

Chapter 6 – Rockville Pike District Form Code

INTRODUCTION

A form-based code, or “form code,” is a method of regulating development to achieve a specific urban form. Form codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through various types of development regulations (*Form-Based Codes Institute*, <http://www.formbasedcodes.org>).

Form codes address the relationship between building façades and the public realm or street, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form codes (presented in both diagrams and words) are keyed to a regulating plan that designates the appropriate form and scale (and therefore character) of development rather than only distinctions in land-use types. Form codes are not to be confused with design guidelines or general statements of policy; form codes are regulatory, not advisory.

Form codes typically follow one (or a combination) of four organizing principles: transect-based, building type-based, street-based, and frontage-based. The transect-based code organizes neighborhoods in a continuum of intensity, ranging from rural to urban. The building type-based code takes particular building types (e.g., townhouse/attached single-family, commercial block, and apartment buildings) and applies them to their respective lot types on a Regulating Plan. Street-based codes focus their regulations primarily on the specific design and location of streets.



A frontage-based code focuses its regulations on the way that buildings address the public realm. This is the organizing principle behind the Rockville Pike District Form Code. This approach emphasizes the public realm’s character and allows what is developed behind the frontage to be more flexible.

This chapter provides the development regulations governing building form and land use within the Rockville Pike study area. The regulations reflect the community’s vision and implement the intent of the Rockville Pike Corridor Plan described in Chapter 5. The Form Code is intended for incorporation, by adoption, into the Zoning Code of the City of Rockville adopted December 15, 2008.

The chapter is organized following the format recommended by the Form-Based Codes Institute and includes: the regulating plan, the building form standards, additional standards, administrative rules, and a glossary.

The Regulating Plan (on page 9) designates the application of form-based standards using different streets colors and linking the form and performance of a property’s façade to its street frontage. The Regulating Plan is based on the Street Master Plan. (See Figure 5.13, page 5.15, previous chapter.)

The Building Form Standards (starting at page 10) describe the form and performance of property’s façades. They are organized into three sub areas: the North Pike, the Middle Pike, and the South Pike. Additional Standards (starting at page 45) regulate block, thoroughfares, and open space standards, building and frontage types, architectural standards, and streetscape standards. These standards prescribe how buildings and other elements further shape and make use of the street. Administration (starting at page 73) provides guidance in how to administer the Form Code. The Glossary (starting at page 81) explains frequently used terms.

The Form Code does not increase the overall density of the district. There are no standards that directly specify development density or intensity within each of the Corridor’s frontage types. Similar to the current mixed-use zoning assigned to the study area, the resulting density or intensity of development is based on key building envelope standards relating to height and the buildings disposition on the site. Unlike the existing zoning districts, the resulting density and intensity of development is more fine grain and varies according to frontage type and location along the corridor.

While an integral component of *Rockville’s Pike: Envision a Great Place*, the Rockville Pike District Form Code is also legal document that can be adopted, in whole or in part, into the City’s zoning ordinance. Like most zoning language, its tone is less descriptive and more prescriptive. Unlike most zoning ordinances, it explains how the physical plan’s form and character can be implemented through the zoning process one development or parcel at a time. As a standalone legal document this chapter has a different format from the remainder of this report.

The Form Code standards were based on samples of block, thoroughfare, open space, building and frontage types from five different urban areas, both within and outside the City of Rockville: Rockville Town Center, Kings Farm, The Arena District (Columbus, Ohio), The Gateway District (Columbus Ohio), and Connecticut Avenue (Washington DC). They were also based on the analysis of the modeling of three sites in the study area. The three models are described in Appendix A: Model Sites.

ROCKVILLE PIKE DISTRICT FORM CODE

The format of this section is different from the rest of the report because it is intended to be a standalone document.

This page left intentionally blank.

TABLE OF CONTENTS

1.1 GENERAL PROVISIONS

1.1.1 Guiding Principles 1

1.1.2 Form Code Purpose..... 1

1.1.3 Conflicting Provisions..... 1

1.1.4 Form Codes-Definition..... 2

1.1.5 Regulatory Incentives..... 2

1.1.6 Components of Rockville Pike District Form Code..... 3

1.1.7 How to use Form Code Regulations..... 6

1.1.8 General Rules for Development..... 6

1.2 BUILDING FORM STANDARDS

1.2.1 The Regulating Plan..... 9

1.2.2 Building Form Standards - North Pike..... 10

1.2.3 Building Form Standards - Middle Pike..... 20

1.2.4 Building Form Standards - South Pike..... 27

1.3 BLOCK STANDARDS..... 45

1.4 THOROUGHFARE STANDARDS..... 46

1.5 OPEN SPACE STANDARDS 48

1.6 BUILDING TYPES..... 50

1.7 FRONTAGE TYPES..... 52

1.8 ARCHITECTURAL STANDARDS..... 54

1.9 STREETScape STANDARDS..... 70

1.10 ADMINISTRATION..... 73

1.10.1 Submission Requirements..... 74

1.10.2 Other Applicable Regulations..... 75

1.10.3 Findings..... 76

1.10.4 Amendments..... 76

1.10.5 Conditional Uses..... 76

| | | |
|--------|-------------------------|----|
| 1.10.6 | Variances..... | 77 |
| 1.10.7 | Appeals..... | 78 |
| 1.10.8 | Special Exceptions..... | 78 |
| 1.10.9 | Nonconformities..... | 78 |
| 1.11 | GLOSSARY..... | 81 |

1.1 GENERAL PROVISIONS

1.1.1 Guiding Principles

Principles are statements of intent that describe in words how the physical environment – both natural and manmade – should be treated in the future. The following principles, derived from *Rockville's Pike: Envision a Great Place*, a planning process that involved extensive public input, serve as the basis for the Rockville Pike District Form Code.

- A. Quality architecture and urban design will create a visually appealing environment along the Pike.
- B. Roadway and intersection improvements on the Pike will allow for smooth, safe vehicular flow.
- C. The Pike will feature a safe and pleasant environment for walking and biking.
- D. Additional open space, landscaping, and environmentally friendly development will contribute to a “greener” Pike.
- E. The Pike will feature vibrant, walkable, mixed-use developments.
- F. New public spaces on the Pike will provide a pleasant environment for community gathering and outdoor activity.
- G. The economic success of Rockville’s Pike will be maintained by supporting both local and national retail and encouraging property redevelopment.
- H. Rockville’s Pike will be well connected with surrounding areas, providing choices for cars and pedestrians to access and move between properties along the Pike.
- I. The Pike will feature efficient and reliable public transportation options.
- J. Appropriate signage, lighting, and wayfinding tools will make the Pike an inviting and easily navigable environment.

1.1.2 Form Code Purpose

- A. The Rockville Pike District Form Code is designed to foster a series of vibrant mixed-use areas within three separate segments of the Rockville Pike Corridor: North Pike, Middle Pike, and South Pike. These areas are intended to promote traditional urban form and a lively mix of uses. They are intended to allow for shopfronts, sidewalk cafes, and other commercial uses at the street level, with wide sidewalks and canopy shade trees, overlooked by upper story residences and offices.
- B. Redevelopment within the Form Code shall be regulated as set forth below in order to achieve the vision set forth in *Rockville's Pike: Envision a Great Place*. These regulations provide the specific means to guide implementation of the citizen-endorsed vision for the development and redevelopment of all properties in the Form Code district.

1.1.3 Conflicting Provisions

Wherever there appears to be a conflict between these regulations and other requirements of the Zoning Code (Chapter 25 of the City of Rockville City Code), the requirements specifically set forth in these regulations shall prevail. For development standards not covered by these regulations, additional standards may also apply.

1.1.4 Form Codes-Definition

A form-based code, or form code, is a method of regulating development to achieve a specific urban form. Form codes create a predictable public realm primarily by controlling the physical form of the built environment, with a lesser focus on land use, through various types of development regulations.

Form codes address the relationship between building façades and the public realm or street, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form codes (presented in both diagrams and words) are keyed to a regulating plan that designates the appropriate form and scale (and therefore character) of development rather than only making distinctions in land use types. Form codes are not to be confused with design guidelines or general statements of policy; form codes are regulatory, not advisory.

Form codes can be based on one of four organizing principles: transect-based, building type-based, street-based, and frontage-based. The transect-based code organizes neighborhoods in a continuum of intensity, ranging from rural to urban. The building type-based code takes particular building types (e.g., townhouse, commercial block, and apartment buildings) and applies them to their respective lot types on a Regulating Plan. Street-based codes focus their regulations primarily on the specific design and location of streets.

A frontage-based code, which is the organizing principle behind the Rockville Pike District Form Code, focuses its regulations on the way that buildings address the public realm. The Regulating Plan distinguishes the application of form-based standards by different colors on the street instead of the lots. It links the form and performance of a property's façade to its frontage. This approach emphasizes the importance of establishing the character of the public realm and allows what is developed behind the frontage to be more flexible.

1.1.5 Regulatory Incentives

This Form Code includes several incentives to encourage use of the regulations, improve housing affordability, and implement green building technologies. They include:

- A. Administrative rather than legislative (discretionary) review process because the regulations are tied to a specific, publicly approved vision, thus assuring that the quality and character of development are more predictable.
- B. Additional building height permitted when meeting green building standards.
- C. Reduced parking ratios closer to the Twinbrook Metro transit station.
- D. Reduced parking for residential uses near transit stops (typically within ½ mile) helps make housing units more affordable by eliminating the need to rely solely on auto travel. This affordability is accomplished in two ways: 1) reduction in per unit costs to the developer associated with the elimination of valuable space for parking, and 2) freeing up potential owner or tenant discretionary income to be applied toward mortgage financing or rent.
- E. Zero build-to-line along most street frontages improves site utilization.
- F. On-street parking credit allows lower parking ratios.
- G. Potentially less time for reviewing project applications.

1.1.6 Components of the Rockville Pike District Form Code

These regulations include the following:

A. Regulating Plan

1. A regulating plan provides standards for the disposition of each property or lot and illustrates how each relates to the adjacent properties and street-space. The regulating plan is the coding key for the form code that provides specific information on permitted development for each property (see page 9).
2. The regulating plan identifies the building form regulations for all building sites along each Form Code frontage. The regulating plan also shows how each lot relates to public spaces (street-space, civic greens, pedestrian pathways, etc.) and the surrounding neighborhood. There may be additional regulations for lots in special locations as identified on the regulating plan.
3. The regulating plan for the Rockville Pike corridor is divided into three distinct subareas identified in *Rockville's Pike: Envision a Great Place*. They include:
 - a. **North Pike:** the area between Richard Montgomery Drive and West Edmonston Drive, which contains a combination of shallow lots and long blocks adjacent to the Metro line and larger blocks on the west side of the Pike (see page 10);
 - b. **Middle Pike:** the area between West Edmonston Drive and one lot south of Templeton Place that is characterized by shallow commercial lots adjacent to the Metro line and a combination of multi-family and commercial uses on the west side (see page 20); and
 - c. **South Pike:** the area between the south boundary of the Middle Pike and Bou Avenue. This area is the closest in proximity to the Twinbrook Metro Station and has the potential of being the most intensely developed area along the corridor (see page 27).
4. Each subarea of the regulating plan includes at least two (North Pike) or all (South Pike) of the following five street frontage types:
 - a. Urban Corridor Street Frontage
 - b. Urban Core Street Frontage
 - c. Urban Center Street Frontage
 - d. Urban General Street Frontage
 - e. Urban Neighborhood Street Frontage

B. Building Form Standards

The Building Form Standards have the primary role of defining the physical form of the built environment. They establish specific physical and use parameters for each street frontage and general standards for all areas. The street frontage is the way a building engages the public realm and ensures that, after a building is located properly, its interface with the public realm and the transition between the two are detailed appropriately. The building form standards represent the more graphic part of the Form Code regulations, incorporating a series of illustrated tables per street frontage type.

The street frontage types are described as follows:



1. **Urban Corridor Street Frontage:** This frontage type corresponds to the properties fronting Rockville Pike and supports a very active pedestrian environment made possible by a grand boulevard accommodating multiple transportation modes (e.g., pedestrian, vehicular, bus, bicycle, etc). The building form standards applicable to this area are intended to enhance the character of Rockville Pike and its role as a major arterial.



2. **Urban Core Street Frontage:** This frontage type is the only type located in the South Pike segment of the corridor adjacent to the Twinbrook Metro Station. As the street frontage type with the most anticipated development intensity within the Form Code, it serves as a transition area between the Twinbrook Station development and the development along the Corridor.



3. **Urban Center Street Frontage:** This type of street frontage, like the Core Street Frontage, is along new and existing streets that support an active pedestrian environment and incorporate a mix-of-uses with retail on the ground floor. The Urban Center area includes a similar but less intense development character than the frontage along Rockville Pike (Urban Corridor) or the Urban Core Street Frontage.



4. **Urban General Street Frontage:** This type of street frontage does not include retail uses on the ground floor and is not intended to function as an active pedestrian environment but to access and serve residential development sites. This frontage type is along both existing and new roadways.



5. **Urban Neighborhood Street Frontage:** This type of street frontage is intended to serve primarily residential uses at varying scales and densities with a minor inclusion of business services (e.g., live work units).

6. **Additional Standards for all Street Frontages:** This is a separate table that covers standards related to all street frontage types and includes parking and other base standards.

Each street frontage type table includes the following subsections:

1. Building Placement Regulations
2. Height and Use Regulations
3. Parking Regulations
4. Encroachment Regulations
5. Permitted Land Use Types

C. Block Standards

These regulations specify maximum block length and perimeter dimensions and apply to sites that are two acres in size or larger. The Block Standards incorporate an approach for the applicant to use in creating appropriately sized blocks and, as the ultimate goal, a more interconnected street network.

D. Thoroughfare Standards

Since thoroughfares (in this case Rockville Pike and the other four street frontage types) make up a large percentage of the public space within the community, their design is one of the most critical considerations in the Code. The street-type specifications illustrate typical configurations for streets within the Form Code. Specifications address vehicular traffic lane widths, sidewalk and tree planting area dimensions, pedestrian crossing times, and on-street parking configurations.

E. Open Space Standards

The open space standards (e.g., open space per lot, civic space, plazas, greens, squares, etc.) not only deal with the size and location of the private and public space, but their physical qualities as well. This section of the Code specifies the amount of public open space that is to be provided on site and the amount that is to be provided elsewhere as a fee-in-lieu of land dedication paid by the property owner or developer. Because the Pike is designed to serve as a place for public gathering as well as travel, those properties fronting Rockville Pike (unlike properties not fronting it) shall apply their fee-in-lieu toward streetscape improvements along the Pike's frontage.

F. Building Type Standards

Like the Building Form Standards, this section of the Form Code allows certain building types depending on the type of street a particular lot is fronting on.

G. Frontage Type Standards

The frontage is the way a building engages the public realm (e.g., street, park, etc.). The reason for regulating frontages is to be sure, after a building is properly located, that its relationship to the street creates a viable public realm.

H. Architectural Standards

The goal of the architectural standards is to promote a coherent and pleasing architectural character that is complementary to the best regional traditions. The standards govern a building's architectural elements regardless of its building envelope and set the parameters for allowable materials, configurations, and construction techniques. Equivalent or better products than those specified are always encouraged and may be submitted for approval to the City.

I. Streetscape Standards

The streetscape standards are intended to ensure a coherent street-space and to assist builders and owners with understanding the relationship between the public space of the Form Code and their own buildings. These standards set the parameters for the placement of street trees and other amenities or appurtenances (e.g., benches, signs, street lights, etc.) on or near each building site and are coordinated with the street specifications.

J. Administration

The major difference in administering a Form Code and other sections of the Zoning Code is that administrative review (vs. discretionary review) is technically possible for all projects that comply with applicable form-based requirements. Allowing more administrative review is possible for two reasons: (1) the Form Code is tied to a specific, publically approved vision and plan for the Rockville Pike Corridor; and (2) there is a higher level of predictability in the quality and character of development when it is being regulated by a Form Code. Discretionary review (e.g., Planning Commission) is retained for special exception, variance, or other approval.

K. Glossary

The glossary contains definitions of terms as they are used in this Form Code and may or may not be similar to those in the Zoning Code. It also contains definitions of each use type within each land use type

table. A land use type is a generic or categorical list of uses where similar uses are grouped to allow more flexibility in the number and type of land uses allowed along a particular street frontage.

1.1.7 How to Use Form Code Regulations

In order to understand what these regulations allow on property within each frontage type in question, there are four basic steps. This information explains where the building will sit on the site, the parameters for its three dimensional form, and the range of allowable uses. By going through this sequence, you will be able to:

- A. Look at the regulating plan. Find the property in question. Note the required building line and the parking setback line.
- B. Note the color of the fronting street-space – this determines the building form standards for buildings fronting that street.
- C. Look at the appropriate building form pages. These pages will tell you the regulations for building on this site in terms of Placement, Height, Parking, Encroachments and Use.
- D. Review additional information regarding the other form elements, including Building Type, Frontage Type, Thoroughfare Type and Civic Space Type. These prescribe how buildings and other elements further shape and make use of the street.

1.1.8 General Rules for Development

These standards apply to all development throughout the Form Code.

A. Blocks/Alleys

1. All lots shall share a frontage or build-to line with a street.
2. All lots and/or all contiguous lots shall be considered to be part of a block for this purpose. No block face shall have a length greater than 500 feet without an alley, common drive, access easement, or pedestrian pathway providing through-access to another street, alley, common access easement, or street-space. Individual lots with less than 99 feet of frontage are exempt from the requirement to interrupt the block face; those with 250 feet of frontage or less but greater than 99 feet shall meet the requirement within their lot, unless already satisfied within that block face. No blocks exceeding 1,600 feet in total perimeter are permitted.
3. Curb cuts shall be limited to no more than one per 200 feet of street frontage, except where otherwise designated on the regulating plan.
4. There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
5. Where an Urban Center Street Frontage intersects with an Urban Corridor Street Frontage, the build-to line is the hypotenuse of a right triangle that is formed by the leg of each street's respective build-to line measured 30' from their intersection. The building façade shall extend along a minimum of 80% of the angled build-to line.
6. Where the build-to line is 0' and the edge of pavement for an existing thoroughfare is at or near the build-to/right-of-way line, then a build-to zone of 0'-15' is allowed in order to accommodate a sidewalk or pedestrian path.

B. Buildings

1. The maximum building floor-plate (footprint) is 50,000 square feet; beyond that limit Special Exception approval is necessary.
2. Retail uses on the first floor of a mixed-use building shall be a minimum of 40' in depth.
3. For each block face, buildings along the required building line shall present a complete and discrete vertical façade composition (i.e. a different façade design) or a different design that occurs at an average street frontage length of no greater than 50 feet for frontage or primary streets sites and 75 feet for side streets. Each façade composition shall include a functioning, primary street-space entry. This requirement may be satisfied through the use of liner shops for large floor-plate buildings. For individual infill projects on lots with frontage of less than 100 feet, only a single façade composition is required.
4. Where the allowable building height is greater than 7 stories along the Corridor Street Frontage, a 20' step-back from the build-to line shall be provided at the eighth story. Where the allowable building height is greater than 11 stories along the Core Street Frontage, a 20' step-back from the build-to line shall be provided at the twelfth story.
5. When the building form standard designation changes along a street frontage, the property owner has the option of applying either building envelope standards for a maximum additional distance of 75 feet in either direction along that frontage.
6. Where a parking structure is within 40 feet of any principal building that portion of the structure shall not exceed the building's eave or parapet height.

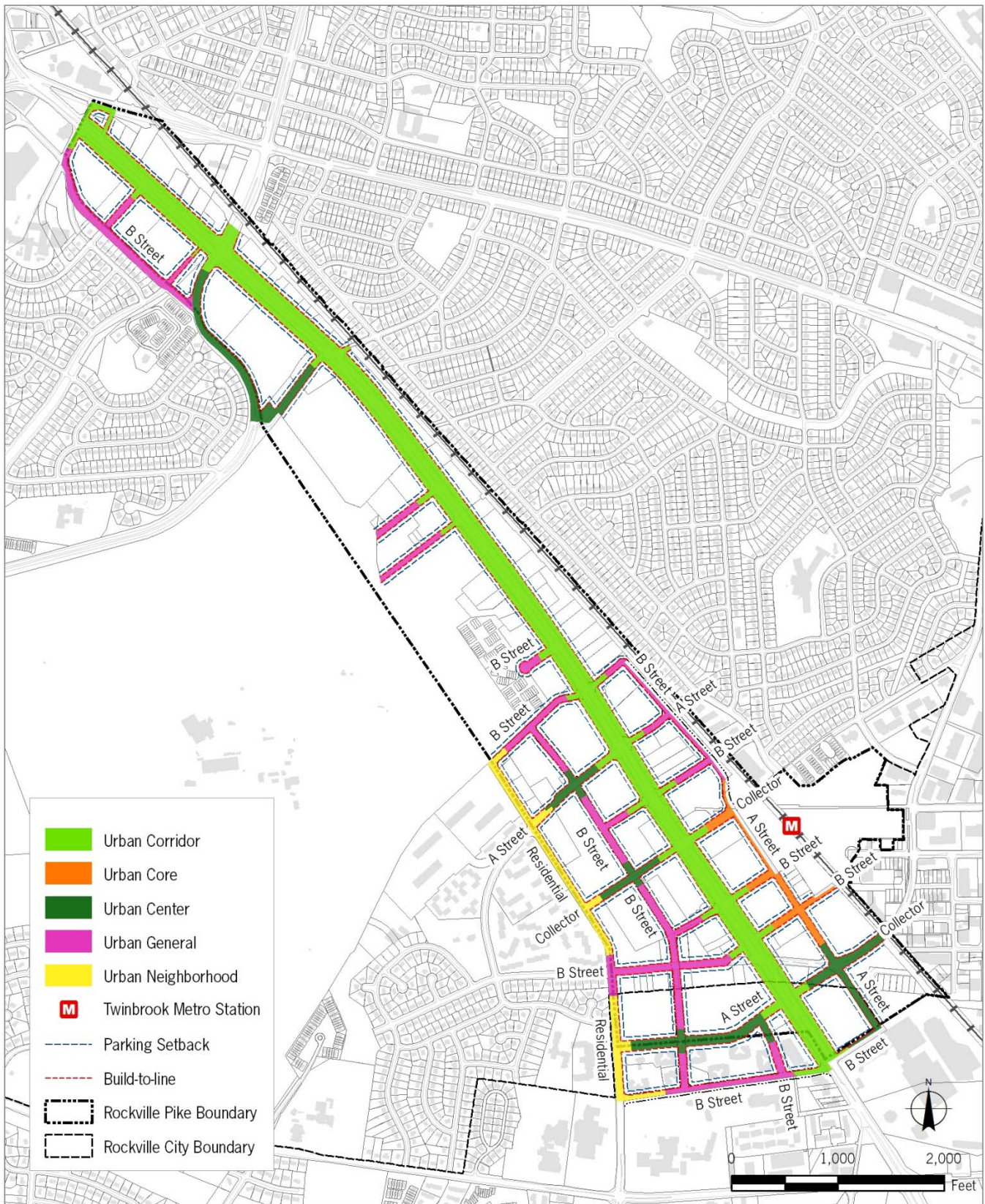
The Building Form Standards that follow have the primary role in defining the physical form of the built environment. They establish specific physical and use parameters (such as build-to lines and heights) in addition to parameters that apply to all areas, such as frontage types and parking dimensions. The use parameters are arranged in use types or categories of uses, instead of listing all uses separately. The use types, and their associated uses, are further defined in the glossary.

This page left intentionally blank.

