

GLOSSARY

This Glossary of Terms describes certain words and phrases that may not be familiar to all readers and are defined or explained here for greater understanding. The Glossary is not a formally adopted part of the Comprehensive Plan and is intended for general guidance only. In the event of a conflict between these definitions and a formal, legal definition established by a City ordinance such as the Zoning Ordinance Regulations, the legal definition shall prevail.

Definitions in this section are drawn from many different sources, including City of Rockville staff and its consultants, the Comprehensive Plan itself, other city plans and planning documents, the Institute for Local Government, the American Planning Association’s Planners Dictionary, Random House Dictionary, and websites such as planning.org, wikipedia.com, and dictionary.com. Definitions found in these secondary sources have been modified and adapted based on the use of each term in the Comprehensive Plan.

List of Agency Abbreviations

CSX	CSX Transportation (railroad company)
DNR	(Maryland) Department of Natural Resources
FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
FRA	Federal Railroad Administration
GSA	General Services Administration (U.S.)
HDC	(Rockville) Historic District Commission
MCDOT	Montgomery County Department of Transportation
MDOT SHA	Maryland Department of Transportation State Highway Administration
MCFRS	Montgomery County Fire and Rescue Service
MCPL	Montgomery County Public Library
MCPS	Montgomery County Public Schools
MDOT MTA	Maryland Department of Transportation Maryland Transit Administration
MWCOG	Metropolitan Washington Council of Governments
REDI	Rockville Economic Development, Inc.
RHE	Rockville Housing Enterprises
WMATA	Washington Metropolitan Area Transit Authority
WSSC/D	Washington Suburban Sanitation Commission / District

List of Acronyms

ADA	Americans with Disabilities Act
ACS	American Community Survey
ADU	Accessory Dwelling Unit
ADV	Average Daily Vehicles
APFO/S	Adequate Public Facilities Ordinance / Standards
BRT	Bus Rapid Transit
CIP	Capital Improvement Program
CTR	Comprehensive Transportation Review
ESD	Environmental Site Design
GHG	Greenhouse Gas
HOA	Homeowners Association
LEED	Leadership in Energy and Environmental Design
LOS	Level of Service
LIHTC	Low-Income Housing Tax Credit
MEL	Maximum Expansion Limits
MGE	Municipal Growth Element
MOU	Memorandum of Understanding
MPDU	Moderately Priced Dwelling Unit
NPDES	National Pollution Discharge Elimination System
STEM	Science, Technology, Engineering, and Mathematics
TIF	Tax Increment Financing
TMDL	Total Maximum Daily Load
TOD	Transit Oriented Development
VMT	Vehicle Miles Traveled

Comprehensive Plan Terms

Accessory Dwelling Unit (ADU): A dwelling unit located within an accessory building located on the same lot as a single unit detached dwelling. An accessory dwelling unit must be subordinate to the primary residential dwelling on the lot. (Source: City of Rockville Zoning Ordinance)

Adaptive Re-Use: The renovation and reuse of preexisting structures for new purposes. (Source: Merriam-Webster)

Adequate Public Facilities Ordinance/Standards: A City ordinance and accompanying standards that require development applications to perform studies to determine if the capacity of certain public facilities could accommodate the development and, if deemed appropriate, require that their impacts be mitigated prior to approval. (Source: City of Rockville)

Affordable Housing: Housing capable of being purchased or rented by persons whose income level is categorized as very low, low, or moderate within standards set by the Maryland Department of Housing and Community Development or the U.S. Department of Housing and Urban Development. (Source: Institute for Local Government)

Aging in Place: A term used to describe the ability for a person to live in the residence or neighborhood of their choice, for as long as they are able, as they age. This includes being able to have services (or other support) they might need over time as their needs change. (Source: ageinplace.com)

American Community Survey (ACS): An ongoing survey by the U.S. Census Bureau that regularly gathers information previously contained only in the long form of the decennial census. The ACS estimates data for the total population of a geographic area from a sample of its population each year. (Source: Census.gov)

