Ordinance No. 16-12

ORDINANCE: To grant Text Amendment Application No. TXT2012-00232, Federal Realty Investment Trust, Applicant

WHEREAS, the Mayor and Council of Rockville, 111 Maryland Avenue, Rockville, Maryland, filed Text Amendment Application TXT2012-00232 for the purpose of amending Chapter 25 of the Rockville City Code, "Zoning," so as to revise Article 18 for the purpose of allowing certain signs not currently permitted to be utilized in certain Planned Development zones; and

WHEREAS, the Planning Commission reviewed the proposed text amendment at its meeting of May 9, 2012, and recommended that the text amendment be disapproved; and

WHEREAS, pursuant to Article 66B of the Annotated Code of Maryland, the Mayor and Council of Rockville gave notice that a hearing on said application would be held by the Mayor and Council in the Council Chambers at Rockville City Hall on July 23, 2012, at 7:00 p.m., or as soon thereafter as it may be heard; and

WHEREAS, on July 23, 2012, said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, the Mayor and Council having considered the text amendment application and the entire file pertaining thereto, said Mayor and Council having decided that the granting of this application, in the form set forth below, would promote the health, safety and welfare of the citizens of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that Text Amendment Application No. TXT2012-00232, be, and the same is hereby granted, by amending Article 18, "Signs", as follows:

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25.18.18 – Signs in Planned Development Zones

Except as otherwise provided in this Article, [[S]]signs in any of the Planned Development zones as set forth in Article 14 will be regulated based on the applicable designated equivalent zones described in each planned development.

a. Specific Regulations for Signs in Planned Development Zones where the project was originally approved as a Preliminary Development Plan after January 1, 2000 and included land either owned by the City or purchased from the City:

1. Notwithstanding the provisions of Article 18, the following is specifically permitted in Planned Development zones:

(a) [[One (1) sign extending above the roof of one building within a project covered by a preliminary development plan, not to exceed 15 percent of the building height.]]

[[(b)]] Freestanding Signs.

i. One (1) off-premises sign per record lot limited to 35 square feet of sign area and 25 feet in height.

ii. Up to [[E]]eighteen (18) off-premises signs limited to four (4) square feet of sign area and ten (10) feet in height installed on existing light posts located on lots covered by and subject to a preliminary development plan.

[[iii One (1) off-premises monument sign for wayfinding located on a property that abuts the property of the applicant with up to 200 square feet of sign area and up to 40 feet in height. The design of this sign is subject to review and approval by the Mayor and Council.

The abutting property where the sign is to be located must be subject to a preliminary development plan approved after January 1, 2000; the preliminary development plan for the property on which the sign is located must permit the placement of the sign, and the sign is not subject to the land ownership provisions of subsection a above.]]

NOTE: [Brackets] indicate material deleted
Underlining indicates material added

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Asterisks * * * indicate material unchanged by this ordinance
[[Double Brackets]] indicate material deleted after introduction
Double Underlining indicate material added after introduction

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of September 24, 2012.

Douglass A. Barber

Douglass A. Barber, City Clerk