1.2 BUILDING FORM STANDARDS

1.2.0 The Regulating Plan

Map 1: The Regulating Plan



1.2.1 Building Form Standards - North Pike

Map 2: The Regulating Plan – North Pike

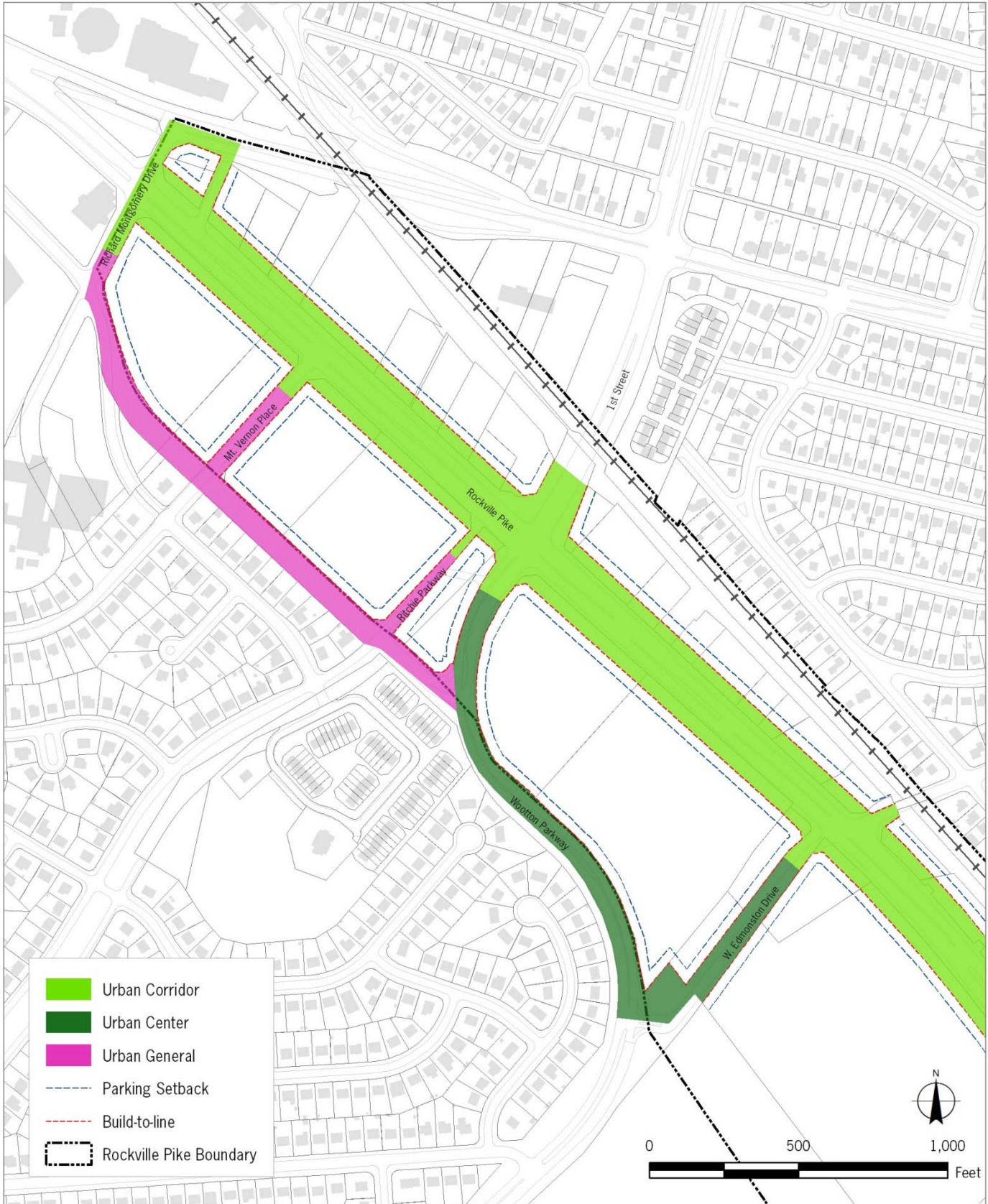
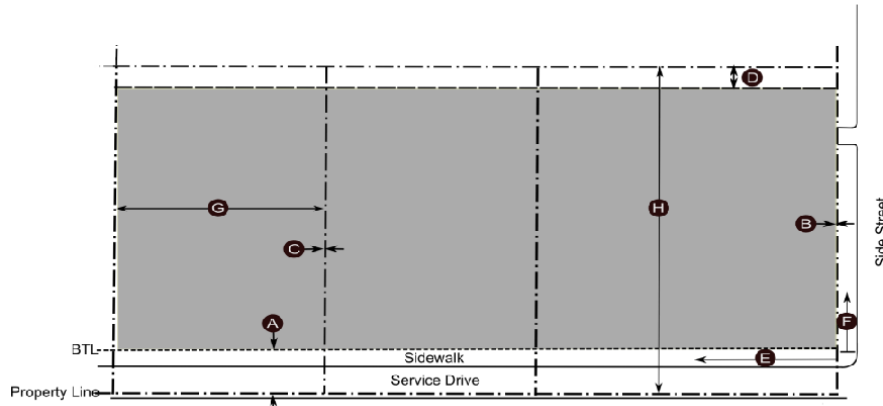


Table 1.2.1.A: North Pike Urban Corridor Street Frontage

BUILDING PLACEMENT



Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

Build-to Line (BTL)

| | | |
|-------------|-----|---|
| Front | 40' | A |
| Side Street | 0' | B |

Setback (Distance from Property Line)

| | | |
|------|--------|---|
| Side | 0' | C |
| Rear | ***25' | D |

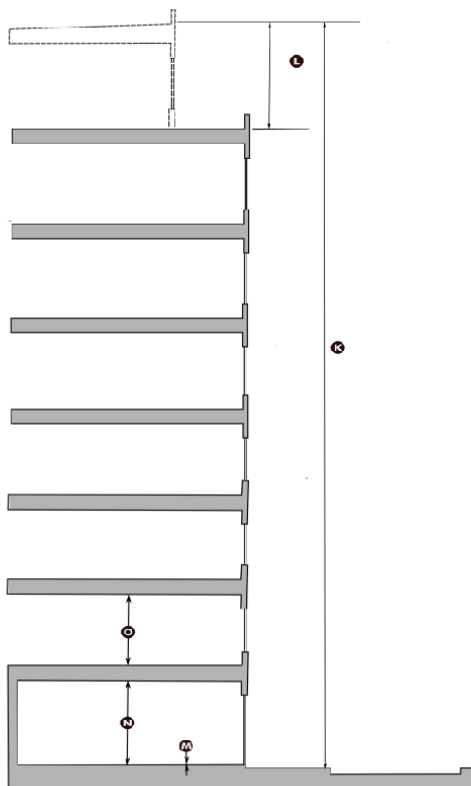
Building Form

| | | |
|-------------------------------------|-----------|---|
| *Primary Street Façade built to BTL | 80% min. | E |
| Side Street Façade built to BTL | 50% min. | F |
| Lot Width | 200' max. | G |
| **Lot Depth | 250' max. | H |

* Street façades must be built to BTL along first 30' from every corner.
 ** No lot depth requirement for properties fronting Corridor on east side.

*** No required setback from alleys.

HEIGHT & USE



Use

| | | |
|----------------|--|---|
| Ground Floor* | Service, Retail, or Recreation, Education & Public Assembly*** | I |
| Upper Floor(s) | Residential or Service | J |

Height

| | | |
|-------------------------------|---------------------------|---|
| Building Minimum | 2 stories | K |
| Building Maximum | 7 stories | K |
| Additional Story** | | L |
| Accessory Building Maximum | 2 stories | |
| Finish Ground Floor Level | 6" maximum above sidewalk | M |
| First Floor Ceiling Height | 15' minimum | N |
| Upper Floor(s) Ceiling Height | 10' minimum | O |

* See Land Use Type table for specific uses. Minimum retail depth on first floor is 40'.

** Additional building story permitted per Section 1.2.3.F; Step-back permitted per Section 1.1.8.4.B.

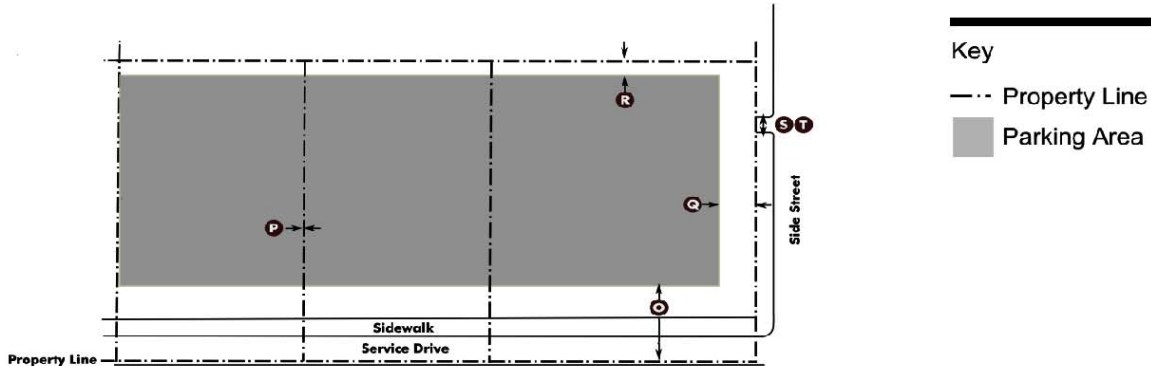
*** Restaurant permitted on upper floors if accessed from street frontage or interior lobby space.

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.1.A: North Pike Urban Corridor Street Frontage

PARKING



Key

- Property Line
- Parking Area

| Location (Distance from Property Line) | | |
|--|-----|---|
| Front Setback | 65' | ⓐ |
| Side Setback | 0' | ⓑ |
| Side Street Setback | 25' | ⓒ |
| Rear Setback | 5' | ⓓ |

| Notes | | |
|--|----------|---|
| Parking Drive Width | 18' max. | ⓔ |
| On corner lots, parking drive shall not be located on primary street. | | ⓕ |
| Parking may be provided off-site within 1,300' or as shared parking. | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

Required Spaces

Ground Floor

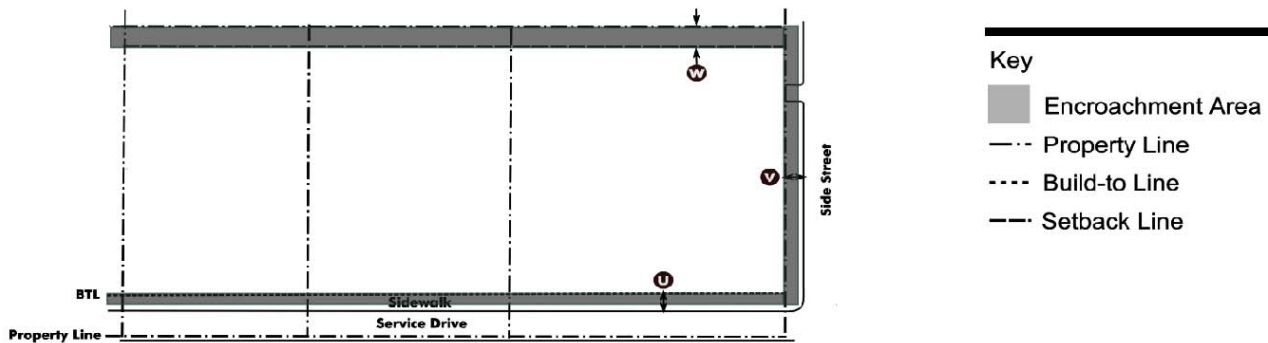
| | |
|-----------------|--------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space /600 sf |

Upper Floors

| | |
|------------------|---------------------------------|
| Residential Uses | 1 space per unit; .5 per studio |
| Other Uses | 1 space per 800 sf |

Parking drives are highly discouraged along Rockville Pike and are permitted if there is no other option for access to parking areas.

ENCROACHMENTS



Key

- Encroachment Area
- Property Line
- Build-to Line
- · - · - · - Setback Line

| Location | | |
|--------------|----------|---|
| Front | 12' max. | Ⓤ |
| Side Street | 8' max. | Ⓥ |
| Rear | 4' max. | Ⓦ |
| Notes | | |

| Frontage Types | | See Table 1.7 |
|--------------------|--|---------------|
| Arcade | | |
| Gallery | | |
| Shopfront & Awning | | |

Table 1.2.1.A: North Pike Urban Corridor Street Frontage

| LAND USE TYPE | Approval Required | LAND USE TYPE | Approval Required |
|---|-------------------|--|-------------------|
| Recreation, Education, and Public Assembly | | Residential | |
| Commercial Recreation Facility: Indoor | | Home Occupations | |
| <1500 sf | P | < 3000 sf and 2 or fewer employees | P |
| >1500 sf | C | > 3000 sf and 3 or fewer employees | P |
| Health/ Fitness Facility | | > 3000 sf and 3 or more employees | C |
| <1500 sf | P | Mixed-use project, res. component | P |
| >1500 sf | C | Dwelling: Multi-Family (Townhouse and Flats) | P |
| Library, Museum | P | Accessory Building | P |
| Meeting Facility, public or private | P | | |
| Park, Playground | P | | |
| School, public or private | P | | |
| School: art, dance, martial arts, music, etc. | | | |
| <1500 sf | P | | |
| Theater, cinema, or performing arts | | | |
| <1500 sf | P | | |
| >1500 sf | C | | |
| Transport., Communication, Infrastructure | | Retail | |
| Parking facility, public or commercial | P | Bar, tavern, night club | C |
| Wireless telecommunication facility | C | General retail, except: | P |
| | | Alcoholic beverage sales | C |
| | | Restaurant, café, coffee shop | P |
| | | Drive-Through | C |
| | | | |
| | | Services: Business, Financial, Professional | |
| | | ATM | P |
| | | Bank, financial services | P |
| | | Business support services | P |
| | | Medical services: Clinic, urgent care | P |
| | | Medical services: Doctor office | P |
| | | Office: Business service | P |
| | | Office: Professional, administrative | P |
| | | Services: General | |
| | | Bed & Breakfast | |
| | | 4 guest rooms or less | P |
| | | Greater than 4 guest rooms | P |
| | | Day care center: Child or adult | P |
| | | Lodging | P |
| | | Personal services | P |
| | | Building Types | See Table 1.6 |
| | | Commercial Block | |
| | | Liner | |
| | | Stacked Units | |

Key*

P Permitted Use Type

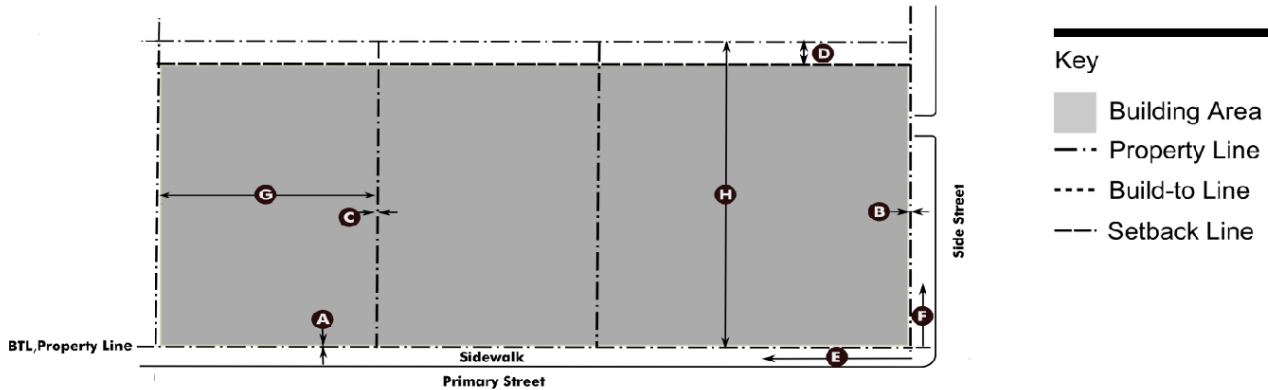
C Conditional Use Type (See Section 1.10.5)

NP Not Permitted

* Use types not listed are not permitted.

Table 1.2.1.B: North Pike Urban Center Street Frontage

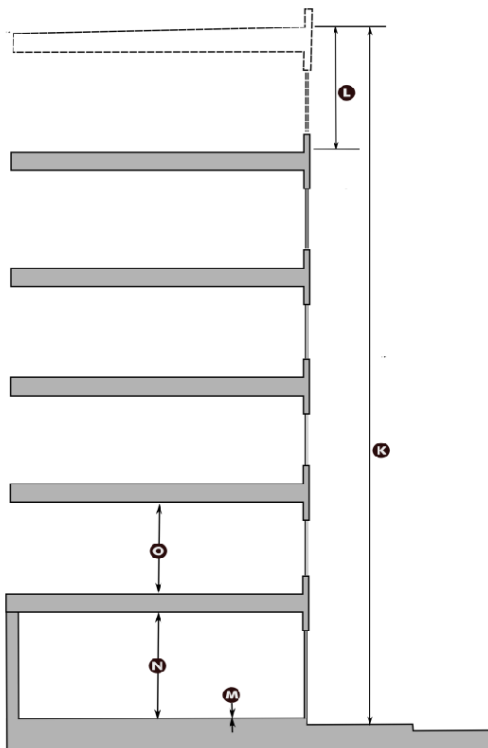
BUILDING PLACEMENT



| Build-to Line (BTL) | | |
|---------------------------------------|-------|----------|
| Front | 0' | A |
| Side Street | 0' | B |
| Setback (Distance from Property Line) | | |
| Side | 0' | C |
| Rear | **25' | D |

| Building Form | | | |
|--|-----------|--|----------|
| *Primary Street Façade built to BTL | 80% min. | | E |
| Side Street Façade built to BTL | 30% min. | | F |
| Lot Width | 200' max. | | G |
| Lot Depth | 250' max. | | H |
| * Street façades must be built to BTL along first 30' from every corner. | | | |
| ** No required setback from alleys. | | | |

HEIGHT & USE



| Use | | |
|-------------------------------|--|----------|
| Ground Floor* | Service, Retail, or Recreation, Education & Public Assembly*** | I |
| Upper Floor(s) | Residential or Service | J |
| Height | | |
| Building Minimum | 2 stories | K |
| Building Maximum | 5 stories | K |
| Additional Story** | | L |
| Accessory Building Maximum | 2 stories | |
| Finish Ground Floor Level | 6" maximum above sidewalk | M |
| First Floor Ceiling Height | 15' minimum | N |
| Upper Floor(s) Ceiling Height | 10' minimum | O |

* See Land Use Type table for specific uses. Minimum retail depth on first floor is 40'.

** Additional building story permitted per Section 1.2.3.F

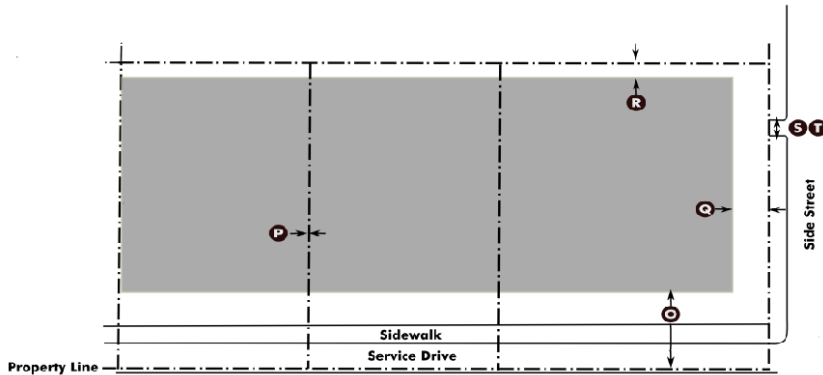
*** Restaurant permitted on upper floors if accessed from street frontage or interior lobby space.

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.1.B: North Pike Urban Center Street Frontage

PARKING



Key

- Property Line
- Parking Area

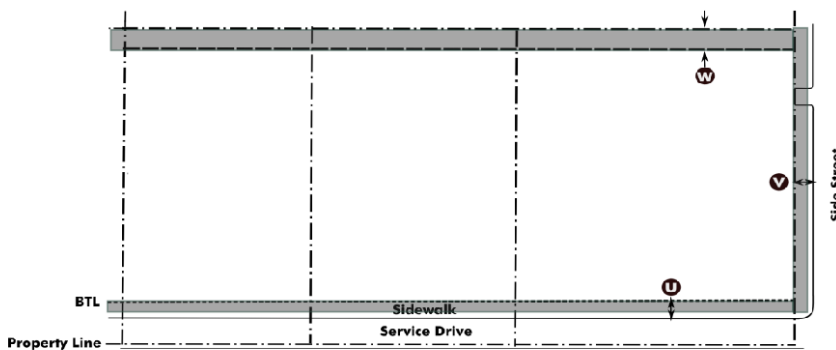
| Location (Distance from Property Line) | | |
|--|-----|---|
| Front Setback | 25' | Ⓞ |
| Side Setback | 0' | Ⓟ |
| Side Street Setback | 25' | Ⓠ |
| Rear Setback | 5' | Ⓡ |

| Notes | | |
|--|----------|---|
| Parking Drive Width | 18' max. | Ⓢ |
| On corner lots, parking drive shall not be located on primary street. | | Ⓣ |
| Parking may be provided off-site within 1,300' or as shared parking. | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

Required Spaces

| Ground Floor | |
|------------------|---------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space /500 sf |
| Upper Floors | |
| Residential Uses | 1 space per unit; .5 per studio |
| Other Uses | 1 space per 800 sf |

ENCROACHMENTS



Key

- Encroachment Area
- Property Line
- Build-to Line
- Setback Line

| Location | | |
|-------------|----------|---|
| Front | 12' max. | Ⓤ |
| Side Street | 8' max. | Ⓥ |
| Rear | 4' max. | Ⓦ |

| Frontage Types | | See Table 1.7 |
|--------------------|--|---------------|
| Arcade | | |
| Gallery | | |
| Shopfront & Awning | | |

Notes

Table 1.2.1.B: North Pike Urban Center Street Frontage

| LAND USE TYPE | Approval Required |
|---|-------------------|
| Recreation, Education, and Public Assembly | |
| Commercial Recreation Facility: Indoor | |
| <1500 sf | P |
| >1500 sf | C |
| Health/ Fitness Facility | |
| <1500 sf | P |
| >1500 sf | C |
| Library, Museum | P |
| Meeting Facility, public or private | P |
| Park, Playground | |
| School, public or private | P |
| School: art, dance, martial arts, music, etc. | |
| <1500 sf | P |
| Theater, cinema, or performing arts | |
| <1500 sf | P |
| >1500 sf | C |
| Transport., Communication, Infrastructure | |
| Parking facility, public or commercial | P |
| Wireless telecommunication facility | C |

| Key* | |
|------|---|
| P | Permitted Use Type |
| C | Conditional Use Type (See Section 1.10.5) |
| NP | Not Permitted |

* Use types not listed are not permitted.

| LAND USE TYPE | Approval Required |
|--|-------------------|
| Residential | |
| Home Occupations | |
| < 3000 sf and 2 or fewer employees | P |
| > 3000 sf and 3 or fewer employees | P |
| > 3000 sf and 3 or more employees | C |
| Mixed-use project, res. component | P |
| Dwelling: Multi-Family (Townhouse and Flats) | P |
| Dwelling: Multi-Family Duplex | NP |
| Dwelling: Multi-Family Triplex | NP |
| Dwelling: Multi-Family Fourplex | NP |
| Accessory Building | P |
| Retail | |
| Bar, tavern, night club | C |
| General retail, except: | |
| Alcoholic beverage sales | C |
| Restaurant, café, coffee shop | P |
| Drive-Through | C |

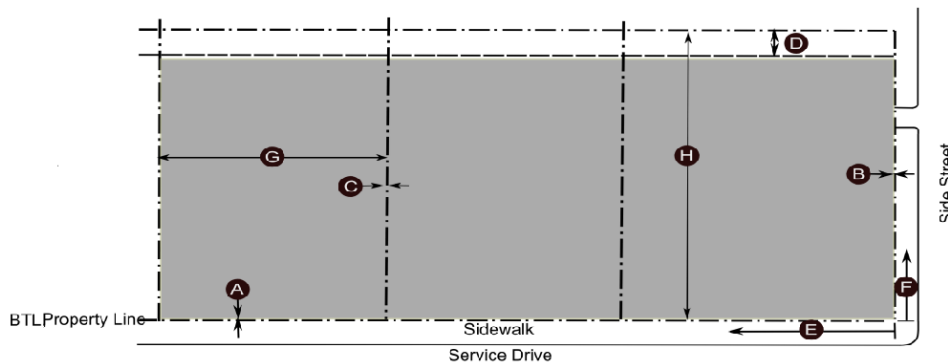
| Services: Business, Financial, Professional | |
|---|---|
| ATM | P |
| Bank, Financial services | P |
| Business support services | P |
| Medical services: Clinic, urgent care | P |
| Medical services: Doctor office | P |
| Office: Business service | P |
| Office: Professional, administrative | P |

| Services: General | |
|---------------------------------|---|
| Day care center: Child or adult | P |
| Lodging | P |
| Personal services | P |

| Building Types | See Table 1.6 |
|-------------------------|---------------|
| Commercial Block | |
| Liner Building | |
| Stacked Flats | |
| Townhouse/Stacked Flats | |

Table 1.2.1.C: North Pike Urban General Street Frontage

BUILDING PLACEMENT



Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

Build-to Line (BTL)

| | | |
|-------------|----|----------|
| Front | 0' | A |
| Side Street | 0' | B |

Setback (Distance from Property Line)

| | | |
|------|-------|----------|
| Side | 0' | C |
| Rear | **25' | D |

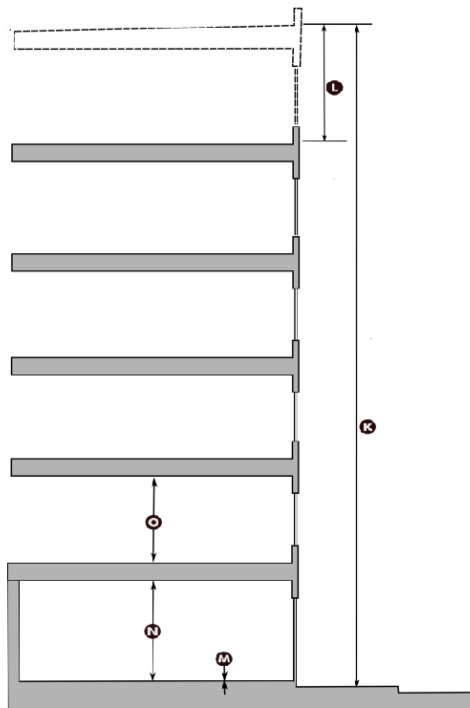
Building Form

| | | |
|-------------------------------------|-----------|----------|
| *Primary Street Façade built to BTL | 80% min. | E |
| Side Street Façade built to BTL | 50% min. | F |
| Lot Width | 150' max. | G |
| Lot Depth | 200' max. | H |

* Street facades must be built to BTL along first 30' from every corner.

** No required setback from alleys.

HEIGHT & USE



Use

| | | |
|----------------|---|----------|
| Ground Floor* | Service or Recreation, Education & Public Assembly | I |
| Upper Floor(s) | Residential or Service | J |

Height

| | | |
|-------------------------------|---------------------------|----------|
| Building Minimum | 2 stories | K |
| Building Maximum | 5 stories | K |
| Additional Height** | | L |
| Accessory Building Maximum | 2 stories | |
| Finish Ground Floor Level | 6" maximum above sidewalk | M |
| First Floor Ceiling Height | 15 minimum' | N |
| Upper Floor(s) Ceiling Height | 10' minimum | O |

* See Land Use Type table for specific uses.