Average Daily Traffic (ADT): A commonly used measure of traffic flow that reflects the total volume of vehicular traffic passing a given point during a typical 24-hour period. (Source: City of Rockville)

Barrier-Free Design: (see Universal Design)

Best Management Practices: A practice, or combination of practices, that is determined to be an effective and practicable (including technological, economic, and institutional considerations) means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals. (Source: North Carolina Forest Service)

Biophilic: A design approach that seeks to connect people more closely to nature and triggers a strong positive impact on human health and well-being. (Source: www.bdcnetwork.com)

Bus Rapid Transit (BRT): A transit system using buses that provide faster service than traditional bus routes, through improvements in infrastructure, vehicles, and scheduling. Examples include dedicated busways, priority bus lanes, limited stop service, and signal preemption. (Source: Institute for Local Government)

Capital Improvements Program (CIP): The CIP maps the City's capital investment plan over a five-year period. The CIP is both a fiscal and planning device that allows the City to inventory and monitor all capital project costs, funding sources, departmental responsibilities, and project schedules. Each year, the CIP is reviewed within the context of ongoing City, County, State, and federal planning programs and policies, as well as the City's Master Plan. (Source: Rockville Budget, FY2020)

Civilian Labor Force: A statistical classification that consists of people classified as employed (according to Census definitions for "Employed") or unemployed. Excluded from the employed are people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations; also excluded are all institutionalized people and people on active duty in the United States Armed Forces. (Source: U.S. Census Bureau)

Climate Change: Any significant change in measures of climate, such as temperature, precipitation, or wind, lasting for an extended period (i.e., decades or longer). Climate change may result from: natural factors, such as changes in the sun's intensity or slow changes in the earth's orbit around the sun; natural processes within the climate system, such as changes in ocean circulation; and human activities that change the atmosphere's composition, such as burning

fossil fuels, and the land surface, such as deforestation, reforestation, urbanization or desertification. (Source: Institute for Local Government)

Community: A unified body of individuals, such as the people with common interests living in a particular area. For the purposes of this Plan, the Rockville community refers to individuals living, working, visiting, traveling, owning property, or having some interest in the City of Rockville. (Source: Merriam-Webster)

Complete Streets: Streets that include features that create a multi-modal-friendly environment that accommodates all road users to the extent appropriate for the land use or the context of the street. (Source: City of Rockville Complete Streets Policy)

Comprehensive Transportation Review (CTR): Rockville's CTR describes the transportation subset of the development review process. Principles and methodologies explained in the CTR guide the City in evaluating the transportation impacts of development applications on site access and circulation, non-auto multi-modal facilities, and automobile traffic. The CTR also addresses mitigation measures to alleviate negative impacts. (Source: City of Rockville)

Contributing Resource: A site, structure, or feature which adds to the historic association or quality of an area because it was present during the period of significance, relates to the documented significance of the property, possess historic integrity, or is capable of yielding important information about the period, or independently meets National Register criteria. (Source: District of Columbia Comprehensive Plan)

Critical Environmental Resources: [need to replace this with Sensitive Environmental Areas throughout the Plan]

Critical Infrastructure / Facilities: Facilities serving many people, that are necessary in the event of an earthquake or flood, like hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, like water, electricity, and gas supply, sewage disposal, and communications and transportation facilities. (Sources: Institute for Local Government)

Demolition by Neglect: Failure to maintain property or any component, thereof, located within a designated Historic

District (HD) Zone to jeopardize the historic integrity of the property. (Sources: City of Rockville Zoning Ordinance)

Density: The amount of development in a specified area that is permitted or already built on a parcel under the applicable zoning regulations. Common measures of density include population per acre or square mile, residential dwelling units per acre, or commercial floor-to-area ratio. Gross density includes the area necessary for streets, schools and parks. Net density does not include land area for public facilities. (Source: Institute for Local Government) 'Intensity' is a synonym for density that describes more of the relative density to surrounding land uses or streetscapes.

