Development and a Planned Residential Development. Any reference to "Division 5" listed above, is to the open space criteria.