

**Building Moratorium**  
**Rockville, MD**  
Enacted – 10/11/1999

Resolution No. 17-99

RESOLUTION:

To establish a moratorium on the filing, processing, and approval of any applications for use permits or amendments to use permits for retail stores of 60,000 or more square feet until April 10, 2000

WHEREAS, a current trend in retail sales is the introduction of very large regional retail stores that typically draw patrons from beyond the immediate community and require a significant amount of parking space; and

WHEREAS, most of these large retailers generally occupy from 60,000 to 300,000 square feet of retail space; and

WHEREAS, these retailers rely on auto-borne shoppers who require large parking areas that do not normally include any community or pedestrian amenities; and

WHEREAS, in addition to potential traffic and additional parking that may be generated by these large scale retail stores, there are specific components of design and review, including the architectural character, potential for re-use, color and material of the building, as well as the relationship of the use to the surrounding community, including civic amenities, pedestrian flows and parking, which need to be examined in connection with such large retail uses; and

WHEREAS, the Mayor and Council has directed the City of Rockville Department of Community Planning and Development Services to undertake an examination of the impacts of large retail stores, including, but not limited to, the impacts on public facilities and surrounding lands and improvements, and to present its findings and recommendations to the Mayor and Council; and


WHEREAS, it is the desire of the Mayor and Council to allow sufficient time to conduct an orderly examination of the impact of such large retail uses in order to develop proposals to adequately address any such impacts.

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NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that a moratorium is hereby established on the receipt, processing, and approval of any applications for any use permits, or amendments to use permits, for retail stores containing 60,000 square feet or more until April 10, 2000, the City Clerk and/or Department of Community Planning and Development Services are hereby directed not to accept for filing any use permits, or amendments to use permits, for retail stores of 60,000 square feet or more until April 10, 2000, and the City Clerk, Department of Community Planning and Development Services and/or Planning Commission are hereby further directed not to process, continue to process, approve, or take any further action on any use permits, or amendments to use permits, for retail stores of 60,000 square feet or more until April 10, 2000.

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I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council at its meeting of October 11, 1999.

  
Claire F. Funkhouser, City Clerk