

City of Rockville - Comparison of Uses

	Uses	Zones				Conditional Requirements or related regulations
		C-1 (Existing)	C (RORZOR)	Proposed		
				Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	
Residential	Dwelling, Single Unit Detached	N	N	C	P	Conditional use subject to the requirements of Sec. 25.13.04.a
	Dwelling, one-unit semi- detached (duplex)	N	N	C	N	Conditional use subject to the requirements of Sec. 25.13.04.a
	Dwelling, townhouse	N	N	C	N	Conditional use subject to the requirements of Sec. 25.13.04.a
	Dwelling, multiple-unit	N	N	P	C	Conditional use subject to the requirements of Sec. 25.13.04.a
	Live/work unit		P	P	P	
	Personal living quarters	N	N	P	N	
Home-Based Business Enterprise	Minor			P	P	
	Major			S	P	
Institutional Uses	Adult Day Care	N	P	P	P	
	Charitable or philanthropic institution	N	C	C	C	Conditional uses must not exceed 5,000 sq. ft. of gross floor area
	Child care home	N		P	P	
	Child care center	P	P	P	P	
Institutional Uses (Continued)	Educational Institution, private	N	P	S	P	
	Housing for senior adults and persons with disabilities	N	S	P	S	
	Library, museum and art gallery or studio	(P)	C	C	C	Conditional uses must not exceed 5,000 sq. ft. of gross floor area
	Nursing Home	N		S	N	
	Place of Worship	P	P	P	P	

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Medical Services	Ambulance Service	P	C	C	C	Conditional use must not adjoin ¹ or confront ² residential uses
	Hospital	N	N	S	N	
	Medical practitioners office in an apartment building	N	N	C	N	Conditional use subject to the requirements of Sec. 25.13.04b
	Veterinary office and animal hospital	P ³	P	C	P	Conditional uses must not exceed 2,500 sq. ft. of gross floor area
Miscellaneous Uses	Kennel	N	N	N	N	
	Private club	P	P	S	N	
	Public Utility building and structure	S	P	P	P	
Miscellaneous Uses (continued)	Publicly owned or publicly operated building and use, (excluding sanitary landfill) ⁴	P	P	S	P	
	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	P	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Wireless communication freestanding ground mounted antenna support structure	S	S	S	S	Subject to the requirements of Sec. 25.09.08 and 25.15.02.s

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¹ C-Must not adjoin² MXNC & MXC – Must not adjoin or confront³ Veterinary office only⁴ Exclusion not noted in C-1

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Temporary Uses	Temporary building or yard for construction materials or equipment	P	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Temporary office or model home	P	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Christmas tree sales	P	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Garden Produce	P	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Temporary carnival or local festival		C	N	C	Conditional use subject to the requirements of Sec. 25.09.08
Commercial, ¹ office and industrial uses	Retail Sales and Service					
	Alcoholic beverages for consumption off the premises	(P) ²	C	C	C ³	For conditional use, tenant area limited to 5,000 sq.ft. of gross floor area
	Alcoholic beverages for consumption on the premises of any restaurant	P	P	P	P	
	Auctioneer and commercial gallery	(P) ⁴	C ⁵	C	C	For conditional use in MXNC and MXC, tenant area limited to 2,500 sq.ft. of gross floor area
	Boats and marine supplies		N	N	N	
	Consumable goods to be used in the home		P	C	P	Conditional uses limited to 2,500 sq.ft. of gross floor area for each tenant, other than a grocery store or drug store

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¹ In C-1 Zone certain retailers shall not occupy more than 2,500 sq.ft. for each establishment² Limited to 5,000 sq.ft. in a shopping center larger than 50,000 sq.ft.³ Conditional use in MXC not permitted adjacent to Single Unit Development Residential Zone⁴ Limited to 2,500 sq.ft., except limited to 5,000 sq.ft. in a shopping center larger than 50,000 sq.ft.⁵ Limited to 2,500 sq.ft./ tenant

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Commercial, office and industrial uses (Continued)	Retail Sales and Service (cont.)					
	Drug store with drive through	P		C	C	Conditional use subject to the requirements of Sec. 25.13.04.c
	Durable goods to be used in the home		P	C	C	For conditional use, tenant area limited to 2,500 sq.ft. of gross floor area
	Flowers, except from outdoor garden or greenhouse	P	P	C	C	For conditional use, tenant area limited to 2,500 sq.ft. of gross floor area
	Funeral Home	N	N	C	C	Cremations permitted only where existing as of (date of adoption)
	Garden supplies	P	P	C	C	Indoor sales only
	Home improvement service			N	N	
	Home maintenance services		P	P	P	
	Mobile Uses	(P)	C ¹	C	C	See Sec. 25.09.04.d.5 – MXC / MXNC
	Multiple product range retail store (department store)			C	N	Conditional use limited to a maximum of 25,000 sq. ft. of gross floor area
	Office business equipment sales and service	N	P	N	P	
	Personal Care facility		P	P	P	
Personal Services		P	P	P		

