

Ordinance No. \_\_\_\_

ORDINANCE:

To grant Text Amendment  
Application No. TXT2012-  
00232, Federal Realty  
Investment Trust, Applicant

WHEREAS, the Mayor and Council of Rockville, 111 Maryland Avenue, Rockville, Maryland, filed Text Amendment Application TXT2012-00232 for the purpose of amending Chapter 25 of the Rockville City Code, "Zoning," so as to revise Article 18 for the purpose of allowing certain signs not currently permitted to be utilized in certain Planned Development zones; and

WHEREAS, the Planning Commission reviewed the proposed text amendment at its meeting of May 9, 2012, and recommended that the text amendment be disapproved; and

WHEREAS, pursuant to Article 66B of the Annotated Code of Maryland, the Mayor and Council of Rockville gave notice that a hearing on said application would be held by the Mayor and Council in the Council Chambers at Rockville City Hall on July 23, 2012, at 7:00 p.m., or as soon thereafter as it may be heard; and

WHEREAS, on July 23, 2012, said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, the Mayor and Council having considered the text amendment application and the entire file pertaining thereto, said Mayor and Council having decided that the granting of this application, in the form set forth below, would promote the health, safety and welfare of the citizens of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that Text Amendment Application No. TXT2012-00232, be, and the same is hereby granted, by amending Article 18, "Signs", as follows:

### 25.18.18 – Signs in Planned Development Zones

Signs in any of the Planned Development zones as set forth in Article 14 will be regulated based on the applicable designated equivalent zones described in each planned development.

- a. Specific Regulations for Signs in Planned Development Zones where the project was originally approved as a Preliminary Development Plan after January 1, 2000 and included land either owned by the City or purchased from the City:
  1. Notwithstanding the provisions of Article 18, the following is specifically permitted in Planned Development Zones:
    - (a) Freestanding Signs.
      - i. One (1) off-premises sign per block limited to 35 square feet of sign area and 25 feet in height.
      - ii. Up to eighteen (18) off-premises signs limited to four (4) square feet of sign area and ten (10) feet in height installed on existing light posts located on lots covered by and subject to a preliminary development plan.
      - iii. One (1) off-premises monument sign for wayfinding located on a property that abuts the property of the applicant with up to 200 square feet of sign area and up to 40 feet in height. The design of this sign is subject to review and approval by the Mayor and Council.

The abutting property where the sign is to be located must be subject to a preliminary development plan approved after January 1, 2000; the preliminary development plan for the property on which the sign is located must permit the placement of the sign, and the sign is not subject to the land ownership provisions of subsection a above.

NOTE: [Brackets] indicate material deleted  
Underlining indicates material added  
 Asterisks \* \* \* indicate material unchanged by this ordinance

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of.

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Douglass A. Barber, City Clerk