Design Guidelines: Documents or standards that provide guidance on how development can be carried out in accordance with good design practice often produced by a local authority with a view to retaining local distinctiveness. (Source: www.planningportal.co.uk)

District Energy Systems: An energy distribution system that produces hot water, steam or chilled water at a central plant and then distributes the energy to buildings connected to the system. Individual buildings in the system do not need boilers, chillers or cooling towers. (Source: Cornell University)

Easement: A recorded grant or reservation by the owner of land for the use of all or a portion of such property to the public or others, for a specific purpose. (Source: City of Rockville Zoning Ordinance)

Environment Site Design (ESD): A comprehensive design strategy for maintaining predevelopment runoff characteristics and protecting natural resources. This strategy relies on integrating site design, natural hydrology, and smaller controls to capture and treat runoff. (Source: Maryland Department of the Environment)

Environmental Setting: The area associated with a site within a designated Historic District Zone, including buildings and grounds. (Source: City of Rockville Zoning Ordinance).

Fee-in-Lieu: Cash payments that may be required of an owner or developer as a substitute for a dedication of land or construction of affordable housing units. (Source: Institute for Local Government)

Floating Zone: A zoning district that can be applied to a property in addition or replacement to a traditional zone, where certain conditions must be met for its application and various zoning standards may be modified from a traditional zone. Rather than being placed on the zoning map as a traditional zone, the floating zone is written as an amendment in the zoning ordinance and used on an as needed basis. (Source: City of Rockville)

Gentrification: A process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents. (Source: Merriam-Webster Dictionary)

Green Building: The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. Green building is also known as a sustainable or high-performance building. (Source: U.S. EPA)

Greenhouse Gas (GHG) Emissions: Any production of a gas that absorbs infrared radiation in the atmosphere. Types of greenhouse gases include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), ozone (O₃), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). (Source: Institute for Local Government)

Green Purchasing / Procurement: The procurement of products and services that have a lesser or reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. (Source: University of Louisville)

Housing Affordability: (see Affordable Housing)

Impervious Surface: An area that prevents or severely restricts water from reaching the sub-surface and re-charging groundwater. This condition can be caused by a structure, paving, compacted soil or gravel or other feature that forms a barrier between precipitation and the earth's surface.

Impervious surface also includes elevated structures, such as a bridge or deck regardless of whether the land surface beneath it itself is pervious or impervious. (Source: City of Rockville Zoning Ordinance)

Inclusionary Zoning: A locally adopted regulatory program requiring that a specific percentage of housing units in a project or development remain affordable for households with incomes that are defined as moderate, low and/or very low. (Source: Institute for Local Government)

Infill development: Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed. (Source: Institute for Local Government)

Inflow and Infiltration (I&I): Describes the ways that groundwater and stormwater enter the sanitary sewer system. Inflow is water that is dumped into the sewer system through improper connections, such as downspouts and groundwater sump pumps. Infiltration is groundwater that enters the sewer system through leaks in the pipe. (Source: Louisville/Jefferson County Metropolitan Sewer District)

Infrastructure: Public services and facilities like sewage-disposal systems, water-supply systems, other utility systems, schools, roads, bicycle and pedestrian facilities, and transit systems. (Source: Institute for Local Government) (see also Critical Infrastructure)

Institutional Racism: The policies and practices within and across institutions that, intentionally or not, produce outcomes that chronically favor one racial group and/or put a racial group at a disadvantage. (Source: International City/County Management Association (ICMA))

Interpretive Signage: Signage that helps to create a narrative that acts to generate a positive user experience. (Source: www.travelwayfinding.com)

Level of Service (LOS): A scale that measures the amount of vehicle traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay. (Source: Institute for Local Government)

Life-Cycle Impacts: A technique intended to quantify the total impact of a product during its production, distribution, use and recycling, treatment or disposal. (Source: www.planningportal.co.uk)