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¹ Subject to requirements of Sec. 25.09.04

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Commercial, office and industrial uses (Continued)	Retail Sales and Service (cont.)					
	Pet Grooming	P	P	P	P	
	Public transportation station		C	C	C	Conditional use must comply with any recommendations of the Plan
	Repair of household appliances, inc'l home electronic equipment	N	P	P	P	
	Taxicab service	N	N	N	N	
	Wearing apparel and related accessories	(P)	P	C	C	Conditional uses limited to 2,500 sq.ft. of gross floor area for each tenant
	Wearing apparel services		P	P	P	
	Food Services:					
	Carry-Out		P	P	P	
	Caterer, no seating		N	N	N	
	Restaurant, no drive- through	P ¹	P	P	P	
	Restaurant with drive- through	N	S ²	N	S	

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¹ Fast food/full service in multi-tenant building² See Sec. 25.15.02.c and t

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	Office Uses:					
	Archival Record Storage			N	N	
	Bank or financial institution	P	P	P	P	
	Bank or financial institution with drive-through	S	S	C	C	MXC and MXNC: Conditional use subject to the requirements of Sec. 25.13.04.d
	Duplicating service	P	P	C	C	Conditional uses limited to 2,500 sq.ft. of gross floor area
	General or professional office	(P) ¹	C	C	C	Conditional uses limited to 25% of gross floor area of a building
	Medical or dental laboratory	N	N	N	N	
	Medical or professional office	(P)	C ²	C ³	C ⁴	
	Non-medical research laboratory			N	N	
	Motor Vehicle Services:					
	Automobile parts sales; no installation or service	N	P	N	N	
	Automobile filling station (Class I & II)	I-S	S	S	S	C Zone: See Sec. 25.15.02.c
	Automobile fluid maintenance station	N	N	N	N	
	Automobile rental		P	N	P	
	Automotive repair garage	N	N	N	N	
	Mechanical Car Wash	N	N	N	N	
Commercial, office and industrial uses (Continued)						

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¹ Offices shall occupy no > 25% of gross floor area of building; no > 4,500 sq. ft. of gross floor area of building

² Conditional use is limited to 4,500 sq.ft. for any one tenant

³ Conditional uses limited to no more than 4,000 gross sq.ft. of floor area/tenant

⁴ Conditional uses limited to no more than 4,000 gross sq.ft. of floor area/tenant

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Commercial, office and industrial uses (Continued)	Motor Vehicle Services: (cont.)					
	Motor vehicle and trailer sales, indoor; including new and reconditioned parts and accessories and service incidental thereto	N	N	N	N	
	Motor vehicle and trailer sales, outdoor; excluding trucks and trailers exceeding three-fourths-ton capacity, when conducted as an accessory use to indoor motor vehicle and trailer sales	N	N	N	N	
	Motor vehicle towing service, without storage on the premises	N	N	N	N	
	Tires, batteries and accessory sales, including service incidental thereto	N	N	N	N	
	Parking facilities:					
	Commercial Parking facility			N	N	
	Structures			N	C	Conditional use must be consistent with the design and locational recommendations of the relevant master plan

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Assembly and entertainment	Health and fitness establishment		C ¹	C ²	C ³	
	Hotel	N	N	S	N	
	Indoor entertainment establishment, commercial, except shooting gallery or range	(P) ⁴	N	C	N	Conditional use subject to a Level 2 Site Plan Review
	Outdoor recreational establishment, commercial, except shooting gallery or range	N	N	S	N	
	Sports facility, multi-purpose indoor commercial		N	S	N	
Assembly and entertainment (continued)	Recreational establishment, indoor, commercial, except shooting gallery or range	(P) ⁵	N	S	N	
	Rental Hall for meetings and social occasions	(P)		C	N	Conditional uses limited to a maximum of 4,000 sq. ft. of gross floor area
	Shooting gallery or range	N	N	N	N	
	Theater, including dinner theater	N	N	N	N	
Industrial and service uses	Service industrial use		N	N	N	
	Light and medium industrial use		N	N	N	

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² Conditional use limited to 4,000 gross sq.ft. of floor area
³ Conditional use limited to 4,000 gross sq.ft. of floor area
⁴ Limited to 5,000 sq.ft. in a shopping center larger than 50,000 sq.ft.
⁵ Limited to 5,000 sq.ft. in a shopping center larger than 50,000 sq.ft.