

APPENDIX A: SUMMARY OF RURAL DENSITY TRANSFER ZONE (RDT)
AND RURAL CLUSTER ZONE (RC) **

RURAL DENSITY TRANSFER ZONE (RDT)

This is a new zone that has been added to the Montgomery County Zoning Ordinance; it will not replace the existing Rural Zone.

The new RDT zone is designed to be used in areas of the County where agriculture is the primary land use and the residential development right of a property may be transferred as an option; more specifically, this new zone is recommended in areas designated for inclusion in the Agricultural Reserve.

The following is a summary of the text from the RDT text amendment which focuses on the land uses, development standards, and exempted lots and parcels.

59-C-11.1 LAND USES

No use shall be allowed except as indicated in the following table.

- Permitted uses. Uses designated by the letter "P" shall be permitted on any lot in the zones indicated, subject to all applicable regulations.
- Special exception uses. Uses designated by the letters "SE" may be authorized as special exceptions, in accordance with the provisions of article G.

Agricultural

Farms	P
Primary agricultural processing	P
Roadside farm markets	P
Graneries	P
Abattoir	SE
Secondary agricultural processing	SE
Vineyards	P
Wayside stands, for sale of farm products ¹	P
Other uses related to agriculture	P

Manufacturing and Industrial

Sawmills	SE
Fuel production as agricultural by-product	SE
Wineries	SE

¹ Must be at least 20 feet from street right-of-way and provide at least 3 off-street parking spaces.

** Refer to section 59-C-9 of the Montgomery County Zoning Ordinance for current agricultural zones. Revisions have been made (as of February 1989).

Residential

Dwelling, one-family detached	P
Farm tenant houses	P
Farm tenant mobile home, one only	P
Farm tenant mobile home, more than one but less than 4	SE
Guest houses, as accessory uses	P

Transportation, Communication and Utilities

Airstrip, associated with farm	SE
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE
Electric power transmission and distribution lines, overhead, carrying 69,000 volts or less	P
Electric power transmission and distribution lines, underground	P
Helistops, associated with farms	SE
Parking of motor vehicles, off-street, in connection with any use permitted	P
Pipelines, above ground	SE
Pipelines, underground	P
Public utility buildings and structures	SE
Radio and television broadcasting stations and towers	SE
Railroad tracks	P
Telephone and telegraph lines	P

Commercial

Antique shops	SE
Blacksmithing	SE
Farm machinery; sales, storage or services	SE
Farm supply; sales, storage or services	SE

Services

Ambulance or rescue squads, publicly supported	P
Animal boarding places	SE
Animal cemeteries	SE
Cemeteries	SE
Child care residences for not more than 8 children	P
Child or elderly day care facilities for not more than 4 individuals	P
Churches, memorial gardens, convents, monasteries, and/or places of worship	P
Eleemosynary and philanthropic institutions	SE
Fire stations, publicly supported	P
Hospitals, veterinary	SE
Offices, professional, residential, for a resident of the dwelling	P
Publicly owned or publicly operated uses	P
Sanitariums	SE

Cultural, Entertainment and Recreational

Boathouses, private ²	P
Hunting and fishing cabins	P
Kennels, non-commercial	P
Private clubs and service organizations	SE
Riding stables	P
Riding stables, commercial	SE
Rifle, pistol and skeet shooting ranges, outdoor	SE
Swimming pools, private	P

Resource Production and Extraction

Fish hatcheries	P
Forestry	P
Game or poultry hatcheries	P
Horticultural nurseries and commercial greenhouses	P
Milk plants	P
Rock or stone quarries	SE
Sand, gravel, or clay pits, or extraction of other natural materials	SE

Miscellaneous

Accessory buildings and uses	P
Signs; in accordance with Article F	P
Wildlife or game preserve, regulated shooting ground licensed by the Maryland Wildlife Administration, and other conservation areas	P

59-C-11

59-C-11.2 PURPOSE CLAUSE

The purpose of this zone is to promote agriculture as the primary land use in sections of the County designated in the General Plan by providing large areas of generally contiguous properties suitable for agricultural and related uses and permitting the transfer of development rights from properties in this zone to properties in designated receiving areas.

59-C-11.3 DEVELOPMENT STANDARDS

The following requirements shall apply in all cases except as specified in Section C-11.5.

59-C-11.31 Density. No more than one one-family dwelling unit per twenty-five acres shall be permitted. (See Section C-11.4 for permitted transferable density.)

² As accessory uses, serving a principal use located on the same tract of land.

- 59-C-11.32 Net Lot Area. No main building hereafter erected, together with its accessory buildings, shall be located on a lot having a net area of less than 40,000 square feet.
- 59-C-11.33 Lot coverage, percentage of. Not more than ten percent of the net area of the lot may be covered by buildings, including accessory buildings.
- 59-C-11.34 Yard, front. Each lot shall have a front building line at least fifty feet from and parallel to the front lot line or a proposed front street line, if such has been established within the lot, or such additional setback as indicated as a scenic setback in a Master Plan, to provide a front yard.
- 59-C-11.35 Yard, side. Each lot shall have two side yards, the sum of which shall be at least thirty-five feet; each side yard shall be at least 17 feet. The width of a side yard which abuts a public street shall be calculated in the same manner as a front yard.
- 59-C-11.36 Yard, rear. Each lot shall have a rear yard at least thirty-five feet in depth.
- 59-C-11.37 Lot width at front building line. Each lot shall have a width of at least one-hundred twenty-five feet measured along the front building line.
- 59-C-11.38 Lot width at front street line. Each lot shall have a width of at least twenty-five feet measured along the front street line.
- 59-C-11.39 Building height limit. No building shall exceed a height of fifty feet except that there shall be no height limit for agricultural buildings.
- 59-C-11.4 TRANSFER OF DENSITY. OPTION.
- In accordance with Section 59-A-6.1 and in conformance with an approved and adopted General, Master, Sector or Functional Plan, residential density may be transferred at the rate of one development right per five acres less one development right for each existing dwelling unit, from the Rural Density Transfer Zone to a duly designated receiving zone, pursuant to Section 59-C-1.39.
- 59-C-11.5 EXEMPTED LOTS AND PARCELS
- 59-C-11.51 Lots created for children in accordance with the Maryland Agricultural Land Preservation Program shall be exempt from these regulations.
- 59-C-11.52 The following lots shall be exempt from the area and dimensional requirements of Section C-11.3 but shall meet the requirements of the zone applicable to them prior to their classification in the Rural Density Transfer Zone.