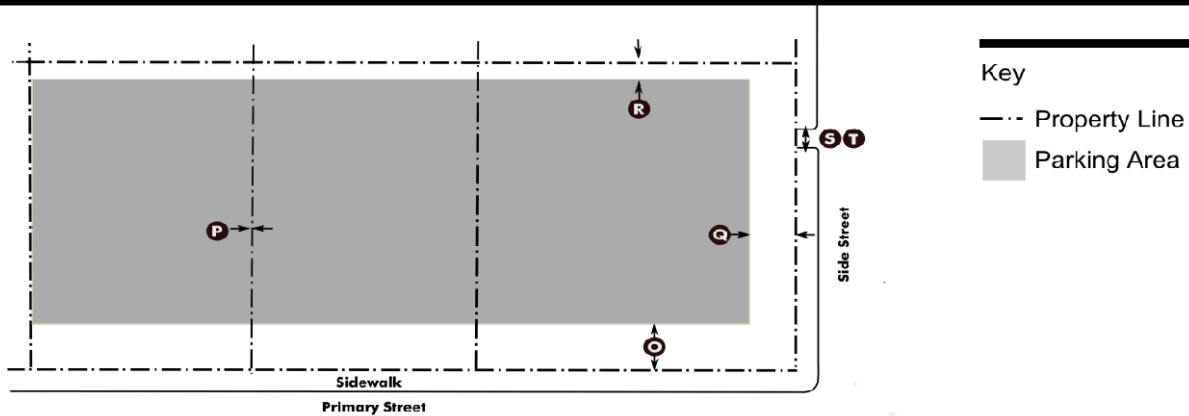
** Additional building story permitted per Table 1.2.3.F

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.1.C: North Pike Urban General Street Frontage

PARKING



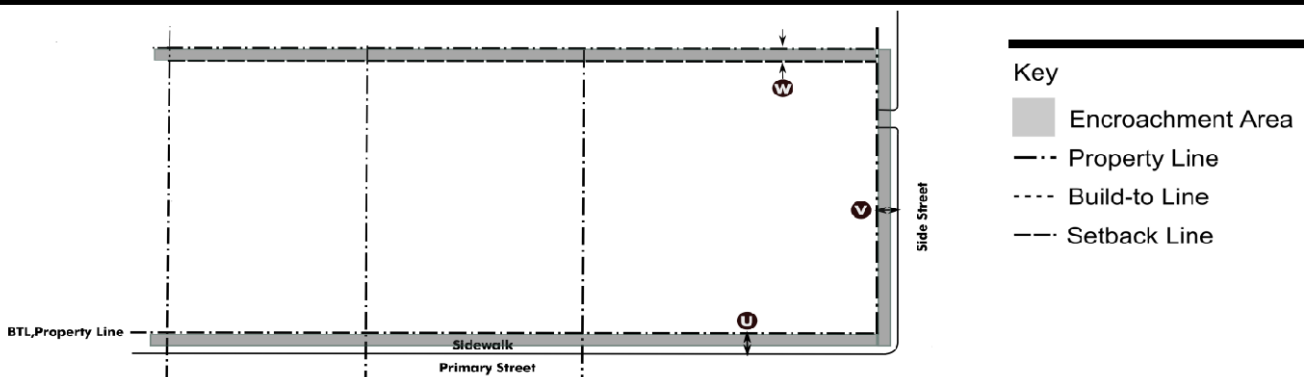
| Location (Distance from Property Line) | | |
|--|-----|---|
| Front Setback | 25' | ⓐ |
| Side Setback | 0' | ⓑ |
| Side Street Setback | 25' | ⓒ |
| Rear Setback | 5' | ⓓ |

| Notes | | |
|--|----------|---|
| Parking Drive Width | 18' max. | ⓔ |
| On corner lots, parking drive shall not be located on primary st. | | ⓕ |
| Parking may be provided off-site within 1,300' or as shared parking. | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

Required Spaces

| Ground Floor | |
|------------------|---------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space/400 sf |
| Upper Floors | |
| Residential Uses | 1 space per unit; .5 per studio |
| Other Uses | 1 space per 800 sf |

ENCROACHMENTS



| Location | | |
|-------------|----------|---|
| Front | 12' max. | Ⓤ |
| Side Street | 8' max. | Ⓥ |
| Rear | 4' max. | Ⓦ |

| Frontage Types | See Table 1.7 |
|----------------|---------------|
| Stoop | |
| Forecourt | |

Notes

Table 1.2.1.C: North Pike Urban General Street Frontage

| LAND USE TYPE | Approval Required |
|---|-------------------|
| Recreation, Education, and Public Assembly | |
| Commercial Recreation Facility: Indoor | |
| <1500 sf | P |
| >1500 sf | C |
| Health/ Fitness Facility | |
| <1500 sf | P |
| >1500 sf | C |
| Library, Museum | |
| | P |
| Meeting Facility, public or private | |
| | P |
| Park, Playground | |
| | P |
| School, public or private | |
| | P |
| School: art, dance, martial arts, music, etc. | |
| <1500 sf | P |
| Theater, cinema, or performing arts | |
| <1500 sf | NP |
| >1500 sf | NP |
| Transport., Communication, Infrastructure | |
| Parking facility, public or commercial | |
| | P |
| Wireless telecommunication facility | |
| | C |

| Key* | |
|------|--------------------------------------|
| P | Permitted Use |
| C | Conditional Use (See Section 1.10.5) |
| NP | Not Permitted |

* Use types not listed are not permitted.

| LAND USE TYPE | Approval Required |
|--|-------------------|
| Residential | |
| Home Occupations | |
| < 3000 sf and 2 or fewer employees | P |
| > 3000 sf and 3 or fewer employees | P |
| > 3000 sf and 3 or more employees | C |
| Mixed-use project, res. component | |
| | P |
| Dwelling: Multi-Family (Townhouse and Flats) | |
| | P |
| Accessory Building | |
| | P |
| Retail | |
| Bar, tavern, night club | |
| | NP |
| General retail, except: | |
| Alcoholic beverage sales | NP |
| Restaurant, café, coffee shop | NP |
| Drive-Through | NP |

| Services: Business, Financial, Professional | |
|--|----|
| ATM | P |
| Bank, Financial services | NP |
| Business support services | NP |
| Medical services: Clinic, urgent care | P |
| Medical services: Doctor office | P |
| Office: Business service | P |
| Office: Professional, administrative | P |

| Services: General | |
|---------------------------------|---|
| Bed & Breakfast | |
| 4 guest rooms or less | P |
| Greater than 4 guest rooms | P |
| Day care center: Child or adult | P |
| Lodging | P |
| Personal services | P |

| Building Types | See Table 1.6 |
|-------------------------|---------------|
| Stacked Flats | |
| Townhouse/Stacked Flats | |
| Commercial Block | |
| Live/Work | |
| Liner Building | |

1.2.2 Building Form Standards - Middle Pike

Map 3: The Regulating Plan – Middle Pike

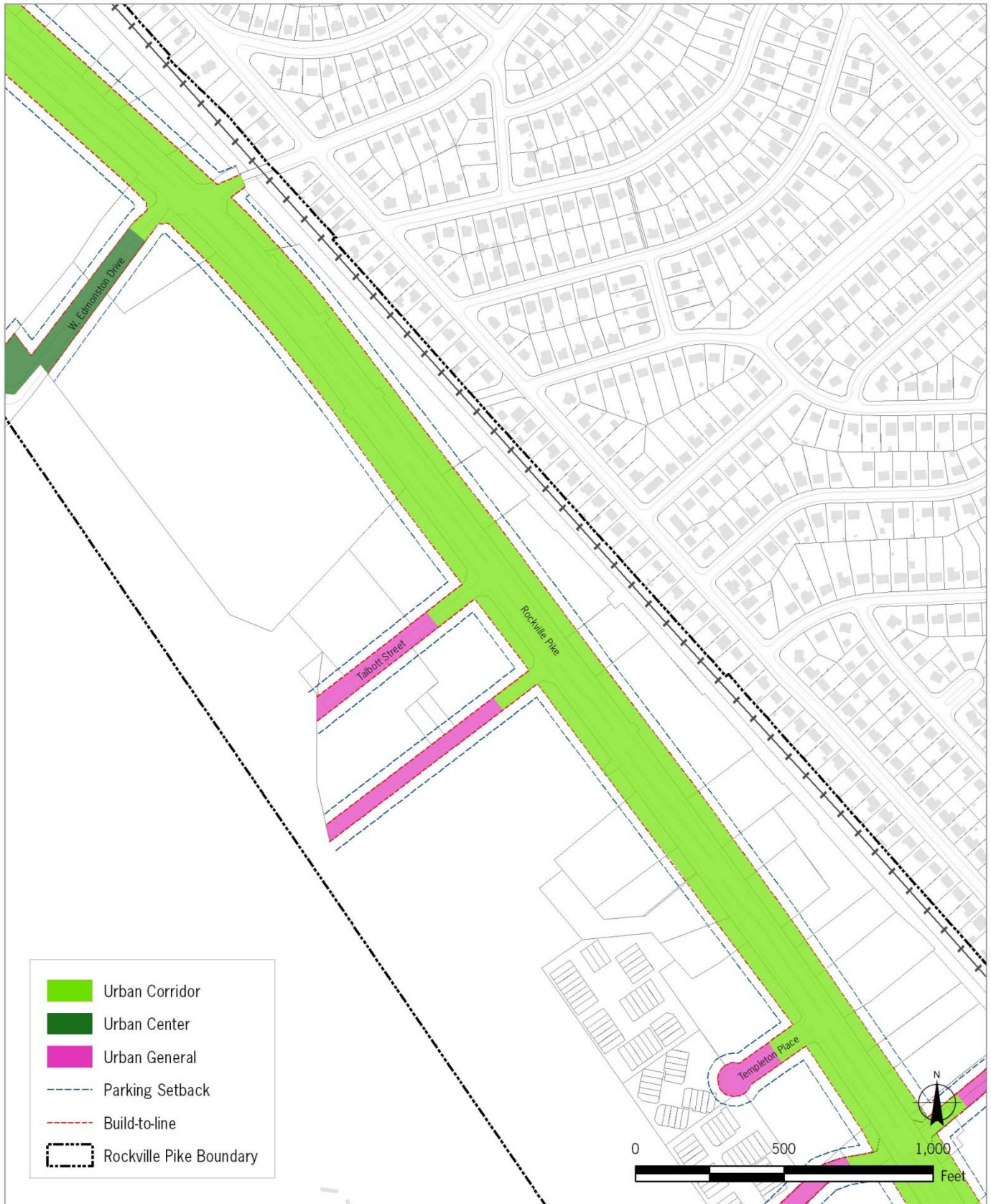
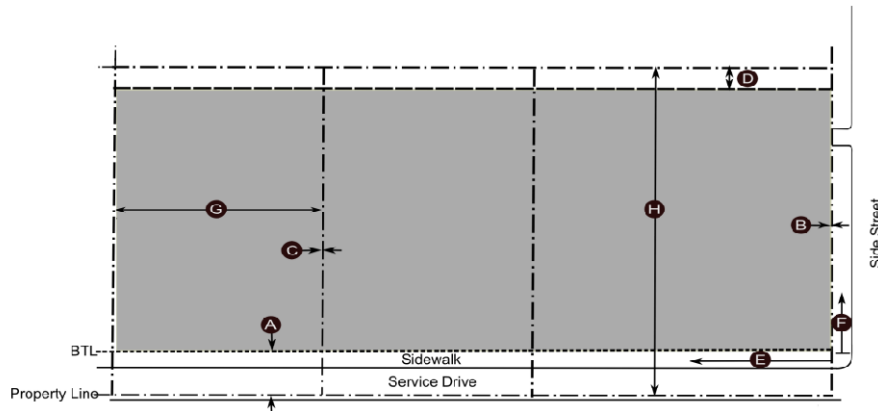


Table 1.2.2.A: Middle Pike Urban Corridor Street Frontage

BUILDING PLACEMENT



Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

Build-to Line (BTL)

| | | |
|-------------|-----|---|
| Front | 40' | A |
| Side Street | 0' | B |

Setback (Distance from Property Line)

| | | |
|------|--------|---|
| Side | 0' | C |
| Rear | ***25' | D |

Building Form

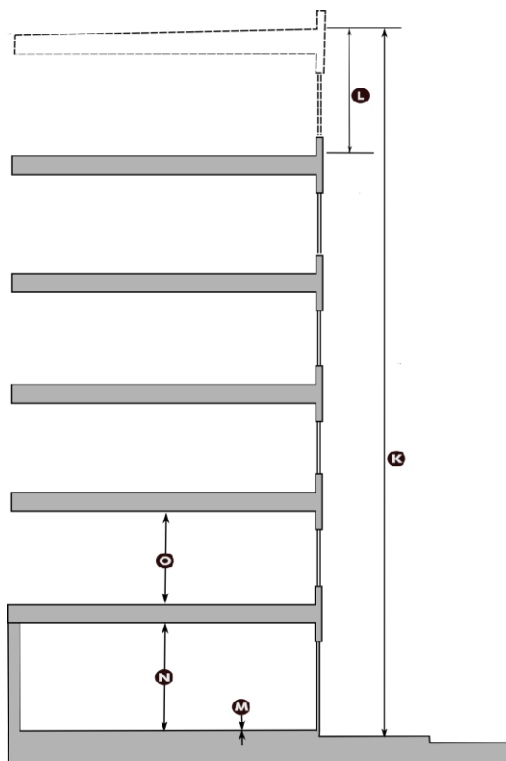
| | | |
|-------------------------------------|-----------|---|
| *Primary Street Façade built to BTL | 80% min. | E |
| Side Street Façade built to BTL | 50% min. | F |
| Lot Width | 150' max. | G |
| **Lot Depth | 200' max | H |

* Street facades must be built to BTL along first 30' from every corner.

** No lot depth requirement for properties fronting Corridor on east side.

*** No required setback from alleys.

HEIGHT & USE



Use

| | | |
|----------------|--|---|
| Ground Floor* | Service, Retail, or Recreation, Education & Public Assembly*** | I |
| Upper Floor(s) | Residential or Service | J |

Height

| | | |
|-------------------------------|---------------------------|---|
| Building Minimum | 2 stories | K |
| Building Maximum | 5 stories | K |
| Additional Story** | | L |
| Accessory Building Maximum | 2 stories | |
| Finish Ground Floor Level | 6" maximum above sidewalk | M |
| First Floor Ceiling Height | 15' minimum | N |
| Upper Floor(s) Ceiling Height | 10' minimum | O |

*See Land Use Type table for specific uses. Minimum retail depth on first floor is 40'.

**Additional building story permitted per Table 1.2.3.F

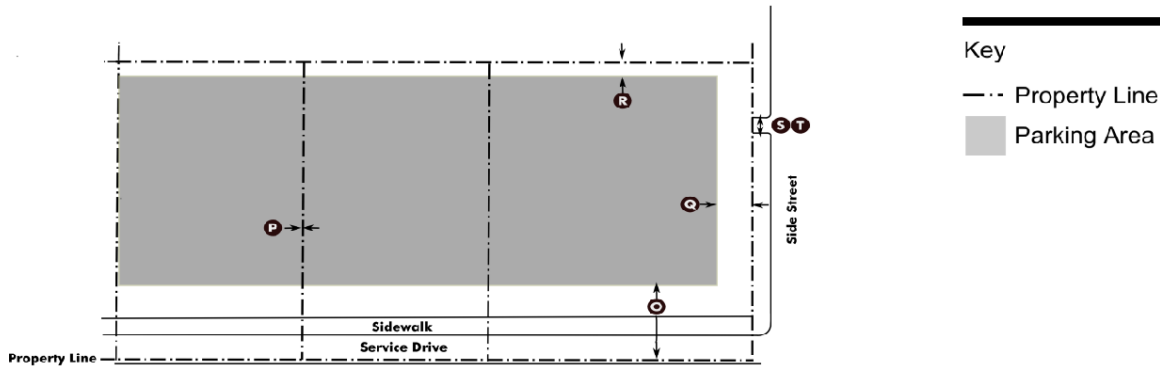
*** Restaurant permitted on upper floors if accessed from street frontage or interior lobby space.

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.2.A: Middle Pike Urban Corridor Street Frontage

PARKING



| Location (Distance from Property Line) | | |
|--|-----|---|
| Front Setback | 65' | ⓐ |
| Side Setback | 0' | ⓑ |
| Side Street Setback | 25' | ⓒ |
| Rear Setback | 5' | ⓓ |

| Notes | | |
|--|----------|---|
| Parking Drive Width | 18' max. | ⓔ |
| On corner lots, parking drive shall not be located on primary street. | | ⓕ |
| Parking may be provided off-site within 1,300' or as shared parking. | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

Required Spaces

Ground Floor

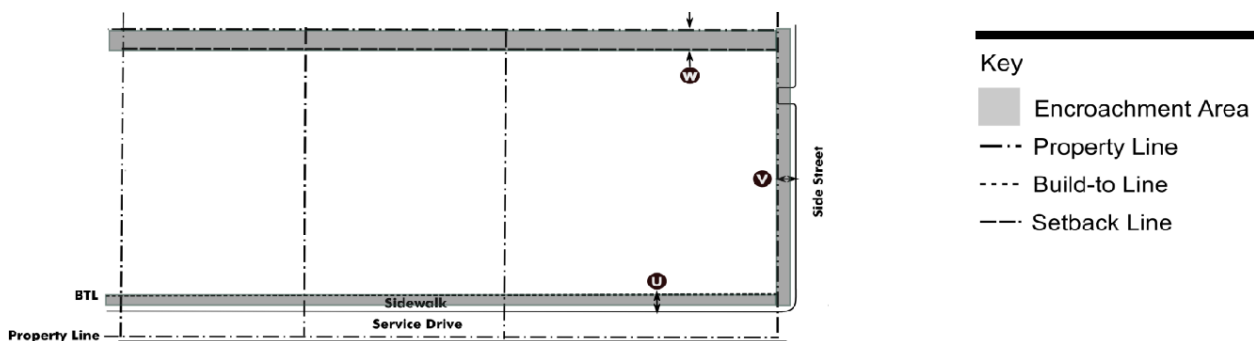
| | |
|-----------------|--------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space per 600 sf |

Upper Floors

| | |
|------------------|--------------------------------|
| Residential Uses | 1 space per unit, 5 per studio |
| Other Uses | 1 space per 800 sf. |

Parking drives are highly discouraged along Rockville Pike and are permitted if there is no other option for access to parking areas.

ENCROACHMENTS



| Location | | |
|-------------|----------|---|
| Front | 12' max. | Ⓤ |
| Side Street | 8' max. | Ⓥ |
| Rear | 4' max. | Ⓦ |

| Frontage Types | | See Table 1.7 |
|--------------------|--|---------------|
| Gallery | | |
| Arcade | | |
| Shopfront & Awning | | |

Notes

Table 1.2.2.A: Middle Pike Urban Corridor Street Frontage

| LAND USE TYPE | Approval Required | LAND USE TYPE | Approval Required |
|---|-------------------|--|-------------------|
| Recreation, Education, and Public Assembly | | Residential | |
| Commercial Recreation Facility: Indoor | | Home Occupations | |
| <1500 sf | P | < 3000 sf and 2 or fewer employees | P |
| >1500 sf | C | > 3000 sf and 3 or fewer employees | P |
| Health/ Fitness Facility | | > 3000 sf and 3 or more employees | C |
| <1500 sf | P | Mixed-use project, res. component | P |
| >1500 sf | C | Dwelling: Multi-Family (Townhse. and Flats) | P |
| Library, Museum | P | Accessory Building | P |
| Meeting Facility, public or private | P | | |
| Park, Playground | P | | |
| School, public or private | P | | |
| School: art, dance, martial arts, music, etc. | | | |
| <1500 sf | P | | |
| Theater, cinema, or performing arts | | | |
| <1500 sf | P | | |
| >1500 sf | C | | |
| Transport., Communication, Infrastructure | | Retail | |
| Parking facility, public or commercial | P | Bar, tavern, night club | C |
| Wireless telecommunication facility | C | General retail, except: | P |
| | | Alcoholic beverage sales | C |
| | | Restaurant, café, coffee shop | P |
| | | Drive-Through | C |
| | | Neighborhood Commercial | P |
| | | | |
| | | Services: Business, Financial, Professional | |
| | | ATM | P |
| | | Bank, Financial services | P |
| | | Business support services | P |
| | | Medical services: Clinic, urgent care | P |
| | | Medical services: Doctors office | P |
| | | Office: Business service | P |
| | | Office: Professional, administrative | P |
| | | Services: General | |
| | | Bed & Breakfast | |
| | | 4 guest rooms or less | P |
| | | Greater than 4 guest rooms | P |
| | | Day care center: Child or adult | P |
| | | Lodging | P |
| | | Personal services | P |
| | | Building Types See Table 1.6 | |
| | | Commercial Block | |
| | | Liner | |
| | | Stacked Units | |

Key*

P Permitted Use Type

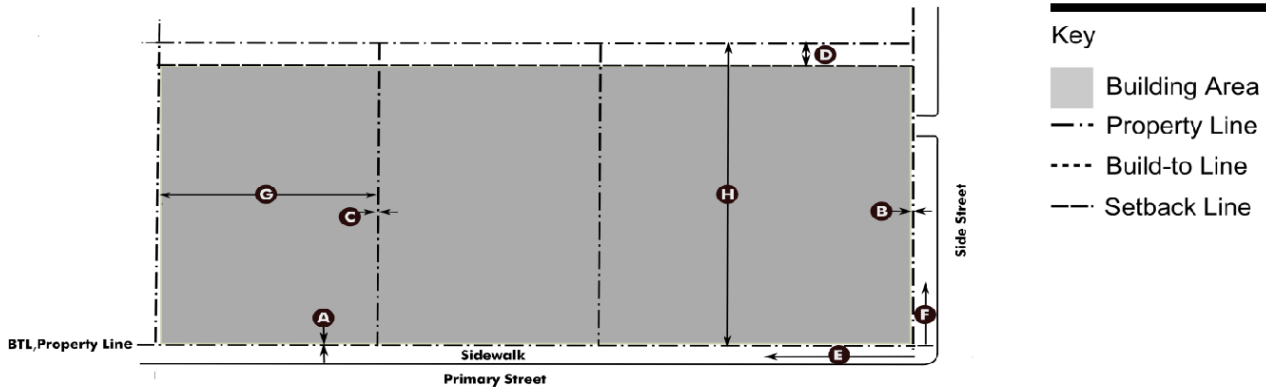
C Conditional Use Type (See Section 1.10.5)

NP Not Permitted

* Use types not listed are not permitted.

Table 1.2.2.B: Middle Pike Urban General Street Frontage

BUILDING PLACEMENT



Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

Build-to Line (BTL)

| | | |
|-------------|----|---|
| Front | 0' | A |
| Side Street | 0' | B |

Setback (Distance from Property Line)

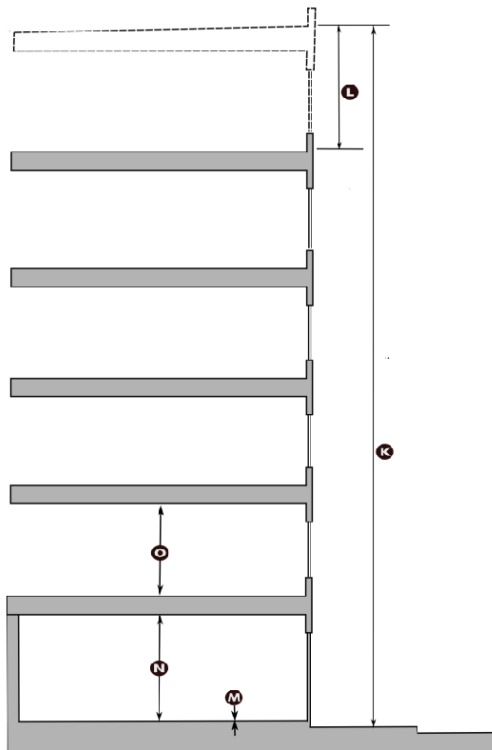
| | | |
|------|-------|---|
| Side | 0' | C |
| Rear | **25' | D |

Building Form

| | | |
|-------------------------------------|-----------|---|
| *Primary Street Façade built to BTL | 80% min. | E |
| Side Street Façade built to BTL | 50% min. | F |
| Lot Width | 150' max. | G |
| Lot Depth | 200' max. | H |

* Street façades must be built to BTL along first 30' from every corner.
 ** No required setback from alleys.

HEIGHT & USE



Use

| | | |
|----------------|---|---|
| Ground Floor* | Service or Recreation, Education & Public Assembly | I |
| Upper Floor(s) | Residential or Service | J |

Height

| | | |
|-------------------------------|---------------------------|---|
| Building Minimum | 2 stories | K |
| Building Maximum | 5 stories | K |
| Additional Height** | | L |
| Accessory Building Maximum | 2 stories | |
| Finish Ground Floor Level | 6" maximum above sidewalk | M |
| First Floor Ceiling Height | 15' minimum | N |
| Upper Floor(s) Ceiling Height | 10' minimum | O |

* See Land Use Type for specific uses.

