

Article 14 – Special Zones

25.14.01 – Historic District Zones

- a. *Purpose* –The Historic District Zone is an overlay zone. The purpose of the zone is to:
1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
 2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
 3. Foster civic beauty;
 4. Strengthen the local economy; and
 5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.
- b. *Location*
1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.
 2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.
 3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.
- c. *Historic District Commission* – The Historic District Commission is subject to the provisions of Section 25.04.04.
- d. *Designation of Properties*
1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.
 - (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
 - (i) The property owner;
 - (ii) The Historic District Commission;

- (iii) The Mayor and Council;
 - (iv) The Planning Commission; or
 - (v) Any other person;
- (b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or
 - (c) The filing of an application for a demolition permit for the property; or
 - (d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.
2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.
 3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it may initiate the filing of a Sectional Map Amendment to place the property in the historic district zone that includes a written recommendation explaining its findings as to why the Mayor and Council should rezone the property to the Historic District Zone.
 4. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:
 - (a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or
 - (b) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.
 5. *Restrictions on Property During Interim Historic Review Period* – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.13. The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.14.02 – Neighborhood Conservation District Zones

- a. *Purpose* – The Neighborhood Conservation District Zones are overlay zones intended to provide a vehicle to implement programs for the revitalization or conservation of older areas or districts within the City possessing distinctive features, identity, or character worth retention and enhancement.
- b. *Effect*
 1. Each Neighborhood Conservation District will be established through the following:
 - (a) Adoption of a Neighborhood Conservation Plan and a set of guidelines that will facilitate maintenance and protection of the neighborhood character; and
 - (b) The implementation of such plan and guidelines through the creation of a Neighborhood Conservation District Zone.
 2. The regulations of the Neighborhood Conservation District Zone are in addition to the regulations of the base zone in which the neighborhood area is located.
- c. *Neighborhood Conservation Plan* – The adoption of a Neighborhood Conservation Plan may be accomplished through one (1) of the following procedures:
 1. *Master Plan* – As part of the consideration of a Master Plan or Master Plan amendment, the Mayor and Council may identify one (1) or more areas for designation as a Neighborhood Conservation District and adopt a set of guidelines for each such district. Such districts may only be designated as set forth in subsection c.2.e of this section below.
 2. *Local Initiative* – Local property owners may petition the Mayor and Council to initiate a Neighborhood Conservation District study.
 - (a) In order to be considered for initiation of the study, at least 40 percent of the property owners within the proposed conservation district must support the initiation of the process in writing.
 - (b) The Planning Commission will review the conservation district proposal and provide a recommendation to the Mayor and Council.
 - (c) The Mayor and Council may decline to authorize a study based on owner opposition, community input, or the significance of the property to the City.
 - (d) If the Mayor and Council authorizes a Neighborhood Conservation Plan study to proceed, the study will commence and be processed under the procedures established for preparing and adopting a Master Plan.
 3. Prior to final action by the Mayor and Council on the proposed Neighborhood Conservation Plan, at least 85 percent of the property owners within the proposed Neighborhood Conservation District must demonstrate their support in writing for the proposed designation.

- d. *Location*
 - 1. *Boundaries Correspond to Plan Boundaries* – The boundaries of each Neighborhood Conservation District are the boundaries outlined in the applicable Neighborhood Conservation Plan.
 - 2. *Designation on Map* – Neighborhood Conservation Districts must be designated on the Zoning Map.
- e. *Designation of New District* – Following the adoption of a Neighborhood Conservation Plan, the Mayor and Council may authorize the filing on its behalf of:
 - 1. A Text Amendment Application, pursuant to Section 25.06.02, establishing a Neighborhood Conservation District and establishing regulations therefor, and
 - 2. A Sectional Map Amendment Application, pursuant to Section 25.06.01, to place the neighborhood covered by the approved Neighborhood Conservation Plan in the Neighborhood Conservation District Zone.
- f. *Conflict of Regulations* – In the event of a conflict between the provisions of a specific Neighborhood Conservation District Zone and the base zone regulations, the provisions of the Neighborhood Conservation District Zone will control.