- (a) A recorded lot created by subdivision if the record plat was approved for recordation by the Planning Board prior to (date of enactment).
- (b) A lot created by deed executed on or before (date of enactment).
- (c) A record lot having an area of less than five acres created after (date of enactment) by replatting two or more lots; provided that the resulting number of lots is not greater than the number which were replatted.
- (d) A lot created for use for a one-family residence by a child, or the spouse of a child, of the property owner, provided said property owner can establish that he had legal title on or before (date of enactment) and provided that this provision shall apply to only one such lot for each child of the property owner. Any lots created for use for a one-family residence by children of the property owner shall not exceed the number of development rights for the property.

DEFINITIONS

In order to facilitate the understanding of the proposed RDT Zone, the following definitions are provided:

Base Density. The maximum number of dwelling units permitted by the zoning classification of a property in a receiving area computed over the gross area of the property without the use of TDR or the MPDU density increase.

Development Rights. The potential for the improvement of a parcel of real property, measured in dwelling units or units of commercial or industrial space, existing because of the zoning classification of the parcel.

Land Use Plan. The land use element of an approved and adopted General, Master, Sector or Functional Plan as distinguished from the Zoning Plan.

Primary Agricultural Processing. Processing of an agricultural product which does not cause a change in the natural form of the product.

Receiving Area. An area designated on an approved and adopted General, Master, Sector or Functional Plan appropriate for development beyond its base density through the transfer of development rights.

Secondary Agricultural Processing. Processing of an agricultural product which does cause a change in the natural form of the product.

Sending Area. An area designated on an approved and adopted General, Master, Sector or Functional Plan as a sending area appropriate for the conveyance of transferable development rights from the area.

Transfer of Development Rights. The conveyance of development rights by deed, easement, or other legal instrument authorized by local law to another parcel of land and the recordation of that conveyance among the land records of Montgomery County, Maryland.

In order to permit the use of transfer of development rights in Montgomery County the Zoning Ordinance will be revised to reflect the process by using the following language:

59-A-6.1

Transfer of Development for Agricultural Preservation. In order to preserve agriculture, the base density of a property, in any residential zone within a receiving area, may be increased, subject to Planning Board approval and in conformance with an approved and adopted General, Master, Sector or Functional Plan by one dwelling unit, for each development right received from a property designated a sending area.

- (a) A development right shall be transferred by means of an easement, in a recordable form approved by the Planning Board. The easement shall limit the future construction of one-family dwellings on a property in the RDT zone to the total number of development rights established by the zoning of the property minus all development rights previously transferred in accordance with this section, the number of development rights to be transferred by the instant transaction, and the number of existing one-family detached dwellings on the property.
- (b) The transfer of development right shall be recorded among the land records of Montgomery County, Maryland.
- (c) The base density of a property in a receiving area may not be increased beyond the density recommended by the Land Use Plan of an approved and adopted General, Master, Sector or Functional Plan by the transfer of development rights.
- (d) A property developed with the transfer of development rights shall conform to the requirements of Chapter 25A of the Montgomery County Code requiring MPDU's. The applicability of Chapter 25A and the MPDU density increase provided by Section 59-C-1.6 shall be calculated after the base density of a property has been increased by a transfer of development rights. The density increase provided by Section 59-C-1.6 may be made without the acquisition of additional development rights.

- (e) A request to utilize development rights within a receiving area shall be in the form of a preliminary subdivision plan submitted in accordance with the Subdivision Regulations.
- (f) A preliminary subdivision plan together with a request to credit development rights to a proposed subdivision within a receiving area may be filed when at least 2/3 of the development rights permitted to be transferred to that tract of land in accordance with a General, Master, Sector or Functional Plan are indicated to be utilized with the subdivision.
- (g) A preliminary subdivision plan using transferable development rights covering property in a receiving area shall contain a minimum of 50 dwelling units unless it is an addition to an existing recorded subdivision served by a community water and sewerage system within the receiving area.
- (h) The Planning Board shall approve a request to utilize development rights if the request:
 - (i) is in conformance with the General Plan and the appropriate Master, Sector and Functional Plans;
 - (ii) is in accordance with the provisions of this Chapter; and
 - (iii) is in accordance with the Subdivision Regulations.
- (i) Recording of Transferred Development Rights prior to the approval of a final record plat for a subdivision receiving development rights, an easement shall be conveyed to the Montgomery County Government in the form required by 59-A-6.11 (a) limiting the future construction of dwellings on a property in the RDT Zone by the number of development rights received. This easement shall be recorded among the land records of Montgomery County, Maryland, prior to the recording of a final record plat for any portion of the subject property.
- (j) A final record plat for a subdivision receiving development rights shall contain a statement setting forth the development proposed, the zoning classification of the property, the number of development rights utilized, and a notation of the recording reference of the conveyance required by Section 59-A-6.12.

RURAL CLUSTER ZONE (RC)

This is a new zone that has been added to the Montgomery County Zoning Ordinance. It will not replace the existing Rural Zone.

The new Rural Cluster Zone (RC) is designed to be used in areas of the County which have a compatible mixture of agricultural and clustered low density residential uses. This zone will promote

agriculture and protect scenic and environmentally sensitive areas, by clustering residential large lot development while creating areas of open space which could be used for agricultural uses.

The land uses permitted in this limited zone focus on the provision of low density residential, agricultural land, and agricultural support services.

The following is a summary of the text from the RC Zone which focuses on the land uses, development standards, and exempted lots and parcels.

59-C-10.1

LAND USES

No use shall be allowed except as indicated in the following table.

- Permitted uses. Uses designated by the letter "P" shall be permitted on any lot in the zones indicated, subject to all applicable regulations.
- Special exception uses. Uses designated by the letters "SE" may be authorized as special exceptions, in accordance with the provisions of article G.

Agricultural

Farms	P
Primary agricultural processing	P
Roadside farm markets	P
Graneries	P
Abattoir	SE
Secondary agricultural processing	SE
Vineyards	P
Wayside stands, for sale of farm products ¹	P
Wineries	SE
Other uses related to agriculture	P

Residential

Dwellings, one-family detached	P
Farm tenant houses	P
Farm tenant mobile home, one only	P
Farm tenant mobile home, more than one but less than 4	SE
Guest houses, as accessory uses	P

Transportation, communication and utilities

Airstrip, associated with farm	SE
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE

¹ Must be at least 20 feet from street right-of-way and provide at least 3 off-street parking spaces.

