



Committee: PHP
Committee Review: At a future date
Staff: Livhu Ndou, Legislative Attorney
Purpose: To introduce agenda item – no vote expected
Keywords: #Campground #AgriculturalReserve #Agritourism

AGENDA ITEM #8A
June 11, 2024
Introduction

SUBJECT

Zoning Text Amendment (ZTA) 24-02, Agricultural and Rural Zones – Campground

Lead Sponsors: Councilmembers Balcombe, Luedtke, Katz, and Fani-González

Co-Sponsor: Council President Friedson

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To introduce agenda item

DESCRIPTION/ISSUE

ZTA 24-02 will allow campgrounds in certain agricultural and rural zones under specific conditions.

SUMMARY OF KEY DISCUSSION POINTS

- Under the current zoning ordinance, Campgrounds are only allowed in the Rural (R) and Residential Estate 2C (RE-2C) zones.
- ZTA 24-02 will expand the Campground use to the AR and RC zones on properties that satisfy the requirements for Farming in the zoning ordinance.
- Additional requirements include a minimum acreage, a maximum number of structures, a maximum number of nights per guest, and limitations on kitchen and sanitation facilities.
- A public hearing is tentatively scheduled for July 16, 2024.

This report contains:

ZTA 24-02

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Ordinance No.: _____
Zoning Text Amendment No.: 24-02
Concerning: Agricultural and Rural
Zones - Campground
Revised: 6/4/2024 Draft No.: 1
Introduced: June 11, 2024
Public Hearing: _____
Adopted: _____
Effective: _____

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsors: Councilmembers Balcombe, Luedtke, Katz, and Fani-González
Co-Sponsor: Council President Friedson

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) allow overnight stays in certain zones; and
- (2) generally amend the use standards for Campgrounds.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 3.1.	“Use Table”
Section 3.1.6.	“Use Table”
Division 3.5.	“Commercial Uses”
Section 3.5.10.	“Recreation and Entertainment”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

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Sec. 2. DIVISION 59-3.5 is amended as follows:

Division 3.5. Commercial Uses

* * *

Section 3.5.10. Recreation and Entertainment

* * *

B. Campground

1. Defined

Campground means a parcel, lot, or tract of land used for 2 or more tent or recreational vehicle campsites. Campground does not include sites for manufactured homes.

2. Use Standards

Where a Campground is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section 7.3.1, Conditional Use, and the following standards:

a. In the R zone, applicants may choose to apply the standards under either Section 3.5.10.B.2.b. or Section 3.5.10.B.2.c.

b. In the R and RE-2C zones:

[a]i. The maximum density of campsites is 15 campsites per acre of the developed portion of the Campground, inclusive of service roads, toilet facilities and service buildings.

[b]ii. Each campsite, excluding parking space, is a minimum of 900 square feet.

[c]iii. The site is a minimum of 10 acres and has a minimum frontage of 150 feet abutting a public right-of-way[;] unless the Hearing Examiner waives the requirement for

35 a minimum frontage where it finds that access for
36 vehicular traffic is adequate.

37 [d]iv. All campsites are located a minimum of 100 feet from
38 any property line, and a minimum of 125 feet from the
39 centerline of any public right-of- way.

40 [e]v. Screening under Division 6.5 is not required.

41 c. In the AR, R, and RC zones:

42 i. Campground must be located on a property used for
43 Farming as defined in Section 3.2.6.

44 ii. The minimum size of the property must be 25 acres.

45 iii. No more than 10 percent of the property or 5 acres,
46 whichever is smaller, may be used for a Campground.

47 iv. All campsites are located a minimum of 100 feet from
48 any property line, and a minimum of 125 feet from the
49 centerline of any public right-of- way.

50 v. The maximum number of tents, recreational vehicles, or
51 removable structures used for sleeping is as follows:

52 (a) for a property that is 25 to 100 acres, a maximum
53 of 5 tents, recreational vehicles, or removable
54 structures is permitted; and

55 (b) for a property that is over 100 acres, a maximum
56 of 10 tents, recreational vehicles, or removable
57 structures is permitted, with a maximum of 5
58 recreational vehicles.

59 vi. The maximum size of each tent or removable structure is
60 a gross floor area of 200 square feet.

- 61 vii. No heating, ventilation, and air conditioning (HVAC)
62 systems, kitchens, or sanitation facilities are permitted
63 within the same structure as the sleeping quarters, unless
64 inside a recreational vehicle.
- 65 viii. DPS approved sanitation facilities are only permitted in a
66 structure separate from the sleeping quarters, unless
67 inside a recreational vehicle.
- 68 ix. A guest may stay a maximum of 2 consecutive nights.

69 * * *

70 **Sec. 3. Reporting.** The Planning Department must prepare an impact report
71 no later than December 31, 2026, with input from the Office of Agriculture and the
72 Office of Zoning and Administrative Hearings (OZAH). The report must include
73 how many applications for this Campground use have been applied for in the
74 County, how many have been approved, the number and results of all inspections
75 done by any Department, any measurable impacts on operations of lease or tenant
76 farmers, any measurable impacts on local food production, and any other data
77 points that the Planning Department finds useful or relevant.

78 * * *

79 **Sec. 4. Effective date.** This ordinance becomes effective 20 days after the
80 date of Council adoption.