

PA #	Planning Area Name	Plan Item	Item #	Item Description	Topic	Mechanism	Completion Timeframe	Status	Cross-references	Lead Responsibility	Notes
1	Rockville Town Center	Other Rec.	32	Increase the number of residents and housing density in Town Center, to provide additional housing options for residents across the full range of income levels and to provide additional demand for the commercial uses in this mixed-use environment.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing		PDS	
1	Rockville Town Center	Focus Area	A1	WEST SIDE OF NORTH WASHINGTON STREET The current zoning for most of these properties is MXNC (Mixed Use Neighborhood Commercial), which limits building heights to 45 feet, with an opportunity to build somewhat taller based on providing such community needs as additional parks or open space and/or affordable housing. No change in height limits is recommended, though adjustments to the incentives for permitting additional height should be addressed.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Partial		PDS	
1	Rockville Town Center	Focus Area	A2	255 ROCKVILLE PIKE (ROCKVILLE CENTER) No changes are recommended to the current MXTD (Mixed-Use Transit District) zone.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Completed		PDS	
1	Rockville Town Center	Focus Area	A3	PROPERTIES ALONG FLEET STREET AND EAST JEFFERSON STREET The current zoning for these properties is MXNC (Mixed Use Neighborhood Commercial) in the portion north of Fleet Street and MXT (Mixed Use Transition) south of Fleet Street. A change in zoning to MXCT (Mixed Use Corridor Transition) is recommended for all properties within this focus area in order to permit heights of up to 75 feet. The City should work with Montgomery County government and other private land owners to realize the land use and design vision of the plan as part of any future redevelopment proposals.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
1	Rockville Town Center	Focus Area	A4	PROPERTIES ALONG MARYLAND AVENUE (NORTH OF BEALL AVE.) AND DAWSON AVENUE No zoning changes are recommended for the properties in this area, which are all zoned MXCD (Mixed Use Corridor District) with the exception of 255 N. Washington Street, which is in the planned development zone, PD-KSI. A future public park is recommended in the general location where the green asterisk is placed on the Land Use Policy Map.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Partial		PDS	
2	East Rockville	Focus Area	A1	NORTH STONESTREET AVENUE AND HOWARD AVENUE Rezone the property from R-60 (Single Unit Detached Dwelling) to a mixed-use zone that allows for uses including multi-unit residential, commercial, spaces for artists and makers, and community facilities. In addition to property-specific recommendations, it is also recommended that the LPNCD boundary be amended to remove this area from the District.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A10	WALKABLE COMMERCIAL, POTENTIAL MIXED USE AREAS No change in the current MXC (Mixed-Use Commercial) zone is recommended.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Completed		PDS	
2	East Rockville	Focus Area	A11	WALKABLE COMMERCIAL, POTENTIAL MIXED USE AREAS No change in the current MXC (Mixed-Use Commercial) zone is recommended.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Completed		PDS	
2	East Rockville	Focus Area	A12	800 BLOCKS OF VEIRS MILL ROAD AND GRANDIN AVENUE Rezone the properties from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and townhouses/row houses, in addition to single-unit detached dwellings. Multiplexes of greater than four units are not appropriate in this area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A2	NORTH STONESTREET AVENUE AND HOWARD AVENUE Rezone the property from R-60 (Single Unit Detached Dwelling) to a neighborhood-scale mixed-use zone that allows a mix of residential and limited commercial. In addition to property-specific recommendations, it is also recommended that the LPNCD boundary be amended to remove this area from the District.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A3	NORTH STONESTREET AVENUE AND HOWARD AVENUE Rezone the property from R-60 (Single Unit Detached Dwelling) to a zone specifically designed for infill residential. In addition to property-specific recommendations, it is also recommended that the LPNCD boundary be amended to remove this area from the District.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A4	NORTH AND SOUTH STONESTREET AVENUES The properties within these areas are zoned MXB (Mixed-Use Business). No change to the zoning is recommended.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Completed		PDS	