25.14.03 – Lincoln Park Neighborhood Conservation District

- a. *Development Standards for Lots* – Lots within the Lincoln Park Conservation District are subject to the following development standards:
 - 1. Assemblage of separate lots for new development is not permitted;
 - 2. Resubdivision of existing original lots is not permitted; and
 - 3. New pipestem lots are not permitted.
- b. *Standards for New Construction*
 - 1. New construction or additions must conform to all other applicable building code and safety regulations of the City of Rockville as well as the Lincoln Park Neighborhood Conservation District Standards. A City of Rockville building permit is required for all construction.
 - 2. The lot coverage will be 25% of the maximum square footage of the smallest new lot size permitted, 6,000 square feet. This allows 1,500 square feet of combined lot coverage, which would include the house footprint and any detached accessory structures such as a garage or garden shed. The lot coverage includes the total of all roofed structures including garages and sheds.
 - 3. The maximum actual height of new construction, a building, or addition, is 25 feet from the existing grade to the peak of the roof. A 29-foot height may be permitted for designs using a graduated 45-degree line of sight slope from the front property line to the highest point of the new construction. A front porch or a substantial

portico to visually separate the stories on the front elevation wall would satisfy this requirement.

4. New buildings should follow prevailing irregular setback patterns and not line up in a row. A two (2) to five (5) foot deviation from an adjacent structures' front setback is recommended. The minimum front setback is 25 feet.
 5. Infill new house construction should be designed so that the organization of the street-facing façades closely relates to any surrounding buildings.
 6. Additions should be constructed on the rear of the building or on a side, whichever has less impact on the character of the structure and streetscape.
 7. Roof heights of new additions should not dominate original rooflines. A graduated 45 degree line of sight slope from the front property line to the highest point of the addition may be acceptable with an appropriate design.
 8. Materials and design elements for new construction or additions should be selected that are sympathetic with surrounding buildings in the zone.
 9. Mechanical systems should be incorporated into new construction in an inconspicuous manner.
- c. *Lot Coverage Standard for Additions to Existing One-Story Homes* – If an existing one-story house is retained, an addition to bring total lot coverage up to 35 percent of the smallest lot size available or to 2,100 square feet is permitted. However, the total of the addition cannot exceed the present total square footage of the house without obtaining a new single-unit dwelling permit.
- d. *Streets*
1. New streets and private access driveways that function as streets are not permitted.
 2. Cul-de-sacs accessing structures set back from the main roads are not permitted.
- e. *Variance Conservation District Standards* – Requests for a variance from the Lincoln Park Conservation District Standards are processed by the City of Rockville Board of Appeals in the same manner as a variance from other regulations of this Chapter are processed.

25.14.04 – Reserved

25.14.05 - Reserved

25.14.06 –Park Zone

- a. *Purpose* – The purposes of the Park Zone of the City are to:
1. Provide and maintain adequate open space areas within the City to insure that conservation, safety, and recreational needs, both active and passive, are met;

2. Enhance the visual, economic, and environmental character of the community; and
3. Enhance the appearance and value of neighborhoods through the preservation of natural features, and the provision of recreation areas and open space;

b. Zone Established

| Type of Zone | Distinguishing Feature | Name of Zone |
|---------------------|--|---------------------|
| Park Zone | A zone placed on all City parks and recreation areas to provide for open space, recreational, and other compatible uses. | Park Zone ("PZ") |

- c. Land Use Table* – The uses allowed in the Park Zone are as shown in the table below. Uses are subject to applicable conditions of site plan approval. All special exceptions are subject to the requirements of Article 15.

| | Uses | Zone | Conditional requirements or related regulations |
|-----------------------------------|--|-----------|---|
| | | Park Zone | |
| a. Residential uses | Dwelling, single unit detached | C | Permitted for caretaker's residence |
| b. Swimming pools | Non-accessory | C | City-owned or operated facilities only |
| c. Institutional uses | Cemetery | P | |
| | Charitable or philanthropic institution | S | See Sec. 25.15.02.e |
| | Private club | S | |
| | Public utility building and/or structure | S | See Sec. 25.15.02.n |
| | Publicly-owned or publicly-operated buildings and uses, excluding sanitary landfills | C | Subject to a Level 2 Site Plan (Sec. 25.07.05) and the landscaping and screening provisions of Art. 17. |
| d. Miscellaneous uses | Athletic field, picnic area, public pool, exercise court, <u>and</u> related active and passive recreational facilities with associated accessory uses and structures, and support uses such as stormwater control facilities. | P | |
| Miscellaneous uses (con't) | Wireless communication facility entirely within an existing building, or on the roof or side of a building, or attached to an existing structure | C | Conditional use subject to the requirements of Sec. 25.09.08 |

| | Uses | Zone | Conditional requirements or related regulations |
|-----------------------|---|-----------|---|
| | | Park Zone | |
| | 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 | See Sec. 25.09.08; 25.15.02.s |
| e. Accessories | | P | See Secs. 25.09.01, and .02 |

Key: P = Permitted Use; S = Special Exception; C = Conditional Use; Blank = Not Permitted

- d. *Development Standards* – The development standards of this zone are those development standards of the lowest density adjoining single dwelling unit residential zone, except as may be otherwise recommended in an applicable Plan.