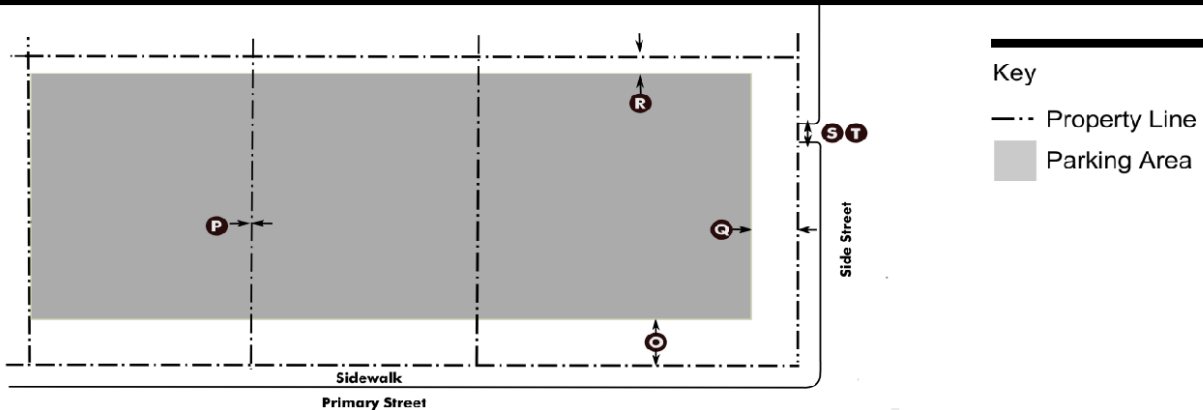
** Additional building story permitted per Table 1.2.3.F

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.2.B: Middle Pike Urban General Street Frontage

PARKING



| Location (Distance from Property Line) | | |
|--|-----|-----|
| Front Setback | 25' | ○ S |
| Side Setback | 0' | ○ P |
| Side Street Setback | 25' | ○ Q |
| Rear Setback | 5' | ○ R |

Required Spaces

Ground Floor

| | |
|-----------------|--------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space/400 sf |

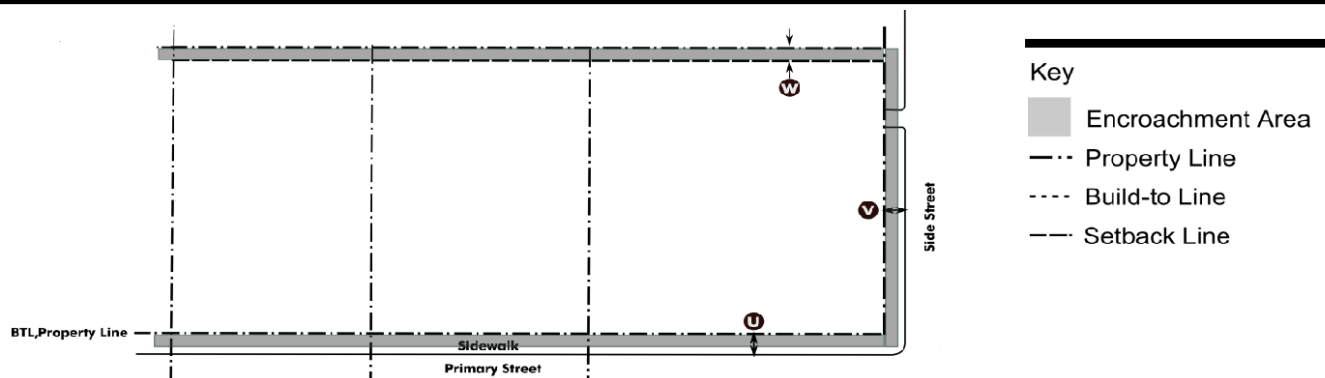
Upper Floors

| | |
|------------------|---------------------------------|
| Residential Uses | 1 space per unit; .5 per studio |
| Other Uses | 1 space per 800 sf |

Notes

| | | |
|--|----------|-----|
| Parking Drive Width | 18' max. | ○ S |
| On corner lots, parking drive shall not be located on primary st. ○ T | | |
| Parking may be provided off-site within 1,300' or as shared parking | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

ENCROACHMENTS



| Location | | |
|-------------|----------|-----|
| Front | 12' max. | ○ U |
| Side Street | 8' max. | ○ V |
| Rear | 4' max. | ○ W |

Notes

Frontage Types

- Stoop
- Forecourt

See Table 1.7

Table 1.2.2.B: Middle Pike Urban General Street Frontage

| LAND USE TYPE | Approval Required | LAND USE TYPE | Approval Required |
|---|-------------------|--|-------------------|
| Recreation, Education, and Public Assembly | | Residential | |
| Commercial Recreation Facility: Indoor | | Home Occupations | |
| <1500 sf | P | < 3000 sf and 2 or fewer employees | P |
| >1500 sf | C | > 3000 sf and 3 or fewer employees | P |
| Health/ Fitness Facility | | > 3000 sf and 3 or more employees | C |
| <1500 sf | P | Mixed-use project, res. component | P |
| >1500 sf | C | Dwelling: Multi-Family (Townhouse and Flats) | P |
| Library, Museum | P | Accessory Building | P |
| School: art, dance, martial arts, music, etc. | | Retail | |
| <1500 sf | P | Bar, tavern, night club | NP |
| Theater, cinema, or performing arts | | General retail, except: | NP |
| <1500 sf | NP | Alcoholic beverage sales | NP |
| >1500 sf | NP | Restaurant, café, coffee shop | NP |
| Transport., Communication, Infrastructure | | Drive-Through | NP |
| Parking facility, public or commercial | P | Services: Business, Financial, Professional | |
| | | ATM | P |
| | | Bank, Financial services | NP |
| | | Business support services | NP |
| | | Medical services: Clinic, urgent care | P |
| | | Medical services: Doctor office | P |
| | | Office: Business service | P |
| | | Office: Professional, administrative | P |
| | | Services: General | |
| | | Bed & Breakfast | |
| | | 4 guest rooms or less | P |
| | | Greater than 4 guest rooms | P |
| | | Day care center: Child or adult | P |
| | | Lodging | P |
| | | Personal services | P |
| | | Building Types | See Table 1.6 |
| | | Commercial Block | |
| | | Liner | |
| | | Stacked Units | |

Key*

P Permitted Use Type

C Conditional Use Type (See Section 1.10.5)

NP Not Permitted

* Use types not listed are not permitted.

1.2.3 Building Form Standards - South Pike

Map 4: The Regulating Plan – South Pike

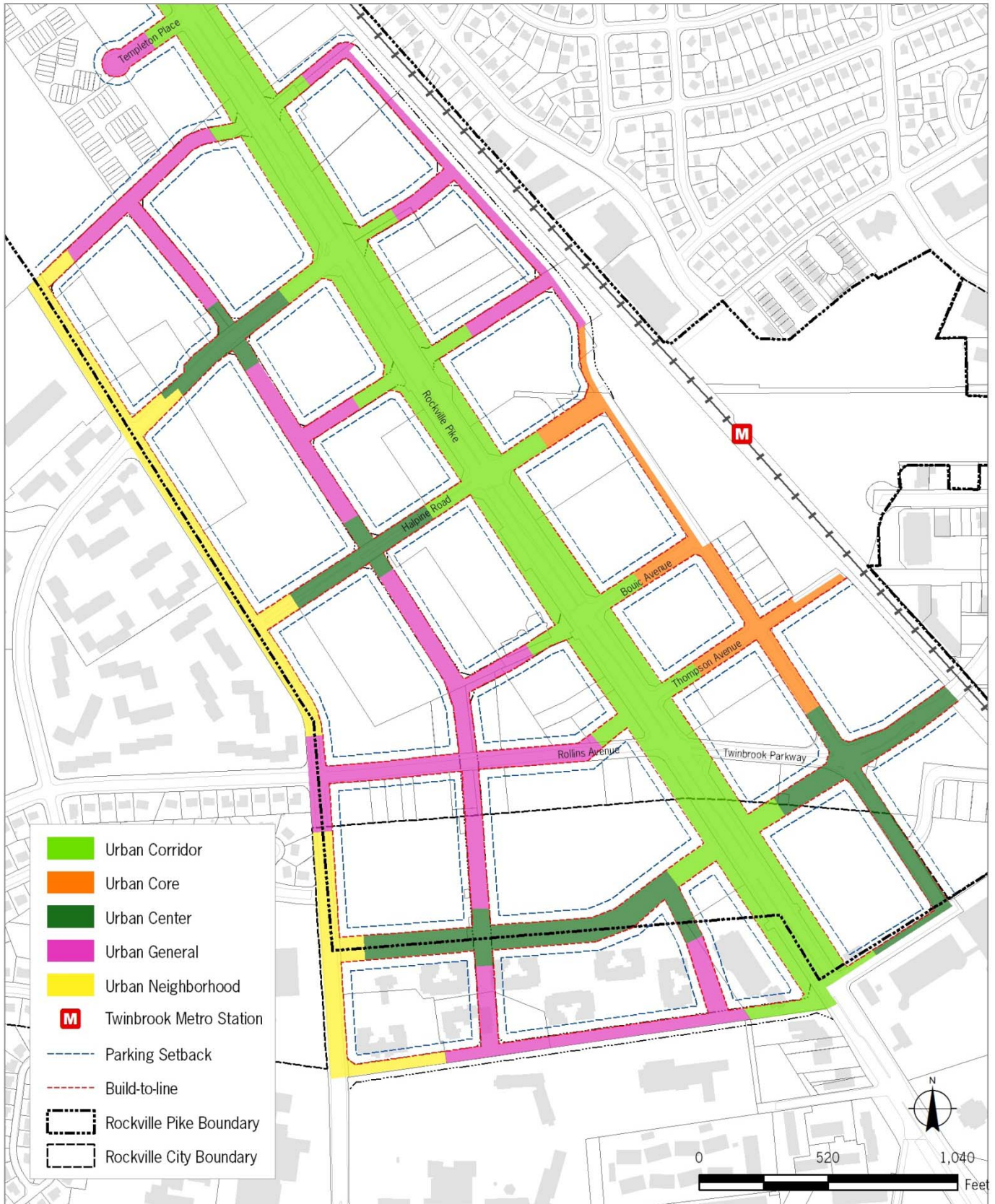
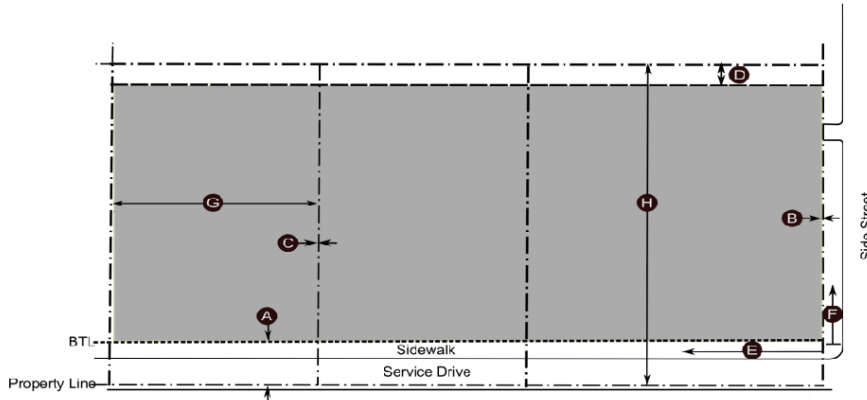


Table 1.2.3.A: South Pike Urban Corridor Street Frontage

BUILDING PLACEMENT



Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

Build-to Line (BTL)

| | | |
|-------------|-----|---|
| Front | 40' | A |
| Side Street | 0' | B |

Setback (Distance from Property Line)

| | | |
|------|-------|---|
| Side | 0' | C |
| Rear | **25' | D |

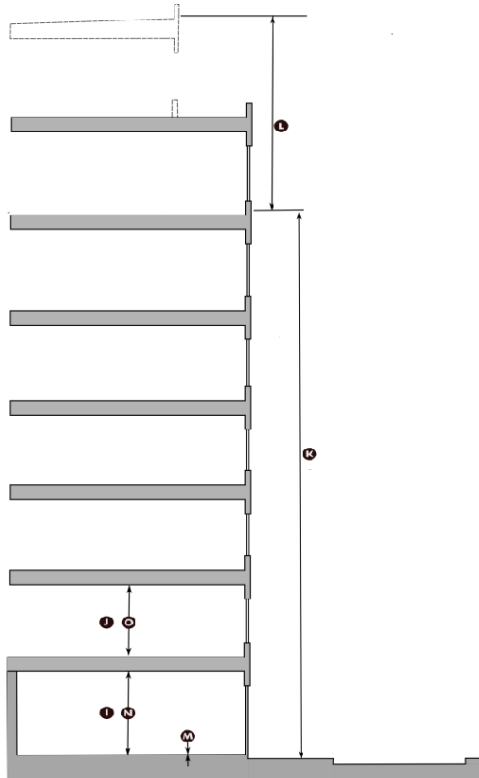
Building Form

| | | |
|-------------------------------------|-----------|---|
| *Primary Street Façade built to BTL | 80% min. | E |
| Side Street Façade built to BTL | 50% min. | F |
| Lot Width | 200' max. | G |
| Lot Depth | 250' max. | H |

* Street facades must be built to BTL along first 30' from every corner.

** No required setback from alleys.

HEIGHT & USE



Use

| | | |
|----------------|--|---|
| Ground Floor* | Service, Retail, or Recreation, Education & Public Assembly*** | I |
| Upper Floor(s) | Residential or Service | J |

Height

| | | |
|-------------------------------|---------------------------|---|
| Building Minimum | 2 stories | K |
| Building Maximum | 7 stories | K |
| Additional Story** | | L |
| Accessory Building Maximum | 2 stories | |
| Finish Ground Floor Level | 6" maximum above sidewalk | M |
| First Floor Ceiling Height | 15' minimum | N |
| Upper Floor(s) Ceiling Height | 10' minimum | O |

* See Land Use Type Table for specific uses. Minimum retail depth on first floor is 40'.

** Additional building story permitted per Section 1.2.3.F; Step-back permitted per Section 1.1.8.4.B.

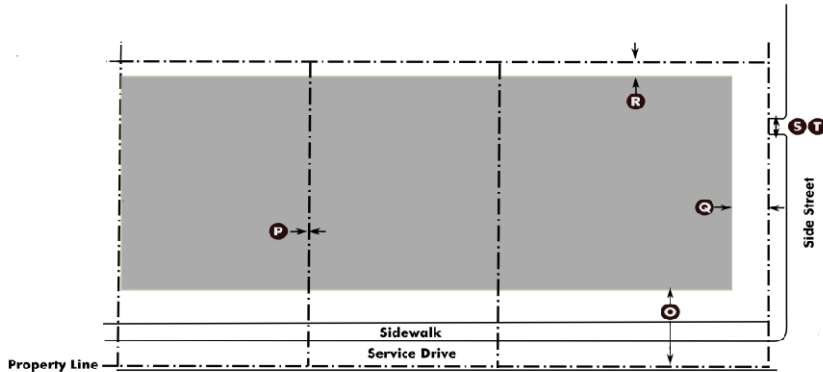
*** Restaurant permitted on upper floors if accessed from street frontage or interior lobby space.

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.3.A: South Pike Urban Corridor Street Frontage

PARKING



Key

- Property Line
- Parking Area

| Location (Distance from Property Line) | | |
|--|-----|---|
| Front Setback | 65' | ⓐ |
| Side Setback | 0' | ⓑ |
| Side Street Setback | 25' | ⓒ |
| Rear Setback | 5' | ⓓ |

Required Spaces

Ground Floor

| | |
|-----------------|--------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space /600 sf |

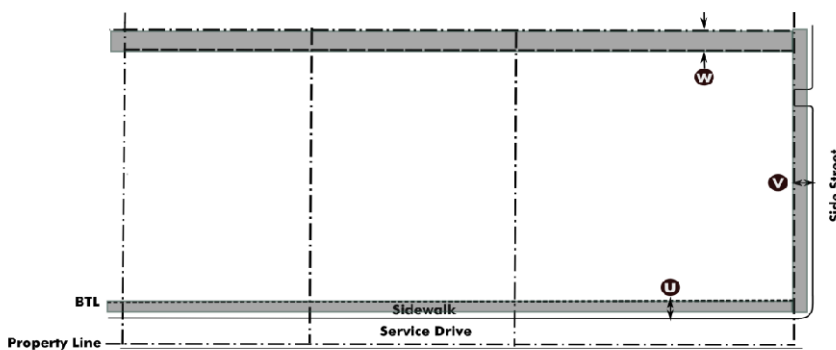
Upper Floors

| | |
|------------------|---------------------------------|
| Residential Uses | 1 space per unit; .5 per studio |
| Other Uses | 1 space per 800 sf |

Notes

| | | |
|---|----------|---|
| Parking Drive Width | 18' max. | ⓔ |
| On corner lots, parking drive shall not be located on primary street. | | ⓕ |
| Parking may be provided off-site within 1,300' or as shared parking | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |
| Parking drives are highly discouraged along Rockville Pike and are permitted if there is no other option for access to parking areas. | | |

ENCROACHMENTS



Key

- Encroachment Area
- Property Line
- Build-to Line
- Setback Line

| Location | | |
|-------------|----------|---|
| Front | 12' max. | Ⓤ |
| Side Street | 8' max. | Ⓥ |
| Rear | 4' max. | Ⓦ |

Notes

Frontage Types

See Table 1.7

- Arcade
- Gallery
- Shopfront & Awning

Table 1.2.3.A: South Pike Urban Corridor Street Frontage

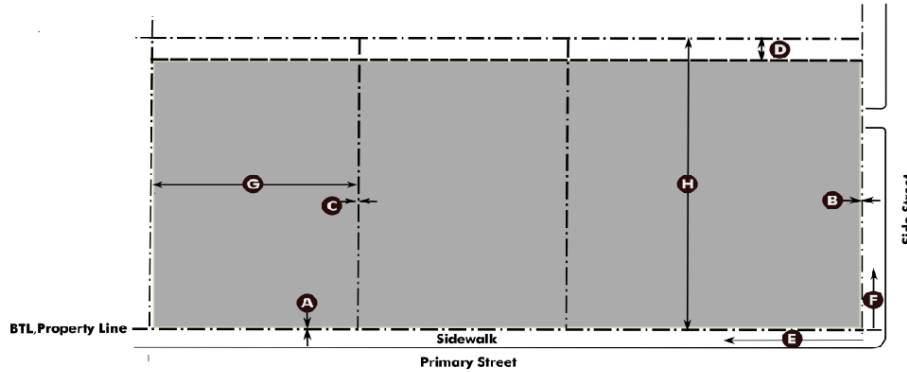
| LAND USE TYPE | Approval Required | LAND USE TYPE | Approval Required |
|---|-------------------|--|-------------------|
| Recreation, Education, and Public Assembly | | Residential | |
| Commercial Recreation Facility: Indoor | | Home Occupations | |
| <1500 sf | P | < 3000 sf and 2 or fewer employees | P |
| >1500 sf | C | > 3000 sf and 3 or fewer employees | P |
| Health/ Fitness Facility | | > 3000 sf and 3 or more employees | C |
| <1500 sf | P | Mixed-use project, res. component | P |
| >1500 sf | C | Dwelling: Multi-Family (Townhouse and Flats) | P |
| Library, Museum | P | Accessory Building | P |
| Meeting Facility, public or private | P | | |
| Park, Playground | P | | |
| School, public or private | P | | |
| School: art, dance, martial arts, music, etc. | | | |
| <1500 sf | P | | |
| Theater, cinema, or performing arts | | Retail | |
| <1500 sf | P | Bar, tavern, night club | C |
| >1500 sf | C | General retail, except: | P |
| | | Alcoholic beverage sales | C |
| | | Restaurant, café, coffee shop | P |
| | | Drive-Through | C |
| Transport., Communication, Infrastructure | | | |
| Parking facility, public or commercial | P | | |
| Wireless telecommunication facility | C | | |
| | | Services: Business, Financial, Professional | |
| | | ATM | P |
| | | Bank, Financial services | P |
| | | Business support services | P |
| | | Medical services: Clinic, urgent care | P |
| | | Medical services: Doctors office | P |
| | | Office: Business service | P |
| | | Office: Professional, administrative | P |
| | | Services: General | |
| | | Bed & Breakfast | |
| | | 4 guest rooms or less | P |
| | | Greater than 4 guest rooms | P |
| | | Day care center: Child or adult | P |
| | | Lodging | P |
| | | Personal services | P |
| | | Building Types | See Table 1.6 |
| | | Commercial Block | |
| | | Liner Building | |
| | | Stacked Flats | |
| | | Townhouse/Stacked Flats | |

| Key* | |
|------|---|
| P | Permitted Use Type |
| C | Conditional Use Type (See Section 1.10.5) |
| NP | Not Permitted |

* Use types not listed are not permitted.

Table 1.2.3.B: South Pike Urban Core Street Frontage

BUILDING PLACEMENT



Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

Build-to Line (BTL)

Front 0' **A**

Side Street 0' **B**

Setback (Distance from Property Line)

Side 0' **C**

Rear ****25'** **D**

Building Form

*Primary Street Façade built to BTL 80% min. **E**

Side Street Façade built to BTL 50% min. **F**

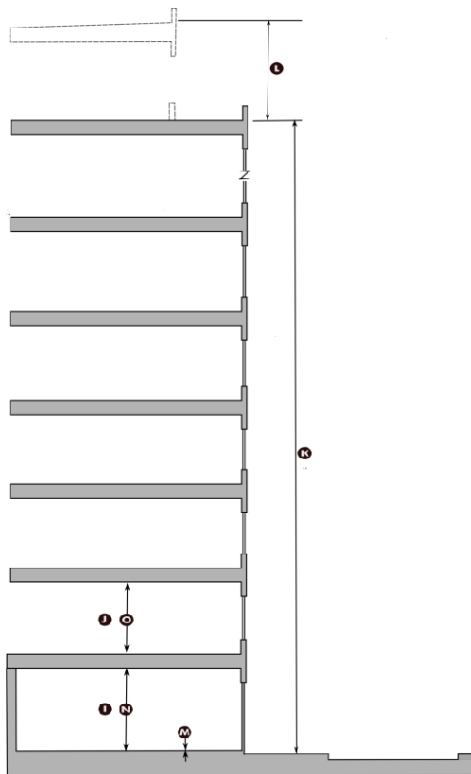
Lot Width 200' max. **G**

Lot Depth 250' max. **H**

* Street facades must be built to BTL along first 30' from every corner.

** No required setback from alleys.

HEIGHT & USE



Use

Ground Floor* Service, Retail, or Recreation, Education & Public Assembly*** **I**

Upper Floor(s) Residential or Service **J**

Height

Building Minimum 2 stories **K**

Building Maximum 11 stories **K**

Additional Story** **L**

Accessory Building Maximum 2 stories

Finish Ground Floor Level 6" maximum above sidewalk **M**

First Floor Ceiling Height 15' minimum **N**

Upper Floor(s) Ceiling Height 10' minimum **O**

* See Land Use Type table for specific uses. Minimum retail depth on first floor is 40'.

** Additional building story permitted per Section 1.2.3.F; Step-back permitted per Section 1.1.8.4.B.

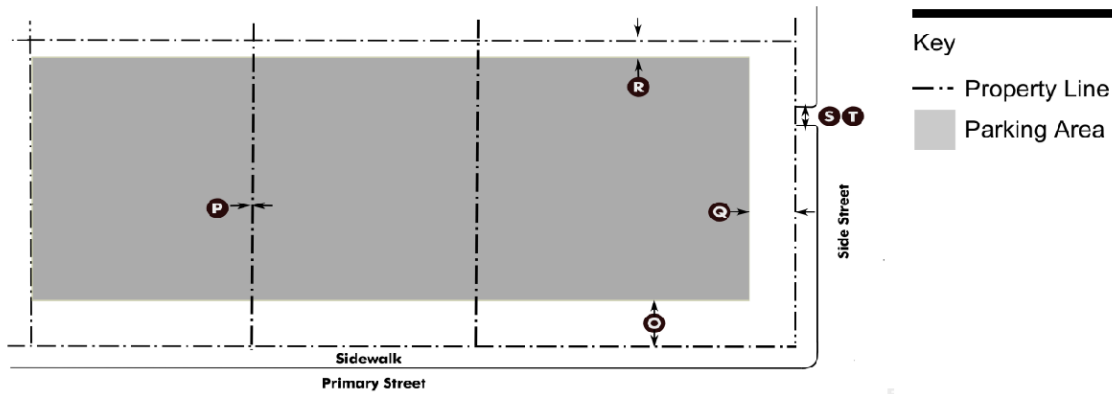
*** Restaurant permitted on upper floors if accessed from street frontage or interior lobby space.