2	East Rockville	Focus Area	A5	RESIDENTIAL ATTACHED TRANSITION AREAS Rezone the properties in this area from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and row houses, in addition to single-unit detached dwellings. Fourplexes should only be allowed on corner lots in the zone. Multiplexes of greater than four units are not appropriate in this area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A6	PARK ROAD AND NORTH STONESTREET AVENUE AREA Rezone the properties from MXB (Mixed-Use Business) to a mixed-use zone that allows for uses including retail, office, neighborhood services, and artisan/craft manufacturing with building heights up to 4-5 stories (or 50-65 ft). [see Plan for additional details]	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A7a	PARK ROAD AND NORTH STONESTREET AVENUE AREA Rezone the properties from MXB (Mixed-Use Business) to a mixed-use zone that promotes a mix of local retail and service uses and multi-unit residential across from the Rockville Metro Station with building heights up to 4-5 stories (or 50-65 ft). [see Plan for additional details]	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A7b	PARK ROAD AND NORTH STONESTREET AVENUE AREA Rezone the properties from R-60 (Single Unit Detached Dwelling) to a mixed-use zone that promotes a greater mix of uses, including smaller-scale multi-unit residential, attached townhouses/row houses, and limited commercial at this transit center.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A8	PARK ROAD AND NORTH STONESTREET AVENUE AREA Rezone the properties from R-60 (Single Unit Detached Dwelling) to a zone that promotes a mix of infill housing types, compatible in scale with single-family homes, including duplexes, triplexes, fourplexes, and townhouses/row houses. Multiplexes of greater than four units are not appropriate in this area. [see Plan for additional details]	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
2	East Rockville	Focus Area	A9	ROCKVILLE TRANSIT STATION / WMATA / MDOT MTA PROPERTIES Rezone the properties from MXNC (Mixed-Use Neighborhood Commercial) to MXCD (Mixed-Use Corridor District) to allow for higher intensity transit-oriented development if the parking lot is proposed for redevelopment.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
3	Hungerford, et. al.	Other Rec.	01	Maintain the residential character of the planning area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing		PDS	
3	Hungerford, et. al.	Focus Area	A1	WOOTTON PARCEL Allow future rezoning of the 27-acre Wootton Parcel from R-400 (Residential Estate) to RMD-25 (Residential Medium Density) or a similar zone that is consistent with the range of housing types of the RF land use designation.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Unspecified		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	01	SINGLE-UNIT DETACHED RESIDENTIAL HOUSING Balance the rights of property owners who build new homes as replacements of older homes, or as infill, with the interests of existing homeowners and residents, such that adverse impacts on existing residences are minimized.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	02	SINGLE-UNIT DETACHED RESIDENTIAL HOUSING Review development standards in the Zoning Ordinance. Amend the standards and/or develop design guidelines for single-unit detached housing, with the purposes of a) addressing potential adverse impacts of new structures and additions on abutting houses (such as reduction of access to sunlight, unhealthy noise levels, and loss of privacy), and b) preserving the existing character of the neighborhood.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	04	SINGLE-UNIT DETACHED RESIDENTIAL HOUSING Continue to prohibit the creation of new pipestem lots in single dwelling unit residential zones within Planning Area 4.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	05	SINGLE-UNIT DETACHED RESIDENTIAL HOUSING The subdivision of parcels should not detract from the existing character of the surrounding neighborhood. Where a large property is being subdivided into smaller parcels, the new parcels should be similar in size to those in the immediate vicinity.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	01	ACCESSORY DWELLING UNITS Establish development standards for Accessory Dwelling Units in the Zoning Ordinance, such as compatible architectural design, use of pervious surface materials, and retention of established tree canopy. Standards should be developed in consultation with planning area residents and property owners and take into account the unique character and development patterns of the planning area's neighborhoods.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	

4	West End and Woodley Gardens East-West	PA 4 Policy	01	RESIDENTIAL ATTACHED (RA) HOUSING Explore the impacts of revising the zoning ordinance to permit only single-unit detached homes, duplexes, and residential townhouses for the block of townhouses on the east side of the 200 block of North Adams Street, north of Beall Avenue. The townhouse communities at Courthouse Walk, Rose Hill, Rose Hill Falls, and Cambridge Cluster (Martins Square Lane) are not expected to redevelop during the life of this plan (estimated to be approximately 20 years). They are identified as Residential Attached on the Land Use Map and should remain as townhouses.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	02	RESIDENTIAL ATTACHED (RA) HOUSING The Dawson Avenue Apartments between North Van Buren Street and Forest Avenue are conducive to a wider range of Residential Attached housing and could be redeveloped with single-unit detached homes, similarly-scaled multi-unit residential buildings (containing 6 or fewer units), duplexes, triplexes, fourplexes, stacked flats, or townhouses. Consideration must be given to good architectural design, massing and building heights that are compatible with existing nearby single-unit detached houses, and adequate off-street parking so that the new development fits well into the surrounding residential neighborhood.