

**City of Rockville
Development Regulations
Existing and Proposed**

		C-1¹	C²	MXC	MXNC
Purpose / Distinguishing Feature		Limited Retail & Service Facilities Convenient to Residential Neighborhoods	Limited Retail & Service Facilities Convenient to Nearby Residential Neighborhoods	For Local Retail & Service Uses Proximate to SFD Units – Low Density Retail, Service, Office & Res. Uses	For Local Retail & Service Uses Proximate to SFD Units – Low - Moderate Density Retail, Service, Office & Res. Uses
Min/Max Zone Area		5 Acres	6,000sf./5 Acres		
F.A.R.		1.0			
Setbacks:					
Front		5'	10'		
Side	From Street	= to average setback of buildings on street	10'		
	Non Residential	None: 3' if provided	None: 10' min if provided	None: 10' min if provided	None: 10' if provided
	Residential	Bldg. Height but not < 25'	8' ³	15'	Bldg. Height or 25' – whichever is greater
Rear	From Street				
	Non Residential	None: 3' if provided	None: 10' min if provided	None: 10' min if provided	None: 10' if provided
	Residential	Bldg. Height but not < 25'	Bldg. Height but not < 25'	Bldg. Height or 25' – whichever is greater	Bldg. Height or 25' – whichever is greater
Public ROW Abutting				10'	None: 10' min if provided
Min. Green Area			10%		
Max Height		2 Stories or 30'	30' ⁴	30' ⁴	45'/65'
Public Use Space				20%	20%
Max. Lot Coverage			35%		

¹ 2 Side Yard setbacks 1 ea.

² Side Yard – minimum 1 side

³ Building Façade > 100' & 200' have additional requirements

⁴ Layback slope restricted