

The Dufresnes' property is in the land area also addressed by the Olney Master Plan, which, similar to the AROS Master Plan, states that it is "specifically designed to maintain rural character."²

The purpose of the RDT zone, in which the Dufresnes' property is located, is set forth in Montgomery County Zoning Ordinance § 59-C.9.23, which states:

59-C-9.23. Intent of the Rural Density Transfer zone.

The intent of this zone is to promote agriculture as the primary land use in sections of the County designated for agricultural preservation in the General Plan, the Functional Master Plan for Preservation of Agriculture and Rural Open Space, and other master plans. This is to be accomplished 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.

Agriculture is the preferred use in the Rural Density Transfer zone. All agricultural operations are permitted at any time, including the operation of farm machinery. No agricultural use can be subject to restriction on the grounds that it interferes with other uses permitted in the zone, but uses that are not exclusively agricultural in nature are subject to the regulations in Division 59-C-9 and in Division 59-G-2, "Special Exceptions—Standards and Requirements."

The intent of the child lot option in the Rural Density Transfer zone is to facilitate the continuation of the family farming unit or to otherwise meet the purposes of the RDT zone.

(Emphasis added.)

²Dufresne does not challenge the applicability of the Olney Master Plan. In making its findings, the Planning Board staff relied primarily on the AROS Master Plan, and we shall focus our discussion on that master plan.