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	01	SHORT-TERM RESIDENTIAL RENTALS Develop standards and regulations for short-term residential rentals, with the goal of preserving the predominantly owner-occupied, residential character of the planning area's neighborhoods.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	02	INTERFACE WITH ROCKVILLE TOWN CENTER Assure adequate parking for commercial enterprises within the Town Center to avoid patron parking on residential streets in Planning Area 4.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	03	INTERFACE WITH ROCKVILLE TOWN CENTER Ensure that zoning actions are consistent with the Comprehensive Plan, including Planning Areas 1 (Town Center) and 4 (West End and Woodley Gardens East-West).	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	06	INTERFACE WITH ROCKVILLE TOWN CENTER Off-street parking areas and trash receptacles/ dumpsters of commercial properties should be screened, to the extent possible, to minimize the visibility of such areas to residences, public streets and walkways.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	03	RETAIL USES Maintain the residential character of historic properties identified as Residential and/or Office (RO) by incorporating street trees and landscaping, appropriately dimensioned driveways, and small, unobtrusive signage.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	01	HOME-BASED BUSINESSES Explore the impacts of amending the Zoning Ordinance to limit the number of Major home-based businesses allowed within a concentrated geographic area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	02	HOME-BASED BUSINESSES Explore the impacts of amending the findings required for a Special Exception to indicate that there is a presumption that the residential character of the neighborhood would be changed if the number of Major home-based businesses on any residential block exceeds 25% of the residences on that block. This policy applies to Planning Area 4 and may be accomplished by creating an overlay zone.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	03	HOME-BASED BUSINESSES Explore the impacts of amending the Zoning Ordinance to prohibit Major home-based businesses in residences that share a driveway with a neighboring residence, unless the owners of all residences that share the driveway are supportive.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	01	INSTITUTIONAL USES In the event that existing institutional uses cease to operate, the preferred option is for the properties to be redeveloped per the underlying zone, which in most cases is low-density residential. Under the Zoning Ordinance, redevelopment of the properties with new institutional uses may require approval of a Special Exception. Any redevelopment of these properties should minimize impacts on the residential and historic character of the surrounding area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	10	INSTITUTIONAL USES Allow Jefferson House, located at 111 West Jefferson Street, to continue operating as a personal living quarters or group home under any new zoning.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	

4	West End and Woodley Gardens East-West	PA 4 Policy	02	INSTITUTIONAL USES Avoid concentrations of land uses that require a Special Exception and other nonresidential land uses.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	03	INSTITUTIONAL USES Review and explore amending Special Exception and Conditional Use provisions in the Zoning Ordinance to ensure that they prevent cumulative, undesirable consequences that are incompatible with residential neighborhoods, such as extensive aggregation of land for expansion, increased vehicular traffic, and reduced pedestrian safety.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	04	INSTITUTIONAL USES Explore establishing standards that set maximum property acreage for large institutions and prevent aggregation of the majority of residential lots on a block, or the equivalent aggregation of lots in different locations, for the purpose of creating a large institution. Review and explore amending other standards, such as building heights and set-backs, to prevent erosion of the residential character of the neighborhood.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	05	INSTITUTIONAL USES Explore the impact of limiting the number of children allowed, or increasing the minimum lot area, for Special Exceptions for a home based or center-based child care facility when that home or center is adjacent to residences in single-dwelling unit residential zones. Explore the impacts of amending the findings required for a Special Exception to indicate that if the number of child care centers exceeds 15% of the residences on a residential block, there is a presumption that the residential character of the neighborhood would be changed. This policy would apply to Planning Area 4 and may be accomplished by creating an overlay zone.