Market-Rate Housing: Housing that is offered for rent or sale at fair market value without any consideration of standards for determining affordability. (Source: District of Columbia Comprehensive Plan)

Memorandum of Understanding (MOU): A type of agreement between two or more parties that expresses a convergence of will between the parties, indicating an intended common line of action. It is often used either in cases where parties do not imply a legal commitment or in situations where the parties cannot create a legally enforceable agreement. (Source: Wikipedia)

Microgrid: A group of interconnected loads and distributed energy resources within clearly defined electrical boundaries that acts as a single controllable entity with respect to the grid. A microgrid can connect and disconnect from the grid to enable it to operate in both grid-connected or 'island'-mode. (Source: U.S. Department of Energy)

Missing Middle Housing: An approach to house-scale residential density that promotes diverse housing options, such as duplexes, fourplexes, multiplexes, and bungalow courts, that fit seamlessly into low-rise, walkable neighborhoods and support walkability, locally-serving commercial, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability. (Source: Opticos Design and www.missingmiddlehousing.com)

Mixed-Use Development: A development project containing any combination of office, commercial, and residential uses integrated vertically or horizontally. (Source: City of Rockville Zoning Ordinance)

Mode: A method of travel, such as walking, biking, or driving. See also Pedestrian and Rolling. (Source: City of Rockville)

Multi-Modal Transportation: Refers to the availability or accommodation of various modes (walking, cycling,

automobile, public transit, etc.) and connections among modes. (Source: Victoria Transport Policy Institute)

Multiplex: A residential structure that consists of five to 10 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. A multiplex is generally occupied as rental apartments on a single ownership lot in contrast to attached townhouses on individual ownership lots. (Source: Opticos Design and City of Rockville)

Multi-Use Path: A form of infrastructure that supports multiple recreation and transportation opportunities, such as walking, bicycling, people in wheelchairs, and other non-vehicular rolling modes. Motorcycles and mopeds are normally prohibited. Also called a Shared Use Path. (Source: Wikipedia)

No-Net-Loss: A policy which requires that any reduction in acreage of a particular use (such as parks, tree canopy, or wetlands) be accompanied "in kind" by the creation of new acreage of that use that is equivalent or greater in value. (Source: District of Columbia Comprehensive Plan)

Optional Method (of development): A zoning procedure that encourages land assembly and mixed-use development in some zones that allows development incentives or zoning relief (e.g., additional height, higher density, lower minimum parking, etc.) in exchange for significant public amenities and facilities of importance to the community (e.g., affordable housing, publicly accessible open space, etc.).

Oral History: The collection and study of historical information using sound recordings of interviews with people having personal knowledge of past events. (Source: Dictionary.com)

Pedestrian: A general term used for any type of travel mode that involves a person traveling by foot, whether walking or running, and may include use of a white stick, audio-assistance device, or other physical assistance. May also be referred to in general as "walking" in the plan. (Source: City of Rockville)

Placemaking: Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of

every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. (Source: Project for Public Spaces)

Planning Area: A smaller area of the city that provides the opportunity for targeted policy recommendations and actions that is generally of a consistent land use or natural character. (Source: City of Rockville)

Pollution Hotspots: Locations where emissions from specific sources such as water or air pollution may expose local populations to elevated health risks, such as cancer. (Source: Wikipedia)

Potential Future Public Park: A green asterisk placed on the Land Use Policy Map in the general area where a public park is needed, but the specific location is yet to be determined. (Source: City of Rockville)

Poverty Rate: The percentage of families and unrelated individuals that are classified as being below the poverty level, based on a poverty index. The index provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index. (Source: U.S. Census Bureau)

Public-Private Partnership: A cooperative arrangement between two or more public and private sectors, typically of a long-term nature that is primarily used for infrastructure provision, such as the building and equipping of schools, hospitals, transport systems, water and sewerage systems. (Source: Wikipedia)

Racial Equity: An approach that brings about clear, simple, direct remedies for historic and present-day structural and policy barriers producing racial disparities and disparate impacts. It is not merely a value; equity is a systemic shift. Race equity is actualized fairness and justice; and is the condition that would be achieved if one’s racial identity no longer predicted, in a statistical sense, how one fares.

