

Technical Guides for Exterior Alterations

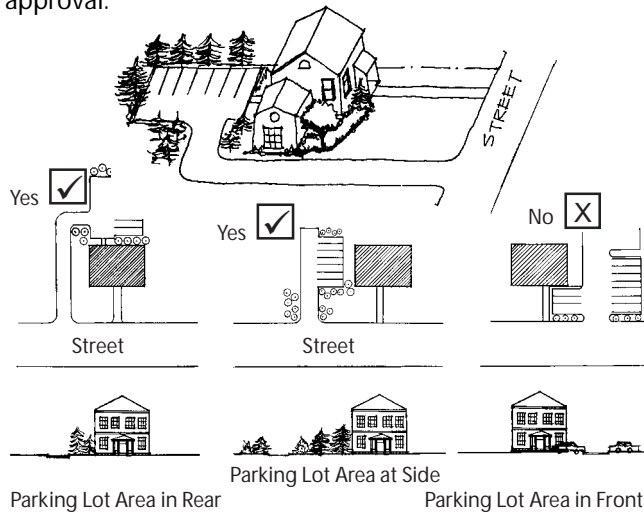


A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

8: Off-Street Parking

Background

Off-street parking may take the form of a new driveway where there never had been one, or a larger parking area to meet zoning requirements. The additional paving will have an effect on the historic district to the extent that the paving affects the streetscape, and reduces the garden area for trees, grass or other plant material. In some areas, the property may have had rear alley access, and this may no longer be an option if the alley has been formally abandoned. As needs, owners or functional use change at sites within the historic districts, the HDC will have to review proposals for additional parking. Although strictly controlled by the zoning ordinance, additional compatibility issues come before the Historic District Commission for review and approval.



HDC Policy

The location and materials used in a new parking lot or driveway shall be sensitive to the overall character and setting of the district and the streetscape. Appropriate screening is generally required by the HDC in situations where the parking area is visible from the public right-of-way or from an adjacent residential lot, and is often required under other zoning requirements. Live plant material is usually preferred over barrier screening, and the landscape plan should reinforce the historic characteristics of the site. Parking areas must also

conform to the laws of the City of Rockville in location size, grade and sediment control.

- (a) The removal of mature live trees shall be kept to a minimum.
- (b) Paving material shall be as unobtrusive as possible.
- (c) Runoff shall be minimized and directed away from historic properties.
- (d) Parking shall be set an adequate distance from an historic structure to limit visual and traffic impact.
- (e) Landscaping shall be provided, in character with the historic nature of the district.

Certificate of Approval

PLEASE NOTE - If repair or replacement materials match the existing materials *exactly*, no Certificate of Approval is required.

If changes are requested, the application for a Certificate of Approval must include the following:

1. Site plan that includes the driveway, number of spaces, lot location and site grading.
2. Landscape plan, including proposed tree/mature shrub removal and new plant material.
3. Schedule of work and contractor.

Tax Credit Information

Tax credits do not apply.

Additional information

Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts, September 1977, Rockville Historic District Commission, 73-74.



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8: Off-Street Parking *(continued)*

Contact Us

For additional information and questions, please contact:

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