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	06	INSTITUTIONAL USES Explore amending the findings required for a Special Exception to indicate that if the total number of child care centers and Major home-based businesses, combined, exceeds 25% of the residences on a residential block, there is a presumption that the residential character of the neighborhood would be changed.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	07	INSTITUTIONAL USES Explore requiring screening from adjacent and abutting residential lots when modifications or additions to institutional properties are approved to accommodate or expand a Special Exception use to prevent negative impacts on the residences.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	08	INSTITUTIONAL USES Ensure strict compliance with all conditions of approval so that the protections specified in Special Exceptions and/or use permits or site plans are fully and continuously maintained.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	09	INSTITUTIONAL USES Explore changing the underlying zone for the parcels currently owned or occupied by the Rockville United Methodist Church from MXT to a zone that would indicate the Residential and/or Office (RO) land use designation that would be compatible with the immediate neighborhood (residential and/or office, but not retail), although no change in use is anticipated for this historic church.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	12	LAND USE AND ZONING Jerusalem-Mt. Pleasant United Methodist Church-Owned Properties At 12 Beall Avenue and Adjacent Vacant Lot -- Change the zone for these two properties to R-60	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	19	LAND USE AND ZONING Old Baptist Cemetery -- No change	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	02	LAND USE AND ZONING North Adams Street Attached Houses -- Revise to allow only attached residential units and single-unit detached residences (not retail or office)	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	20	LAND USE AND ZONING Haiti Cemetery -- No change	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	03	LAND USE AND ZONING Dawson Avenue Apartments -- Revise to allow attached residential units but limit building height to be compatible with surrounding neighborhood	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	05	LAND USE AND ZONING 101 West Jefferson Street -- Revise to allow any residential, office and limited retail use	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	

4	West End and Woodley Gardens East-West	PA 4 Policy	07	LAND USE AND ZONING 10, 12, 14 South Adams Street -- Allow residential, office and limited retail uses. No zone change but limit retail uses allowed.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	03	WALKABILITY AND PEDESTRIAN SAFETY Bring existing sidewalks up to current City standards, when feasible, when development projects are implemented.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	02	HISTORIC DISTRICTS AND SITES Maintain the residential character of designated historic residential buildings even when the structures are used for non-residential purposes, such as along North Adams Street. Revise zoning such that exterior modifications to designated historic properties that were built as single-unit detached homes meet the development standards of the closest residentially zoned properties and avoid the loss of original grounds, trees, and landscaping.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	03	HISTORIC DISTRICTS AND SITES Severely damaged and destroyed historic buildings may be reconstructed if the proposed reconstruction meets the Secretary of the Interior Standards for Reconstruction and is approved by the Historic District Commission. Multi-unit residential uses would be allowed in the reconstructed historic buildings if they had been allowed in the original historic buildings.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	04	HISTORIC DISTRICTS AND SITES Preserve the historical setting, environment, and residential character of the surrounding neighborhood by ensuring that expansions or additions to historic structures are appropriate in mass, scale, parking location and design, and environmental setting to the main historic structure and surrounding neighborhood. Exterior modifications to historic properties, except as described in the Zoning Ordinance, must receive a Certificate of Approval from the Historic District Commission.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
4	West End and Woodley Gardens East-West	PA 4 Policy	06	HISTORIC DISTRICTS AND SITES Determine the conditions of neglect that meet the Zoning Ordinance definition of demolition by neglect, the corrective measures required, and penalties that may be assessed for failure to comply.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
5	Woodley Gardens and College Gardens	Other Rec.	01	Maintain the residential character of the planning area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
5	Woodley Gardens and College Gardens	Focus Area	A1	WOODLEY GARDENS SWIM CLUB PROPERTY No zoning change is recommended to the existing R-90 (Single Unit Detached Dwelling, Restricted Residential) zone.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Completed		PDS	At 2/7/22 M&C, there was discussion about whether the zoning needed to change for this property, considering the current plan for it.
