

Ordinance No.: 20-13
Zoning Text Amendment No.: 24-02
Concerning: Agricultural and Rural
Zones - Campground
Revised: 7/30/2024 Draft No.: 4
Introduced: June 11, 2024
Public Hearing: July 16, 2024
Adopted: July 30, 2024
Effective: August 19, 2024

**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-Sponsors: Council President Friedson, Councilmembers Alborno, Glass, and Sayles

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:

7

USE OR USE GROUP	Definition s and Standards	Ag AR	Rural Residential			Residential												Commercial / Residential			Employment				Industrial		
						Residential Detached							Residential Townhouse			Residential Multi-Unit											
			R	RC	RNC	RE- 2	RE- 2C	RE-1	R- 200	R-90	R-60	R- 40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM
* * *																											
COMMERCIAL																											
* * *																											
RECREATION AND ENTERTAINMENT	3.5.10																										
* * *																											
Campground	3.5.10.B	<u>C</u>	C	<u>C</u>		C																					
* * *																											

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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 a

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

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

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

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

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

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

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

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

51 v. The maximum number of tents, recreational vehicles, or
52 [[removable structures]] other sleeping accommodations
53 [[used for sleeping]] is as follows:

54 (a) for a property that is 25 to 100 acres, a maximum of
55 5 tents, recreational vehicles, or [[removable
56 structures]] other sleeping accommodations is
57 permitted; and

58 (b) for a property that is over 100 acres, a maximum of
59 10 tents, recreational vehicles, or [[removable
60 structures]] other sleeping accommodations is
61 permitted, with a maximum of 5 recreational
62 vehicles.

63 vi. The maximum size of each tent or [[removable structures]]
64 other sleeping accommodations is a gross floor area of 200
65 square feet.

66 vii. No heating, ventilation, and air conditioning (HVAC)
67 systems[[,]] or kitchens[[, or sanitation facilities]] are
68 permitted within the same structure as the sleeping
69 quarters, unless inside a recreational vehicle.

70 viii. No gas-powered generators are permitted attached to the
71 same structure as the sleeping quarters, unless attached to
72 a recreational vehicle.

73 ~~[[viii.]]~~ix. DPS approved sanitation facilities are only permitted
74 in a structure separate from the sleeping quarters, unless
75 inside a recreational vehicle.

76 ~~[[ix.]]~~x. A guest may stay a maximum of [[2]] 3 consecutive
77 nights.

78 ~~[[x.]]~~xi. No sleeping accommodations may have permanent
79 location on the ground, including the pouring of concrete
80 or the laying of a permanent foundation.

81 ~~[[xi.]]~~xii. All sleeping accommodations must be made of a
82 combination of materials that is easily relocatable.

83 ~~[[xii.]]~~xiii. No tents, recreational vehicles, or other sleeping
84 accommodations are permitted within a stream buffer or
85 floodplain, and the cutting down of trees for this use is
86 prohibited.

87 * * *

88 **Sec. 3. Reporting.** The Planning Department must prepare an impact report
89 no later than December 31, ~~[[2026]]~~ 2027, or within 6 months of the Office of Zoning

90 and Administrative Hearings’ receipt of the fifth application for this use, whichever
 91 is sooner. The report should include[[, with]] input from the Office of Agriculture,
 92 the Department of Permitting Services, and the Office of Zoning and Administrative
 93 Hearings (OZAH). The report must include how many applications for this
 94 Campground use have been applied for in the County, how many have been
 95 approved, the number and results of all inspections done by any Department, [[any
 96 measurable impacts on operations of lease or tenant farmers, any measurable impacts
 97 on local food production]] the number of acres of agricultural land used for
 98 Campground, the soil classification where this use has been located, any economic
 99 data available related to this use, and any other data points that the Planning
 100 Department finds useful or relevant.

101 * * *

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

This is a correct copy of Council action.



Sara R. Tenenbaum
Clerk of the Council