



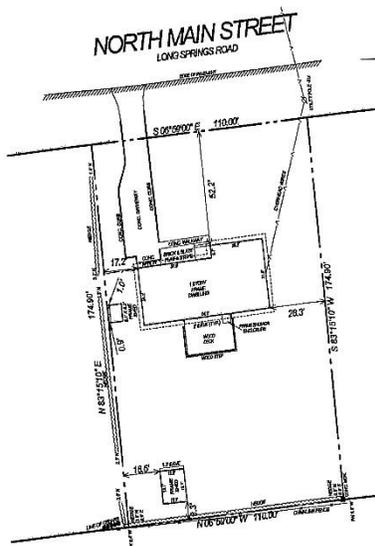
**PUBLIC FEEDBACK REQUESTED**  
**REVISIONS TO RESIDENTIAL ACCESSORY BUILDING REGULATIONS**  
**AND TO ALLOW ACCESSORY DWELLING UNITS (ADUs) ON RESIDENTIAL LOTS**  
**January 2021**

**PURPOSE OF PUBLIC FEEDBACK:**

The Mayor and Council are considering revisions to standards regarding these items and have requested feedback from City residents, builders and other interested parties on the proposed revisions. Once the public sessions are completed, a summary of the feedback will be provided to the Mayor and Council to help with shaping the revisions to the standards. Below is helpful information that describes our current standards and some potential changes.

**RESIDENTIAL ACCESSORY BUILDINGS** are small, detached structures, such as sheds or garages, located in the rear yards of single family homes.

The size and use of residential accessory buildings are currently regulated by the City's Zoning Ordinance, subject to the following requirements:



- Must be located in the rear yard;
- Must not exceed a height of 15 feet, measured from existing grade to the peak of the roof;
- Must have a minimum setback of three feet from the side and rear property lines. For buildings taller than 12 feet, an additional setback of three feet for each additional foot of height is required.
- No single accessory building may have a floor area greater than 500 square feet
- Total cumulative floor area for all accessory buildings on a lot is limited by zone, regardless of actual lot size: R-40 and R-60 Zones = 600 square feet, R-75 Zone = 675 square feet, R-90 Zone = 720 square feet.
- Must not cover more than 25 percent of the existing rear lot area

**FEEDBACK REQUESTED:** The Mayor and Council are considering the following revisions to the Zoning Ordinance regarding accessory buildings, and request public feedback on these issues.

**Possible revisions include:**

- Limiting the height of an accessory building to less than the height of the main house.

- Allowing for additional height up to 20 feet, if granted a waiver by the Board of Appeals. This would allow for 2-story accessory buildings which could be used as a studio or home office over a garage. It could also allow for an accessory dwelling unit (ADU) if the companion legislation is adopted (see below).
- Allowing the total accessory building footprint to be a percentage of the actual lot area, with a maximum of 750 square feet for a single building.
- Limiting the footprint of an accessory building to 75% of the building footprint of the main house to help maintain compatibility with the existing house and neighborhood.

**ACCESSORY DWELLING UNITS (ADUs)** *are separate dwelling units housed in an accessory building located in the rear yard of a single family home.*



Rockville’s Zoning Ordinance does not currently permit detached ADUs. The proposed revisions would allow them to be located in residential accessory buildings, subject to conditions, including that only one ADU can be constructed on a lot; that only one of the dwellings may be rented; that the property owner reside in one of the units; that there be two off-street parking spaces on the lot; and the ADU and house have the same address. Size would be regulated by the accessory building standards as proposed.

*1. Accessory Dwelling Unit*

**ACCESSORY APARTMENTS** *are separate dwelling units contained within the main house.*

Currently, accessory apartments are permitted only by approval of a Special Exception by the City’s Board of Appeals. The proposed amendment will allow these as a conditional permitted use. The proposed regulations are drawn from the current special exception requirements.



*2. Accessory Apartment*

**FEEDBACK REQUESTED:** The Mayor and Council are considering revisions to the Zoning Ordinance to allow both ADUs and Accessory Apartments in residential neighborhoods, subject to criteria.

Options for consideration:

- Permit ADUs in all single family neighborhoods throughout the City, but limit the size and occupancy that limit them to a small apartment in a single story building;
- Permit ADUs in specific neighborhoods, based on recommendations in the City's Master Plan, (which is currently being updated); or
- Permit ADUs in certain defined areas, such as part of a neighborhood, that would be shown on the zoning map.

**FOR MORE INFORMATION:** The City has established a web page where additional information can be found, including a link to the proposed zoning text amendment language and information on up-coming virtual meetings on Webex when interested parties may gain additional information, ask questions of City staff and provide input. The Webex meetings are scheduled for Tuesday, January 19 at 7:00 p.m., Wednesday, January 27 at 10:00 a.m. and Thursday, February 4 at 7:00 p.m.

Input received will be presented to the Mayor and Council in advance of a future public hearing and their consideration of the proposed revisions. The address for the web page is [www.rockvillemd.gov/2345](http://www.rockvillemd.gov/2345).

For more information or to sign up for the Webex meetings, please contact Jim Wasilak, Zoning and Development Manager, at 240-314-8211 or by email at [jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov).