6	Lincoln Park	Other Rec.	01	Review the existing 2007 Lincoln Park Neighborhood Conservation District (LPNCD) standards to determine whether updates or amendments are warranted.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending		PDS	
6	Lincoln Park	Other Rec.	09	For new or expansions to existing institutional uses, examine whether shared parking agreements can be established with other institutional uses to 1) meet parking needs by sharing existing resources, and 2) minimize additional surface parking in the neighborhood.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
6	Lincoln Park	Focus Area	A5	1000 WESTMORE AVENUE Amend the Lincoln Park Neighborhood Conservation District (LPNCD) boundaries to remove this property from the District. Rezone the property from its current industrial zoning (County Zoning IM-2.5) to a zone consistent with its land use designation. (Note: Re-zoning should be considered upon annexation)	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
7	Montgomery College Area	Focus Area	A2	COLLEGE PLAZA SHOPPING CENTER AND WEST GUDE OFFICE PARK A zoning change from the current MXCD (Mixed-Use Corridor District) is not recommended, though potential creation of a future bus rapid transit station at the intersection of MD-355 and E/W Gude Drive may warrant consideration of the MXTD (Mixed-Use Transit District) zone in the future.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	Other Rec.	01	Maintain the residential character of the planning areas.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	Focus Area	A1	VEIRS MILL ROAD CORRIDOR Rezone the properties in this area from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and townhouses, in addition to single-unit detached dwellings. Fourplexes should only be allowed on corner lots in the zone. Multiplexes of greater than four units are not appropriate in this area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	

8	Twinbrook and Twinbrook Forest	Focus Area	A10	5946 HALPINE ROAD Rezone the property from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and townhouses, in addition to single-unit detached dwellings.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	Focus Area	A2&A3	VEIRS MILL ROAD AT EDMONSTON DRIVE AND BROADWOOD ROAD Rezone these properties from R-60 (Single Unit Detached Dwelling) to MXNC (Mixed-Use Neighborhood Commercial).	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	Focus Area	A4	TWINBROOK CENTER AND TWINBROOK MARKETPLACE No zoning change is recommended to the existing MXNC (Mixed-Use Neighborhood Commercial) zone.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	Completed		PDS	
8	Twinbrook and Twinbrook Forest	Focus Area	A5	FIRST STREET PARK Rezone the property from PARK (Park Zone) to RMD-10 (Residential Medium Density) to allow residential development.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	Focus Area	A6	BURGUNDY PARK SHOPPING CENTER Rezone the property from MXC (Mixed-Use Commercial) to MXNC (Mixed-Use Neighborhood Commercial).	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	Focus Area	A7	PROPERTIES AT BALTIMORE ROAD AND TWINBROOK PARKWAY Rezone 1000 Twinbrook Parkway from R-60 (Single Unit Detached Dwelling) to RMD-15 (Residential Medium Density). The remaining properties are not recommended to be rezoned.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	Focus Area	A8	SOUTH TWINBROOK NEAR THE TWINBROOK TRANSIT STATION Rezone the properties in this area from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and townhouses, in addition to single-unit detached dwellings. Fourplexes should only be allowed on corner lots in the zone. Multiplexes of greater than four units are not appropriate in this area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	Focus Area	A9	5906 HALPINE ROAD Rezone the property from R-60 (Single Unit Detached Dwelling) to RMD-15 (Residential Medium Density) or MXNC (Mixed-Use Neighborhood Commercial) to allow for attached residential or multi-unit residential development and ancillary commercial uses. A church and/or daycare is allowed in both zones.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
8	Twinbrook and Twinbrook Forest	City Project	P10	Study the potential for a community node at the intersection of Veirs Mill Drive and Edmonston Drive. (See Figure 6 of the Land Use Element)	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
9	Rockville Pike	Other Rec.	12	Provide incentives to owners of older, market-rate multiple unit rental properties, such as older garden-style apartments, to maintain and improve their properties while preserving affordability of their existing units. (See also action 8.7 of the Housing Element)	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
9	Rockville Pike	Other Rec.	03	Amend the zoning district boundary on the property at 1601 Rockville Pike such that the building addressed as 1626 East Jefferson Street is entirely within the MXCD (Mixed-Use Corridor District) zone and not partially located in the MXCT (Mixed-Use Corridor Transition) zone.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