Electric power transmission and distribution lines, overhead, carrying 69,000 volts or less	P
Electric power transmission and distribution lines, underground	P
Helistops, associated with farm	SE
Parking of motor vehicles, off-street, in connection with any use permitted	P
Pipelines, above ground	SE
Pipelines, underground	P
Public utility buildings and structures	SE
Radio and television broadcasting	SE
Railroad tracks	P
Telephone and telegraph lines	P
 Commercial	
Antique shops	SE
Blacksmithing	SE
Farm machinery; sales, storage or services	SE
Farm supply; sales, storage or services	SE
 Services	
Ambulance or rescue squads, publicly supported	P
Animal boarding places	SE
Animal cemeteries	SE
Cemeteries	SE
Child care residences for not more than 8 children	P
Child or elderly day care facilities for not more than 4 individuals	P
Churches, memorial gardens, convents, monasteries, and/or places of worship	P
Educational institutions, private	SE
Eleemosynary and philanthropic institutions	SE
Fire stations, publicly supported	P
Hospitals, veterinary	SE
Housing or related facilities for elderly or handicapped persons	SE
Nursing and care homes	SE
Offices, professional, for a resident of the dwelling ²	P
Publicly owned or publicly operated uses	P
Sanitariums	SE
 Cultural, entertainment and recreational	
Boathouses, private ²	P
Golf and country clubs	SE
Hunting and fishing cabins	P
Kennels, non-commercial	P
Private clubs and service organizations	SE
Riding stables	P

² As accessory uses, serving a principal use located on the same tract of land.

Riding stables, commercial	SE
Rifle, pistol and skeet shooting ranges, outdoor	SE
Swimming pools, community	SE
Swimming pools, private	P

Resource production and extraction

Fish hatcheries	P
Forestry	P
Game or poultry hatcheries	P
Horticultural nurseries and commercial greenhouses	P
Milk plants	P
Rock or stone quarries	SE
Sand, gravel, or clay pits, or extraction of other natural materials	SE

Miscellaneous

Accessory buildings and uses	P
Signs, in accordance with Article F	P
Wildlife or game preserve, regulated shooting ground licensed by the Maryland Wildlife Administration, and other conservation areas	P

59-C-10

59-C-10.2 PURPOSE CLAUSE

The purpose of this zone is to provide designated areas in the County for a compatible mixture of agricultural uses and low density residential development to promote agriculture, and to protect scenic and environmentally sensitive areas.

59-C-10.3 DEVELOPMENT STANDARDS

The following requirements shall apply in all cases except as specified in Section 10.39 and 10.4.

59-C-10.31 Net Lot Area. No main building hereafter erected, together with its accessory buildings, shall be located on a lot having a net area of less than five acres, except as permitted in Section 59-C-10.39.

59-C-10.32 Lot coverage, percentage of. Not more than ten percent of the net area of the lot may be covered by buildings, including accessory buildings.

59-C-10.33 Yard, front. Each lot shall have a front building line at least fifty feet from and parallel to the front lot line or a proposed front street line, if such has been established within the lot, or such additional setback as indicated as a scenic setback in a Master Plan, to provide a front yard.

- 59-C-10.34 Yard, side. Each lot shall have two side yards, each of which shall be at least twenty feet in width except that the width of a side yard which abuts a public street shall be calculated in the same manner as a front yard.
- 59-C-10.35 Yard, rear. Each lot shall have a rear yard at least thirty-five feet in depth.
- 59-C-10.36 Lot width at front building line. Each lot shall have a width of at least three hundred feet measured along the front building line.
- 59-C-10.37 Lot width at front street line. Each lot shall have a width of at least three hundred feet measured along the front street line.
- 59-C-10.38 Building height limit. No building shall exceed a height of fifty feet except that there shall be no height limit for agricultural buildings.

59-C-10.39 CLUSTER DEVELOPMENT - OPTION

- (a) Purpose. The purpose of the cluster method of development is to provide greater flexibility in achieving a compatible mixture of agricultural and residential uses and to protect scenic and environmentally sensitive areas without jeopardizing farming or other agricultural use on a portion of the property or on adjacent or nearby properties.
- (b) Intent. At least 60 percent of the property shall be reserved for common open space, agricultural, cultural, entertainment, recreational, transportation, communication, utilities, professional office for a resident of the dwelling, or miscellaneous uses as permitted in Section 59-C-10.1, except for the following uses: Abattoir, Secondary Agricultural Processing, Air Strip, Helistop, Radio and Television Broadcasting Stations and Towers, and Outdoor Rifle, Pistol and Skeet Shooting Ranges. No more than 40 percent shall be used for residential cluster development, except that the Planning Board may approve a greater portion of the property to be used for residential purposes if indicated on a development plan approved in conformance with the guidelines as stated below:
- (c) Guidelines. These guidelines are in addition to those provided in Section 50-39 of the Subdivision Regulations.
- (1) The cluster development plan must locate and arrange the residential development so as to protect, to the maximum extent reasonable, that portion of the tract appropriate for farming.
 - (2) The cluster development plan must indicate an arrangement of residential development so as to reduce as much as possible any nuisance, jeopardy or conflict between the residential and the agricultural uses both within the tract

and in relation to adjoining or nearby tracts, and to demonstrate the compatibility of the proposed cluster plan with existing development.

- (3) The cluster development plan must be so laid out, and protected during construction, as to remain as harmonious as possible with the natural environment, minimizing as much as possible the clearing of trees, grading of earth, disturbing of streams, and other similar dislocations of the natural environment.
- (4) The cluster development plan must show how scenic vistas are being preserved or enhanced, and reflect an arrangement which has considered the visual impact of the residential development on such vistas.
- (5) The Planning Board may refuse to approve the cluster method or a plan or cluster development if in its judgment:
 - (a) Significant agricultural, farming or similar activity would be jeopardized unduly through development under the cluster method.
 - (b) The natural integrity of environmentally sensitive areas would be threatened due to the cluster development, or
 - (c) Significant scenic vistas would be lost, obliterated or substantially diminished in value due to the cluster development.
- (d) Development Standards. The density under the cluster development option shall not exceed 1 unit per 5 acres.

Net Lot Area. No main building hereafter erected, together with its accessory buildings, shall be located on a lot having a net area of less than 40,000 square feet.

Lot coverage, percentage of. Not more than ten percent of the net area of the lot may be covered by buildings, including accessory buildings.

Yard, front. Each lot shall have a front building line at least fifty feet from and parallel to the front lot line or a proposed front street line, if such has been established within the lot, or such additional setback as indicated as a scenic setback in a Master Plan, to provide a front yard.

Yard, side. Each lot shall have two side yards, the sum of which shall be thirty-five feet; each of which shall be at least seventeen feet in width except that the width of a side yard which abuts a public street shall be calculated in the same manner as a front yard.

Yard, rear. Each lot shall have a rear yard at least thirty-five feet in depth.