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.3.B: South Pike Urban Core Street Frontage

PARKING



| Location (Distance from Property Line) | | |
|--|-----|---|
| Front Setback | 25' | O |
| Side Setback | 0' | P |
| Side Street Setback | 25' | Q |
| Rear Setback | 5' | R |

Required Spaces

Ground Floor

| | |
|-----------------|--------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space/800 sf |

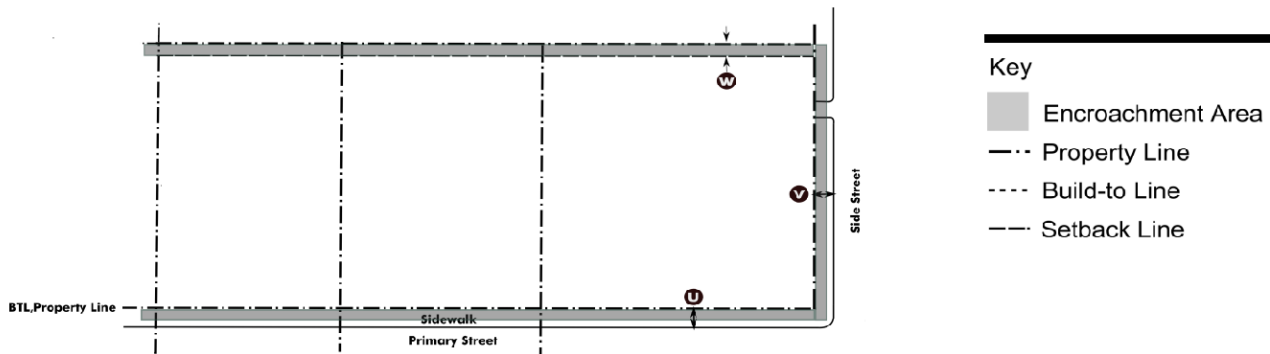
Upper Floors

| | |
|------------------|---------------------------------|
| Residential Uses | 1 space per unit; .5 per studio |
| Other Uses | 1 space per 800 sf |

Notes

| | | |
|--|----------|---|
| Parking Drive Width | 18' max. | S |
| On corner lots, parking drive shall not be located on primary street. | | T |
| Parking may be provided off-site within 1,300' or as shared parking | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

ENCROACHMENTS



| Location | | |
|-------------|----------|---|
| Front | 12' max. | U |
| Side Street | 8' max. | V |
| Rear | 4' max. | W |

Notes

Frontage Types

See Table 1.7

| |
|--------------------|
| Arcade |
| Gallery |
| Shopfront & Awning |

Table 1.2.3.B: South Pike Urban Core Street Frontage

| LAND USE TYPE | Approval Required | LAND USE TYPE | Approval Required |
|---|-------------------|--|-------------------|
| Recreation, Education, and Public Assembly | | Residential | |
| Commercial Recreation Facility: Indoor | | Home Occupations | |
| <1500 sf | P | < 3000 sf and 2 or fewer employees | P |
| >1500 sf | C | > 3000 sf and 3 or fewer employees | P |
| Health/ Fitness Facility | | > 3000 sf and 3 or more employees | C |
| <1500 sf | P | Mixed-use project, res. component | P |
| >1500 sf | C | Dwelling: Multi-Family (Townhouse and Flats) | P |
| Library, Museum | P | Accessory Building | P |
| Meeting Facility, public or private | P | | |
| Park, Playground | P | | |
| School, public or private | P | | |
| School: art, dance, martial arts, music, etc. | | | |
| <1500 sf | P | | |
| Theater, cinema, or performing arts | | Retail | |
| <1500 sf | P | Bar, tavern, night club | C |
| >1500 sf | C | General retail, except: | P |
| | | Alcoholic beverage sales | C |
| | | Restaurant, café, coffee shop | P |
| | | Drive-Through | C |
| Transport., Communication, Infrastructure | | Services: Business, Financial, Professional | |
| Parking facility, public or commercial | P | ATM | P |
| Wireless telecommunication facility | C | Bank, Financial services | P |
| | | Business support services | P |
| | | Medical services: Clinic, urgent care | P |
| | | Medical services: Doctor office | P |
| | | Office: Business service | P |
| | | Office: Professional, administrative | P |
| | | Services: General | |
| | | Day care center: Child or adult | P |
| | | Lodging | P |
| | | Personal services | P |
| | | Building Types | See Table 1.6 |
| | | Commercial Block | |
| | | Liner Building | |
| | | Stacked Flats | |
| | | Townhouse/Stacked Flats | |

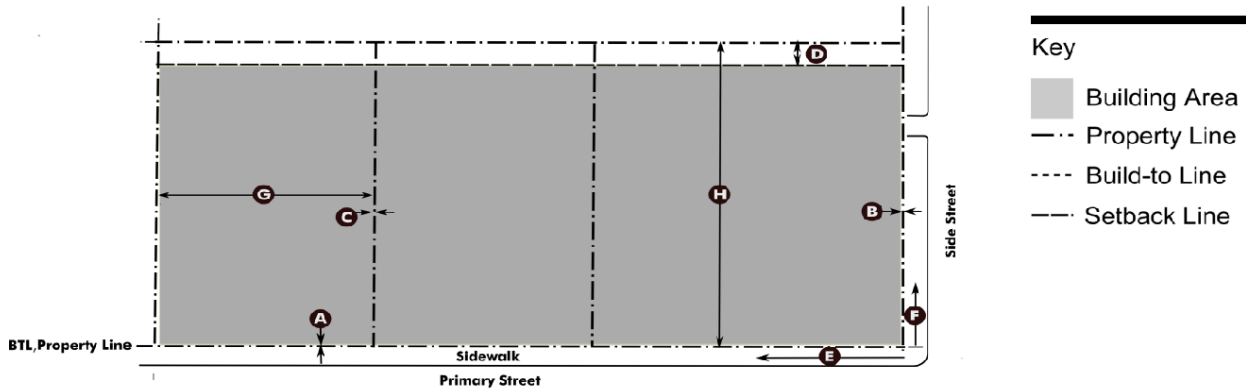
Key*

- P Permitted Use Type
- C Conditional Use Type (See Section 1.10.5)
- NP Not Permitted

* Use types not listed are not permitted.

Table 1.2.3.C: South Pike Urban Center Street Frontage

BUILDING PLACEMENT



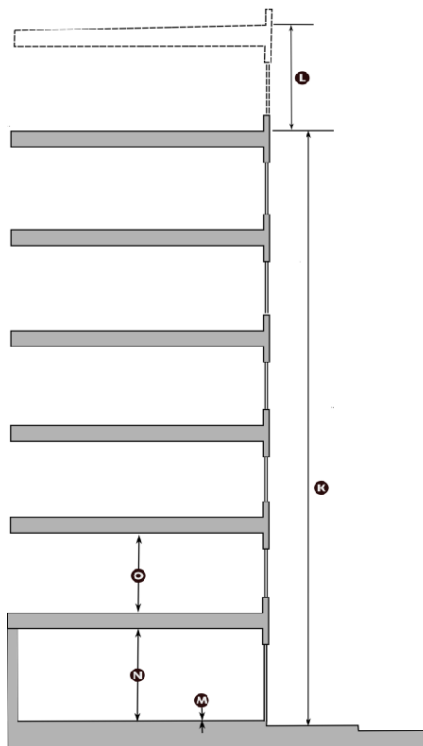
Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

| Build-to Line (BTL) | | |
|---------------------------------------|-------|----------|
| Front | 0' | A |
| Side Street | 0' | B |
| Setback (Distance from Property Line) | | |
| Side | 0' | C |
| Rear | **25' | D |

| Building Form | | | |
|--|-----------|--|----------|
| *Primary Street Façade built to BTL | 80% min. | | E |
| Side Street Façade built to BTL | 50% min. | | F |
| Lot Width | 200' max. | | G |
| Lot Depth | 250' max. | | H |
| * Street facades must be built to BTL along first 30' from every corner. | | | |
| ** No required setback from alleys. | | | |

HEIGHT & USE



| Use | | | |
|-------------------------------|--|--|----------|
| Ground Floor* | Service, Retail, or Recreation, Education & Public Assembly*** | | I |
| Upper Floor(s) | Residential or Service | | J |
| Height | | | |
| Building Minimum | 2 stories | | K |
| Building Maximum | 6 stories | | K |
| Additional Height** | | | |
| Accessory Building Maximum | 2 stories | | L |
| Finish Ground Floor Level | 6" maximum above sidewalk | | M |
| First Floor Ceiling Height | 15' minimum | | N |
| Upper Floor(s) Ceiling Height | 10' minimum | | O |

* See Land Use Type table for specific uses. Minimum retail depth on first floor is 40'.

** Additional building story permitted per Table 1.2.3.F

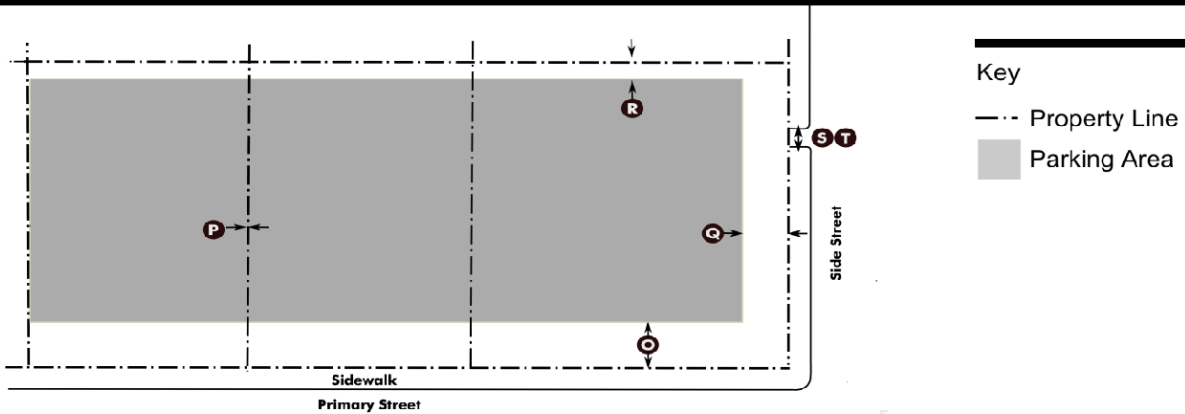
*** Restaurant permitted on upper floors if accessed from street frontage or interior lobby space.

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.3.C: South Pike Urban Center Street Frontage

PARKING



| Location (Distance from Property Line) | | |
|--|-----|----------|
| Front Setback | 25' | O |
| Side Setback | 0' | P |
| Side Street Setback | 25' | Q |
| Rear Setback | 5' | R |

| Notes | | |
|--|----------|----------|
| Parking Drive Width | 18' max. | S |
| On corner lots, parking drive shall not be located on primary st. | | T |
| Parking may be provided off-site within 1,300' or as shared parking. | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

Required Spaces

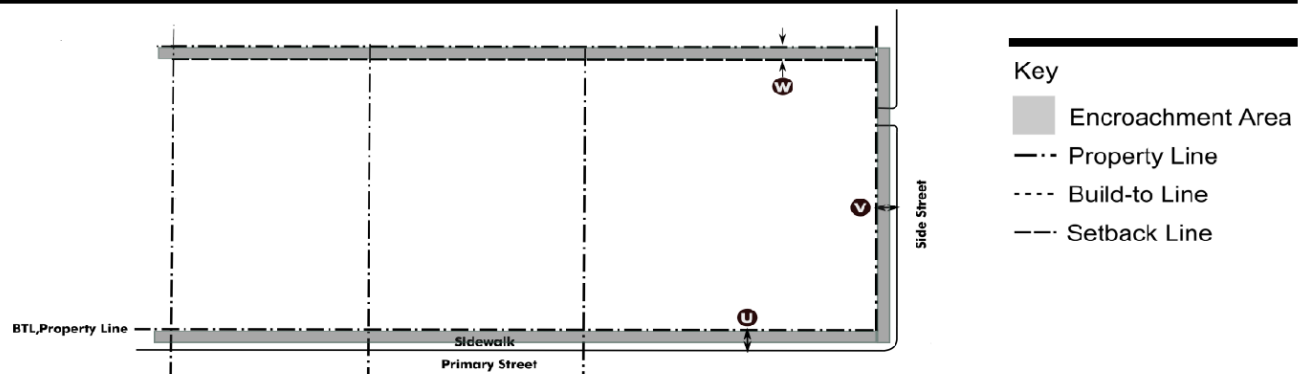
Ground Floor

| | |
|-----------------|--------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space/500 sf |

Upper Floors

| | |
|------------------|---------------------------------|
| Residential Uses | 1 space per unit; .5 per studio |
| Other Uses | 1 space per 800 sf |

ENCROACHMENTS



| Location | | |
|-------------|----------|----------|
| Front | 12' max. | U |
| Side Street | 8' max. | V |
| Rear | 4' max. | W |

| Frontage Types | See Table 1.7 |
|----------------|---------------|
|----------------|---------------|

- Arcade
- Gallery
- Shopfront & Awning

Notes

Table 1.2.3.C: South Pike Urban Center Street Frontage

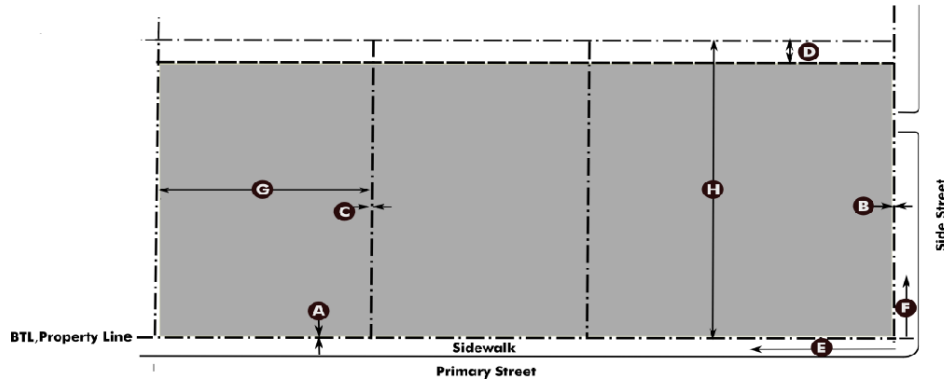
| LAND USE TYPE | Approval Required | LAND USE TYPE | Approval Required |
|---|-------------------|--|-------------------|
| Recreation, Education, and Public Assembly | | Residential | |
| Commercial Recreation Facility: Indoor | | Home Occupations | |
| <1500 sf | P | < 3000 sf and 2 or fewer employees | P |
| >1500 sf | C | > 3000 sf and 3 or fewer employees | P |
| Health/ Fitness Facility | | > 3000 sf and 3 or more employees | C |
| <1500 sf | P | Mixed-use project, res. component | P |
| >1500 sf | C | Dwelling: Multi-Family (Townhouse and Flats) | P |
| Library, Museum | P | Accessory Building | P |
| Meeting Facility, public or private | P | | |
| Park, Playground | P | | |
| School, public or private | P | | |
| School: art, dance, martial arts, music, etc. | | | |
| <1500 sf | P | | |
| Theater, cinema, or performing arts | | | |
| <1500 sf | P | | |
| >1500 sf | C | | |
| Transport., Communication, Infrastructure | | Retail | |
| Parking facility, public or commercial | P | Bar, tavern, night club | C |
| Wireless telecommunication facility | C | General retail, except: | P |
| | | Alcoholic beverage sales | C |
| | | Restaurant, café, coffee shop | P |
| | | Drive-Through | C |
| | | | |
| | | Services: Business, Financial, Professional | |
| | | ATM | P |
| | | Bank, Financial services | P |
| | | Business support services | P |
| | | Medical services: Clinic, urgent care | P |
| | | Medical services: Doctor office | P |
| | | Office: Business service | P |
| | | Office: Professional, administrative | P |
| | | Services: General | |
| | | Bed & Breakfast | |
| | | 4 guest rooms or less | P |
| | | Greater than 4 guest rooms | P |
| | | Day care center: Child or adult | P |
| | | Lodging | P |
| | | Personal services | P |
| | | Building Types | See Table 1.6 |
| | | Commercial Block | |
| | | Liner Building | |
| | | Stacked Flats | |
| | | Townhouse/Stacked Flats | |

| Key* | |
|------|---|
| P | Permitted Use Type |
| C | Conditional Use Type (See Section 1.10.5) |
| NP | Not Permitted |

* Use types not listed are not permitted

Table 1.2.3.D: South Pike Urban General Street Frontage

BUILDING PLACEMENT



Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

Build-to Line (BTL)

| | | |
|-------------|----|----------|
| Front | 0' | A |
| Side Street | 0' | B |

Setback (Distance from Property Line)

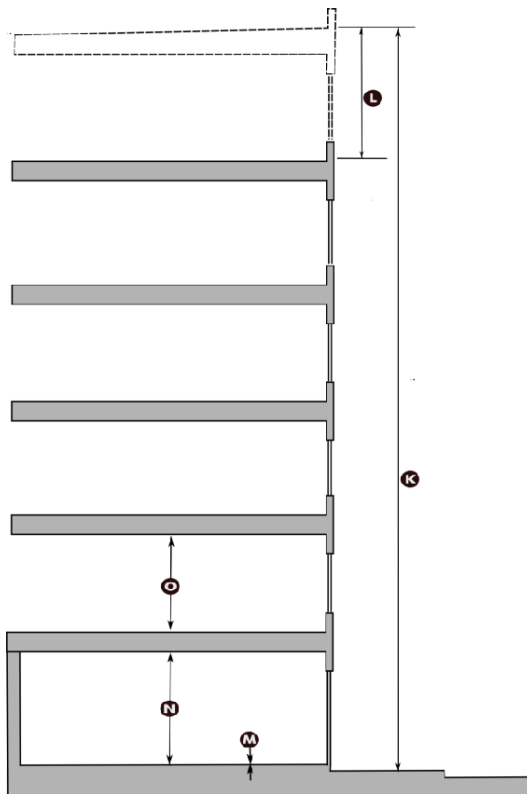
| | | |
|------|-------|----------|
| Side | 0' | C |
| Rear | **25' | D |

Building Form

| | | |
|-------------------------------------|-----------|----------|
| *Primary Street Façade built to BTL | 80% min. | E |
| Side Street Façade built to BTL | 50% min. | F |
| Lot Width | 150' max. | G |
| Lot Depth | 200' max. | H |

* Street facades must be built to BTL along first 30' from every corner.
 ** No required setback from alleys.

HEIGHT & USE



Use

| | | |
|----------------|---|----------|
| Ground Floor* | Service or Recreation, Education & Public Assembly | I |
| Upper Floor(s) | Residential or Service | J |

Height

| | | |
|-------------------------------|---------------------------|----------|
| Building Minimum | 2 stories | K |
| Building Maximum | 5 stories | K |
| Additional Height** | | L |
| Accessory Building Maximum | 2 stories | |
| Finish Ground Floor Level | 6" maximum above sidewalk | M |
| First Floor Ceiling Height | 15' minimum | N |
| Upper Floor(s) Ceiling Height | 10' minimum | O |

* See Land Use Type table for specific uses.

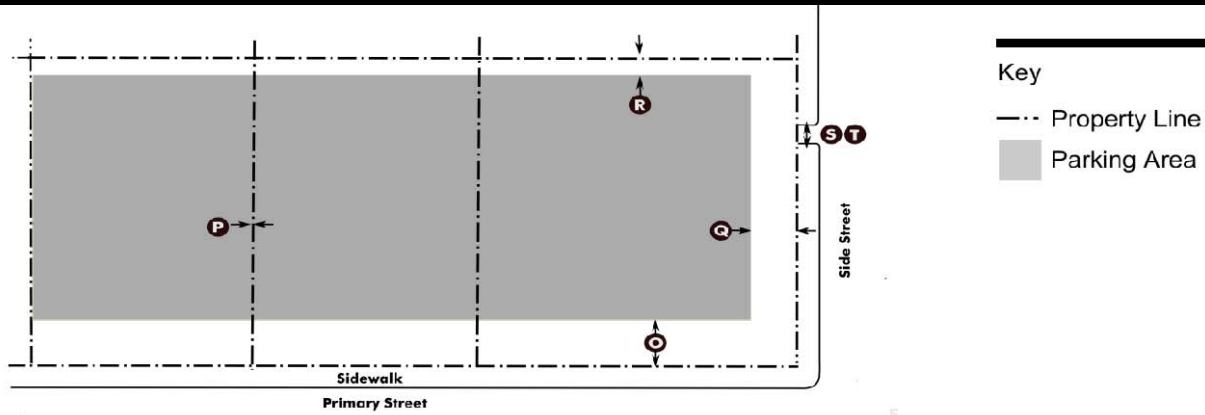
**Additional building story permitted per Table 1.2.3.F

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.3.D: South Pike Urban General Street Frontage

PARKING



Key

- Property Line
- Parking Area

Location (BTL)

| | | |
|---------------------|-----|---|
| Front Setback | 25' | Ⓞ |
| Side Setback | 0' | Ⓟ |
| Side Street Setback | 25' | Ⓠ |
| Rear Setback | 5' | Ⓡ |

Notes

| | | |
|--|----------|---|
| Parking Drive Width | 18' max. | Ⓢ |
| On corner lots, parking drive shall not be located on primary street. | | Ⓣ |
| Parking may be provided off-site within 1,300' or as shared parking | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

Required Spaces

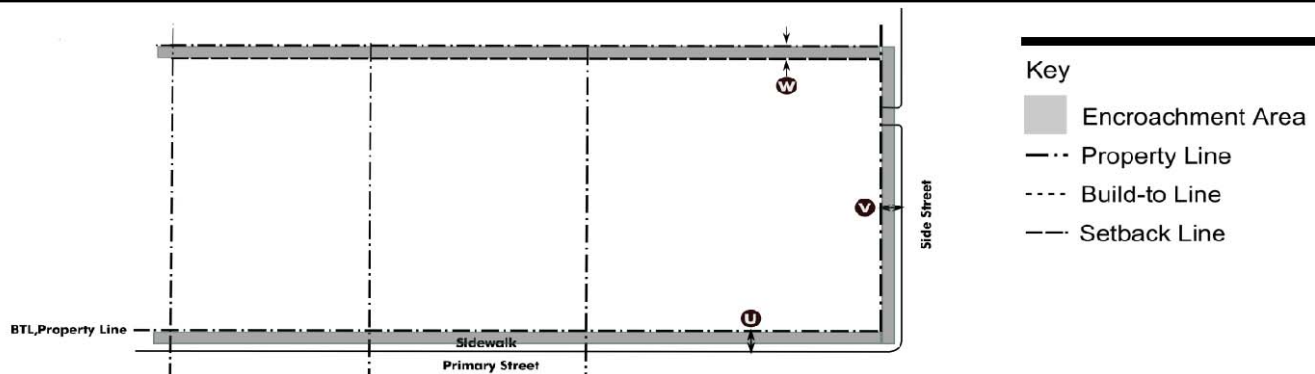
Ground Floor

| | |
|-----------------|--------------------------------|
| Uses < 3,000 sf | No off-street parking required |
| Uses > 3,000 sf | 1 space/400 sf |

Upper Floors

| | |
|------------------|---------------------------------|
| Residential Uses | 1 space per unit; .5 per studio |
| Other Uses | 1 space per 450 sf |

ENCROACHMENTS



Key

- Encroachment Area
- Property Line
- Build-to Line
- Setback Line

Location

| | | |
|-------------|----------|---|
| Front | 12' max. | Ⓤ |
| Side Street | 8' max. | Ⓥ |
| Rear | 4' max. | Ⓦ |

Frontage Types

See Table 1.7

- Stoop
- Forecourt

Notes

Table 1.2.3.D: South Pike Urban General Street Frontage

| LAND USE TYPE | Approval Required | LAND USE TYPE | Approval Required |
|---|-------------------|--|-------------------|
| Recreation, Education, and Public Assembly | | Residential | |
| Commercial Recreation Facility: Indoor | | Home Occupations | |
| <1500 sf | P | < 3000 sf and 2 or fewer employees | P |
| >1500 sf | C | > 3000 sf and 3 or fewer employees | P |
| Health/ Fitness Facility | | > 3000 sf and 3 or more employees | C |
| <1500 sf | P | Mixed-use project, res. component | P |
| >1500 sf | C | Dwelling: Multi-Family (Townhouse and Flats) | P |
| Library, Museum | | Accessory Building | P |
| Meeting Facility, public or private | | Retail | |
| Park, Playground | | Bar, tavern, night club | NP |
| School, public or private | | General retail, except: | NP |
| School: art, dance, martial arts, music, etc. | | Alcoholic beverage sales | NP |
| <1500 sf | P | Restaurant, café, coffee shop | NP |
| Theater, cinema, or performing arts | | Drive-Through | NP |
| <1500 sf | NP | | |
| >1500 sf | NP | | |
| Transport., Communication, Infrastructure | | Services: Business, Financial, Professional | |
| Parking facility, public or commercial | | ATM | P |
| Wireless telecommunication facility | | Bank, Financial services | NP |
| | C | Business support services | NP |
| | | Medical services: Clinic, urgent care | P |
| | | Medical services: Doctor office | P |
| | | Office: Business service | P |
| | | Office: Professional, administrative | P |
| | | Services: General | |
| | | Bed & Breakfast | |
| | | 4 guest rooms or less | P |
| | | Greater than 4 guest rooms | P |
| | | Day care center: Child or adult | P |
| | | Lodging | P |
| | | Personal services | P |
| | | Building Types | See Table 1.6 |
| | | Commercial Block | |
| | | Liner | |
| | | Stacked Units | |

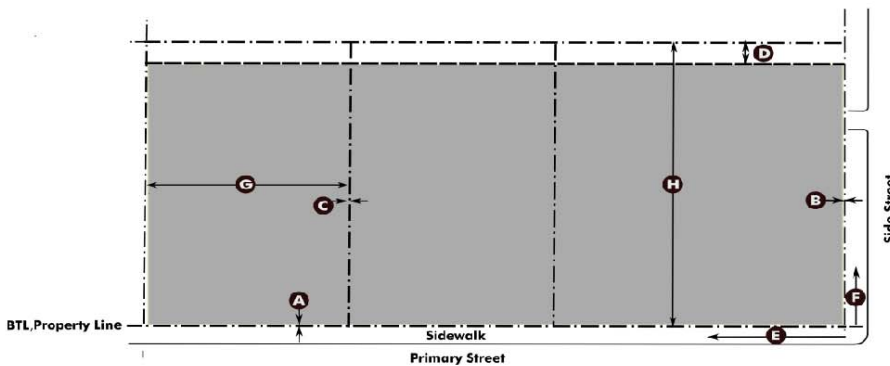
Key*

- P Permitted Use Type
- C Conditional Use Type (See Section 1.10.5)
- NP Not Permitted

* Use types not listed are not permitted.