10	Montrose and North Farm	Focus Area	A1	ROLLINS PARKS AND CONGRESSIONAL TOWERS Rezone the strip of land along the west side of East Jefferson Street, designated as CRM in the Land Use Policy Map, from RMD-25 (Residential Medium Density) to MXCT (Mixed-Use Corridor Transition), to allow for redevelopment with a mix of commercial and residential uses. This new zone would mirror the zoning adopted on the east side of East Jefferson Street, as an implementation of the 2016 Rockville Pike Neighborhood Plan. A new, higher-density residential zone, limited to residential uses, is appropriate for the remainder of the site to permit new investment and upgrades, though it should not result in resident displacement.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
11	Woodmont	Focus Area	A2	WOODMONT COUNTRY CLUB The current zoning is R-400 (Residential Estate), largely as a placeholder for the private golf course, and is not recommended to change.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
12	Tower Oaks	Other Rec.	03	New developments should be designed to protect and enhance existing forest stands and tree canopy to the greatest extent possible.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined	Action 10.4 of the Env	PDS	
12	Tower Oaks	Other Rec.	04	Future development projects in the planning area should incorporate community-oriented elements, such as greater transit access, commercial destinations, outdoor open space and amenities, and non-vehicular connections to nearby activity centers, including Park Potomac and Rockville Town Center.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	

12	Tower Oaks	Focus Area	A1	FORESTED TRACTS NORTH OF TOWER OAKS DRIVE Rezone the northern parcel from R-90 (Single Unit Detached Dwelling, Restricted Residential) to RMD-25 (Residential Medium Density). The southern parcel is not recommended for rezoning because it is within the PD-TO (Planned Development - Tower Oaks) overlay zone, which was established as part of approving the Tower Oaks Planned Development project.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
13	Potomac Woods, et. al.	Other Rec.	01	Maintain the residential character of the planning area.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
13	Potomac Woods, et. al.	Focus Area	A1	SEVEN LOCKS PLAZA, 1201 SEVEN LOCKS ROAD, AND 1511 FORTUNE TERRACE No change in the current zoning of MXCD (Mixed-Use Corridor District) is recommended.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
13	Potomac Woods, et. al.	City Project	P4	Study the potential for a community node at the intersection of Falls Road and Wootton Parkway, should the existing church cease to continue operating.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
14	Rockshire and Fallsmead	Focus Area	A1	ROCKSHIRE VILLAGE CENTER Amend the approved planned development for the property to allow residential uses (preferably single-unit detached homes or attached townhouses/row houses) if the proposed residential development includes neighborhood-serving retail and/or community gathering space.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
15	Fallsgrove and Research Boulevard	Other Rec.	01	The Research Boulevard corridor should remain focused on employment-generating office and commercial development, with some flexibility: - To provide amenities and uses that would support and complement office and commercial uses in the area; and - For properties facing Shady Grove Road that are appropriate for mixed-use development, including office, residential and commercial uses. (See also Action 2.4 of the Economic Development Element)	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
15	Fallsgrove and Research Boulevard	Other Rec.	02	Implement key recommendations from the 2017 ULI TAP report, Research Boulevard – It's Not an Office Park! (see Plan for additional information)	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
15	Fallsgrove and Research Boulevard	City Project	P2	Study the potential for a community node at the intersection of West Gude Drive and Research Boulevard. (See Figure 6 of the Land Use Element)	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined	Land Use Action 11.1	PDS	
16	King Farm and Shady Grove	Other Rec.	10	Ensure that any new development or redevelopment provides park space to meet the needs of existing and new residents, in accordance with the City's park proximity standard.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
16	King Farm and Shady Grove	Focus Area	A1	1300 to 1396 PICCARD DRIVE AND CURIE COURT Rezone these properties from MXE (Mixed-Use Employment) to MXCD (Mixed-Use Corridor District) to allow for a greater mix of land uses and community destinations.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
17	Southlawn and RedGate	Other Rec.	06	Amend the Zoning Ordinance to allow some portion of on-street parking spaces in the IL (Light Industrial) zone to count toward the minimum parking requirements of uses in the zone. This change is intended to provide some flexibility to meet the parking requirements of uses compatible in the light industrial district, such as gyms, restaurants, breweries, or other assembly uses, that have higher parking requirements than light industrial uses.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	
17	Southlawn and RedGate	Focus Area	A1	1301 FIRST STREET (DAVID SCULL APTS) AND PROPERTY ALONG FIRST STREET TO THE SOUTH Rezone the properties from IL (Light Industrial) to MXE (Mixed-Use Employment) to allow continuation of existing light industrial uses while permitting a mix of office, and residential uses, including live/work units. Commercial and non-profit uses that provide services and amenities to the nearby residents are also encouraged.	Land Use	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined		PDS	