

FUNCTIONAL MASTER PLAN FOR THE  
PRESERVATION OF AGRICULTURE AND RURAL OPEN  
SPACE IN MONTGOMERY COUNTY

October 1980



This Plan amends the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan for Highways within Montgomery County, Maryland, and the following master plans: Clarksburg, Damascus, Fairland, Beltsville, Upper Northwest Branch, Colesville, Olney, Sandy Spring/Ashton, Boyds, Poolesville Vicinity, as well as the Patuxent River Watershed Park Master Plan.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20907

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20870

## Notice

Since the approval and adoption of this Plan in 1980 various steps have been taken to implement the land use and zoning recommendations contained herein. On January 6, 1981, the Montgomery County Council first adopted text amendments to the Zoning Ordinance establishing the Rural Cluster Zone, Rural Density Transfer Zone, and the transferable development rights system. Further changes to the Zoning Ordinance have been made through the years to strengthen the program and broaden its application. The most recent changes were adopted by the County Council in the summer of 1987 when they comprehensively amended the Zoning Ordinance establishing TDR Zone districts as receiving areas and designating them on County zoning maps as recommended in area master plans.

\*\*\*

"Appendix A: Summary of Rural Density Transfer Zone (RDT) and Rural Cluster Zone (RC)" has been revised. Refer to section 59-C-9 of the Montgomery County Zoning Ordinance for current agricultural zones.

\*\*\*

Refer to the *Master Plan for Historic Preservation*, as amended, for the location of designated historic resources in the Agricultural/Rural Open Space Preservation area. "Appendix E: Historic Sites Master Plan and Ordinance" lists all sites included in the *Master Plan for Historic Preservation* as of October 1988.

## ABSTRACT

**TITLE:** Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County

**AUTHOR:** The Maryland-National Capital Park and Planning Commission

**SUBJECT:** Techniques to Protect and Preserve Agriculture and Rural Open Space in Montgomery County

**DATE:** October 1980

**PLANNING AGENCY:** The Montgomery County Planning Board

**SOURCE OF COPIES:** The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring, Maryland 20907 and  
14741 Governor Oden Bowie Drive,  
Upper Marlboro, Maryland 20870

**SERIES NUMBER** 0656802506

**NUMBER OF PAGES:** 109

**ABSTRACT:** This publication contains the text with supporting maps and supporting technical information for the Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County, developed by the Montgomery County Planning Board. This Plan amends the General Plan for the Physical Development of the Maryland-National Washington Regional District and the Master Plan for Highways within Montgomery County, Maryland, and the following master plans: Clarksburg, Damascus, Fairland-Beltsville, Upper Northwest Branch, Colesville, Olney, Sandy Spring/Ashton, Boyds, and Poolesville Vicinity, as well as the Patuxent River Watershed Park Master Plan.

This Plan recommends implementation techniques to protect and preserve agriculture and rural open space in Montgomery County.

## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

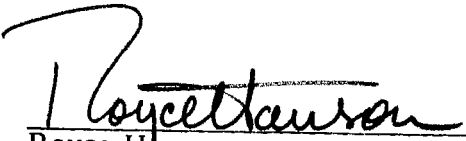
- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

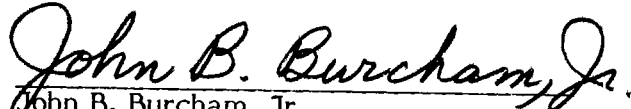
The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.


CERTIFICATE OF APPROVAL AND ADOPTION

This Functional Master Plan amends the following master plans: Clarksburg, Damascus, Fairland-Beltsville, Upper Northwest Branch, Colesville, Olney, Sandy Spring/Ashton, Boyds, and Poolesville Vicinity, as well as the Patuxent River Watershed Park Master Plan, and the General Plan for the Maryland-Washington Regional District, 1964, as amended; and the Master Plan of Highways for the Maryland-Washington Regional District, 1953, as amended, has been approved by the Montgomery County Council sitting as the District Council by Resolution #9-979 on September 30, 1980 after two duly advertised Public Hearings held July 9, and July 14, 1980, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution #80-26 on September 30, 1980, pursuant to the provisions of Article 66D of the Annotated Code of Maryland.

The Maryland-National Capital Park and Planning Commission

  
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Robert D. Reed  
Community Relations Officer, Prince George's County

COMMISSION REGIONAL OFFICES

8787 Georgia Avenue, Silver Spring, Maryland 20907  
14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20870

## CITIZEN ACKNOWLEDGEMENTS

In the preparation of the Plan, the members of the Agricultural Preservation Advisory Board and Agricultural Advisory Committee were very generous in assisting and advising the staff regarding a comprehensive preservation program. The staff met many times with developers, farmers, lawyers, and the Advisory Board and Committee and benefited from their thinking and advance reactions to early staff proposals. A special note of thanks to Rene Johnson, whose personal involvement and technical and committee studies helped in the development of this Plan. Following is a list of Advisory Board and Committee members who worked with the staff during the formulation of the Plan.

The listing of the names of members of the Agricultural Advisory Board and Agricultural Advisory Committee does not indicate approval or disapproval of this Plan by any member. It is, rather, a means of thanking the members for the advice and counsel they have given staff and Board in the preparation of the Plan.

### Agricultural Preservation Advisory Board:

Harrison King, Chairman  
Barbara Stiles  
Thompson Butz

Drew Stabler  
David Weitzer

### Agricultural Advisory Committee

Thompson Butz, Chairman  
William Anderson  
Leland Clark  
Stanley Eckles  
Carlton Heyser, Jr.  
Vernon Hussman  
Arthur Johnson, Jr.  
Gordon Keys  
Harrison King

Roger Lamborne  
George Lechliden  
Keith Patton  
Mahmood Seyala  
Drew Stabler  
Edward Stock, Jr.  
David Weitzer  
D. J. Willard, Jr.

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## STAFF ACKNOWLEDGEMENTS

Staff members having primary responsibility for the Functional Master Plan for the Preservation of Agriculture and Rural Open Space:

Supervision: Richard E. Tustian, Planning Director  
Perry Berman, Chief, Community Planning North  
Planner-in-Charge: Melissa C. Banach, Planning Coordinator, Community Planning North

Staff members who made significant contributions to the Plan:

Legal Department:

Arthur Drea  
Kenneth Barnhart

Community Planning North:

Lynn Coleman  
Marsha Kadesch  
Helen Burns

Urban Design Division

John Carter  
Marie Elaine Lanza

Transportation Division:

Ed Ferber

Environmental Planning Division:

Nazir Baig  
Don Downing  
John Galli  
Larry Hamm  
Charles Loehr  
Dave Shepp  
John Stewart

Research Division:

Dale Price  
John Pershing

Special Projects Division:

Drew Dedrick  
Robert Hnat  
Jeff Zyontz

Park Planning:

Eugene Elliott  
Lawrence Lewis

Community Relations:

John Hoover  
Patricia Plunkett

Office of the Planning Director:

Dana Brassell

Drafting:

Harrison Leffler  
David Fugitt  
Amparo Hutchinson  
Faye Smith  
Ed Swindell  
Liem Tran  
Larry Womble  
Victoria Kline

Word Processing:

Marie Steingrebe  
Florence Taylor

A special note of thanks for the technical assistance supplied by:

Rene Johnson, Agricultural Resources Coordinator, Montgomery County  
Office of Economic Development  
Bobby Rakestraw, Soil Conservation Service, District Conservationist  
Robert Raver, Montgomery County Agricultural Extension Service Agent