



**City of Rockville Report – Rockville Economic Development, Inc.
Board of Directors Meeting
May 28, 2026**

March 4, 2026 Mayor and Council Meeting:

FY2027 Budget Adoption

The Mayor and Council adopted the FY 2027 Operating and Capital budgets. The total FY 2027 all funds operating budget of \$186.8 million increased by \$11.4 million, or 6.5 percent, from the FY 2026 adopted budget. The General Fund budget increased by \$8.1 million. The total FY 2027 CIP budget of \$125.6 million increased by \$4.9 million, or 4 percent, from the adopted FY 2026 budget. The CIP budget generally fluctuates from year-to-year, depending on the number and type of projects that are funded. The FY 2027 budget includes a \$12.3 million transfer from the General Fund. In FY 2027, the City’s real property tax rate is set to remain unchanged at \$0.292 per \$100 of assessed value (note: the City has not increased its real property tax rate since 1995). The budget focuses resource allocations for the Mayor and Council priorities on Housing, Public Safety, Economic Development, Stewardship of the Environment and Public Safety, and Efficient and Effective Service Delivery. Additional details on Rockville’s budget can be found at the attached link <https://city-rockville-md-cleardoc.cleargov.com/19982/759525/d>.

Zoning Ordinance Rewrite and Comprehensive Zoning Map Amendment - Work Session #2 (Planning Area 12 (Montrose and North Farm, Fencing, including Deer Mesh) - Articles 1 -5, General Provisions, Definitions, Interpretation and Measurement, Administration, Development Applications, Permits & Procedures, and Zones & Zoning Map

Process Overview:

The adoption process for the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) began on December 1, 2025, when the Mayor and Council authorized city staff to file staff’s recommended draft of the zoning text amendment to revise and replace the city’s Zoning Ordinance and staff’s recommended draft of the Comprehensive Map Amendment to revise and replace the city’s zoning map. This action did not indicate approval of or concurrence with the Staff Draft of either document. Commonly called “authorization to file,” this action was the first step in the project’s review and adoption process. From January to February 2026, the Planning Commission reviewed elements of the Staff Draft Zoning Ordinance and zoning map, ultimately formalizing a recommendation on each legislative item on February 25, 2026. These recommendations concluded with the Planning Commission’s portion of the adoption process. The Mayor and Council review began on April 13, when the body conducted its first public hearings and work session on the items.

On May 4, 2026, the Mayor and Council held their second (of four) work session of the ZOR and CMA adoption process. During this meeting, they discussed the ‘Key Changes’ from the current Zoning Ordinance to the Revised Staff Draft Zoning Ordinance, as outlined in the project’s *Highlights* document. The *Highlights* document is available at engagerockvillemd.gov/zoningrewrite. This work session focused on the first five Articles of the Revised Staff Draft Zoning Ordinance:

- 1: General Provisions
- 2: Definitions, Interpretations, & Measurement

- 3: Administration
- 4: Development Applications, Permits, & Procedures
- 5: Zones & Zoning Map

The Mayor and Council discussed each Article and asked questions of staff. The discussion resulted in minor changes that will be reflected in the Final Staff Draft Zoning Ordinance, which is now anticipated to be published by June 15, prior to the planned June 29, 2026, adoption date.

Zoning Ordinance Rewrite and Comprehensive Map Amendment Public Hearings#2

At their May 4, 2026, meeting, the Mayor and Council held their second public hearing on the Zoning Text Amendment for the Zoning Ordinance Rewrite and a second public hearing on the Comprehensive Map Amendment. This public hearing was a formal opportunity for the public to provide oral testimony on the text of the Staff Draft Zoning Ordinance to the Mayor and Council. Because the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) are two separate legislative items, individual public hearings for each item were held. Members of the community provide comments on various aspects of the Zoning Ordinance and Comprehensive Map Amendment.

May 11, 2026 Mayor and Council Meeting

Zoning Ordinance Rewrite and Comprehensive Map Amendment Public Hearings #3

At their May 11, 2026, meeting, the Mayor and Council held their second public hearing on the Zoning Text Amendment for the Zoning Ordinance Rewrite and a second public hearing on the Comprehensive Map Amendment. The public hearings followed the same process as noted in the May 4 meeting section of the report. Members of the community provide comments on various aspects of the Zoning Ordinance and Comprehensive Map Amendment.

Zoning Ordinance Rewrite and Comprehensive Zoning Map Amendment - Work Session #3 (Accessory Dwelling Units, Large Group Homes, Townhouses, Adult-Oriented Establishments and Shooting Galleries, Electric Vehicle, Use-Based Gross Floor Area Restrictions, and Non-Conformities) Articles 6-8, Uses and Standards, Zone Standards, and General Development Requirements

On May 11, 2026, the Mayor and Council held their third (of four) work sessions of the ZOR and CMA adoption process. During this meeting, they discussed the 'Key Changes' from the current Zoning Ordinance to the Revised Staff Draft Zoning Ordinance, as outlined in the project's *Highlights* document. The *Highlights* document is available at [engagerockvillemd.gov/zoningrewrite]engagerockvillemd.gov/zoningrewrite. This work session focused on Articles 6-8 of the Revised Staff Draft Zoning Ordinance:

- 6: Uses & Use Standards
- 7: Zone Standards
- 8: General Development Requirements

Mayor and Council discussed each Article and asked questions of staff. The Mayor and Council also provided comments on five Planning Commission recommendations, which are addressed in Articles 6-8, as well as the proposed rezoning of the 9.75-acre parcel in Planning Area 12 (Tower Oaks). Changes resulting from the discussion will be reflected in the Final Staff Draft Zoning Ordinance, which is now anticipated to be published by June 15, before the planned June 29, 2026, adoption date.

May 18, 2026 Mayor and Council Meeting

Chapter 18 Landlord Tenant Code Update

Staff presented to the Mayor and Council a draft ordinance to amend City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations. The Mayor and Council went through the draft ordinance by section to provide feedback and ask questions. An updated draft of the ordinance will be presented to the Mayor and Council at their June 29, 2026 meeting for introduction and approval. To learn more about the initiative to update the city's landlord-tenant code, please visit: <https://engagerockville.com/landlord-tenant-code-rewrite>.

Upcoming Mayor and Council Meeting

June 1, 2026 Meeting:

- Zoning Ordinance Rewrite and Comprehensive Zoning Map Amendment - Work Session #4 (Development Review Processes including, Notice Requirements, Public Outreach for Administrative Decisions, Appeals Timelines, and the Development Review Manual. Development Standards, including Front Yard Coverage, Established Setbacks, and Pipestem Lots Development Standards. Zones, including Park Zoned and Cluster Development Zone) - Chapter 9-13, Nonconformities, Signs, Historic Preservation, Plats and Subdivision, Enforcement, and Update on State Legislation - Final Staff drafts will be posted to Engage Rockville by June 1, 2026
- Justice, Equity, Diversity, and Inclusion Strategic Plan Update - Work Session
- 2027 Maryland Municipal League Legislative Action Requests - Action Item