



Zoning Ordinance Rewrite & Comprehensive Map Amendment

Presentation to Lincoln Park Civic
Association

April 12, 2025

Agenda



- ▶ Project Background and Timeline
- ▶ RMD-Infill Zone and 'Missing Middle' Housing
- ▶ Proposed Rezoning in Lincoln Park
- ▶ Engage Rockville Project Page
- ▶ Questions and Answers



Project Background



Project will update City Zoning Ordinance and zoning map

Last update to the Zoning Ordinance completed: **2009**

Rockville 2040 Comprehensive Plan adopted: **2021**

Project kicked off: **Fall 2023**

Meetings with Community: **Summer/Fall 2023 – Summer 2025**

▶ Met with Lincoln Park Civic Association: October 12, 2024

Draft ordinance and zoning map to be released: **Late 2025**

Adoption: **Spring 2026**

RMD-Infill



Zone currently exists

Proposed to be updated and expanded to additional properties

Allows for a diversity of 'missing middle' housing

- ▶ In alignment with Comprehensive Plan goals
- ▶ Allows single-unit detached and other 'house-scale' dwellings (duplex/triplex/fourplex, townhouse)
- ▶ Proposed to add 'cottage courts'



Missing Middle Housing



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RMD-Infill



Development allowed on lots of any size

Setbacks

- ▶ 20' (or established setback)
- ▶ 5' (can be reduced)
- ▶ 15'

Height restrictions

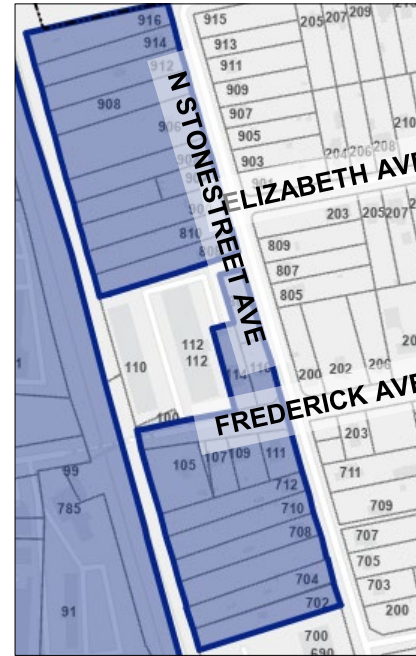
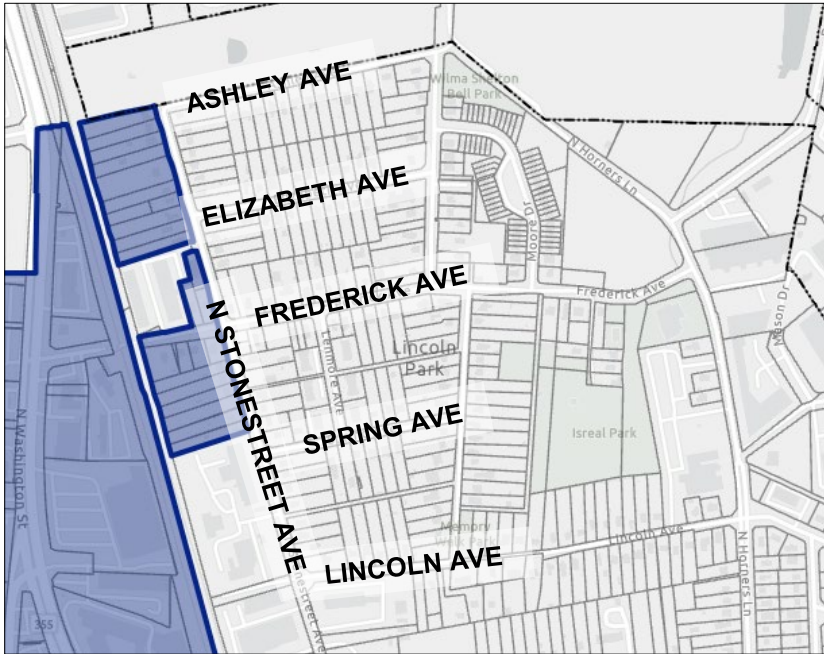
- ▶ 30' for cottage court dwelling
- ▶ 35' for duplex/triplex, townhouse
- ▶ 40' for fourplex

Design standards



Proposed Rezonings in Lincoln Park

R-60 to RMD-Infill



History of Proposed Rezoning



Stonestreet Avenue Small Area Plan (2018)

- ▶ Included several community meetings
- ▶ Goals included providing more opportunity for new housing
- ▶ Area proposed to be rezoned in this plan

Recommendation incorporated into the Comprehensive Plan (2021)

Engage Rockville

- ▶ Project Information
- ▶ 'Subscribe' to Email Updates
- ▶ Project Documents