(Source: International City/County Management Association (ICMA))

Racial Inequity: A circumstance when two or more racial groups are not standing on approximately equal footing, such as the percentages of each ethnic group in terms of dropout rates, single family home ownership, access to healthcare, educational opportunities, career mobility, etc. (Source: International City/County Management Association (ICMA))

Recent Past: For the purposes of historic preservation, the “recent past” most commonly refers to historic places less than 50 years old. They are places and cultural resources that are among the most under-appreciated and vulnerable aspects of the country’s heritage. (Source: National Trust for Historic Preservation)

Rolling: A general term for travel by many types of non-vehicular transportation modes (also known as ‘micro-mobility’), including bicycles, scooters, skateboards, one-wheel boards, roller blades, wheelchairs, etc. May also be referred to in general as “bicycling” in this plan (Source: City of Rockville)

Row house: See Townhouse/Townhome.

Sensitive Environmental Areas: Natural areas that are sensitive to disruption or disturbance and require special protection, such as streams, stream buffers, 100-year floodplains, habitats of threatened and endangered species, steep slopes, wildlife corridors, springs and seeps, vernal pools, bogs, and non-tidal wetlands. (Source: Maryland Department of Planning)

Short-Term Rental: Describes furnished, self-contained apartments that are rented for short periods of time, usually by the month as opposed to annual rentals in the unfurnished apartment rental market. They are seen as an alternative to hotels. (Source: Wikipedia)

Single-Unit Attached Dwelling: One of a group of three or more single dwelling units sharing common party walls or floors. As opposed to a multiplex, each attached dwelling unit has one direct entrance from the outside. (Source: City of Rockville)

Single-Unit Detached Dwelling: Also known as single-family dwelling, the term ‘single-unit’ is used in this Plan to indicate that these dwellings are not always occupied by individuals in a single family. This housing type is defined as a building designed and intended for use as a single dwelling and entirely separated from any other building or structure on all sides. (Source: City of Rockville)

Skinny Houses: Houses with a narrow footprint that satisfy the development standards of buildable lots narrower than typical lot widths in a neighborhood. (Source: City of Rockville)

Smart Growth: An urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. (Source: Smart Growth America)

Streetscape: Physical enhancements that affect the appearance or view of a street. Streetscaping can include changes to the road cross section, traffic management, sidewalk conditions, landscaping, street furniture (such as utility poles, benches, or garbage cans), building fronts and materials, signage, and other amenities. (Source: Institute for Local Government)

Structural/Systemic Racism: A system in which public policies, institutional practices, cultural representations, and other norms work in various, often reinforcing ways to perpetuate racial group inequity. (Source: International City/County Management Association (ICMA))

Sustainable Communities: A program administered by the Maryland Department of Housing and Community Development that encourages interagency and cross-governmental collaboration by providing designated Sustainable Communities areas with access to a toolbox of State-sponsored financing programs and tax credit incentives, including the Community Legacy Program, Strategic Demolition Fund, Neighborhood BusinessWorks Program, Enhanced Local Tax Increment Financing Authority, Job Creation Tax Credit, and Sustainable Maryland Certified. (Source: City of Rockville)

Sustainable Design: A design technique that seeks to reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance. (Source: U.S. General Service Administration)

Tax increment financing (TIF): A tax incentive designed to attract business investment by dedicating to the project area the new property tax revenues generated by redevelopment. The increase in revenues (increment) is used to finance development-related costs in that district. (Source: Institute for Local Government)

Townhouse/Townhome: One of a group of three or more single-unit dwellings separated from each other by a party wall extending from the basement floor to the highest point of the roof with no openings. Each dwelling unit must have two separate entrances from the outside. Also referred to as row house, especially where facades and street frontages are consistent for all attached units. (Source: City of Rockville Zoning Ordinance)