Table 1.2.3.E: South Pike Urban Neighborhood St. Frontage

BUILDING PLACEMENT



Key

- Building Area
- Property Line
- Build-to Line
- Setback Line

Build-to Line (BTL)

| | | |
|-------------|----|----------|
| Front | 0' | A |
| Side Street | 0' | B |

Setback (Distance from Property Line)

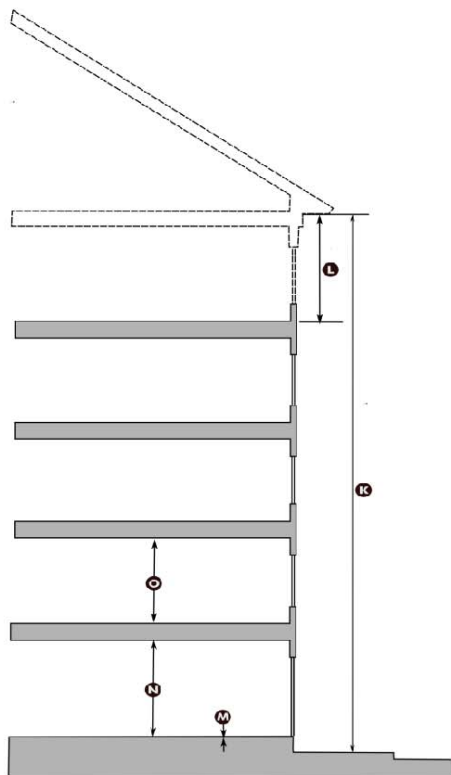
| | | |
|------|-------|----------|
| Side | 0' | C |
| Rear | **25' | D |

Building Form

| | | |
|-------------------------------------|-----------|----------|
| *Primary Street Façade built to BTL | 80% min. | E |
| Side Street Façade built to BTL | 30% min. | F |
| Lot Width | 150' max. | G |
| Lot Depth | 200' max. | H |

* Street façades must be built to BTL along first 30' from every corner.
 ** No required setback from alleys.

HEIGHT & USE



Use

| | | |
|----------------|------------------------|----------|
| Ground Floor* | Residential or Service | I |
| Upper Floor(s) | Residential or Service | J |

Height

| | | |
|-------------------------------|---------------------------|----------|
| Building Minimum | 2 stories | K |
| Building Maximum | 4 stories | K |
| Additional Story** | | L |
| Accessory Building Maximum | 2 stories | |
| Finish Ground Floor Level | 6" maximum above sidewalk | M |
| First Floor Ceiling Height | 10' minimum | N |
| Upper Floor(s) Ceiling Height | 10' minimum | O |

* See Land Use Type table for specific uses.

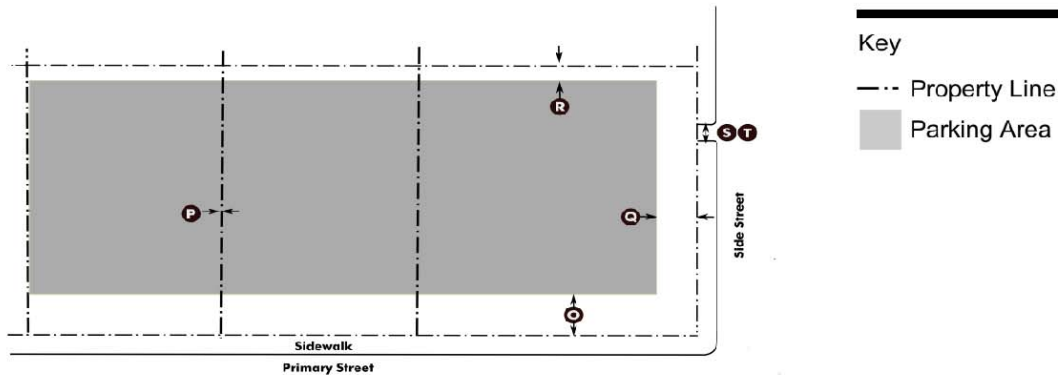
**Additional building story permitted per Section 1.2.3.F

Notes

Any lot section along the BTL not defined by a building must be defined by a 2'6" to 4'6" stucco or masonry wall.

Table 1.2.3.E: South Pike Urban Neighborhood St. Frontage

PARKING



Key
 - - - Property Line
 █ Parking Area

| Location (Distance from Property Line) | | |
|--|-----|---|
| Front Setback | 25' | ⓪ |
| Side Setback | 0' | Ⓟ |
| Side Street Setback | 25' | Ⓠ |
| Rear Setback | 5' | Ⓡ |

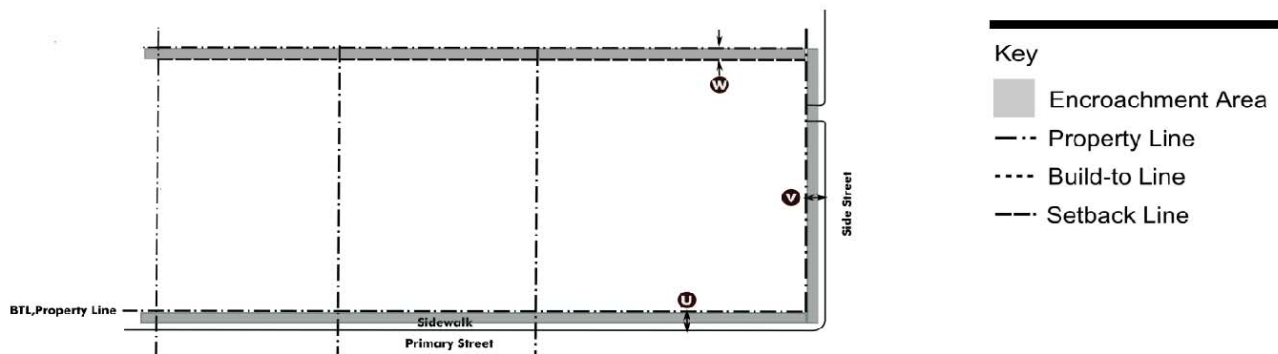
Required Spaces

| Ground Floor | | |
|------------------|---------------------------------|--|
| Residential Uses | 1 space per unit; .5 per studio | |
| Non-Residential | 1 space per 500 sf | |

| Upper Floors | | |
|------------------|---------------------------------|--|
| Residential Uses | 1 space per unit; .5 per studio | |
| Other Uses | 1 space per 450 sf | |

| Notes | | |
|--|----------|---|
| Parking Drive Width | 18' max. | Ⓢ |
| On corner lots, parking drive shall not be located on primary street. | | Ⓣ |
| Parking may be provided off-site within 1,300' or as shared parking | | |
| Bicycle parking must be provided and in a secure environment per Section 25.16.09. | | |

ENCROACHMENTS



Key
 █ Encroachment Area
 - - - Property Line
 - - - Build-to Line
 - - - Setback Line

| Location | | |
|-------------|----------|---|
| Front | 12' max. | Ⓤ |
| Side Street | 8' max. | Ⓥ |
| Rear | 4' max. | Ⓦ |

| Frontage Types | | See Table 1.7 |
|----------------|--|---------------|
| Stoop | | |
| Forecourt | | |

Notes

Table 1.2.3.E: South Pike Urban Neighborhood St. Frontage

| LAND USE TYPE | Approval Required | LAND USE TYPE | Approval Required |
|--|-------------------|--|-------------------|
| Services: General | | Residential | |
| Bed & Breakfast | | Home Occupations | |
| 4 guest rooms or less | P | < 3000 sf and 2 or fewer employees | P |
| Greater than 4 guest rooms | P | > 3000 sf and 3 or fewer employees | P |
| Day care center: Child or adult | P | > 3000 sf and 3 or more employees | C |
| Lodging | P | Mixed-use project, res. component | P |
| Personal services | P | Dwelling: Multi-Family (Townhouse and Flats) | P |
| | | Dwelling: Multi-Family Duplex | NP |
| | | Dwelling: Multi-Family Triplex | NP |
| | | Dwelling: Multi-Family Fourplex | NP |
| | | Accessory Building | P |
| Transport., Communication, Infrastructure | | Retail | |
| Parking facility, public or commercial | P | Bar, tavern, night club | NP |
| Wireless telecommunication facility | C | General retail, except: | NP |
| | | Alcoholic beverage sales | NP |
| | | Restaurant, café, coffee shop | NP |
| | | Drive-Through | NP |
| | | Services: Business, Financial, Professional | |
| | | ATM | P |
| | | Bank, Financial services | NP |
| | | Business support services | NP |
| | | Medical services: Clinic, urgent care | P |
| | | Medical services: Doctor office | P |
| | | Office: Business service | P |
| | | Office: Professional, administrative | P |

| Key* | |
|------|---|
| P | Permitted Use Type |
| C | Conditional Use Type (See Section 1.10.5) |
| NP | Not Permitted |

* Use types not listed are not permitted.

| Building Types | See Table 1.6 |
|-------------------------|---------------|
| Stacked Flats | |
| Townhouse/Stacked Flats | |
| Live-work | |

Table 1.2.3.F : Additional Standards for all Street Frontages

PARKING

Required Space Size

| | |
|------------------|-------------|
| Off-Street Space | 9'x18' min. |
|------------------|-------------|

Notes

Wider parking drives may be required to accommodate emergency vehicles.

Off-street spaces do not have to be covered.

Tandem parking is allowed for off-street parking as long as both spaces are behind the front façade plane.

Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.

All parking areas shall be screened by a 3'6" min. height hedge, wall, or fence.

Drives not allowed off of streets on lots with access to alleys.

OTHER REQUIREMENTS

Green Building Incentives

Projects shall receive priority for processing and review that include green building techniques in compliance with Article XIV, Green Building Regulations or receive a Silver LEED certification level.

Projects that include green building techniques in compliance with Article XIV, Green Building Regulations or receive a Silver LEED certification level, or equivalent, may increase building height by 1 story.

Standard Vehicle Space Requirements

| Angle | Space Width | Space Depth* | Space Length | One-way Aisle Width | Two-way Aisle Width |
|---------------|-------------|--------------|--------------|---------------------|---------------------|
| Parallel | 9' | 9' | 21' | 14' | 18' |
| 30 degree* | 9' | 18' | 18' | 14' | N/A |
| 45 degree* | 9' | 20'6" | 18' | 14' | N/A |
| 60 degree* | 9' | 22' | 18' | 18' | N/A |
| Perpendicular | 9' | 18' | 18' | 24' ** | 24' |

*Measured perpendicular to aisle. ** 20' for structured parking facilities.

Table 1.2.3.F: Additional Standards for all Street Frontages (Cont.)

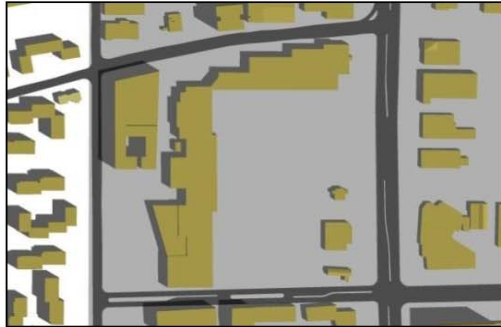
| Summary of Parking Space Requirements | | | | |
|---------------------------------------|-----------------|-----------------|-----------------------------|--------------------|
| Frontage Type | Ground Floor | | Upper Floors | |
| | Uses < 3,000 sf | Uses > 3,000 sf | Residential Uses | Other Uses |
| North Pike Urban Corridor | No Requirement | 1 space /600 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| North Pike Urban Center | No Requirement | 1 space /500 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| North Pike Urban General | No Requirement | 1 space /400 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| Middle Pike Urban Corridor | No Requirement | 1 space /600 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| Middle Pike Urban General | No Requirement | 1 space /400 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| South Pike Urban Corridor | No Requirement | 1 space /600 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| South Pike Urban Core | No Requirement | 1 space /800 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| South Pike Urban Center | No Requirement | 1 space /500 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| South Pike Urban General | No Requirement | 1 space /400 sf | 1 space per unit; .5/studio | 1 space per 800 sf |
| South Pike Urban Neighborhood | * | * | 1 space per unit; .5/studio | 1 space per 800 sf |

* Residential: 1 space per unit; .5/studio, Non-Residential: 1 space /500 sf

Table 1.3: Subdividing Larger Sites to Create Blocks

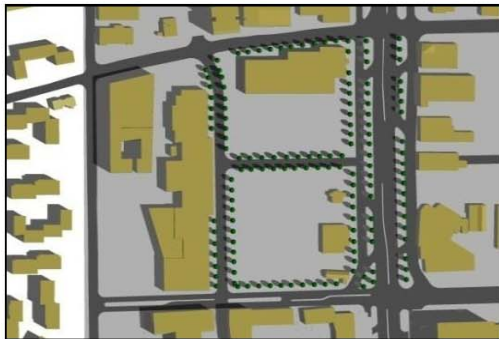
PROCEDURE FOR SUBDIVIDING LAND

An interconnected network of streets is a vital component of making communities walkable. This interconnection is afforded by a limited block size. The following approach to creating optimal block sizes applies to sites that are 2 acres or larger in size.



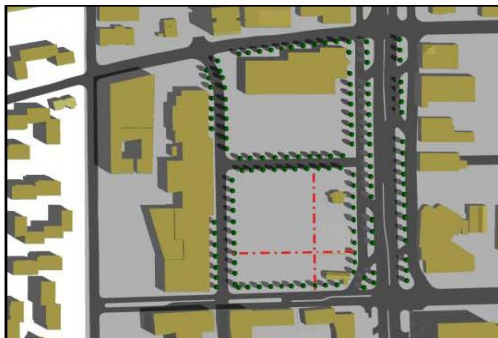
Size Site

Sites larger than 2 acres shall be subdivided further to create additional blocks.



Introduce Streets

Sites being subdivided into additional blocks shall introduce streets from the list of allowable street types (See Table 1.4). Access to blocks and their individual parcels is allowed only by alleys/lanes, side streets, etc. The intent is to maintain the continuity and integrity of the streetscape without interruptions.



Introduce Lots

Based on the types of blocks created and the thoroughfares they front, lots are introduced on each block to correspond with the Building and Parking Placement standards and Use Types.



Introduce Projects

Each lot is designed to receive a building per the allowable Building and Frontage Types identified from Tables 1.6 and 1.7 and can be arranged to suit the particular organization of buildings desired. The allowable Building Types are then combined with the Frontage Types per the specific Street Frontage to generate a particular urban form and character.

1.4: Thoroughfare Standards

Boulevard *

Good streets form the backbone of vibrant and healthy neighborhoods. Many perform the dual role as vehicular and pedestrian corridors, as well as the community’s primary public places, and are often destinations in and of themselves. Some also function as access to parking and service areas. This table outlines the standards for creating a range of possible thoroughfare types.




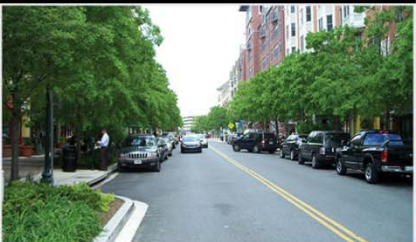


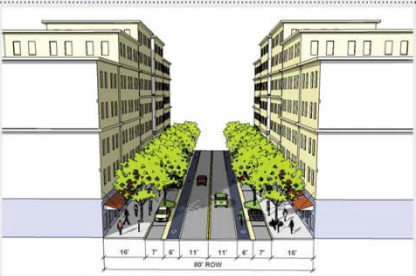

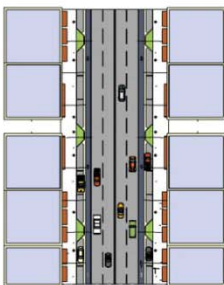
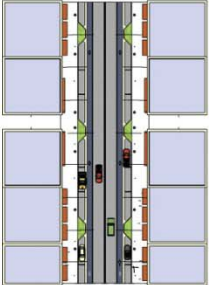
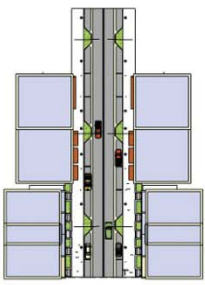


for illustration only




| | |
|---|--------------------------------|
| Application | |
| Movement Type | Free |
| Speed Limit | 35 mph. |
| Pedestrian Crossing Time | 24 seconds |
| Urban Frontage Level | Urban Corridor |
| Overall Widths | |
| Right-of-Way | 120' |
| Curb Face to Curb Face Width | 23' - Slip, 84' Through |
| Lanes | |
| Max. Traffic Lane Width | 11'6" |
| Min. Width – Shared transit / bicycle lane | 13' |
| Parking Lane Type | Parallel |
| Min. Parking Lane Width | 7' |
| Median Required | Yes |
| Edges | |
| Curb Type | Bench |
| Planter Type | Continuous Planter & Tree Well |
| Min. Planter Width | 10' |
| Landscape Type | |
| Spacing Type | Evenly Spaced |
| Spacing | 30' |
| Min. Sidewalk Width | 15' |
| Lighting | |
| Type | Pedestrian & Street |
| Spacing (Pedestrian, Street) | 75', 150' |




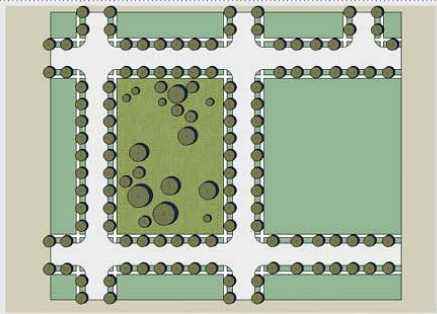
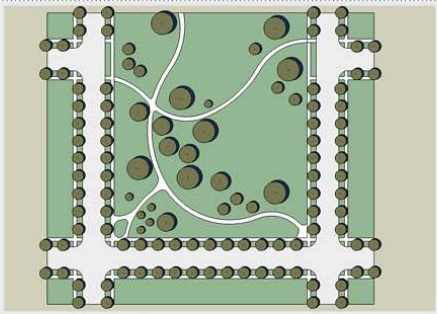
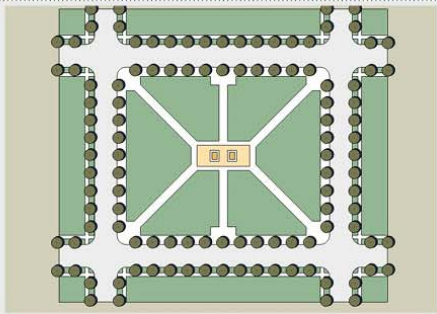
*The State of Maryland has authority over the Rockville Pike thoroughfare.

| Commercial Collector ** | A Street ** | B Street ** |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
| Free | Slow | Slow |
| 35 mph. | 25 mph. | 25 mph. |
| 13 seconds | 12 seconds | 12 seconds |
| Urban Center | Urban Core & Urban Center | Urban Core, Center, & General |
| 100' | 80' | 60' |
| 70' | 48' | 36' |
| 11' | 11' | 11' |
| 6' (bicycle lane only) | 6' (bicycle lane only) | NA |
| Parallel | Parallel | Parallel |
| 7' | 7' | 7' |
| No | No | No |
| Bench | Bench | Bench |
| Intermittent Planter & Tree Well | Intermittent Planter & Tree Well | Intermittent Planter |
| 7' | 7' | 7' |
| Evenly Spaced | Evenly Spaced | Evenly Spaced |
| 30' | 30' | 30' |
| 15' | 16' | 12' |
| Pedestrian & Street | Pedestrian | Pedestrian |
| 75', 150' | 75', 150' | 75', 150' |

** Rockville's road code regulates the standards for city roads.

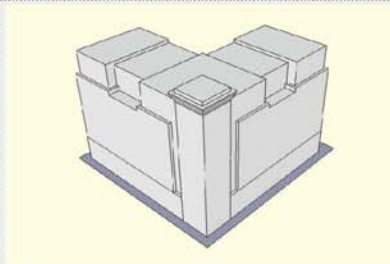
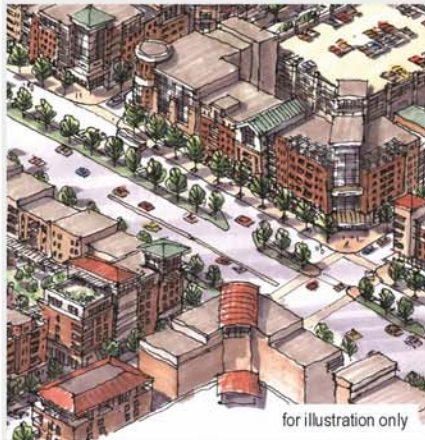
1.5: Open Space Standards

| Plaza | |
|---|---|
| <p>Public open space or civic space is to be located in the central part of a neighborhood with convenient access, visible, and proximate to the public. These standards regulate the size, location, and character of open space along the Corridor.</p> | |
|  <p style="text-align: right;">for illustration only</p> |  |
| <p>A plaza is a formal open space available for civic and commercial uses and spatially defined by building frontages. Landscaping in a plaza consists primarily of pavement, trees and shrubs.</p> | |
| Public Frontage | |
| Percent of Park Perimeter Fronting Street | 50 |
| Space Size | |
| Space Size (Acres) | 0.5-1.0 |
| Open Space Requirement* | 5% of total buildable area plus 10% fee-in-lieu of. |
| <p>* For properties along the Corridor Street Frontage, the 10% public open space requirement may be met by contribution of, and improvements to, the sidewalk within the defined easement area adjacent to the Rockville Pike right-of-way, and in accordance with Section 1.9 Streetscape Standards. The 5% open space requirement shall be contiguous open space and shall be located anywhere behind the parking setback, either at grade or at the second story.</p> | |
| Street Frontage Type | |
| Type | Urban Core, Urban Corridor, & Urban Center |
| Proximity | |
| Minimum Distance from Residential Use | 1/8 mile |

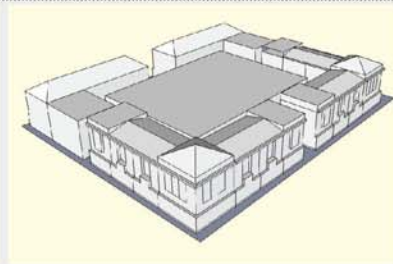
| Green | Park | Square |
|--|--|---|
|  |  |  |
|  |  |  |
| <p>A green is an open space consisting of lawn and informally arranged trees and shrubs, typically furnished with paths, benches, and open shelters. Greens are spatially defined by abutting streets.</p> | <p>A park is a natural landscape consisting of open and wooded areas, typically furnished with paths, benches, and open shelters. Neighborhood parks are often irregularly shaped but may be linear to parallel natural or man-made corridors.</p> | <p>A square is a formal open space available for recreational and civic uses and spatially defined by abutting streets and building frontages. Landscaping in a square consists of a lawn, trees, and shrubs planted in formal patterns and is typically furnished with paths, benches and open shelters.</p> |
| <p>100</p> | <p>100</p> | <p>100</p> |
| <p>0.25-1.0</p> | <p>1.0-2.0 +</p> | <p>0.5-2.0</p> |
| <p>5% of total buildable area plus 10% fee-in-lieu of.</p> | <p>5% of total buildable area plus 10% fee-in-lieu of.</p> | <p>5% of total buildable area plus 10% fee-in-lieu of.</p> |
| <p>Urban Center</p> | <p>Urban Neighborhood</p> | <p>Urban Core, Urban Corridor, & Urban Center</p> |
| <p>1/8 mile</p> | <p>1/8 mile</p> | <p>1/8 mile</p> |

1.6: Building Types

Building types are the building blocks of good urbanism because of their ability to help ensure diversity in building form. The building type standards are based more on the physical form of a building and secondarily by its use. The following standards are given by particular building type and are used to complement the building form standards.




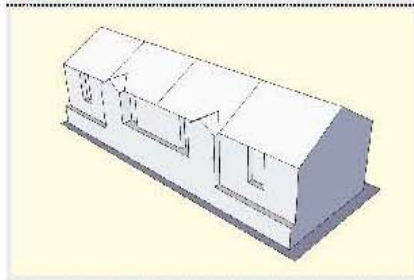
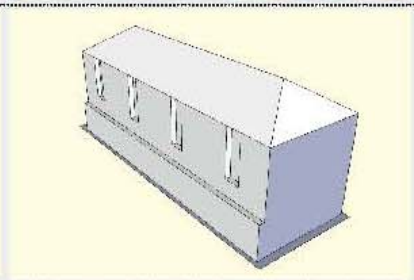
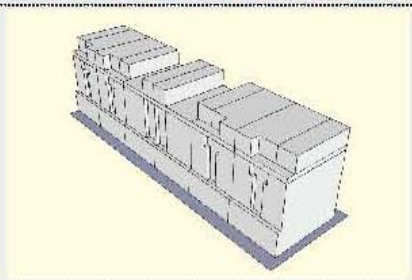


A lot and building located and designed to accommodate offices or multiple dwellings on upper stories and various commercial uses on the ground story.



