



**Zoning Ordinance Rewrite  
Presentation to Lincoln Park Civic  
Association**

October 12, 2024

# Presentation Agenda

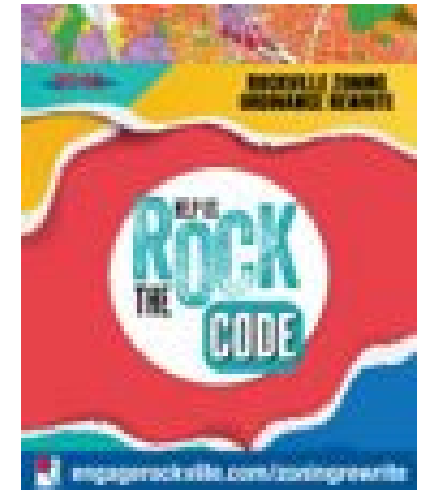
- Introduction
- Purpose and Discussion of Zoning Ordinance Rewrite Project
- Zoning and Reason for Changes
- Proposed Properties for Rezoning
- Illustration of Housing Types
- Engagement Opportunities
- Questions and Answers

# What is Zoning / A Zoning Ordinance?

- Zoning regulates what structures and land are used for, where a structure may be located on a lot, and how big structures can be.
- It also regulates other elements of site development, such as accessory structures, parking, and the processes by which new development can be approved.
- Zoning laws and regulations are also the main way that the land use recommendations from the city's comprehensive plan are implemented.
- Zoning regulations are contained within the city's zoning ordinance.

# Why Rewrite the Zoning Ordinance?

- Over time, as cities evolve and planning priorities shift, zoning ordinances require updates or adjustments.
- The last update to the zoning ordinance was completed in 2009.
- Takes into consideration a variety of recent plans and studies, such as the Climate Action Plan.
- This project follows and implements the Rockville 2040 Comprehensive Plan.



# Purposes of Zoning Ordinance Rewrite

1. Implement zoning-related recommendations in the Rockville 2040 Comprehensive Plan.
2. Making the development review and permitting process Faster, Accountable, Smarter and Transparent.
3. Incorporate the best practices of planning and zoning, including housing variety and clear and objective standards.
4. Reorganize and modernize the zoning ordinance so it is easily understood and accessible.

# Project Kick-Off

Fall 2023

# Diagnose

Winter 2023/2024

# Calibrate

Fall/Winter 2024

# Codify

Winter/Spring 2025

# Adoption

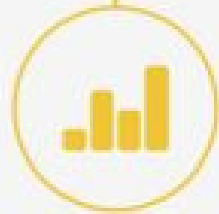
Summer 2025 to Spring 2026



Start of Project



Background Research, Data Gathering, Analysis



Community Collaboration on Proposed Updates to Zoning Standard

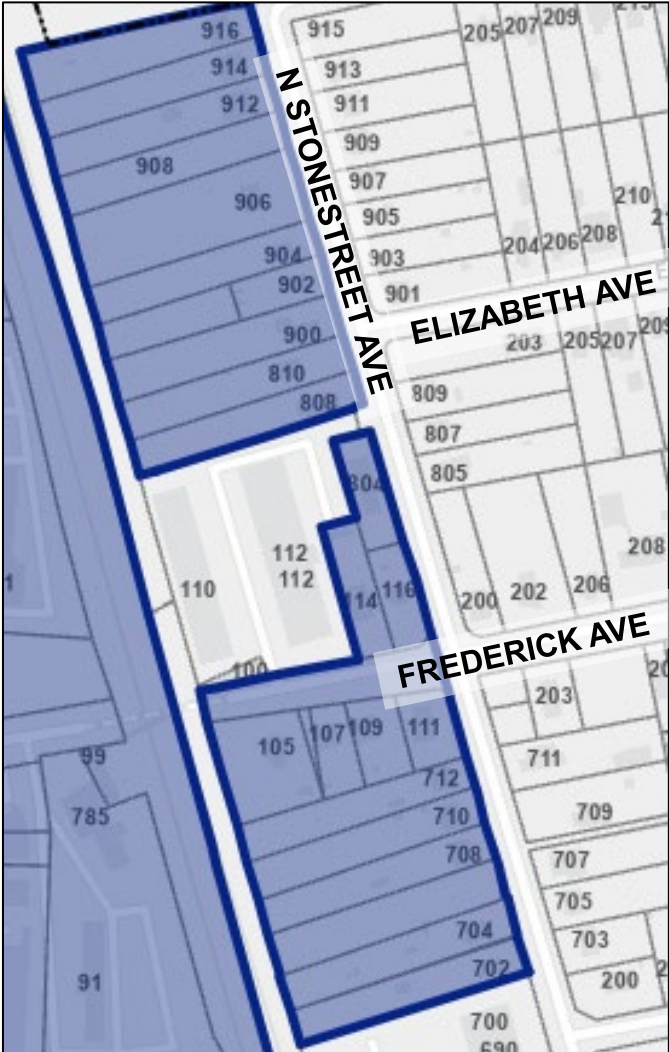


Development of Zoning Code and Language and Public Review



Public Adoption Process of Code

# Proposed Rezoning in Lincoln Park (R-60 to RMD Infill)



# Proposed Rezoning in Lincoln Park

## **Existing Zone: R-60**

Allows single unit detached dwellings with a 6,000 (or 5,000) square feet minimum lot area.