Transit-Oriented Development (TOD): Moderate- to higher-density development, located within easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities designed for pedestrians without excluding the automobile. (Source: Institute for Local Government)

Under-Utilized Parcel / Land: A parcel or land area that is not developed to its full zoning potential, such as by land use type, height, and density. (Source: Institute for Local Government)

Universal Design: The design of buildings, products and environments that are usable and effective for everyone, not just people with disabilities. (Source: Institute for Local Government)

Vehicle Miles Traveled: One vehicle traveling the distance of one mile. Total vehicle miles is the aggregate mileage traveled by all vehicles. VMT is a key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve air quality goals. (Source: Institute for Local Government)

Viewshed: The area within view from a defined observation point. (Source: Institute for Local Government). The Carver High School Viewshed boundaries are coincident with the Carver High School Historic District.

Vision Zero: A collaborative international movement to eliminate traffic fatalities and serious injuries through a series of practices that put the safety and health of human beings as the primary interest of a road network (Rockville Pike Neighborhood Plan, p. 4-19). Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. (Source: Visionzeronetwork.org)

Vulnerable Populations: Groups of individuals who are racial or ethnic minorities, children, elderly, socioeconomically disadvantaged, under-insured or those with certain medical conditions. (Source: U.S. National Library of Medicine)

Walkable Neighborhood: A neighborhood where goods (such as housing, offices, and retail) and services (such as transportation, schools, and libraries) that a community resident or employee needs on a regular basis are located within an easy and safe walk. Walkable communities facilitate pedestrian activity, expanding transportation options, and creating a streetscape that better serves a range of users -- pedestrians, bicyclists, transit riders, and automobiles. To foster walkability, communities typically mix land uses and build compactly, and ensure safe and inviting pedestrian corridors. (Source: Institute for Local Government)

Wayfinding: Information systems that guide people through a physical environment and enhance their understanding and experience of the space. (Source: Society for Experiential Graphic Design)

Workforce Housing: Housing that is affordable to persons who are gainfully employed in professions that do not pay a sufficient wage to afford market-rate housing, but whose income may not qualify for affordable housing programs, including teachers, fire-fighters, day care workers, nurses, etc. (Source: District of Columbia Comprehensive Plan)

Zoning: Zoning ordinance regulations serve to create and maintain the character of the city by regulating the allowable uses and development standards for each piece of land in the city, including the types of land uses that can be located in different areas of the city; the allowable density of development; the size and height of the buildings; parking and landscape requirements; and the layout of buildings and the site. (Source: City of Rockville)

City of Rockville Zoning Map Definitions (as of August 2021)

ZONING DISTRICTS

R-400 - Residential Estate: Zoned for residential single unit dwellings (detached and semi-detached) with a minimum lot area of 40,000 square feet.

R-200 - Suburban Residential: Zoned for residential single unit dwellings (detached and semi-detached) with a minimum lot area of 20,000 square feet.

R-150 - Low Density Residential: Zoned for residential single unit dwellings (detached and semi-detached) with a minimum lot area of 15,000 square feet.

R-90 - Single Unit Detached Dwelling, Restricted Residential: Zoned for residential single unit dwellings (detached and semi-detached) with a minimum lot area of 9,000 square feet.

R-75 - Single Unit Detached Dwelling, Residential: Zoned for residential single unit dwellings (detached and semi-detached) with a minimum lot area of 7,500 square feet.

R-60 - Single Unit Detached Dwelling, Residential: Zoned for residential single unit dwellings (detached and semi-detached) with a minimum lot area of 6,000 (or 5,000) square feet.

R-40 - Single Unit Semi-detached Dwelling, Residential: Zoned for residential single unit dwellings (detached and semi-detached) with a minimum lot area of 4,000 square feet.

