

Ordinance No: 15-46
Zoning Text Amendment No: 04-25
Concerning: Camp Retreat Facility in Rural
Cluster zone
Draft No. & Date: 1 – 10/21/04
Introduced: October 26, 2004
Public Hearing: 11/30/04; 1:30 p.m.
Adopted: March 22, 2005
Effective: April 11, 2005

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

By: Councilmembers Floreen, Knapp, and Subin

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- adding “Camp retreat, non-profit” as a use permitted by right in the Rural Cluster zone, under certain circumstances; and
adding a definition for the term “Camp retreat, non-profit”.

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

DIVISION 59-A-2	“DEFINITIONS AND INTERPRETATION”
Section 59-A-2.1	“Definitions”
DIVISION 59-C-9	“AGRICULTURAL ZONES”
Section 59-C-9.3	“Land uses”

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

OPINION

Zoning Text Amendment No. 04-25 was introduced on October 26, 2004 and defines the term "Camp retreat, non-profit" and provides that any non-profit camp retreat existing in the Rural Cluster zone before the ZTA effective date may continue to operate as a matter of right. Under the ZTA, a camp retreat is an area of land where social, recreational and cultural activities are provided by a non-profit institution for children, youth, or adults. A camp retreat may contain permanent structures for lodging, meeting, and recreational purposes.

The Montgomery County Planning Board in its report to the Council recommended that the text amendment be approved as introduced.

The County Council held a public hearing on November 30, 2004, to receive testimony concerning the proposed text amendment. The text amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.

The Planning, Housing, and Economic Development Committee held a worksession on March 7, 2005 to review the amendment. The Committee supported approval of ZTA 04-25 as introduced. The Committee was advised that the Central Union Mission has operated a retreat and camp facility for years in an area of the County now zoned Rural Cluster. The facility was a valid and legal use when established, but is now nonconforming as a result of zoning actions that have occurred since its establishment. It is the understanding of the Committee that the Central Union Mission is interested in making improvements to the property, but is not able to move forward with its plans as a non-conforming use. ZTA 04-25 would correct this situation for the Central Union Mission and any other facility in a similar situation.

The District Council reviewed Zoning Text Amendment No. 04-25 at a worksession held on March 22, 2005 and agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons and because to approve this amendment will assist in the coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 04-25 will be approved as introduced.

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:

1 **Sec. 1. DIVISION 59-A-2 is amended as follows:**

2 **DIVISION 59-A-2. DEFINITIONS AND INTERPRETATION.**

3 **59-A-2.1. Definitions.**

4 * * *

5 **Camp retreat, non-profit:** Land used by a non-profit institution to provide social,
 6 recreational and cultural activities for children, youth, or adults. A camp retreat
 7 may contain permanent structures for lodging, meeting, and recreational purposes.

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9 **Sec. 2. DIVISION 59-C-9 is amended as follows:**

10 **DIVISION 59-C-9. AGRICULTURAL ZONES.**

11 * * *

12 **59-C-9.3. Land uses.**

	Rural	RC	LDRC	RDT	RS	RNC
(i) Cultural, Entertainment and Recreational:						
Boathouse, private.	P	P	P	P	P	
<u>Camp retreat, non-profit.</u>		<u>P*</u>				
Campground.	SE					

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14 * If established before April 11, 2005.

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16 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the
17 date of Council adoption.

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19 This is a correct copy of Council action.

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22  _____

23 Elda M. Dodson, CMC

24 Acting Clerk of the Council