## **Proposed Zone: RMD-Infill**

Will allow a diverse range of housing types, including duplexes, multiplexes (up to six units), and townhouses/row houses, in addition to single-unit detached dwellings.



# Missing Middle Housing Types

Opticos Studio - Missing Middle Housing

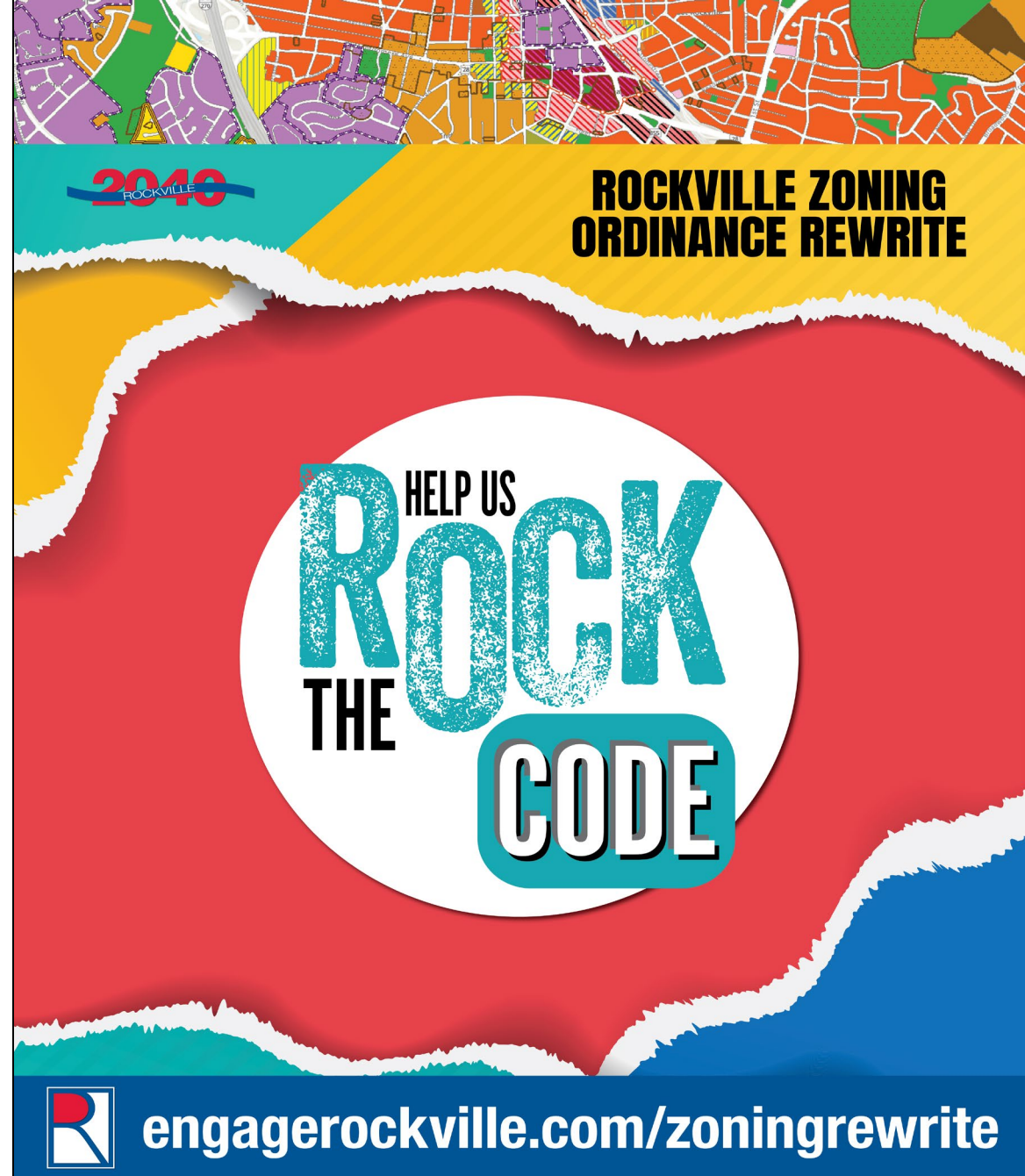


# MCPS Properties (~12 acres)



# Upcoming Meetings

- **Public Workshops:**
  - Thursday, October 17 at 7 p.m. | meeting held virtually
  - Tuesday, October 22 at 7 p.m. | meeting held in person at City Hall
- **Property Owner Meetings:**
  - Daytime and evening options in November.
  - Property owners will receive mailing with meeting specifics.



**Questions?**