Lot width at front building line. Each lot shall have a width of at least one hundred twenty-five feet measured along the front building line.

Lot width at front street line. Each lot shall have a width of at least twenty-five feet measured along the front street line.

Building height limit. No building shall exceed a height of fifty feet except that there shall be no height limit for agricultural buildings.

59-C-10.4 EXEMPTED LOTS AND PARCELS

59-C-10.41 Lots created for children in accordance with the Maryland Agricultural Land Preservation Program shall be exempt from these regulations.

59-C-10.42 The following lots shall be exempt from the area and dimensional requirements of Section C-10.3 but shall meet the requirements of the zone applicable to them prior to their classification in the Rural Cluster Zone.

- (a) A recorded lot created by subdivision if the record plat was approved for recordation by the Planning Board prior to (date of enactment).
- (b) A lot created by deed executed on or before (date of enactment).
- (c) A record lot having an area of less than five acres created after (date of enactment) by replatting two or more lots; provided that the resulting number of lots is not greater than the number which were replatted.
- (d) A lot created for use for a one-family residence by a child, or the spouse of a child, of the property owner, provided said property owner can establish that he had legal title on or before (date of enactment) and provided that this provision shall apply to only one such lot for each child of the property owner.

APPENDIX B: SMALL FARM ECONOMICS

Prepared by Rene Johnson, Agricultural Coordinator, Montgomery County Office of Economic Development, Rockville, Maryland.

The data expressed in this analysis reflect reasonable land, labor, and management returns to a family from the operation of small farm acreage (25 acres) through vegetable and small fruit production. The results of this analysis show that a 25 acre parcel of land is a feasible size acreage for a productive agricultural business in Montgomery County. It should be noted that under normal topographic and soil conditions only about 60 percent or 15 acres is generally available for cultivation and production. Also, the choice of marketing outlets will affect net income and labor requirements. It is assumed that the family will provide most of the labor but in the tables labor is valued at \$5 per hour.

The following tables have been developed using the rather extensive data developed for small farms by the Indiana Cooperative Extension Service in connection with Purdue University. Consultation has occurred with local cooperative extension service personnel, farm suppliers and buyers, and members of farm market groups. Data have been adjusted to reflect, as nearly as possible, local and current conditions. These data should not be considered correct for any particular situation but should be used for comparison.

The tables reflect equipment sized for a 17 Hp John Deere Lawn and Garden Tractor or comparable other tractor such as Sears or Gravely. These tractors are not designed for small farms so much as a large estate in which garden work is incidental to general estate maintenance. However, they can be and are used extensively for small farm work. Sales and service facilities are available. Several excellent makes of tractors, designed especially for small farms, are manufactured by the Japanese although distributed in many instances under American trade names. Price comparison is made in Table 1 between John Deere and Kubota tractors. Referral to a particular trade name does not imply indorsement.

TABLE 1

Price Comparison of Two Sets of Equipment:	<u>I</u>	<u>II</u>
Lawn/Garden Tractor 17 Hp John Deere*	\$3,110	
Farm Tractor 17 Hp Kubota Diesel 4-wheel Drive*		\$5,130
10" Single Bottom Plow	210	
16" Single Bottom Plow		383
39" Disc Harrow	291	
5' 9" Disc Harrow		535
1-Row Cultivator	132	
1-Row Cultivator		175
2-Bag Fertilizer Spinner Spreader	180	
6-Bag Fertilizer Spinner Spreader		560
1-Row Seeder With Fertilizer Attachment	277	277
Power Sprayer	775	775
	<u>\$4,975</u>	<u>\$7,835</u>

* Three-point Hitch Standard Equipment.

TABLE 2

Typical Pre-Harvest Labor Requirements For Small Farm:

VEGETABLE/FRUIT PRODUCTION

<u>Job</u>	<u>Hours Per Acre</u>
Plow/Disc*	6.5
Spread Fertilizer/Lime*	1.0
Spray Weeds/Pests	1.5
Cultivate/Hoe	6.3
Plant Seed	2.5
Transplant** - Tomato	16.0
Cabbage	55.0

* Using equipment set #2 should reduce labor for plowing/discing/fertilizing by at least 50%.

** Using a mechanical transplanter should reduce transplanting labor requirements by 85% for tomatoes and 80% for cabbages.

TABLE 3

Typical Materials Cost Per Acre for Specific Crops***

SWEET CORN

.33T lime @ \$14/T.	\$ 4.60
150 lb. N @ \$.25/lb.	37.50
120 lb. P ₂ O ₅ @ \$.20/lb.	24.00
120 lb. K ₂ O @ \$.12/lb.	14.40
1-1/4 lb. Atrazine @ \$1.75/lb.	2.20
3-3/4 pt. Sutan @ \$18.50/gal.	8.70
10 lb. seed @ \$2.50/lb.	25.00
1 qt. Lannate (2 times) @ \$26/gal.	13.00
	<u>\$129.40</u>

SNAP BEANS

.33T lime @ \$14/T.	\$ 4.60
80 lb. N @ \$.25/lb.	20.00
60 lb. P ₂ O ₅ @ \$.20/lb.	12.00
8 lb. Dacthal @ \$4.25/lb.	34.00
55 lb. seed @ \$1.25/lb.	68.75
1.5 lb. Kelthane @ \$2/lb.	3.00
2/3 lb. Sevin (3 times) @ \$2.75/lb.	5.50
4 pt. Bravo (2 times) @ \$25/gal.	25.00
60 lb. K ₂ O @ \$.12/lb.	7.20
	<u>\$180.05</u>

*** Referral to a specific trade name does not imply endorsement.

TABLE 3 (Cont'd.)

