

Neighborhood Conservation District Zones

Neighborhood conservation district zones are designed to protect the unique character of a neighborhood and must be created during a neighborhood plan process or local initiative supported by at least 85 percent of the property owners. The Lincoln Park Neighborhood Conservation District is an example of this zone as part of the East Rockville neighborhood east of the Metro line.

Park Zones

Park zones apply to City-owned park property and limit development to specific recreational uses, cemeteries, caretaker's dwellings and similar uses.

Where are the different zones located?

Each piece of land in the city is included in a zone. To determine the zone for a specific piece of property refer to the Rockville Zoning Map at www.rockvillemd.gov/zoning.

Can zoning change?

Yes, the zoning for specific properties and neighborhoods can change to meet the needs of the community. Zoning can be changed through formal text and map amendment applications. Zoning may also be changed as part of the master plan process. For more information about these processes contact the City.

How can I get involved?

- Check the City's Web site at www.rockvillemd.gov for status updates on development projects in your neighborhood and the City.
- Attend public meetings held by the City. Meeting schedules, agendas and informational packets for the Mayor and Council, Planning Commission, Historic District Commission and Board of Appeals are available on the City's Web site.

How can I learn more?

Community Planning and Development Services Department

City Hall, second floor, 111 Maryland Avenue, Rockville, MD 20850

Phone: 240-314-8200

E-mail: cpds@rockvillemd.gov

Web site: www.rockvillemd.gov/zoning

Refer to: Rockville City Code, Chapter 25-Rockville Zoning Ordinance

Rockville Development Review Procedures Manual

Rockville Landscaping, Screening and Lighting Manual

Note: This brochure provides an overview of zoning in Rockville. It does not supersede the Rockville City Code and it should not be relied on as a substitute for such regulations.

A CITIZEN'S GUIDE to Zoning in Rockville



City of Rockville
Department of Community Planning
and Development Services

Zoning in Rockville

What is zoning?

As outlined in the Rockville Zoning Ordinance and Zoning Map, zoning establishes allowed uses and development standards for each piece of land in the city. This includes the types of uses that can be located in different areas of the city; the allowable density of development; the size and height of the buildings; parking and landscape requirements; and the layout of buildings and the site.

The Rockville Zoning Ordinance and Zoning Map are intended to protect the community's health, safety and welfare while achieving high-quality development.

What kinds of development are allowed in the city?

There are several types of zones in Rockville. Common zones include mixed-use, residential and industrial, while special zones include planned developments, historic districts, neighborhood conservation districts and parks.

Mixed-Use Zones

Seven mixed-use zones allow for a range of commercial, office and residential uses.

- Mixed-Use Transit District (MXTD)- Highest intensity, includes areas such as Town Center and the Twinbrook Metro.
- Mixed-Use Corridor District (MXCD)- Moderate intensity, includes major highway corridors such as Rockville Pike.
- Mixed-Use Employment (MXE)- Moderate

intensity, includes major office/employment areas such as Research Boulevard and Piccard Drive.

- Mixed-Use Business (MXB)- Medium intensity, includes employment and business services areas.
- Mixed-Use Neighborhood Commercial (MXNC)- Medium intensity, primarily intended for neighborhood-serving retail commercial and mixed-use areas.
- Mixed-Use Commercial (MXC)- Low intensity, primarily intended for local neighborhood-serving retail commercial uses.
- Mixed-Use Transition (MXT)- Low intensity, primarily intended for low-intensity office and mixed uses between high-density areas and residential neighborhoods

Residential Zones

The residential zones are divided into two categories: single-unit detached residential, and moderate density residential.

There are seven single-unit detached residential zones. The number in the name of the zone refers to the minimum lot size allowed.

- R-40- Allows for single-unit detached and duplex development with a minimum lot size of 4,000 square feet (6,000 square foot minimum for a single unit dwelling).
- R-60- Allows for single-unit detached development with a minimum lot size of 6,000 square feet.

- R-75- Allows for single-unit detached development with a minimum lot size of 7,500 square feet.
- R-90- Allows for single-unit detached development with a minimum lot size of 9,000 square feet.
- R-150- Allows for single-unit detached development with a minimum lot size of 15,000 square feet.
- R-200- Allows for single-unit detached development with a minimum lot size of 20,000 square feet.
- R-400- Allows for single-unit detached development with a minimum lot size of 40,000 square feet.

Three moderate-density residential zones allow for single-unit, detached and multi-unit, attached dwellings. The number in the name of the zone refers to the allowable dwelling units per acre.

- RMD-10 Zone- Allows for single-unit detached, duplex and townhouse development.
- RMD-15 Zone- Allows for single-unit detached, duplex, townhouses, attached dwellings and apartments. The maximum building height is 40 feet.
- RMD-25 Zone- Allows for single-unit detached, duplex, townhouses, attached dwellings and apartments. The maximum building height is 75 feet.

Industrial Zones

Two industrial zones allow for light or heavy industrial and business uses.

- I-L Zone- Generally replaces the former I-1, I-2 and I-4 zones. Allows for moderate intensity light industrial and business services uses.
- I-H Zone- Allows for heavy industrial uses; will not be applied by the new zoning map. Intended to accommodate potential annexations of heavy industrial land from Montgomery County.

Planned Development Zones

Planned development zones include large-scale development projects approved under special provisions of the previous zoning ordinance. An example of a planned development zone is the King Farm development on Route 355, south of Shady Grove Road. Development in these zones is administered under the resolutions approving the original projects.

Historic District Zones

Historic district zones are designed to protect historic property in the City as determined by the Historic District Commission. Modification or development of property in historic district zones requires additional levels of approval, such as approval by the Historic District Commission. An example of a historic district zone is the Old West End neighborhood along West Montgomery Avenue. The Mayor and Council must approve the final application of a historic district zone.