25.14.07 – Planned Development Zones

- a. *Purposes* – Prior to March 16, 2009, developments with special provisions for development standards and types of uses were approved through several types of special development procedures (Comprehensive Planned Development, Planned Residential Unit, Preliminary Development Plan, I-3 Zone Optional Method). Under these procedures, the development approved may have little or no relation to the underlying zone or zones. In order to more clearly identify such planned developments, these developments are each being placed in their own Planned Development Zone, and the Planned Development Governing Documents are included by reference as the applicable standards in the respective Planned Development Zones. In addition, one (1) or more equivalent zones are designated for each Planned Development Zone.

b. *Uses*

1. Only those uses specifically permitted by the applicable Planned Development Governing Documents are allowed in a Planned Development Zone:
2. Notwithstanding the provisions of Section 25.14.07.b.1. above, the Mayor and Council, in connection with an amendment to an approved Planned Development, may allow one (1) or more of those uses set forth in the equivalent zone specified for those areas of the Planned Development designated for nonresidential uses.
3. An ancillary restaurant is permitted and need not be separately listed as a use for a particular parcel in the approved Planned Development Governing Documents, so long as the principal office use is listed for that parcel. Signs will be governed by the Governing Documents, including any comprehensive signage plan. This use cannot exceed 5 percent of the total gross floor area of the building. No drive-through or walk-up service is permitted. The bar patron area cannot exceed 10 percent of the total patron use area.

c. *Zones Established*

1. *Principally Single-Unit Residential Developments* – The following are principally single-unit residential Planned Developments in the City:
 - (a) PD-RS – Rockshire;
 - (b) PD-FM – Fallsmead;
 - (c) PD-FM2 – Fallsmead 2;
 - (d) PD-FB – Fallsbend;
 - (e) PD-CH – Carter Hill;
 - (f) PD-BA – Barnside Acres;
 - (g) PD-FL – Flint Ledge Estates;
 - (h) PD-RH – Rose Hill;
 - (i) PD-RHF – Rose Hill Falls;
 - (j) PD-BU – Buckingham Property.;
 - (k) PD-CL – Chestnut Lodge;
 - (l) PD-NM – New Mark Commons;
 - (m) PD-DF – Dawson Farm;
 - (n) PD-MH – Meadow Hall;
 - (o) PD-RF – Redgate Farm; and
 - (p) PD-LG – Legacy at Lincoln Park.

2. *Principally Mixed-Use Residential and Commercial Development* - The following are principally mixed-use residential and commercial developments in the City:
 - (a) PD-KF – King Farm;
 - (b) PD-FG – Fallsgrove;
 - (c) PD-UR – Upper Rock;
 - (d) PD-TO – Tower Oaks;
 - (e) PD-KSI – KSI Apartments;
 - (f) PD-TC – Twinbrook Commons;
 - (g) PD-RCI – Rockville Center, Inc.; and

- (h) PD-TS – Town Square.
3. *Principally Commercial Development* - The following are principally commercial developments in the City:
 - (a) PD-SG – Shady Grove;
 - (b) PD-MC – Metro Center; and
 - (c) PD-CB – Champion Billiards.
- d. *Development Standards*
1. *General Policy* - The Planned Developments located in the Planned Development Zones were approved by resolution of the Mayor and Council or action by the Planning Commission as a unified, coherent design. In some instances the development standards of the underlying zone applied to some aspects of the development project but were not restated in the Mayor and Council or Planning Commission development project approval. In addition, a number of the planned development projects are subject to annexation agreements or development agreements with the City that have specific terms for how the development will proceed. All of these documents constitute the Planned Development Governing Documents as defined in Section 25.03.02.
 2. *Approved Development Standards* - The development standards (including, but not limited to, those standards for building heights, setbacks, lot coverage, lot sizes, density, and open space) set forth in the Planned Development Governing Documents apply to the following:
 - (a) Completed Planned Development projects;
 - (b) Undeveloped or partially completed individual sites within a Planned Development;
 - (c) Replacement in kind of any completed portion of a Planned Development project. Such replacement does not have to duplicate the footprint of the replaced portion of the project.
 3. *Equivalent Zone Development Standards*
 - (a) Except as provided in Section 25.14.07.d.4, the development standards of the equivalent zone designation for a Planned Development Zone apply:
 - i. In the absence in the Planned Development Governing Documents of specific development standards related to minimum setbacks, maximum building height, lot coverage or lot dimensions;
 - ii. To that portion of an approved Planned Development for which an amendment to the Planned Development Governing Documents is sought;

