

49281Montgomery County Agritourism Study
Summary of Jurisdiction Selection Process for Comparative Review
August 1, 2018

1. METHODOLOGY AND EVALUATION CRITERIA

Key Criteria

Tier 1

- Local / Regional Competitor (where applicable)
- Similar system of government (county level)
- Zoning ordinance that controls agritourism
- Similar demographics (affluence, customer base, high land values)
- Similar development patterns (close to major metropolitan area, rural-urban interface)

Tier 2

- Overall agricultural profile (#farm, farm acreage, avg. farm size, top crops by acreage)
- Comparable or larger agritourism economy, based on 2012 Census of Agriculture farm-related income
- Range of agritourism activities and similarities with Montgomery County

Other Factors Considered

- Designated agricultural reserve or growth boundary (if known)
- Recent efforts to revise or study agritourism regulations and policies, to the extent known
- State laws that affect agritourism/zoning
- Generally, how robust the agritourism industry appears relative to other jurisdictions (based on number of online listings, established farm loops/trails, etc)
- Any unique administrative structures/entities for managing agritourism (i.e., Agricultural Ombudsman in several CA jurisdictions and Howard County, MD)

2. SHORT LIST

A. Local/Regional Jurisdictions

1. Howard County, MD
2. Frederick County, MD
3. Loudon County, VA
4. Albemarle County, VA

B. National Jurisdictions

1. Thurston County, WA
2. Clackamas County, OR
3. San Diego County, CA
4. Sonoma County, CA

3. NOTES

- The research initially explored all suggestions from Advisory Committee; however, certain jurisdictions were eliminated from consideration based on initial research:
 - Eliminated consideration of jurisdictions from New York, Pennsylvania and similar states (i.e., New Jersey) due to local control and the presence of multiples township/municipality zoning codes. For this reason, Lancaster County, PA, Suffolk County, NY, and others were eliminated from considerations.
 - Orange County, CA was eliminated due to its relatively small agricultural sector and relatively low level of agritourism activity, based on online research and Census of Agriculture.
- The impact of state laws was not thoroughly researched as part of initial screening; however, laws, such as Oregon's statewide land use laws and Virginia's Dylan Rule status and recent agritourism legislation, could play an impact in shaping County zoning decisions.