RMD-10 - Residential Medium Density: Zoned for residential single unit dwellings with a minimum tract area of 20,000 square feet. Allows single-unit detached, semi-detached, and townhouses up to 10 dwelling units per acre.

RMD-15 - Residential Medium Density: Zoned for residential single unit and multiple unit dwellings with a minimum tract area of 1 acre. Allows detached, attached, and multi-unit residential dwellings up to 15 dwelling units per acre.

RMD-25 - Residential Medium Density: Zoned for residential single unit and multiple unit dwellings with

a minimum tract area of 2 acres. Allows detached, attached, and multi-unit residential dwellings up to 25 dwelling units per acre.

MXB - Mixed-Use Business: Intended for areas that are either currently developed or recommended for development primarily for retail sales, neighborhood services, home improvement services, and compatible residential development in areas convenient to both higher-density commercial zones and single-unit detached residential uses. This zone allows for a range of densities as determined by the applicable master plan and permits retail, service, office, and residential uses.

MXC - Mixed-Use Commercial: Intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single-unit detached residential uses. This zone allows for low density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited.

MXCT - Mixed-Use Corridor Transition: Intended for areas that are located between areas currently developed or recommended for development as medium to high-intensity development and areas developed or recommended for residential development or parks within residentially zoned areas. This zone allows for medium density development of residential and office uses, as well as neighborhood-serving retail and service uses.

MXCD - Mixed-Use Corridor District: Intended for areas along major highway corridors outside of the MXTD Zone areas, it allows for medium density development of retail, office, and residential uses. Because of the nature of highway corridor areas, the zone provides flexibility in the siting of buildings relative to major roadways and other site requirements to accommodate service drives and required parking.

MXE - Mixed-Use Employment: Intended for areas that are either currently developed or are recommended for development primarily for office, light industrial, industrial park and similar employment-generating uses, this zone also allows for medium to high density development of office, retail, and residential uses. A mix of office and residential uses, including live/work units, is encouraged.

MXNC - Mixed-Use Neighborhood Commercial:

Intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single unit detached residential uses. This zone allows for low to moderate density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited.

MXT - Mixed-Use Transition: Intended for areas that are located between moderate or high-density development and single-unit detached residential neighborhoods. This zone allows for development of low density multi-unit, attached and townhouse residential development, and may include other neighborhood-serving uses.

MXTD - Mixed-Use Transit District: Intended for use in areas near Metro stations, it allows for high-density development of retail, office, and residential uses consistent with the recommendations of the Plan.

IH - Heavy Industrial: Higher impact industrial zone.

IL - Light Industrial: Lower impact industrial zone allowing live-work units.

PARK - Park Zone: A zone placed on all City parks and recreation areas to provide for open space, recreational, and other compatible uses.

PD - Planned Development Zone: Prior to March 16, 2009, a zone approved for developments with special provisions for development standards and types of uses through special development procedures.

ZONING MAP OVERLAYS

Cluster Development: An overlay zone for approved developments of single-unit detached dwellings with varying individual lot areas, lot widths, and setbacks, some of which are less than would otherwise be required by the Zoning Ordinance.

Historic District Zone: An overlay zone for properties located within a Local Historic District designated by the City.

Lincoln Park Neighborhood Conservation District: An

overlay zone for properties within the Lincoln Park neighborhood that are subject to special development standards.

Rockville Pike Core Area: An overlay zone identified as the Core area in the Rockville Pike Neighborhood Plan.

South Pike Area: An overlay zone covering that portion of the City contained within the Twinbrook Metro Performance District including the area within the PD-TC (Planned Development - Twinbrook Commons) Zone as shown on the adopted Zoning Map.

Town Center Performance District: An overlay zone encompassing properties in downtown Rockville, west of the Rockville Metro Station, as shown on the adopted Zoning Map, in which properties are subject to special development standards and review procedures.

Twinbrook Metro Performance District: An overlay zone encompassing properties west of the Twinbrook Metro Station, as shown on the adopted Zoning Map, in which properties are subject to special development standards and review procedures.