



**City of Rockville Report – Rockville Economic Development, Inc.
Board of Directors Meeting
July 23, 2026**

June 29, 2026, Mayor and Council Meeting:

Adoption of Zoning Text Amendment and Comprehensive Map Amendment Ordinances -Action Item

On June 29, 2026, the Mayor and Council voted unanimously to adopt the city’s zoning ordinance rewrite and comprehensive map amendment. The vote marked the completion of a multiyear, citywide effort to comprehensively update the city’s land use and development regulations.

The new zoning ordinance and map, which take effect August 1, 2026, establish a modern framework for how development, housing, parking, and growth will occur in Rockville for years to come. Among the legislation’s most noteworthy policy changes are:

- Significantly increased allowable building heights in transit-oriented areas.
- Expanded opportunities for a broader range of housing types, including “missing middle” housing such as multiplexes and cottage courts.
- Elimination or reduction of minimum parking requirements, along with the addition of new parking maximums.
- Streamlined development review and subdivision processes.

The public can view the final motions, which include several minor amendments to the Zoning Ordinance, [here](#). The full text of the adopted zoning ordinance and map can be viewed at [\[engagerockville.com/zoningrewrite\]](#)[engagerockville.com/zoningrewrite](#), along with project background.

Housing Needs Assessment - Special Presentation

The Mayor and Council received a Special Presentation on the Housing Needs Assessment. Before the presentation, the body forwarded questions to the City Manager, and the staff team answered them.

The City of Rockville engaged HR&A to develop a Housing Needs Assessment and policy recommendations to support attainable housing development. The project objectives included:

- Identify and analyze housing needs within the city using both quantitative data analysis and input from residents and stakeholders about what issues matter most to them.
- Conduct financial analyses of the Moderately Priced Dwelling Units (MPDU) program to increase program effectiveness within the changing context of the Rockville market.
- Propose policy solutions that promote affordable and attainable housing within the City for renters and homeowners alike.
- Identify high opportunity areas for redevelopment and rezoning.

The analysis examines the residential market within the municipal boundaries of the City of Rockville, Maryland. This analysis includes comparisons to peer markets including North Bethesda, Bethesda, Hyattsville, and Silver Spring. Staff will take the findings and recommendations from the Housing Needs Assessment and integrate them into ongoing and future housing initiatives. Please see the attached link to the PowerPoint presentation for more details, including the findings and recommendations.

[e709cf35-915d-4a60-a32b-f90f1c5859dc.pdf](#)

July 6, 2026, Mayor and Council Meeting:

Adoption of the Chapter 18 Landlord/Tenant Code Ordinance -Action Item

The Mayor and Council discussed the ordinance, asked questions, and directed staff to make final revisions. At the July 6 meeting, the Rockville Mayor and Council adopted the revised Rental Facilities and Landlord-Tenant Relations Code, which will be effective Jan. 1, 2027. The revised ordinance follows over a year of research on national best practices, stakeholder engagement, and Mayor and Council work sessions. In alignment with the policy direction established by the Mayor and Council, the code revisions improve clarity, increase transparency, and provide more opportunities for tenant agency and housing stability, making Rockville a national leader in landlord-tenant policy.

Notable new policies include:

- Restrictions on asking about eviction history, charging tenants court costs and legal fees, and using algorithmic rent pricing systems.
- New requirements for landlords to report data, provide two-year lease term options, adhere to lease review and provision timelines, allow non-electronic payment methods, provide relocation assistance, and allow tenant organizations to use meeting rooms free of charge.
- Increased transparency around fees and guarantor requirements.
- More options for early lease termination.
- Creation of a repair-and-deduct option.
- Changes to how leases and rent increase information are provided to the City.

In the coming months, staff will create educational resources so that both landlords and tenants fully understand their rights and responsibilities, as well as the services provided by the City. Please see the link below to the staff report, presentation, and related information for additional details.

<https://rockvillemd.legistar.com/LegislationDetail.aspx?ID=8087131&GUID=2DA3B629-1FEE-40B0-B924-8B46BE1409A6&Options=&Search=>

Upcoming Mayor and Council Meeting:

July 27, 2026, Mayor and Council Meeting:

- Chapter 4 Arts and Culture Ordinance Revisions - Worksession
- Amendments to Rockville City Code Chapter 21, Streets, Roads, Rights of Way, etc. – Work Session
- Consider Approval of JEDI (Justice, Equity, Diversity, and Inclusion) Strategic Plan – Action Item