- iii. To the redevelopment of any portion of a Planned Development with new development that is not in substantial compliance with the Planned Development Governing Documents.
 - (b) The development standards for the equivalent zone will supersede the development standards contained in the Planned Development Governing Documents for only that portion of the Planned Development subject to the amendment or redevelopment.
 - (c) Street frontage – Record lots for each dwelling unit, if provided, must front on a public street, private street, or a common open space.
- 4. *Waiver of Equivalent Zone Standards*- The Approving Authority may waive the application of one (1) or more of the development standards of the designated equivalent zone upon a finding that the applicant has shown good cause as to why the development standard should not apply to any portion of the Planned Development project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider the following:
 - (a) Whether the development standard of the equivalent zone is compatible with the completed portions of the Planned Development;
 - (b) Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
 - (c) Whether applying the development standard of the equivalent zone is reasonable and practically feasible. The cost of applying the standard may, but does not necessarily, demonstrate that applying the development standards of the equivalent zone is reasonable or practically feasible, and;
 - (d) Such other factor as the Approving Authority reasonably deems appropriate.
- e. *Amendment of a Planned Development*
 - 1. *Required, General* – The following are Planned Development amendments subject to the Equivalent Zone development standards and will require approval of an amendment to the Planned Development Governing Documents by the Mayor and Council.
 - (a) Any increase in the intensity of the development (dwelling units, gross square footage, etc.) beyond what is authorized in the Planned Development Governing Documents;
 - (b) Any increase in building heights beyond what is authorized in the Planned Development Governing Documents;
 - (c) Addition of new uses not approved in the Planned Development Governing Documents;
 - (d) A major relocation of public streets;

- (e) A material reduction in the cumulative amount of public or private open space; and
 - (f) Such other proposed change in the project that the Planning Commission determines to be of such significance as to be a substantial deviation from the Planned Development Governing Documents and therefore require an amendment to the Planned Development Governing Documents.
2. *Procedure* - Any proposal to amend the Planned Development Governing Documents requires the filing of a Project Plan amendment application with the Chief of Planning. Such application must comply, and will be processed in accordance, with the requirements for a Project Plan as set forth in Article 7 of this Chapter.
 3. *Limitations* – Amendments to a the Planned Development Governing Documents for a Planned Development shall be limited to the substance or area encompassed by the amendment application and may not affect other aspects of the approved planned development project without the consent of the applicant or its successor. Nothing, however, shall preclude the Mayor and Council from considering all aspects or areas of the approved Planned Development in determining whether or not the requested amendment is appropriate.
- f. *Site Plan Required* – An approved Planned Development must be implemented through approval of one or more site plans in accordance with the requirements for a level 2 site plan as set forth in Article 7.

25.14.08 – PD-RS (Rockshire)

- a. *Exploratory Application Approved* - The PD-RS Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 21-66 on March 7, 1966, as may be amended.
- b. *Designated Equivalent Zones*
 1. Designated equivalent zone (commercial development areas only): Mixed-Use Neighborhood Center (MXNC).
 2. Designated equivalent residential zones:
 - (a) Single unit residential detached areas: R-60;
 - (b) Single unit residential attached areas: RMD-10.

25.14.09 – PD-FM (Fallsmead)

- a. *Planned Residential Unit Approved* - The PD-FM Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 2-66 on January 3, 1966, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent residential zone: R-60.

25.14.10 – PD-FM2 (Fallsmead 2)

- a. *Planned Development Approved* - The PD-FM2 Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 17-81 on June 29, 1981, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent residential zone: R-60.

25.14.11 – PD-FB (Fallsbend)

- a. *Planned Development Approved* - The PD-FB Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 12-80 on May 12, 1980, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent residential zone: R-60.

