

ORDINANCE NO. 05-25

ORDINANCE: To amend City Code Chapter 25, titled "Zoning Ordinance," to reduce the number of parking spaces required for deed-restricted affordable townhouse units

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND that Chapter 25 of the Rockville City Code entitled "Zoning Ordinance" be amended as follows:

Chapter 25
ZONING ORDINANCE

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ARTICLE 16. – PARKING AND LOADING

Sec. 25.16.03. – Number of spaces required.

- a. *Employee calculation.* For the purposes of this article, the number of employees for a use shall be computed on the basis of the maximum number of persons to be employed at any one (1) time other than at changes of shifts.
- b. *Handicapped spaces.* The number of spaces required includes spaces for the handicapped and aged as set forth in the Maryland Code for the Handicapped.
- c. *Prohibited uses of parking areas and loading spaces.* No parking area or loading space can be used for the storage, sale, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.
- d. *Table of space requirements.* The number of parking spaces for both vehicles and bicycles required for each class of land use are as shown in the following table:

Use Category	Use	Auto Parking Spaces		Bicycle Parking Spaces			Additional Requirements
		Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space	
Residential	Dwelling, single unit detached	Per dwelling unit	2	Dwelling unit	0	0	
	Dwelling, single unit semi-detached	Per dwelling unit	2	Dwelling unit	0	0	
	Dwelling, rowhouse	Per dwelling unit	1.5	Dwelling unit	0	0	

	Dwelling, townhouse	For 1 or 2 bedrooms	1.5	Dwelling unit	0	0	<u>See Sec. 25.16.03.k.</u>
		For 3 or more bedrooms	2				
	Dwelling, two-unit detached	Per dwelling unit	1	Dwelling unit	0	0	
	Dwelling, single unit attached	Per dwelling unit	2	Dwelling unit	0	0	
	Dwelling, multiple-unit	For 0 (zero) bedrooms	1	Dwelling unit	1 per 50	1 per 3	In the RMD-Infill zone, a multiple-unit dwelling must only provide a minimum of 2 vehicular parking spaces.
		For 1 bedroom	1				
		For 2 or more bedrooms	1.5				
	Live-work unit	For 1 or 2 bedrooms	2	Unit	1 per 5	1 per 3	
		For 3 or more bedrooms	2				

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j. *Provisions for off-site parking.*

1. The parking requirements set forth in section 25.16.03 may be met with the execution of a formal agreement in a form satisfactory to the Chief of Zoning and the City Attorney to use off-site parking spaces for some or all of the required parking.
2. In the case of parking in connection with alcoholic beverage production, the Approving Authority may consider the availability of on-street parking to serve patrons for periodic tours or tasting events.

k. Reduced parking for affordable townhouse dwelling units.

1. One off-street parking space is required for each townhouse dwelling unit that is a Moderately Priced Dwelling Unit, as defined in Chapter 13.5, provided that:
 - a. The unit is located in a PD zone;
 - b. Public on-street parking, visitor parking, and other unrestricted parking on the unit's approved site plan exceeds 0.5 spaces per dwelling unit; and
 - c. A major point of pedestrian access from the unit's development is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail

Transit System or a bus stop or there is a parking facility available to the public within 1,000 feet of this major point of pedestrian access.

2. The Chief of Zoning may reduce the off-street parking required by a site plan approved before [date of ordinance enactment] for any townhouse dwelling unit that is a Moderately Priced Dwelling Unit upon finding that the unit meets the requirements of section 25.16.03.k.1.

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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 March 3, 2025


Sara Taylor-Ferrell,

City Clerk/Director of Council Operations