



Zoning Ordinance Rewrite and Comprehensive Map Amendment

Rockville Chamber of Commerce

July 14, 2026



Presentation Outline

- ▶ Project Overview
- ▶ Project Outcomes
- ▶ Staying Informed
- ▶ Questions?



Project Overview



Background

On June 29, the Rockville Mayor and Council unanimously voted to adopt a comprehensive update to the City's Zoning Ordinance and zoning map.

Last Update to the
Zoning Ordinance
2009

Rockville 2040
Comprehensive
Plan adopted
2021

ZOR & CMA
Project Kick-Off
Fall 2023

Pre-drafting
Fall 2023 –
Winter 2024

Drafting begins
Jan. 2025

First Staff Draft
Published; Adoption
process begins
Dec. 2025

Adoption Review
Dec. 2025 –
June 2026

Final Adoption by
Mayor and Council
June 29, 2026

New Zoning
Ordinance and
zoning map become
effective
Aug. 1



Purposes of the ZOR and CMA

ZOR: Zoning Ordinance Rewrite

CMA: Comprehensive Map Amendment

- ▶ Achieve land use policy outcomes identified in the Rockville 2040 Comprehensive Plan.
- ▶ Make the development review and permitting process Faster, Accountable, Smarter, and Transparent.
- ▶ Ensure compliance with current federal and state regulations.
- ▶ Incorporate the city's commitment to equity, resilience, and sustainability.
- ▶ Incorporate best planning practices.
- ▶ Reorganize and modernize the Zoning Ordinance.

Project Outcomes



Project Outcomes

- ▶ Created four new zones; all allow increased height/density
- ▶ Rezoned certain properties to achieve City goals
- ▶ Increased allowable building heights in transit-oriented areas
- ▶ Creates conditions for economic development
 - ▶ Clear and objective development standards
 - ▶ Streamlined development review and subdivision processes
 - ▶ Allow a wider range of business types in appropriate locations
 - ▶ Updated parking standards
- ▶ Expanded opportunities for diverse housing types
- ▶ Reorganized ordinance for accessibility and ease of use



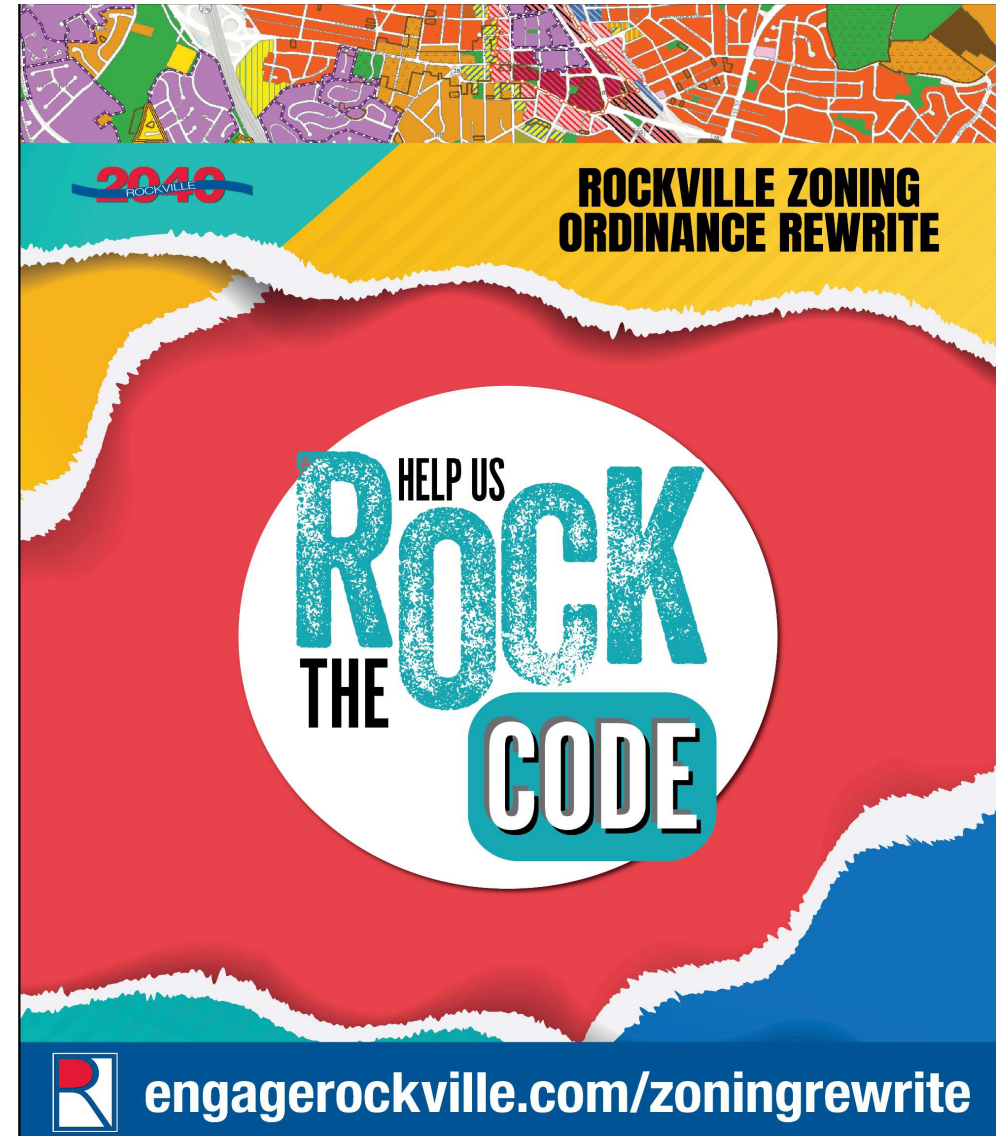
Project In Review

- ▶ Nearly 3 years of work
- ▶ 78 public meetings, including:
 - 9 Mayor and Council work sessions
 - 9 Planning Commission work sessions
- ▶ 269 public comments
- ▶ 7 City departments
- ▶ 3 public drafts (December 2025; April and June 2026)
- ▶ 4 new zones
- ▶ 100% of the City covered
- ▶ **1 complete modernization of a 17-year-old ordinance**
- ▶ **1 shared vision turned into law**

Staying Informed

Engage Rockville

- ▶ Project Information
- ▶ 'Subscribe' to Email Updates
- ▶ Project Documents, including adopted Zoning Ordinance and zoning map



Questions?