TOMATOES

.33T lime @ \$14/T.	\$ 4.60
80 lb. N @ \$.25/lb.	20.00
150 lb. P ₂ O ₅ @ \$.20/lb.	30.00
150 lb. K ₂ O @ \$.12/lb.	18.00
3 lb. Deufinol @ \$5.25/lb.	15.75
2,800 plants @ \$.08/plant	224.00
1-1/2 pt. Guthion (2 times) @ \$19/gal.	7.15
1 qt. Dipel @ \$10/gal.	2.50
2-1/4 pt. Bravo (6 times) @ \$25/gal.	42.20
	<u>\$264.20</u>

CABBAGE

.33T lime @ \$14/T.	\$ 4.60
150 lb. N @ \$.25/lb	37.50
100 lb. P ₂ O ₅ @ \$.20/lb.	20.00
100 lb. K ₂ O @ \$.12/lb.	12.00
8 lb. Dacthal @ \$4.25/lb.	34.00
10,000 plants @ \$12.40/1,000 plants	124.00
1/2 lb. Diazinon @ \$3.85/lb.	1.95
1/2 lb. Dipel (3 times) @ \$1.25/lb.	3.75
	<u>\$237.80</u>

CANTALOPE

.33T lime @ \$14/T.	\$ 4.60
100 lb. N @ \$.25/lb.	25.00
100 lb. P ₂ O ₅ @ \$.20/lb.	20.00
150 lb. K ₂ O @ \$.12/lb.	18.00
1 gal. Prefar @ \$19/gal.	19.00
1 gal. Alanap @ \$9/gal.	9.00
1/2 lb. seed @ \$76/1/2 lb.	76.00
2 pt. Guthion (3 times) @ \$19/gal.	14.25
	<u>\$185.85</u>

TABLE 4

Other Typical Costs Per Acre For Specific Crops:*

	<u>Sweet Corn</u>	<u>Snap Beans</u>	<u>Tomatoes</u>	<u>Cabbage</u>	<u>Cantalope</u>
Preharvest Labor					
Direct (Hours)	17.8	17.8	33.8	72.8	31.8
Indirect (.15% of Direct)	2.7	2.7	5.0	10.9	4.8
Cost @ \$5.00/hour	\$102.50	\$102.50	\$194.00	\$418.50	\$183.50
Machinery**					
Fixed	48.00	44.00	57.00	64.00	79.00
Variable	26.00	25.00	33.00	37.00	51.00
Harvest Labor					
Hours	32	133	50	62.5	48
Cost @ \$5.00/hour	\$160.00	\$666.00	\$250.00	\$312.50	\$240.00

* Using equipment set #1 and hand harvest.

** Using 1977 data developed by Purdue University adjusted for price increases.

TABLE 5

Potential Returns From Specific Vegetable Crops Per Acre:

	<u>Sweet Corn</u>	<u>Snap Beans</u>	<u>Tomatoes</u>	<u>Cabbage</u>	<u>Cantalope</u>
Yield per acre	800 doz.	4,000 lb.	10,000 lb.	20,000 lb.	7,200 fruit
Price*	\$ 1.25	\$.30	\$.20	\$.07	\$.50
Gross Income	\$ 1,000	\$ 1,200	\$ 2,000	\$ 1,400	\$ 3,600
Costs					
Materials	\$ 129.40	\$ 180.05	\$ 364.20	\$ 337.80	\$ 185.85
Preharvest Labor	102.50	102.50	194.00	418.50	183.50
Harvest Labor	160.00	666.00	250.00	312.50	240.00
Machinery	74.00	69.00	90.00	101.00	130.00
Total Cost	\$ 470.50	\$ 1,022.20	\$ 891.70	\$ 1,068.35	\$ 803.30
Net Return	534.10	182.45	1,101.80	330.20	2,860.65
Land/labor/ Management Return***	\$ 796.60	\$ 950.95	\$ 1,545.80	\$ 1,061.20	\$ 3,284.15

* Prices representative of direct market sales except for cabbage which is a typical wholesale price; these are 1980 prices.

** Does not include interest on money used or a charge for land rent.

*** Assumes family provides all labor and management.

TABLE 6

Pick Your Own Strawberry Costs and Returns:*

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
Materials			
Establishment Year	\$ 955.00		
First Fruiting Year		\$ 450.00	
Second Fruiting Year			\$ 450.00
Labor **			
Establishment Year	750.00		
First Fruiting Year		65.00	
Pick Your Own Supervision		480.00	
Second Fruiting Year			65.00
Pick Your Own Supervision			480.00
Machinery			
Establishment Year	125.00		
First Fruiting Year		45.00	
Second Fruiting Year			45.00
Total Cost	<u>\$1,830.00</u>	<u>\$1,040.00</u>	<u>\$1,040.00</u>
Yield	-0-	8,000 lb.	8,000 lb.
Price		\$.60	\$.60
Return	-0-	\$4,800.00	\$4,800.00
Net Return (annual 2 years)		1,965.00	
(annual 3 years)			1,896.67
Land/labor/Management Return			
(annual 2 years)		\$1,612.50	
(annual 3 years)			\$2,510.00

* An irrigation system for frost protection is a good investment but would add annual capitalized and variable costs of \$815.00 per acre.

** Labor charged at \$5.00 per hour.

Realistic budgeting should include an interest charge on the amount of money used in the operation. An interest charge has not been made on the assumption the family would be using their own resources. Furthermore, interest rates are very volatile currently and a correct rate would be difficult to determine.

Cabbage has been included not because of large returns, but because of the possibility of double cropping in tandem with snap beans in the fall. Peas could be raised as an early spring crop followed by a fall crop of beans or cabbage. Other crops such as summer squash, cucumbers, peppers and pumpkins also could be raised on a small farm although demand is not as great. Asparagus, blackberries and raspberries are long term crops that have great potential. In addition, they would tend to spread the labor requirements over a longer period of the year. Moreover, they are well adapted to "pick-your-own" operations.

Careful consideration of the family's labor, land and cash resources is required before determining the kind of mix of crops. Excellent demand exists for strawberries, raspberries, sweet corn, tomatoes and cantalope. Corn requires the least amount of labor; strawberries generally the most. Strawberries are harvested early. Corn, tomatoes and cantalope all come on about the same time--mid July through August. Tomatoes and cabbage require the greatest investment in materials although the cost could be reduced considerably by growing plants from seeds. All crops are subject to weather or pest hazards. A variety of crops would provide some security from this risk. At the same time, reducing the number of crops allows application of greater expertise and attention to the ones grown.

The method used for marketing also impacts labor requirements, costs and returns. The referenced bulletins from Purdue University have developed good "pick-your-own" data. Labor and other expenses relative to selling through a road-side stand or farmers' market have not been included. Boxes needed for wholesale marketing have not been included. Hence, net or labor/management returns may be over stated. It should be noted that "pick-your-own" operations require considerable supervisory labor.

As is noted from Table 7, there is potential for considerable labor income. This mix of crops would spread the labor requirements reasonably well over a six-month time period, although with crop production of this nature it is impossible to completely eliminate periods of peak labor demand. It should also be remembered that marketing labor and expense are not calculated. Nonetheless, opportunity exists for successful family operations on a small acreage. Furthermore, they are needed to meet the food demand of the neighboring suburbs.