A building or portion of a building constructed in front of a parking garage, cinema, super market, etc to conceal large expanses of blank wall area and to face the street space with a façade that has ample doors and windows opening onto the sidewalk.

| Lot Size | | |
|--|--|--|
| Max. Lot Width | 200' | 200' |
| Max. Lot Depth | 250' | 250' |
| Pedestrian Access | | |
| Main entrance location | Primary Street | Primary Street |
| Upper floor units access | Primary Street | Primary Street |
| Min. distance between entries to upper floors | 100' | 100' |
| Min. distance between doors at street | 75' | 75' |
| Elevator Access | Internal Lobby, Main Entrance | Internal Lobby, Main Entrance |
| Vehicular Access and Parking | | |
| Allowed Parking Types | Off-Street, Above or Underground Garage, On-Street | Off-Street, Above Ground Garage, On-Street |
| Access to Parking | Alley or Side Street | Alley or Side Street |
| Access to Dwelling from Parking | Indirect Through Public Space | Indirect Through Public Space |
| Building Size and Massing | | |
| Number or frequency of breaks in planes on front elevation | 50' | 50' |
| Number or frequency of breaks in planes on side elevation | 75' | 75' |
| Street Frontage Level | Urban Core, Urban Corridor, & Urban Center | Urban Core, Urban Corridor, & Urban Center |
| Frontages | | |
| Allowed Type | Storefront & Awning | Storefront & Awning |
| Ground floor elevation max. above sidewalk | NA | NA |
| Service | | |
| Location | Alley or Building Rear | Alley or Building Rear |

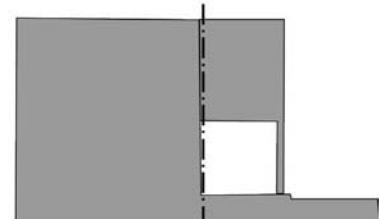
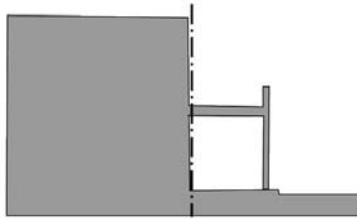
| Live/Work | Stacked Units | Townhouse/Stacked |
|---|---|--|
|  |  |  |
|  |  |  |
| <p>A lot and building located and designed to accommodate an attached building with residential uses, commercial uses, or a combination of the two within individually occupied live-work units, all of which may occupy any story of building.</p> | <p>Multi-family units within a single complex that are arranged in a vertical order with various arrangements that include single and multi-floor units "stacked" upon one another.</p> | <p>A multi-family building with townhomes on the first level and "stacked" units on the upper levels. Access to upper units is at the frontage street level. When combined with access to the townhome units, this permits as many "doors" on the street as possible to enliven street activity.</p> |
| 150' | 200' | 200' |
| 200' | 250' | 250' |
| Primary Street | Primary Street | Primary Street |
| Primary Street | Primary Street | Primary Street |
| Each Unit | 100' | Each Unit |
| 75' | 75' | 75' |
| Internal Lobby, Main Entrance | Internal Lobby, Main Entrance | Internal Lobby, Main Entrance |
| Off-Street, Single Unit Garage or Tucked Under, On-Street | Off-Street, Above or Underground Garage, On-Street | Off-Street, Above or Underground Garage, On-Street |
| Alley or Side Street | Alley or Side Street | Alley or Side Street |
| Direct | Indirect Through Public Space | Indirect Through Public Space |
| 50' | 50' | 50' |
| 75' | 75' | 75' |
| Urban General, Urban Center, & Urban Neighborhood | Urban General & Urban Neighborhood | Urban General & Urban Neighborhood |
| Forecourt & Stoop | Forecourt | Forecourt & Stoop |
| NA | NA | 3' |
| Alley or Building Rear | Alley or Building Rear | Alley or Building Rear |

1.7: Frontage Types

Frontages are the way buildings engage the public realm. Once a building is located properly, the properly selected frontage type will serve as the interface between the public and private realm. The following frontage type standards cover the most common type of frontages found in the area.

Gallery

Arcade






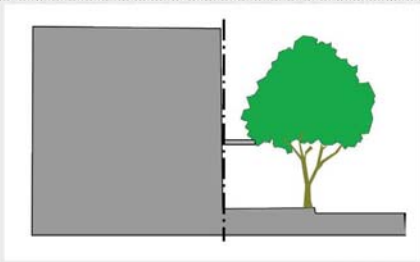
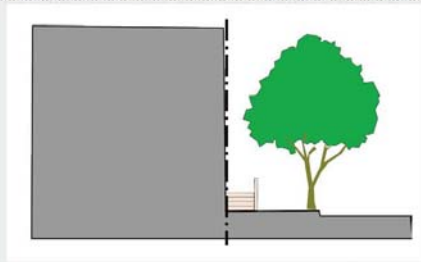
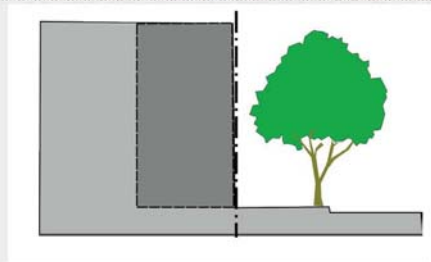
A frontage wherein the façade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use.

A colonnade supporting habitable space that overlaps the sidewalk while the façade at the sidewalk level remains at or behind the frontage line. This type is conventional for retail use.

Frontage Type

| | | |
|---|-------------------------------|-------------------------------|
| Minimum Glazing Ground Floor % | 75 | 80 |
| Minimum Glazing Upper Floors % | 30 | 30 |
| Depth | | |
| Minimum Overall Depth | 8* | 8* |
| Height | | |
| Minimum Overall Height | 10' | 10' |
| Width | | |
| Overall Width (% building front) | 75-100 | 75-100 |
| Miscellaneous | | |
| Urban Frontage | Urban Core, Center & Corridor | Urban Core, Center & Corridor |

*Minimum distance between curb line and arcade or gallery column is 2'.

| Shopfront & Awning | Stoop | Forecourt |
|---|--|---|
|  |  |  |
|  |  |  |
| <p>A frontage wherein the façade is aligned close to the frontage line with the building entrance at the sidewalk grade. This type is congenial for retail use. It has a substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb if possible.</p> | <p>A frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor residential use.</p> | <p>A frontage wherein a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p> |
| 70 | NA | Na |
| 30 | 20 | 20 |
| 5' | 6' | 5' |
| 10' | NA | NA |
| 25-100 | NA | 50 |
| Urban Core, Center & Corridor | Urban General & Neighborhood | Urban General & Neighborhood |

1.8 ARCHITECTURAL STANDARDS

1.8.1 General Principles and Intent

These Architectural Standards serve to establish a coherent character for the Form Code and encourage a high quality, lasting quality of development. Proposed development plans must be reviewed by the Development Review Committee and the Town Architect to verify that they meet these Architectural Standards, as well as the building envelope and other standards established by these development regulations.

- A. Refer to Section 1.10 for Development Review Committee information.
- B. The following Principles and Standards shall be applied to all development projects within the Form Code. A statement of principle precedes each set of Standards, defining the general intent and goals to be achieved.
- C. The Standards that follow each principle define more specific requirements for compliance. The standards are intended to provide some flexibility to the applicant, providing the project meets the general intent of the principle.
- D. Definitions (apply to 1.8 Architectural Standards only):
 - 1. Statements that have language such as “shall” or “shall not” are mandatory.
 - 2. Statements that have language such as “preferred” mean that the applicant must comply unless he/she can prove that it is impractical for his/her project, before the Development Review Committee, based on the following criteria:
 - a. The physical conditions of the property (e.g., drainage or small/irregular lot shape); or
 - b. The applicant presents an alternative means of compliance that, in the judgment of the Development Review Committee, meets the applicable principles and complies with the stated goals and standards of the Form Code.
- E. Guidelines statements that have language such as “encouraged” or “discouraged” mean that compliance is not mandatory, but recommended.
- F. These Architectural Standards apply only in conditions where clearly visible from the street-space. Note that the definition of street-space includes parks, civic squares, and civic greens. These standards therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a street wall is not clearly visible from the street-space.
- G. Tradition
 - 1. These standards favor an aesthetic that is traditional in a broad sense. They specify an architectural aesthetic of load-bearing walls and regionally appropriate materials. The standards also specify certain details, such as window proportions, roof or cornice configurations, shopfronts, and overhangs.
 - 2. The intent behind these standards is to foster a coherent and regionally appropriate aesthetic for the Form Code.
 - 3. All building materials to be used shall express their specific properties. For example, stronger and heavier materials (masonry) may support lighter materials (wood), not the reverse.

H. Equivalent or Better

1. While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Development Review Committee for review.

I. Standards for Specific Architectural Elements

1. Balcony

Balconies, where required in the building envelope standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof (or a balcony on the story immediately above) and shall not be otherwise enclosed above a height of 42 inches, except with insect screening. Balconies aligned vertically on adjacent floors may post up to one another and share a single roof element.

2. Bay or Bay Window

Minimum interior clear width at main wall of four feet; projection not greater than 36 inches beyond the façade; walls and windows shall be between 90 degrees (perpendicular) and zero degrees (parallel) relative to the primary wall from which they project.

3. Dormers

Dormers are permitted and a habitable attic story behind them shall not constitute a story so long as they do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60% of the façade length.

4. Front Porch

Front porches, where required in the building envelope standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof and shall not be otherwise enclosed, above a height of 42 inches, except with insect screening.

1.8.2 Building Walls, Exterior

A. Principle

Building walls should reflect and complement the traditional materials and techniques of the region. They should express the construction techniques and structural constraints of traditional, long-lasting building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood). The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



B. Materials

The following materials are permitted:

1. Primary Materials (75% of façade or greater):
 - a. Brick and tile masonry
 - b. Native stone (or synthetic equivalent)
 - c. Hardie-Plank™ equivalent or better siding
 - d. Stucco (cementitious finish)
2. Accent Materials (no greater than 5% of façade)
 - a. Pre-cast masonry
 - b. Gypsum Reinforced Fibrous Concrete (GFRC – for trim elements only)
 - c. Metal (for beams, trim elements or ornamentation only)
 - d. Split faced block (only for piers foundation walls and chimneys)

C. Configuration and Techniques

The following configurations and techniques are permitted:

1. Walls
 - a. The horizontal dimension of the wall opening shall not exceed the vertical dimension except where otherwise prescribed in this Form Code.
 - b. Wall openings shall not span vertically more than one story.
 - c. Wall openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.
 - d. Material changes shall be made within a constructional logic—as where an addition (of a different material) is built onto the original building.
2. Wood Siding and Wood Simulation Materials
 - a. Lap siding (horizontal) configuration.
 - b. Smooth or rough-sawn finish (no faux wood grain).
3. Brick, Block, and Stone
 - a. Must be detailed and in appropriate load bearing configuration.
4. Stucco (cementitious finish)
 - a. Smooth or sand only, no rough or textures surfaces.

1.8.3 Roofs & Parapets

A. Principle

Roofs and parapets should demonstrate common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the Form Code. The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



B. Materials

1. Clay or concrete (faux clay)
2. Tile (barrel or flat roman)
3. Slate (equivalent synthetic or better)
4. Metal (standing seam, equivalent or better)
5. Dimensional Asphalt Shingles
6. Cedar Shingles
7. Cornices and soffits may be a combination of wood, vinyl, and/or metal

C. Configurations and Techniques

The following configurations and techniques are permitted:

1. Parapet Roofs

Allowed only for Corridor, Core, Center, and Urban General frontage sites where the roof material is not visible from any adjacent street.
2. Cornices and Other Features
 - a. Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six and 30 inches beyond the building walls on the primary structure for the initial four stories. For each additional story, six inches shall be added to the minimum and 12 inches shall be added to the maximum up to a maximum projection of six feet.
 - b. Skylights and roof vents are permitted only on the roof plane opposite the primary street (or required building line) or when shielded from the street space by the buildings parapet wall.
3. Pitched Roofs
 - a. Simple hip and gable roofs shall be symmetrically pitched between 4:12 and 10:12.
 - b. Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12.
 - c. Mansard roofs are not permitted.
4. Overhang
 - a. Eaves must overhang 18 to 30 inches on the primary structure for the initial four stories. For each additional story, six inches shall be added to the minimum, and twelve inches shall be added to the maximum, up to a maximum projection of seven feet.
 - b. Eaves and rakes on accessory buildings, dormers, and other smaller structures must overhang at least 8 inches.
 - c. Timber eaves and balcony brackets must be a minimum of 4x4 inches in dimension.

1.8.4 Street Walls

A. Principle

Street and garden walls establish a clear edge to the street-space where the buildings do not. The Form Code requirements include masonry walls that define outdoor spaces and separate the street-space from the private realm (parking lots, trash cans, gardens, and equipment). All street and garden wall façades shall be as carefully designed as the building façade, with the finished side out, i.e. the “better” side facing the street-space. The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



B. General

A street wall is a masonry wall set back not more than eight inches from the required building line or adjacent building façade and built to the height specified in the building envelope standards. A vehicle entry gate (opaque, maximum 18 feet wide) and a pedestrian entry gate (maximum six feet wide) are both allowed as limited substitutions within any required street wall length.

C. Materials

The following materials are permitted:

1. Native/regional stone and equivalent imitation stone
2. Metal [wrought iron, welded steel and/or aluminum (electro-statically plated black)]
3. Brick
4. Stucco on concrete block (or poured) only with brick or stone coping
5. A combination of materials (e.g. stone piers with brick infill panels)

D. Configuration and Techniques

The following configuration and techniques are permitted:

1. Street walls along any unbuilt required building line shall be built to the height and length specified in the building envelope standard.
2. Metal work may additionally be treated to imitate a copper patina.
3. Copings shall project between ½ - inch and four inches from the face of the wall.

1.8.5 Windows and Doors

A. Principle

The placement, type, and size of windows and doors help to establish the scale and vitality of the streets pace. For commercial buildings, they allow interplay between the shop interiors and the street-space. For residential streets, they foster the “eyes on the street” surveillance, which provides for the security and safety for the area. Windows should be divided by multiple panes of glass. This helps the window “hold” the surface of the façade, rather than appearing like a “hole” in the wall (an effect produced by a large single sheet of glass). The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



B. Materials

The following materials are permitted:

1. Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
2. Window glass shall be clear, with light transmission at the ground story at least 90% and for the upper stories 75% (modification as necessary to meet any applicable building and energy code requirements). Specialty windows (one per façade maximum) may utilize stained, opalescent, or glass block.
3. Window screens shall be black or gray.
4. Screen frames shall match window frame material or be dark anodized.
5. Doors shall be of wood, clad wood, or steel and may include glass panes.

C. Configuration and Techniques

The following configurations and techniques are permitted:

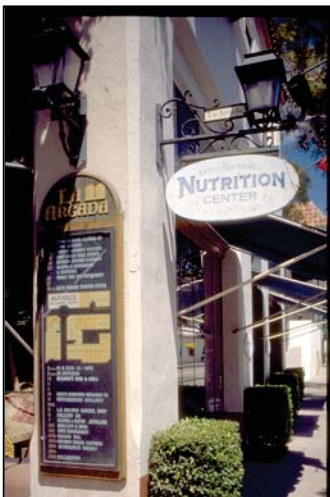
1. All Windows
 - a. The horizontal dimension of the opening shall not exceed the vertical dimension except where otherwise prescribed in this Code.
 - b. Windows may be ganged horizontally (maximum five per group) if each grouping is separated by mullion, column, pier or wall section that is at least seven inches wide.
 - c. Windows shall be no closer than 30 inches to building corners (excluding bay windows) unless otherwise prescribed on the regulating plan.
 - d. Windows shall be recessed behind the wall surface a minimum of two inches, except for bay windows.
 - e. Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.
2. Upper Story Windows
 - a. Windows shall be double-hung, single-hung, awning, or casement windows.
 - b. Fixed windows are permitted only as a component of a system including operable windows in a single wall opening.
 - c. Residential buildings/floors: panes of glass no larger than 36 inches vertical by 30 inches horizontal.
 - d. The maximum pane size for office uses is 48 inches vertical by 40 inches horizontal.
 - e. Egress windows may be installed according to the appropriate building code.
3. Shopfront (Ground Floor) Windows and Doors
 - a. Single panes of glass not larger than eight feet in height by five feet wide.
 - b. A minimum of 60% of the window pane surface area shall allow views into the ground floor of the building for a depth of at least 15 feet.

- c. Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).
 - d. Shopfronts may extend up to 24 inches beyond the façade/required building line into the streets pace.
4. Doors
- a. Double-height entryways (those that span more than one story) are not allowed.
 - b. Doors shall not be recessed more than three feet behind the shop-front windows and, in any case, shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.

1.8.6 Signage

A. Principle

Signs along commercial frontages should be clear, informative to the public and should weather well. Signage is desirable for advertising District shops and offices, and as decoration. Signs should be scaled to the nature of the area: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the District experience, and creates visual clutter. The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



B. All Street Frontages

1. General

- a. Wall signs are permitted within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.
- b. Letters shall not exceed 18 inches in height or width and three inches in relief. Signs shall not come closer than two feet to an adjacent common lot line.
- c. Additionally, company logos or names may be placed within this horizontal band or placed or painted within ground floor or second story office windows. Company logos or names shall not be larger than a rectangle of eight square inches.
- d. A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 18 square inches.
- e. Temporary sidewalk easel signs are permitted within the dooryard area. They may also be considered a permitted obstruction to the sidewalk or right-of-way, with prior approval from the City.

2. Awnings/Overhangs

When an awning or overhang is incorporated into a building, the following requirements must be met:

- a. Minimum 10 feet clear height above sidewalk, minimum 6 feet depth out from the building façade. Maximum projection to within one foot of back of curb where there are no street trees, or one foot into the tree-planting strip.
- b. Canvas cloth or equivalent (no shiny or reflective materials).
- c. Metal and glass are permitted, when configured as a marquee.
- d. No internal illumination through the awning/overhang.
- e. Lettering on awnings limited to six inches tall on vertically hanging fabric at curb side of awning.
- f. No one-quarter cylinder configurations.
- g. Awnings and overhangs shall complement the fenestration pattern of the building façade.

3. Prohibited Signs

Billboards, roof signs, free-standing pole signs, "can" signs, any kind of animation, and painted window signs. No flashing, scrolling, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration. Portable or wheeled signs and advertising devices located outside any building are not allowed.

C. Urban Corridor Street Frontage (Rockville Pike)

The character of this area will fundamentally change over time. The corridor will be physically reconfigured to recognize the needs of the pedestrian while continuing to functions

as one of the primary automobile gateways to the City. The signage will be reduced in scale, no longer solely targeted to drivers (some auto-oriented signage, as described below, will be permitted in the interim). In addition to paragraph B above, the following specific standards apply in the Urban Corridor Street Frontage:

1. Blade signs (perpendicular to the required building line) not more than two feet by three feet and minimum nine feet clear height above the sidewalk may be hung below the second story level, from the façade, or from an overhang or awning.
2. Monument signs are permitted, if constructed to the following standards, until the date in which the property is redeveloped:
 - a. They shall be located at the required building line.
 - b. They shall sit on a defined pedestal.
 - c. The text panel shall not exceed three feet in height, eight feet in length, or 24 square feet in area.
 - d. For internally illuminated signs, text and graphics shall be cut-outs from an opaque panel. Opaque text and graphics on a translucent panel are not allowed.
3. If signs are externally illuminated, the light source shall be shielded so as to prevent glare and overspill.
4. Additional prohibited signs: signs painted on the exterior walls of buildings.

1.8.7 Lighting and Mechanical Equipment

A. Lighting

1. Principle

Materials and equipment chosen for lighting fixtures should be durable and weather well. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

2. Standards

- a. Street Lights. Street light as the City may specify shall be used in the Form Code.
- b. Refer to Table 1.4 for street light spacing and locations.
- c. At the front of the building, exterior lights shall be mounted on the building between seven (7) feet and fourteen (14) feet above the adjacent grade.
- d. All lots with alleys shall have lighting fixtures within five (5) feet of the alley right-of-way. This fixture shall illuminate the alley, shall be between nine (9) and sixteen (16) feet in height, and shall not cause glare in adjacent lots.
- e. Lighting elements shall be specified to exclude those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Metal halide or halogen light sources are preferred. No fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings. These standards shall be adjusted by the city as technologies advance and produce additional acceptable elements.
- f. Site lighting may be used to illuminate alleys, parking garages and working (maintenance) areas and shall be full cut-off and not exceed $\frac{1}{2}$ foot-candles of illumination at any property line. Any light fixtures which are required for alley illumination shall not exceed $\frac{1}{2}$ foot-candles at the alley right-of-way line opposite the subject property. Lighting shall maintain an average-to-minimum uniformity ratio of 5:1. Floodlighting shall not be used to illuminate building walls from sidewalk level (i.e., no horizontally projected up lighting as opposed to vertical “wall washing”).
- g. Site lighting shall be of a design and height, and shall be located so as to illuminate only the lot.
- h. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.
- i. Lighting for parking garages shall satisfy Crime Prevention Through Environmental Design (CPTED) standards.

B. Mechanical Equipment

1. Standards

The following shall be placed behind and away from any required building line, not be stored or located within any street-space, and shall be screened from view from the street-space:

- a. Air compressors, mechanical, pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans/dumpsters, storage tanks, and similar equipment shall not be stored or located within any area considered street-space in this code.

- b. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street-space.

1.9 STREETScape STANDARDS

1.9.1 Principle

The streetscape standards ensure the coherence of the street-space. They also serve to assist building owners and operators with understanding the relationship between the street-space and their own lots. This code requires that sites will be developed with buildings placed at the required building line along the outer edge of the lots they occupy. These standards also establish an environment that encourages and facilitates pedestrian activity. Native trees and plants contribute to privacy, reduction of noise and air pollution, maintenance of the natural habitat, and conservation of water. The illustrations and statements on this page are advisory only. Refer to the standards on the following page for the specific requirements.



1.9.2 General Principles

A. Streetscape

1. Building façades are part of the public realm and therefore are subject to more regulation than the rest of the property.
2. Street trees are part of an overall streetscape plan designed to provide both form (canopy) and comfort (shade) to the street-space. Street trees give special character and coherence to each street-space. The desired aesthetic shall be achieved through the use of native or proven hardy adapted species.

B. Fronts and Rears

1. Building façades are the public "face" of every building.
2. The private, interior portions of the lots (toward the alley or rear lot line) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for townhouse flats and stacked flats buildings) gardens and courtyards.

1.9.3 Standards

A. General Provisions

1. All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and the City's Landscaping and Screening Manual.
2. Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any street-space.
3. All streetscape shall be maintained by the adjacent property owner, Property Owners Association, or Business Owners Association. A hose bib shall be required within 50 feet of the fronting streets pace.
4. Street lighting and bicycle racks shall be placed along the street tree alignment line.

B. Street Trees

1. At the time of development, the applicant is responsible for installing street lighting in the space fronting their property between the required building line and the travel lane, as prescribed in the appropriate street type specification.
2. Street tree planter areas (tree pits and tree lawns) shall be located at grade or with their soil surface elevated not more than 12 inches above the adjacent sidewalk or top of curb. The open soil surface area shall be not less than 80 square feet per isolated planting area or 50 square feet per tree for connected soil (tree soil strip) configurations. Any planter area's minimum soil surface dimension shall be not less than six feet. Raised planter boxes shall not be used.
3. At planting, street trees shall be at least three inches in diameter (four feet above grade) and at least ten feet in overall height. Species shall be selected from the Landscaping and Screening Manual.
4. Any unpaved ground area shall be planted with groundcover, flowering vegetation, or climbing vines.
5. Street trees shall be "limbed up" as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum seven feet clear over the sidewalk and 14 feet over the travel lanes of the street).

C. Sidewalks

1. At the time of development, the developer is required to install sidewalks.
2. Sidewalks not otherwise designated in the regulating plan or street type specifications are a minimum of six feet wide and shall be constructed to meet all City specifications.
3. Turf and Groundcover (where clearly visible from the street-space and along the alley):
 - a. All turf grass must be solidly sodded at installation - not seeded, sprigged, or plugged.
 - b. Vegetative groundcovers may be used in place of turf grass.
 - c. In addition to the lot, the owner must maintain the following areas:
 - i. The portion of the street-space between their lot line(s) and the back of the curb.
 - ii. The portion of the alley between the lot line(s) and the edge of pavement.

D. On-Street Parking

1. The parking space/tree planting pattern may be interrupted by existing or new driveways, streets, alleys, and transit stops/stations.
2. Parking spaces shall be constructed in a manner that allows proper drainage.

E. Rules for Parking Lot Plantings

1. Surface parking lots must have at least one canopy shade tree (from the Landscaping and Screening Manual) for every six spaces planted in an “orchard” configuration.
2. Subdivide surface parking lots into smaller areas through the use of landscaping and other visual elements. Landscaping shall be hardy and able to withstand soot and gas fumes.
3. Incorporate convenient bicycle parking. The “U” Rack is recommended as the standard rack. A bicycle rack may be allowed along the street tree alignment line within the street-space with prior approval from the City.

F. Pedestrian Pathway

The easement width for these pathways shall not be less than 20 feet with a paved walkway not less than 10 feet wide, except where otherwise specified on the regulating plan, and shall provide an unobstructed view straight through their entire length.

1.10 ADMINISTRATION

A. Applicability

This section, Administration, sets forth the provisions for reviewing and approving development applications within the Rockville Pike District Form Code where a landowner or developer chooses to develop pursuant to this Code. This is to ensure that all development occurring under the Code is consistent with the provisions of this Code. All elements of the Code – Regulating Plan, Building Form Standards, Block Standards, Thoroughfare Standards, Open Space Standards, Building Types, Thoroughfare Types, Architectural, and Streetscape Standards - will be applied during review. There are two review processes for the Code: Type I Development and Type II Development. The Type II Development process is dependent upon site size and/or the need for deviations from the Code. Projects approved through the Type II Development process shall nonetheless meet the intent of the Code.