25.14.12 – PD-CH (Carter Hill)

- a. *Planned Development Approved* - The PD-CH Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 48-69 on August 4, 1969, as may be amended.
- b. *Designated Equivalent Residential Zones* –
 - 1. Single unit detached residential areas: R-60.
 - 2. Single unit attached residential areas: RMD-10

25.14.13 – PD-BA (Barnside Acres)

- a. *Planned Development Approved* - The PD-BA Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 42-73 on September 10, 1973, as may be amended.
- b. *Designated Equivalent Residential Zones* –
 - 1. Single unit detached residential areas: R-60.
 - 2. Single unit attached residential areas: RMD-10

25.14.14 – PD-FL (Flint Ledge Estates)

- a. *Planned Development Approved* - The PD-FL Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 13-81 on June 1, 1981, as may be amended.
- b. *Designated Equivalent Residential Zones* –
 - 1. Single unit detached residential areas: R-60.
 - 2. Single unit attached residential areas: RMD-10

25.14.15 – PD-RH (Rose Hill)

- a. *Planned Development Approved* - The PD-RH Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 32-97 on December 8, 1997, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent residential zone: R-60.

25.14.16 – PD-RHF (Rose Hill Falls)

- a. *Planned Development Approved* - The PD-RHF Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 3-90 on January 23, 1990, as may be amended.
- b. *Designated Equivalent Residential Zones* –
 - 1. Single unit detached residential areas: R-60.
 - 2. Single unit attached residential areas: RMD-10

25.14.17 – PD-BU (Buckingham Property)

- a. *Planned Development Approved* - The PD-BU Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 19-02 on October 14, 2002.
- b. *Designated Equivalent Zone* - Designated equivalent residential zone: R-90.

25.14.18 – PD-CL (Chestnut Lodge)

- a. *Planned Development Approved* - The PD-CL Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 3-06 on February 6, 2006, as may be amended.
- b. *Designated Equivalent Zones* –
 - 1. Single unit detached residential areas: R-90.
 - 2. Historic Lodge: RMD-15

25.14.19 – PD-NMC (New Mark Commons)

- a. *Planned Development Approved* - The PD-NM Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 4-66 on January 10, 1966, as may be amended.
- b. *Designated Equivalent Zones* –
 - 1. Single unit detached residential areas: R-60.
 - 2. Single unit attached residential areas: RMD-10

25.14.20 – PD-DF (Dawson Farm)

- a. *Planned Development Approved* - The PD-DF Zone is regulated in accordance with the exploratory application (PRU-14-79) approved by the Mayor and Council by Resolution No. 7-80 on April 21, 1980, as may be amended.
- b. *Designated Equivalent Zones* –
 - 1. Single unit detached residential areas: R-60.
 - 2. Single unit attached residential areas: RMD-10

25.14.21 – PD-MH (Meadow Hall)

- a. *Planned Development Approved* - The PD-MH Zone is regulated in accordance with the exploratory application (PRU-1-65) approved by the Mayor and Council by Resolution No. 62-65 on August 23, 1965, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent residential zone: RMD-10.

25.14.22 – PD-RF (Redgate Farm)

- a. *Planned Development Approved* - The PD-RF Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 14-67 on March 13, 1967, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent residential zone:
 - 1. Single unit attached residential areas: R-60
 - 2. Single unit attached residential areas: RMD-10

25.14.23 – PD-LG (Legacy at Lincoln Park)

- a. *Planned Development Approved* - The PD-LG Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 3-05 on January 10, 2005, as may be amended.
- b. *Designated Equivalent Zones* - Designated equivalent zone: .
 - 1. Single unit attached residential areas: R-60
 - 2. Single unit attached residential areas: RMD-10

25.14.24 – PD-KF (King Farm)

- a. *Planned Development Approved* - The PD-KF Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 10-96 on July 8, 1996, as may be amended.
- b. *Designated Equivalent Zones* - Designated equivalent zones:

1. For areas developed with office and institutional uses: Mixed-Use Employment Zone (MXE);
2. For areas developed with multi-unit residential dwellings: RMD-25 Zone;
3. For areas developed with single-unit attached or townhouse dwellings: RMD-10;
4. For areas developed with single-unit detached residential dwellings: R-60; and
5. For areas developed with retail commercial uses: Mixed-Use Neighborhood Commercial Zone (MXNC).