TABLE 7

A Typical Enterprise Mix:*

<u>Crop</u>	<u>Cash Needed</u>	<u>Labor Needed</u>	<u>Labor Return</u>
Strawberries (5 acres)	\$3,450	613 hours	\$12,550
Cantalopes (1 acre)	320	116	3,280
Tomatoes (1 acre)	454	91	1,545
Cabbage/Beans (2 acres)	1,176	612	4,022
Corn (4 acres)	816	208	3,184
Forage (2 acres)**	--	--	--
	<u>\$6,216</u>	<u>1,640</u> hours	<u>\$24,581</u>

* Numbers rounded.

** For soil building purposes; labor, cash needed not calculated.

REFERENCES:

- Maryland Cooperative Extension Services Bulletins -
 EB-236 (revised) Commercial Vegetable Production Recommendations
 EB-220, Vegetable Gardening in Maryland
 AREIS-18, Farm Data Manual

Indiana Agriculture Experiment Station Bulletins -
No. 223, Small-Farm Costs and Returns:
Pick Your Own Vegetables.
No. 232, Small-Farm Costs and Returns:
Pick Your Own Strawberries

APPENDIX C: EXPLANATION OF MARYLAND STATE ENVIRONMENT TRUST

The Maryland Environmental Trust initiated its Conservation Easement Program in 1974 and now, with the close of 1979, the Trust holds 40 conservation easements in nineteen Maryland counties on a total of 9,300 acres. The easement sites range from two acres in Baltimore County to 1,680 acres in Charles County.

A conservation easement is a contract in which a landowner agrees not to develop his or her land but to preserve it in its natural or agricultural condition. The easement permanently prevents industrial, commercial or residential development of the property, erection of any billboards and other advertising devices, the clearcutting of woodland and the dumping or excavation of any materials unless it results from the agricultural or forestry uses of the property. The landowner retains all other rights of ownership not expressly restricted by the agreement.

The easement restrictions remain on the land in perpetuity, in other words, they are binding upon future owners of the property. The landowner, the Maryland Environmental Trust and their successors are responsible for entering the terms of the agreement. If a breach of the terms occurs, the Environmental Trust can obtain a court order requiring the restoration of the property to its prior condition at the expense of the party violating the terms of the agreement.

David Miller, Executive Director of the Trust, says that "a conservation easement is a simple but effective land preservation tool; it prevents the destruction or degradation of the land without significant public expenditures for acquisition or management, and leaves the land in private ownership."

Since an easement will usually reduce the fair market value of the land by excluding development, most land owners cannot afford the decrease in the value of their land without some financial compensation.

Under the present regulations governing federal income taxes, landowners may treat the donation of an easement to a non-profit, charitable organization as a charitable deduction.

Therefore, the value of the donated easement (which is calculated by taking the difference between the fair market value of the land before and after the easement donation) may be deducted from one's taxable income by 30 percent of the donor's adjusted gross income. This deduction can be made for six consecutive years or until the value of the easement has been used up, whichever comes first. In a case study of the tax effects of hypothetical easement donations, the Kent Foundation, Inc., found that in some instances an easement can result in as much as a 56 percent reduction in one's income taxes just in the first year of using the deductions.

An easement will also reduce the discriminatory effect of federal estate taxes. Under the present code, the land in an estate must be assessed at its development or speculative value regardless of its current use, unless it qualifies as farmland. The speculative value of farmland or woodland can be five to ten times more than the current use value. With the estate tax rates as high as 70 percent of this speculative

value, the tax bill can exceed more than 100 percent of what the land is worth for its existing use. The I.R.S. does allow use valuation (as opposed to a speculative valuation) for land that qualifies as farmland. Unfortunately, the I.R.S. has written regulations which preclude a large amount of genuine farmland from qualifying as farmland. This use valuation also is limited to a \$500,000 maximum credit from the speculative valuation.

An easement ensures the unconditional use valuation of the land. The land is taxed at its woodland or farmland value and there are no limitations to the amount that this use valuation can decrease the land's value from the potential speculative value. In the same study referred to above, the Kent Foundation, Inc., found that an easement donation can generate an 86 percent savings in federal estate taxes.

On the local level, an easement can lower the annual real estate taxes by ensuring a farmland assessment. However, in most cases, the land on which the M.E.T. accepts easements is already assessed on the local level as farmland. The true tax savings are attained through the federal income tax deductions and the reductions in the federal estate taxes. The combined effect of both of these deductions is substantial.

With 9,300 acres of woodland, farmland, wetland and pastureland under easement, the Maryland Environmental Trust feels that its Conservation Easement Program has been very successful and hopes to continue and expand the program.

Inquiries regarding the Trust should be made to the Maryland Environmental Trust, Suite 1401, 501 St. Paul Place, Baltimore, Maryland 21202.

APPENDIX D: ENVIRONMENTALLY SENSITIVE AREAS

The following areas are recommended for growth in the Plan and the General Plan. The environmental issues highlighted in this Plan will be addressed fully in the individual area master plans.

1. Damascus

This area, which covers approximately 5,200 acres, is located on a ridge line and is centered just south of the town of Damascus. Forty-four percent of the total uncommitted land is comprised of land very limited or severely limited for septic systems. In addition, slopes in this area are mostly in the 8-15 percent range. Much steeper slopes (15-25 percent or greater) comprise the valley walls of the many streams in this part of the County.

The development of this area has the potential of affecting three different watersheds. Little Bennett and Bennett Creeks drain in a westerly direction through the Little Bennett Watershed. Magruder Branch to the south forms the headwaters of Great Seneca Creek and Scotts Branch drains eastward only a short distance before entering the Patuxent River, a major water supply source. Also, its position in the headwaters is important in terms of groundwater recharge. When development occurs in the headwaters resulting in large areas of impervious surface, there is an increase in the amount of runoff of precipitation. This results in less water percolating through the soil to replenish groundwater supplies and will likely result in a decreased base flow in streams. Environmental issues will be addressed, in detail, during the revision of the Damascus Master Plan.

2. Clarksburg

This area, centered south of the town of Clarksburg, covers 4,680 acres at the northern reaches of the Seneca Creek watershed. A large portion of this area, 60 percent has conditions which are most suitable or only moderately limited to septic systems. Thirty percent of the area, predominately near streams or in areas of shall bedrock, is very limited or severely limited for septics.

This area includes a large portion of the headwaters of both Ten Mile and Little Seneca Creeks. These two streams drain directly into Seneca Lake which is proposed as a source for emergency water supplies.

Slopes are generally not very limiting and range from 3 to 8 percent in most areas except 8 to 15 percent near streams.

The concern here is for the control of erosion and stormwater runoff to protect the water quality of Little Seneca Creek and Little Seneca Lake. Environmental issues will be addressed in detail when the Clarksburg Master Plan is revised.