B. Code Administrators

The administration of the Rockville Pike District Form Code derives its authority from the provisions of Section 25.04.08 of the Zoning Code where land development may be subject to additional approvals required by other chapters of the Zoning Code or by resolution of the Mayor and Council, or by an adopted Plan. All projects within the Rockville Pike District Form Code shall be subject to review and approval by the Chief of Planning (CP) upon recommendation from the Town Architect (TA) and the Development Review Committee (DRC). Appeals to the decision of the CP, TA and DRC shall be made to the Planning Commission. Variances shall also be heard by the Board of Appeals per Section 25.06.03. Administrative Adjustments to the Form Code regulations and standards will be made by the CP per Section 25.06.06. Appeals and variances to the Form Code regulations shall include recommendations from the Planning Commission per Section 25.04.02.b. 1. (e).

C. Town Architect Action

Upon submission of a completed application, the Town Architect will review the development plan for consistency with the requirements of this Code. The appropriate review process of a development plan is determined by the size of the proposed development.

1. Type I Development Option: Projects of building area less than or equal to 40,000 gross square feet shall be able to build as a matter of right when they meet all of the standards of the Code in accordance with Article 7 Procedures for Site Plans and Project Plans, Special Exceptions, and Other Permits: Level One Site Plan Review and the requirements in this subsection. Permits will not be issued for building activity until review is completed and a determination made that the proposal is consistent with the Code.
 - a. The Town Architect will forward the application to the DRC for review and recommendation.
 - b. Upon completion of the staff and agency review, the applicant may choose to meet with the Town Architect to discuss any required changes or conditions to the development plan.
 - c. Within 30 days after the application has been determined complete, the Town Architect must approve, approve with conditions, or disapprove the Type I development plan, and state the reasons for such action.

2. Type II Development Option: The Uptown D2 Type II Development process will be required for buildings over 40,000 gross square feet. Such projects will be required to meet the intent of the Code and will be evaluated in terms of how well they conform to the Code and Article 7, Procedures for Site Plans and Project Plans, Special Exceptions, and Other Permits: Level Two Site Plan Review, and the requirements in this subsection. The Type II Development process will give the opportunity for appropriate deviations from the Code that are consistent with the City’s goals and plans including the Rockville Comprehensive Plan and Rockville’s Pike: Envision a Great Place. The justifications for these deviations may include problems related to topography or street grade, the location of alleys and streets, breaks and passages between buildings, signs, streetscape details, design issues related to the inclusion of existing buildings or mature trees as part of a development proposal. The Type II Development process also provides the opportunity for community input as well as fine-tuning of a development proposal to address issues that may not have been contemplated by the Code. The public hearing is to address the project’s compliance with the Code and the extent of any minor deviations from the Code requirements – not to revisit or redesign aspects of the project that are within the parameters of the Code.

D. Approval Criteria

The Code Administrator shall review the application in accordance with the following:

- a. Compliance with this code
- b. Compliance with the District Form Code Regulating Plan.

1.10.1 Submission Requirements

Applicants must submit the following items to the Town Architect for review:

- A. Certified survey of the parcel, including dimensions of the parcel and the existing lot area by zoning classification with north arrow orientation, and full sections of adjacent streets, certified by a registered engineer or surveyor at a scale of 1’ to 50” or greater showing:
 1. All existing easements.
 2. Existing topography for the parcel and adjacent streets at two (2)-foot contour intervals with elevations given at Montgomery County Datum.
 3. Locations and descriptions of all existing sidewalks, curb, gutter, water and sewer lines, utility poles, traffic signal poles, street lights, street trees, water meters, transformers and fire hydrants, within the parcel and the periphery of the parcel.
 4. Locations, dimensions, and approximate heights of all existing buildings and structures on the parcel.
 5. Locations and descriptions of existing major trees, six inches or greater in caliper measured four feet above grade.
- B. Proposed subdivision plat including lot lines, lot dimensions, and the square footage of all subdivided lots, certified by a registered engineer or land surveyor, showing:
 1. All required dedications of public right-of-way, and parcel area computed after public dedication.
 2. Proposed grading for the parcel and adjacent streets at two -foot contour intervals with elevations given at Montgomery County Datum.

3. Location, dimensions and general design of interior streets and sidewalks.
 4. Location of all proposed water lines, sewer lines, easements, approximate location and estimated size of proposed storm water management facilities, sidewalks, curb, gutter, utility poles, traffic signal poles, street lights, street trees, water meters, transformers and fire hydrants within the parcel and the periphery of the parcel.
 5. Locations, dimensions and the maximum height in feet of all proposed buildings and structures, including dimensions of proposed front, side and rear yards.
 6. Locations and dimensions of proposed driveways, driveway entrances, garage entrances and surface parking.
 7. Locations, size and identification of all proposed trees, and all existing trees to be saved.
 8. Coverage expressed as the square footage of the site occupied by any proposed buildings or structures, parking, and driveways, and as a percentage of the total lot area.
- C. Elevations of all structures on the site with details of windows, storefront treatment, balconies, etc. as called for in the Rockville Pike District Form Code.
- D. Physical relationship of proposed buildings and structures to adjacent lots and buildings on the same street block, showing the dimensions between buildings and across adjacent streets.
- E. Any plans or data that may be necessary in order to judge compliance with the requirements of the Rockville Pike District Form Code including: lighting plan, roof plan, architectural plans with elevations, given at Montgomery County Datum.
- F. A Leadership in Energy & Environmental Design (LEED) Scorecard shall be completed and accompany the application.
- G. A statement of how the applicant will provide the required parking if parking is not provided on-site.
- H. All proposed signage.

1.10.2 Other Applicable Regulations

E. Applicable Sections

All projects within the Rockville Pike District Form Code shall be subject to the following standards:

1. Article 20, Adequate Public Facilities.
2. Environmental Guidelines for the Protection and Enhancement of the City's Natural Resources, July 1999.
3. Water Quality Protection Code, July 2007.
4. Landscaping, Screening, and Lighting Manual, December 2008.
5. Forest and Tree Protection Code, as amended, 2008.
6. Green Building Code, adopted May 10, 2010

1.10.3 Findings

The DRC staff and TA may approve the design and/or use of a development proposal based upon the following findings:

- A. The approval of the design review plan is in conformance with all provisions of the City of Rockville Zoning Ordinance, Chapter 25, the Rockville Pike District Form Code, and other applicable land use regulations, including, but not limited to, the Rockville Comprehensive Plan and *Rockville Pike's: Envision a Great Place*, adopted 2011.
- B. The approval of the plan is in the best interest of the public health, safety, and general welfare.
- C. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, walls, fences, public safety, and similar elements have been designed to provide a desirable environment for the development.
- D. General architectural considerations, including the character, scale, and quality of design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings.
- E. General landscape considerations, including the location, type, size, color, texture, and coverage of plant materials at the time of planting and after a five-year growth period, provision for irrigation, maintenance, and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures, and to provide an attractive environment for the enjoyment of the public.

1.10.4 Amendments

Amendments to approved developments shall follow the requirements of Section 25.05.07.

1.10.5 Conditional Uses

- A. Uses listed as Conditional within Section 1.2, Building Form Standards, shall be subject to Section 25.07.06, Level Three Site Plan Review. The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following criteria and shall find adequate evidence that:
 - 1. The proposed use is consistent with the City of Rockville's Comprehensive Master Plan and Rockville's Pike: Envision a Great Place.
 - 2. The proposed location of the use conforms with the purpose of the Form Code, and the purposes of the district in which the site is located, and will comply with the application provisions of the Form Code.
 - 3. The location, size, design, and operating characteristics of the proposed use will be compatible in design, scale, coverage, and density with the existing and anticipated adjacent uses.
 - 4. There is adequate access, traffic, and public service capacity for the proposed use and surrounding existing and anticipated uses.
 - 5. There are no potentially significant adverse environmental impacts that could not be feasibly mitigated and monitored.

B. In addition to the criteria listed in Section 1.10.5.A, Planning Commission shall consider development standards for the following specific conditional uses:

1. Drive-Through

- a. Minimum lot area shall be 7,500 square feet, except those uses with drive-in or drive-through facilities shall be located on lots with a minimum area of 40,000 square feet.
- b. All structures, including drive-in or drive-through windows and lanes, shall be set back at least 100 feet from any residential property.
- c. A solid wood fence or masonry wall six feet high shall be constructed where a convenience food store, drive-in or drive-through store or fast food restaurant is located adjacent to a residential property.
- d. Stacking space for eight vehicles shall be provided for every drive-in and drive-through facility. Stacking spaces shall not block or otherwise interfere with site circulation patterns.
- e. Customer and employee parking shall be separated from drive-in and drive-through activities and customer parking shall be located in the area with highest accessibility to dining or sales areas.
- f. The circulation system shall provide smooth, continuous traffic flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements.
- g. Access shall be from a "B" Street, Table 1.4 Thoroughfare Standards or shall be provided in a manner that does not cause heavy traffic on residential streets.

2. Bar, Tavern, or Night Club:

- a. Such establishment shall be located at least 250 feet from a residential district, churches, and schools.
- b. All activities shall take place in a fully enclosed sound-resistant building, with closed windows and double-door entrances that provide a sound lock.
- c. The site shall be kept free of litter and debris.
- d. The use of bars, lounges or taverns shall be no later than 2:00 am unless otherwise specified in the approval.

3. Wireless Telecommunications Facility: (See Section 25.09.08, Wireless Communication Facility).

4. Home Occupations - Greater than 3,000 square feet and 3 or more employees: (See Section 25.09.07.c, Major Home-Based Business Enterprises).

5. Alcohol Beverage Sales: Tennant area limited to 5,000 square feet of floor area.

1.10.6 Variances

Variances shall be heard by the Board of Appeals per Section 25.06.03, with advice of the Planning Commission per Section 25.14.02.a.1.(e).

1.10.7 Appeals

Any person aggrieved by any final decision of the CP on a Level One site plan application, may appeal the same to the Planning Commission in accordance with Section 25.04.06. Notice of the Planning Commission meeting on the appeal is required in accordance with the provisions of Section 25.07.03. Unless otherwise provided, any person aggrieved by any final decision of the Commission may appeal the same to the Circuit Court for the County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.

1.10.8 Special Exceptions

Special exceptions shall be permitted per 25.15.01 and 25.07.09, Special Exceptions.

1.10.9 Nonconformities

- A. Purpose: Within the Rockville Pike District Form Code, nonconformities include lots, uses of land, structures and land in combination that exist and were lawful before this Form Code was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Form Code. The legitimate interest of those who lawfully established these nonconformities are recognized by providing for their continuance, subject to regulations limiting their completion, restoration, reconstruction, extension and/or substitution. Nothing contained in this Form Code shall be construed to require any change in the layout, plans, construction, size or use of any lot, structure or structure and land in combination for which a zoning permit became effective and does not lapse prior to the effective date of this Form Code. While it is the intent of this Form Code that such nonconformities be allowed to continue until removed, they should not be encouraged to survive. No nonconformity may be moved, extended, altered, expanded, or used as grounds for any other use(s) or structure(s) prohibited elsewhere in the district without the approval of Board of Appeals except as otherwise specifically provided for in this Form Code.
- B. Incompatibility of Nonconformities: Nonconformities are declared by this Form Code to be incompatible with permitted uses in the districts in which such uses are located. A nonconforming use of a structure, a nonconforming use of land or a nonconforming use of a structure and land in combination shall not be extended or enlarged after passage of this Form Code by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the Form Code district.
- C. Avoidance of Undue Hardship: To avoid undue hardship, nothing in this Form Code shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Form Code and upon which actual building construction has been carried on diligently. Actual construction is defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where demolition or removal of an existing building has substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that the work shall be carried out diligently.
- D. Recording of New or Subdivided Lots: Any new lots created and recorded after adoption of the Form Code must meet the Code's minimum development regulations.
- E. Nonconforming Uses of Land: At the time of adoption of this Form Code, lawful uses of land exist which would not be permitted by the regulations imposed by this Form Code. These uses may be continued so long as they remain otherwise lawful, provided:

1. No such nonconforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Form Code;
 2. No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of adoption or amendment of this Form Code;
 3. If any such nonconforming uses of land are voluntarily discontinued or abandoned for more than three months (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this Form Code for the district in which such land is located; and
 4. No additional structure not conforming to the requirements of this Form Code shall be erected in connection with such nonconforming use of land.
- F. Nonconforming Structures: Where a lawful structure exists at the effective date of adoption or amendment of this Form Code that could not be built under the terms of this Form Code by reason of restrictions on area, lot coverage, height, yards, its location on the lot, bulk or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity;
 2. Should such nonconforming structure or nonconforming portion of a structure be destroyed, by any means, to the extent of more than 50 percent of the gross floor area of such structure, it shall not be reconstructed except in conformity within the provision of this Form Code; and
 3. Should such structure be moved for any reason, it shall thereafter conform to the regulations for the Form Code.
- G. Nonconforming Uses of Structures or of Structures and Land in Combination: If a lawful use involving individual structures, or of a structure and land in combination, exists at the effective date of adoption or amendment of this Form Code that would not be allowed in the district under the terms of this Form Code, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No existing structure devoted to a use not permitted by this Form Code in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
 2. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Form Code, but no such use shall be extended to occupy any land outside such building;
 3. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the Form Code regulations, and the nonconforming use may not thereafter be established;
 4. When a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for more than three months (except when government action impedes access to the premises), the structure, or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located; and

5. When nonconforming use status is applied to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.
- H. Termination of Use Through Discontinuance: When any nonconforming use is discontinued or abandoned for more than three months, any new use shall not thereafter be established except in conformity with the regulations of the Form Code, and the nonconforming use may not thereafter be established. The intent to continue a nonconforming use shall not be evidence of its continuance.
- I. Termination of Use by Damage or Destruction: In the event that any nonconforming building or structure is destroyed by any means to the extent of more than 50 percent of the gross floor area of such structure, exclusive of foundation, it shall not be rebuilt, restored or reoccupied for any use unless it conforms to all regulations of this Form Code.
- J. Repairs and Maintenance: On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done on ordinary repairs, or on repair or replacement or non-bearing walls, fixtures, wiring or plumbing, provided that the cubic content existing when it became nonconforming shall not be increased. Nothing in this Form Code shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official. Where appropriate, a building permit for such activities shall be required.

1.11 GLOSSARY

Accessory Building: A building customarily incidental to, related and clearly subordinate to the primary building on the same parcel, which does not alter the primary use nor serve property other than the parcel where the primary building is located.

Alcoholic Beverage Sales - Off-Premise: The retail sale of beer, wine, and/or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Apartment: A dwelling unit sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Arcade: A colonnade supporting habitable space that overlaps the sidewalk while the façade at the sidewalk level remains at or behind the frontage line. This type is conventional for retail use.

ATM or Bank: An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Includes banks, but does not include drive-up ATMs or check-cashing stores. See also “Financial Institutions” for other financial organizations.

Attached Single-Family: A single-family dwelling that shares a party wall with another of the same type and occupies the full Build-to or frontage line. See Townhouse. (Syn. Rowhouse)

Bar, Tavern, Night Club:

Bar, Tavern: A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. The business may also include beer brewing and other beverage tasting facilities as part of a microbrewery (“brew-pub”).

Night Club: A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc., but does not include adult oriented businesses.

Bed & Breakfast Inn: A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations.

Building Type: A structure that is defined by a combination of its configuration, disposition and function.

Build-to Line (BTL): A line appearing graphically on the regulating plan or stated as a setback dimension, along which a building façade must be placed.

Build-to Line (BTL): A line appearing graphically on the regulating plan or stated as a setback dimension, along which a building façade must be placed.

Business, Service: Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include “Bank, Financial Services,” which is defined separately.

Business Support Service: An establishment within a building that provides services to other businesses. Examples of these services include computer-related services (rental, repair) (see also “Maintenance Service – Client Site Services”), copying, quick printing, and blueprinting services, film processing and photofinishing (retail), mailing and mail box services.

Chief of Planning: The individual holding the position of Chief of Planning within the City of Rockville’s Department of Community Planning and Development Services or such individual’s designee.

Child Day Care: See “Day Care Center.”

Civic: A term defining not-for-profit organizations, dedicated to arts, culture, education, religious activities, government, transit, municipal parking facilities and clubs.

Commercial: A term defining workplace, office and retail use collectively.

Commercial Block Building Type: A lot and building located and designed to accommodate offices or multiple dwellings on upper stories and various commercial uses on the ground story.

Commercial Recreation Facility - Indoor: An establishment providing indoor amusement and entertainment services for a fee or admission charge, including: bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, pool and billiard rooms as primary uses. This use does not include sex oriented businesses. Four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) in any establishment, or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices, are considered a commercial recreation facility; three or fewer machines or devices are not considered a land use separate from the primary use of the site.

Conditional Use: A use that is permitted in a zone, but which must comply with specified conditions that may limit some aspect of that use.

Dwelling, Dwelling Unit, or Housing Unit: A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling, Multi-Family: A residential structure containing two or more dwelling units.

Duplex: A building with two separate dwellings located either side by side or one on top of the other.

Fourplex: A building with four separate dwellings.

Triplex: A building with three separate dwellings.

Rowhouse: A building with two or more single-family dwellings located side by side, with common walls on the side lot lines, the façades reading in a continuous plan.

Encroachment: Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

Façade: The vertical surface of a building generally set facing a street (“front façade”).

Financial Services: Includes banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies. This does not include check-cashing stores.

Forecourt: A frontage wherein a portion of the façade is close to the frontage line and the central portion set back. The forecourt created is suitable for vehicular drop-off. This type should be located with other frontage types. Large trees within the forecourts may overhang the sidewalks.

Frontage Line: The property lines of a lot fronting a street or other public way, or a park, or green.

Frontage Type: See Table 1.7 (Frontage Standards).

Front Porch: A roofed structure that is not enclosed and is attached to the façade of a building.

Gallery: As a building frontage type, a roofed promenade extending along the façade of a building and supported by columns on the outer side.

General Retail: Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include:

art galleries, retail, art supplies, including framing services, books, magazines, and newspapers, cameras and photographic supplies, clothing, shoes, and accessories, collectibles (cards, coins, comics, stamps, etc.), drug stores and pharmacies, dry goods, fabrics and sewing supplies, furniture and appliance stores, hobby materials, home and office electronics, jewelry, luggage and leather goods, musical instruments and-carried), parts, accessories, small wares, specialty grocery store, specialty shops, sporting goods and equipment, stationery, toys and games, variety stores, videos, DVDs, records, CDs, including rental stores.

Health/Fitness Facility: A fitness center, gymnasium, health and athletic club, which may include any of the following:

exercise machines, weight facilities, group exercise rooms, sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities, indoor or outdoor pools.

Height: A limit to the vertical extent of a building that is measured in number of stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved by the Chief of Planning.

Home Occupation: Residential premises used for the transaction of business or the supply of professional services. Home occupation shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the Chief of Planning. Such use shall not simultaneously employ more than 1 person in addition to residents of the dwelling. The total gross area of the home occupation use shall not exceed 25 percent of the gross square footage of the residential unit. The home occupation use shall not disrupt the generally residential character of the neighborhood. The Chief of Planning shall review the nature of a proposed home occupation use at the time of review of a business license for such use, and may approve, approve with conditions, continue or deny the application.

Land Use Type: A generic or categorical list of uses where similar uses are grouped to allow more flexibility in the number and type of land uses allowed along a particular street frontage.

Library, Museum: Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

Liner Building: A building or portion of a building constructed in front of a parking garage, cinema, super market, etc. to conceal large expanses of blank wall area and to face the street space with a façade that has ample doors and windows opening onto the sidewalk.

Live-Work Unit: An integrated housing unit and working space occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

- complete kitchen space and sanitary facilities in compliance with the Building Code; and
- working space reserved for and regularly used by one or more occupants of the unit.

Lodging: A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Medical Services: Clinic, Urgent Care: A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

- medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, and other allied health services.

These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Offices - Professional/Administrative.”

Medical Services: Doctor Office: A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is instead classified under “Medical Services - Clinic, Urgent Care.” Counseling services by other than medical doctors or psychiatrists are included under “Offices - Professional/Administrative.”

Medical Services: Extended Care: Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential Care.”

Meeting Facility, Public or Private: A facility for public or private meetings, including:

community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, Grange halls, union halls, meeting halls for clubs and other membership organizations, etc.

Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. This does not include conference and meeting rooms’ accessory and incidental to another primary use, and which only on-site employees and clients typically use, and occupy less floor area on the site than the offices they support. Does not include:

cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities.

Related on-site facilities such as day care centers and schools are separately defined, and separately regulated by this Form Code.

Mixed-use: Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Museum: See “Library, Museum.”

Neighborhood Market: A neighborhood serving retail store of 3,500 square feet or less in gross floor area, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

Open Space, Private: Land intended to remain undeveloped and located on privately owned property. It may be accessible to the public, but is not required to meet the same accessibility standards as public open space (e.g., fronting one or more streets, publically owned and controlled, etc).

Open Space, Public: Land intended to remain undeveloped and located on publically owned property and is directly accessible to the public. It may be space that has been classified as Civic Space.

Park, Playground: An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

Parking Facility, Public or Private: Parking lots or structures operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

Personal Services: Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include:

barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons.

These uses may also include accessory retail sales of products related to the services provided.

Professional, Administrative: Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:

accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, doctors, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and temporary clerical employee services, security and commodity brokers, writers and artists offices.

Prohibited Uses: The following are examples of uses not permitted anywhere within the Rockville Pike Corridor Form Code area:

animal hatcheries; boarding houses; chemical manufacturing, storage, or distribution; any commercial use in where patrons remain in their automobiles while receiving goods or services, except service stations; enameling, painting, or plating of materials, except artist's studios; kennels; the manufacture, storage, or disposal of hazardous waste materials; mini-storage warehouses; outdoor advertising or billboards; packing houses; prisons or detention centers, except as accessory to a police station; drug and alcohol treatment and rehab centers; thrift stores; soup kitchens and charitable food distribution centers; sand, gravel, or other mineral extraction; scrap yards; tire vulcanizing and retreading; vending machines, except within a commercial building; uses providing goods or services of a predominantly adult-only or sexual nature, such as adult book or video stores or sex shops; and other similar uses as determined by the Chief of Planning.

Public Realm: Those parts of the urban fabric that are held in common such as plazas, squares, parks, thoroughfares, and civic buildings.

Residential: Premises used primarily for human habitation. Units shall not be less than 375 square feet in net area.

Restaurant, Cafe, Coffee Shop: A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out, but does not include drive-through services.

School, Public or Private: Includes the following facilities:

Elementary, Middle, Secondary: A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.

Specialized Education/Training: A school that provides education and/or training, including tutoring, or vocational training, in limited subjects. Examples of these schools include:

art school, ballet and other dance school, business, secretarial, and vocational school, computers and electronics school, drama school, driver education school, establishments providing courses by mail, language school, martial arts, music school, professional school (law, medicine, etc.), seminaries/religious ministry training facility.

This does not include pre-schools and child day care facilities (see “Day Care”). See also the definition of “Studio - Art, Dance, Martial Arts, Music, etc.” for smaller-scale facilities offering specialized instruction.

Secondary Building: A building that accommodates the secondary use of the site.

Setback: The mandatory distance between a property line and a building or appurtenance. This area must be left free of structures that are higher than 3 feet excluding streetwalls, except as noted in the Building Form Standards.

Shared Parking: Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront: The portion of a building at the ground floor that is made available for retail or other commercial use. Shopfronts shall be directly accessible from the sidewalk.

Shopfront and Awning: The frontage wherein the façade is aligned close to the frontage line with the building entrance at the sidewalk grade. It has substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within a few of the curb, if possible

Single Family Dwelling: A residential structure containing a single dwelling unit. This includes Rowhouses for the purposes of this Form Code.

Stacked Units: Multi-family units within a single complex that are arranged in a vertical order with various arrangements that include single and multi-floor units “stacked” on one another.

Stoop: A frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor residential use.

Story: A habitable floor level within a building, typically 8’ to 12’ high from floor to ceiling. Individual spaces, such as lobbies and foyers may exceed one story in height. In Shopfront spaces, the ceiling height of the first story may be as high as 16’.

Studio: Art, Dance, Martial Arts, Music, etc: Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Examples of these facilities include:

individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment.

Substantial Compliance: It occurs when physical improvements to the existing development site are completed which constitute the greatest degree of compliance with current development provisions.

Theater, Cinema or Performing Arts: An indoor facility for group entertainment other than sporting events. Examples of these facilities include: civic theaters, facilities for “live” theater and concerts, and movie theaters.

Town Architect: A person retained by the City or on City staff to assist in the review of Form Code applications from initial submission and approval to the review of construction documents and site visits during construction to assure compliance.

Townhouse: A single-family dwelling that shares a party wall with another of the same type and occupies the full Build-to or frontage line. See Attached Single-Family. (Syn. Rowhouse).

Townhouse Stacked: A multi-family building with townhomes on the first level and “stacked” units on the upper levels. Access to upper units is at the frontage street level. When combined with access to the townhomes, this permits as many “doors” on the street as possible to enliven street activity.

Wireless Telecommunications Facility: Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. This includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

Zoning Form Code or Zoning Code: The City of Rockville Zoning Ordinance, Chapter 25 of the City of Rockville City Code.

This page left intentionally blank.