25.14.25 – PD-FG (Fallsgrove)

- a. *Planned Development Approved* - The PD-FG (Fallsgrove) Zone is regulated in accordance with the concept plan approved by the Mayor and Council by Resolution 1-00 on February 22, 2000 and amended by Resolution No. 21-05 on August 1, 2005, as may be amended.
- b. *Designated Equivalent Zones* - Designated equivalent zones:
 1. For areas developed with office and institutional uses: Mixed-Use Employment Zone (MXE);
 2. For areas development with multi-unit residential dwellings: RMD-25 Zone;
 3. For areas developed with single-unit attached and townhouse dwellings: RMD-10;
 4. For areas developed with single-unit detached dwellings: R-60; and
 5. For areas developed with retail commercial uses: Mixed-Use Neighborhood Commercial Zone (MXNC).

25.14.26 – PD-UR (Upper Rock)

- a. *Planned Development Approved* - The PD-UR Zone is regulated in accordance with the preliminary development plan approved by the Mayor and Council by Resolution No. 14-05 on May 23, 2005, as may be amended.
- b. *Designated Equivalent Zones* - Designated equivalent zone: Mixed-Use Employment Zone (MXE).
- c. Development standards shall be those approved by the Mayor and Council as set forth in the Resolution and as shown on the Preliminary Development Plan (PDP), notwithstanding any contrary development standard for the I-3 Optional Method of Development in effect at the time of the adoption of the Resolution. Minimum building setbacks for streets internal to the Preliminary Development Plan area are as set forth in Exhibit 4 to the PDP Resolution, as may be amended. No setbacks are required from lot lines or property lines that are not external boundaries of the PDP area. There are no standards for minimum lot size and minimum lot width for record lots, provided that they conform to the blocks shown in the approved PDP. Any lot platted as an ownership lot may be re-platted as a record lot.

25.14.27 – PD-TO (Tower Oaks)

- a. *Planned Development Approved* - The PD-TO Zone is regulated in accordance with the concept plan approved by the Mayor and Council by Resolution No. 25-87 on October 12, 1987, as amended by Resolution No. 21-93 (approved September 27, 1993), and as further amended by Resolution No. 1-01 (approved January 8, 2001), as may be amended.
- b. *Designated Equivalent Zones* - Designated equivalent zones:
 - 1. For areas developed with office and institutional uses: Mixed-Use Employment Zone (MXE);
 - 2. For areas developed with multi-unit residential dwellings: RMD-25 Zone;
 - 3. For areas developed with single-unit attached and townhouse dwellings: RMD-10; and
 - 4. For areas developed with retail commercial uses: Mixed-Use Neighborhood Commercial Zone (MXNC).

25.14.28 – PD-KSI (KSI Apartments)

- a. *Planned Development Approved* - The PD-KSI Zone is regulated in accordance with the preliminary development plan approved by the Planning Commission on July 14, 2004, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent zone: Mixed-Use Transit District Zone (MXTD).

25.14.29 – PD-RCI (Rockville Center, Inc.)

- a. *Planned Development Approved* - The PD-RCI Zone is regulated in accordance with the amended preliminary development plan approved by the Mayor and Council by Resolution No. 10-05 on May 2, 2005, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent zone: Mixed-Use Transit District Zone (MXTD).

25.14.30 – PD-TC (Twinbrook Commons)

- a. *Planned Development Approved* - The PD-TC Zone is regulated in accordance with the preliminary development plan approved by the Mayor and Council by Resolution No. 9-05 on April 4, 2005, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent zone: Mixed-Use Transit District Zone (MXTD).

25.14.31 – PD-TS (Town Square)

- a. *Planned Development Approved* - The PD-TS Zone is regulated in accordance with the preliminary development plan approved by the Planning Commission on August 6, 2003, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent zone: Mixed-Use Transit District Zone (MXTD).

25.14.32 – PD-SG (Shady Grove)

- a. *Planned Development Approved* - The PD-SG is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 4-98 on February 9, 1998.
- b. *Designated Equivalent Zone* - Designated equivalent zone: Mixed-Use Employment Zone (MXE).

25.14.33 – PD-MC (Metro Center)

- a. *Planned Development Approved* - The PD-MC Zone is regulated in accordance with the preliminary development plan approved by the Mayor and Council by Resolution No. 5-05 on March 7, 2005, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent zone: Mixed-Use Transit District Zone (MXTD).

25.14.34 – PD-CB (Champion Billiards)

- a. *Planned Development Approved* - The PD-CB Zone is regulated in accordance with the preliminary development plan approved by the Mayor and Council by Resolution No. 14-06 on October 23, 2006, as may be amended.
- b. *Designated Equivalent Zone* - Designated equivalent zone: Mixed-Use Corridor District Zone (MXCD).