3. Olney

This area covers 2,928 acres and, although it contains a large portion of committed land (51 percent), is important because of its location on the divide

between Rock Creek and the Patuxent River drainage basins which include headwaters of North Branch, Reddy Branch and James Creeks.

Additional development in the headwaters of Rock Creek must be carefully planned to prevent a further deterioration of the water quality of the stream. As previously mentioned, development in the Patuxent River Watershed must be controlled in the interest of protecting water supplies.

Slopes are generally from 3 to 8 percent with the steeper slopes, 8 to 15 percent, confined mostly to stream valleys. Soils are generally suitable for septic systems.

The effect of headwaters development was recently addressed in the preparation of the Olney Master Plan. Continued care will be required in the design of new development. The major concern is with the northeast quadrant of Olney, where commercial and high density residential uses have been approved. This area forms the headwaters of James Creek, part of the Patuxent River drainage basin.

There are other areas within the Agricultural Preservation Study Area that were not judged to be prime headwaters location but still have potential to impact streams. The primary concern is that industrial and commercial land uses often contain a large percentage of impervious surface that is building and parking lot coverage. Such areas will increase runoff, and thus are a potential cause of stream damage and pollution. In some cases these areas may be located in headwaters of small tributary streams.

1. PEPCO

The PEPCO site covers about 950 acres and is located on the ridge separating the Monocacy and Potomac River Basins. Most of this area contains soils which are very limited for septic systems and slopes of 8 to 15 percent. The primary concern is that stormwater runoff from this major facility be controlled to prevent pollution of the Potomac River.

2. Burtonsville

Burtonsville appears to have few on-site limitations for development. Moderately deep and well drained Beltsville and Chillum Silt Loam soils are common and slopes are mostly less than 8 percent. However, this area drains into the headwaters of several small tributaries of the Patuxent. The natural features in and along these streams and the water supply reservoir are worthy of protection.

3. Poolesville

Poolesville contains a variety of environmental limitations. Besides the shallow depth to bedrock and higher water table common to this area, development is further constrained by steep slopes, woodlands and floodplains. Of particular concern is the density and design of one area in the northeast portion of the Town. It drains into the Dry Seneca Creek and is designated as a "sensitive area" in the Staff Draft of the Poolesville and Vicinity Master Plan.

Much of the land in Poolesville and Vicinity is not suited for septics due to the thin overburden. Growth of residential and commercial development in this area will depend to a large extent on expansion of the community sewerage system.

The preparation of the Poolesville and Vicinity Master Plan is in its final stages. The report has addressed the environmental issues and characteristics of this area in detail.

4. Riding Stable Road

Located along the County line east of Burtonsville north of Route 198 and comprising 40 acres, this area drains into a small tributary of the Patuxent River and is proposed for single-family residential (R-150) zoning, or planned development zoning at up to 4 dwelling units per acre.

Land in this area is moderately to very limited for septics due to steep slopes up to 15 percent in spots and the predominance of coarse textured or somewhat excessively drained soils.

The concern here is primarily for the protection of the water supply in the reservoir.

5. Little Seneca Lake (Lake Site 3)

The proposed Little Seneca Lake project is located near Boyds in the upper reaches of the Little Seneca Creek Watershed. This area is characterized by moderately to very limited soil conditions (for septic suitability) and slopes from 3 to 8 percent, except 15 to 25 percent or greater along the valley walls.

This project will have a number of beneficial impacts on this area and is designed to provide for:

- an emergency water supply
- flood control downstream
- water quality improvements downstream
- a reduction of sediment and nutrient loadings to the Potomac estuary
- a 525 acre warm water lake fishery
- 700 acres of public open space
- a major public recreation facility.

APPENDIX E: HISTORIC SITES MASTER PLAN AND ORDINANCE

There are a variety of important historic and architectural resources in the County. Many are identified on the Maryland Historical Trust's Inventory and/or the National Register of Historic Places. The County, recognizing the need for additional protection for these historic sites, developed a Master Plan for Historic Preservation and enacted its own historic preservation legislation in 1979.

Under the Historic Preservation Ordinance, Chapter 24A of the County Code, resources identified on the Locational Atlas and Index of Historic Sites in Montgomery County are afforded limited, interim protection from demolition or substantial alteration. Permits for such actions are withheld by the County until the Planning Board reviews the site to determine whether it will be added to the Master Plan for Historic Preservation. The permit may be issued if the site is not added to the Master Plan.

If included in the Master Plan, the Ordinance provides additional controls over the maintenance, alteration, and demolition of designated resources.

The architectural and historic significance of the Functional Master Plan Study Area resources identified on the Locational Atlas were not reviewed as part of the Functional Master Plan. Since the adoption of the Functional Master Plan, 102 historic resources within the Study Area have been added to the Master Plan of Historic Preservation and sites continue to be added on an on-going basis.

Refer to the Locational Atlas for the precise location of the sites listed here and to the Master Plan for Historic Preservation, as amended, for information on additional future site designations.

<u>Site No.</u>	<u>Name</u>
10/12	Mendelsohn Terrace
10/48	Kinsley School
10/59	Hyattstown Historic District
10/59-1	Davis House
10/70	Sugarloaf Mountain Chapel
10/76	Hyattstown Mill Complex
12/1	Mt. Ephraim
12/2	Harris House
12/5	James Pearre Farm
12/21	Dickerson Station
12/22	Mount Carmel
12/32	Martinsburg Road
12/35	Inverness
12/38	Brewer Farm

<u>Site No.</u>	<u>Name</u>
13/3	Oliver Watkins House
13/7	Ned Watkins House
13/10	Clarksburg School
13/14	Moneyworth Farm
13/30	Burdette/High View Hotel
14/37	Layton House
14/41	Goshen Mennonite
14/58	Goshen Mills Store and Post Office
14/59	Fertile Meadows
14/60	Riggs/Wilcoxon House
15/23	Perry Etchison House
15/37	Tanglewood
15/41	Clifton
15/52	Edgewood II
15/53	Oak Hill
15/55	Spencer/Carr House
15/58	Spencer/Oursler House
15/60	Duvall/Kruhm House
15/65	Waters Gift
15/67	Maiden's Fancy
16/9	Annington
17/9	Old Chiswell Place
17/12	Valhalla
17/19	Chiswell's Inheritance
17/20	Wallace Poole House
17/46	Mount Nebo
17/52	Seneca Quarry
18/8	Boyds Historic District
18/10	Totten House
18/11	Boyds Negro School
18/12	White Carlin Farm
18/21	Darnall Place
18/39	Rocklands
23/5	Israel Griffith House
23/9	Elton
23/12	Royer/Brooks (Greendale)
23/19	Retirement
23/26	The Oaks (Riggs House)
23/29	Fair Hill II
23/31	Pleasant Fields/Sundown Hills
23/33	Bleakwood (Dr. Dwyer House)
23/45	Greenwood Mills Site
23/46	Greenwood
23/57	Falling Green
23/58	Gustavus Jones Farm
23/59	Locust Hill
23/60	Oakley Log House

