THE OFFICE OF AGRICULTURE

Marc Elrich
County Executive

Jeremy V. Criss
Director

January 14, 2022

The Honorable Gabe Albornoz, President
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Re: ZTA 21-10- Accessory Structures-Use Standards

Dear Council President Albornoz,

Please accept this letter from the Office of Agriculture-OAG in support of ZTA 21-10 Accessory Structures-Use Standards. The Agricultural Advisory Committee-AAC will be meeting on Tuesday January 18, 2022 at 7:00 pm and therefore, the AAC will not be able to remit comments to the County Council on ZTA 21-10 until after the public hearing.

The OAG acknowledges that ZTA 21-10 memorializes the current practice of the Department of Permitting Services-DPS to review and approve accessory structures on properties that are NOT farms and when the accessory structure is NOT used for an agricultural purpose. The DPS will review the size of Nonagricultural structures to make sure they do not exceed 50% of the footprint of the principle dwelling PLUS the cumulative footprint of all existing accessory structures. The OAG acknowledges that accessory structures on farms that are used for agricultural purposes are exempt from the size restriction.

When a property owner requests an accessory structure to be used for agricultural purposes, the DPS will consult with the OAG to help determine whether the request is truly for an agricultural use. This collaboration helps to make sure that the DPS permitting requirements are met and that specific exemptions for agricultural buildings and structures are valid.

Please note that there is a size restriction on accessory structures used for agricultural education and tourism as outlined in section 59.3.2.6.F that we recommend should be revisited as part of a future ZTA.

Thank you for this opportunity to comment on the ZTA 21-10 and we will participate in the Council Work Session when it is scheduled.

Sincerely,

Jeremy V Criss, Director, Office of Agriculture

cc: Doug Lechlider