

ATTACHMENT TO APPLICATION
TO THE CITY OF ROCKVILLE FOR A
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: Mayor and Council of Rockville

The applicant proposes to amend the zoning ordinance adopted on December 15, 2008, and with an effective date of March 16, 2009, by inserting and replacing the following text (underlining indicates text to be added; ~~strikethroughs~~ indicate text to be deleted; * * * indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article 13, "Mixed-Use Zones", as follows:

25.13.05 Development Standards

* * *

- c. *Other Standards and Requirements for New Development or Redevelopment*

* * *

6. *Floor Area Limitation* –:

- (a) Except as provided in subsection (b) below, ~~R~~retail commercial uses by a single tenant cannot occupy more than 65,000 square feet of floor area at the ground level. This limit only applies to the ground area footprint, and does not limit additional floors devoted to the single tenant so long as each of the additional floors does not exceed 65,000 square feet.
- (b) In reviewing a Champion Project, the Mayor and Council may allow the floor area limit for a single tenant set forth in subsection (a) to increase to no more than 100,000 square feet of floor area at the ground level and at each additional floor. As a condition of approval, the following applies:
- i. The exterior walls at the ground level, along any public street or way, must be activated with multiple points of access and storefronts;
 - ii. There must be other uses or establishments, in addition to the principal retail use, that are accessible from the exterior; and
 - iii. The building design must be consistent with the additional design guidelines set forth in Section 25.13.06.