<u>Site No.</u>	<u>Name</u>
23/63	Longwood
23/64	Oak Grove
23/65	Brookeville Historic District
23/66	Bordley's Choice/Merrywood
23/69	Brookeville Woolen Mill and House
23/71	Far View
23/73	Gittings Ha Ha
23/79	Roslyn Bank Barn
23/82	Grafton Holland Farm
23/84	Brooke Meadow
23/89	Walnut Hill
23/92	Della Brooke
23/93	Sharon
23/97	Rockland
23/98	Olney House
23/98-4	St. John's Episcopal Church
23/100	Headwaters Farm (Ickes Estate)
23/103	John D. Berry House
23/106	Oakdale Emory United Methodist Church
23/107-1	Hyatt/Jones House
23/112	Sycamores
23/113-1	Mount Pleasant Church
23/118	Amersley
23/119	Holland Store and House
23/123	Jacob Allnut Farm
28/1	Mary Chandlee House
28/3	Mount Airy
28/9	Cherry Grove
28/11	Sandy Spring Historic District
28/11-1	Sandy Spring Friends Meeting House
28/11-2	Sharp Street Church
28/11-3	Ashton Orthodox Meeting House
28/13	Norwood
28/14	Woodlawn
28/17	Llewellyn Fields
28/19	Pleasant View Farm
28/32	Hopkins-Frey House
28/33	O'Hare House
28/35	Harewood
28/36	The Sandy Spring

GLOSSARY OF TERMS

1. Agricultural Preservation Study Area: An area comprising approximately 163,000 acres (about half the County) bounded on the west and northwest by the Potomac River and the Frederick County line, on the east and northeast by the Patuxent River and the Prince George's County line, with an irregular southern boundary roughly corresponding to sections of the County which have public water and sewer service with the exception of a large part of the Potomac subregion and a smaller area in Goshen/Woodfield where large lot development on septic systems has already taken place. It includes approximately 110,000 acres identified as Agricultural Reserve; 26,000 acres designated Rural Open Space, and the growth centers identified in the General Plan, including Damascus, Clarksburg, Olney Town Center, and the Town of Poolesville, all totalling 27,000 acres.
2. Critical Mass: An area that contains a significant percentage of land in which large and small farms operate, some scattered rural residential settlements, as well as necessary agricultural support services; such an area is necessary to sustain a viable agricultural industry. Once the critical mass of farms is eroded by too many subdivisions, the agricultural industry declines.
3. Agricultural Reserve: Primary agricultural areas which include the majority of the remaining working farms, as well as other non-farm land uses that will serve to define and support those farms. It represents the County's critical mass of farms and is the focus of the Plan's farmland preservation policies. It totals 110,000 acres. However, only 73,000 acres remain uncommitted and available for preservation.
4. Rural Open Space Areas: Areas in the Agricultural Preservation Study Area abutting suburban development where the critical mass of farms has already been eroded by subdivision activity. The preservation of farmland in an appropriate combination with low density residential development is the objective. There are about 26,000 acres in this classification. It is proposed that they be classified in the Rural Cluster Zone or the Rural Zone (1 unit per 5 acres).
5. Growth Centers: Areas designated for development in the General Plan. The extent and intensity of development will be or already has been identified in area master plans. Included are 27,000 acres comprising Clarksburg, Damascus, Olney Town Center and the Town of Poolesville.
6. Rural Density Transfer Zone (RDT): The proposed zone for the 74,000 uncommitted farm acres in the Agricultural Reserve to be preserved for farming. Actual development would be limited to one house per 25 acres, with the provision that such development could be clustered on lots of 40,000 square feet (approximately 1 acre). The property in this area would be designated "sending areas" and would maintain development rights at one dwelling unit per 5 acres which could be sold and transferred to designated "receiving areas" as a means of providing equity to farmers in the marketable value of their land while enabling them to continue to farm it.
7. Transfer of Development Rights (TDR): The conveyance of development rights by deed, easement, or other legal instrument, authorized by local law, to another parcel of land and the recordation of that conveyance among the land records of

Montgomery County. This conveyance is the basis for the Rural Density Transfer Zone (RDT).

8. Sending Areas: Areas located within the Agricultural Reserve which are the focus of the Preservation Plan. They would have a basic right of development under the zoning applied to them (RDT) of 1 unit per 25 acres, but would be assigned development rights for the purpose of transfer at 1 unit per 5 acres.
9. Receiving Areas: Areas where the availability of land and public services would permit higher density development. These would be designated on master plans after careful study, and would be permitted to receive development rights purchased from farmers or the Development Rights Fund or Bank. The addition of development rights would permit a higher density of development than that permitted by the base zoning classification but up to only the density recommended in an adopted and approved master plan.
10. County Development Rights Fund or Bank: The "bank" would operate during an interim period while "receiving areas" are being studied and designated. Operation of the County Development Rights Fund could involve either one or all of the following functions;
 - Bank guarantees private loans issued through private banks on the value of development rights.
 - Bank makes loans to farmers using development rights as collateral which are retained by farmers.
 - Bank purchases by direct acquisition development rights on farmland funded through general county bond issues.
11. Rural Cluster Zone (RC): A proposed zoning amendment to permit clustering of housing in areas designed Rural Open Space which would permit housing on a tract of land zoned for one unit per 5 acres to be clustered on lots of 40,000 square feet (approximately 1 acre) while retaining the remaining acreage in open space or for agricultural use. The purpose of this zone is to provide designated areas in the County for a compatible mixture of agricultural uses and low density residential development to promote agriculture, and to protect scenic and environmentally sensitive areas.
12. Rural Zone (R): Rural estate housing of 1 unit per 5 acres adopted in 1973 and applied to a major portion of the Agricultural Preservation Study Area by Sectional Map Amendment. This zone will not be eliminated as a result of this functional plan.
13. Rural Communities and Villages: Historic small communities in the Agricultural Preservation Study Area, particularly in the area to which the Rural Zone was applied by Sectional Map Amendment in 1973. These communities were "grandfathered" at R-200 (1/2-acre). These areas should remain zoned R-200 or as in Boyds and Sandy Spring/Ashton which are covered by separate local area master plans. They provide limited commercial activities associated with the farms around them.