

# ***17-ACRE SITE FOR LEASE***

**5011 Olney Laytonsville Road (Route 108) | Olney, MD**



**AMR**  
COMMERCIAL, LLC.  
ALEXANDER, MONTROSE, RITTENBERG  
Commercial Real Estate Brokerage  
Est. 1994

*Celebrating*  
**31**  
*Years*  
**1994-2025**

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**5011 Olney Laytonsville Road  
Olney, Maryland 20832**

## **ZONING**

In addition to the existing legacy uses, below is the current Montgomery County, MD Zoning Information:

### **Agricultural Reserve Zone (AR)**

#### **Intent Statement**

1. The intent of the AR zone is to promote agriculture as the primary land use in areas 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 current or future master plans. The AR zone accomplishes this intent 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.
2. Agriculture is the preferred use in the AR zone. All agricultural operations are permitted at any time, including the operation of farm machinery. An agricultural use cannot be restricted on the grounds that it interferes with other uses permitted in the zone but uses that are not exclusively agricultural in nature must satisfy additional use standards or the conditional use approval process.
3. The intent of the child lot option in the AR zone is to facilitate the continuation of the family farming unit and to otherwise meet the purposes of the AR zone.

#### **Standard Method Development**

The AR zone allows development only under the standard method. A child lot above the density of one dwelling unit per 25 acres is allowed in the AR zone under standard method under Section [4.2.1.E](#).

Standard method development is allowed under the development standards established in Section [4.2.1.E](#) and Section [4.2.1.F](#).

#### **General Requirements**

Location of Residential Uses: Residential uses must be located and arranged to support agriculture as the primary use and to support the rural character of the area.

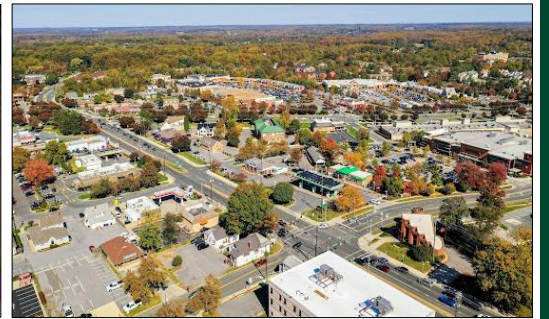
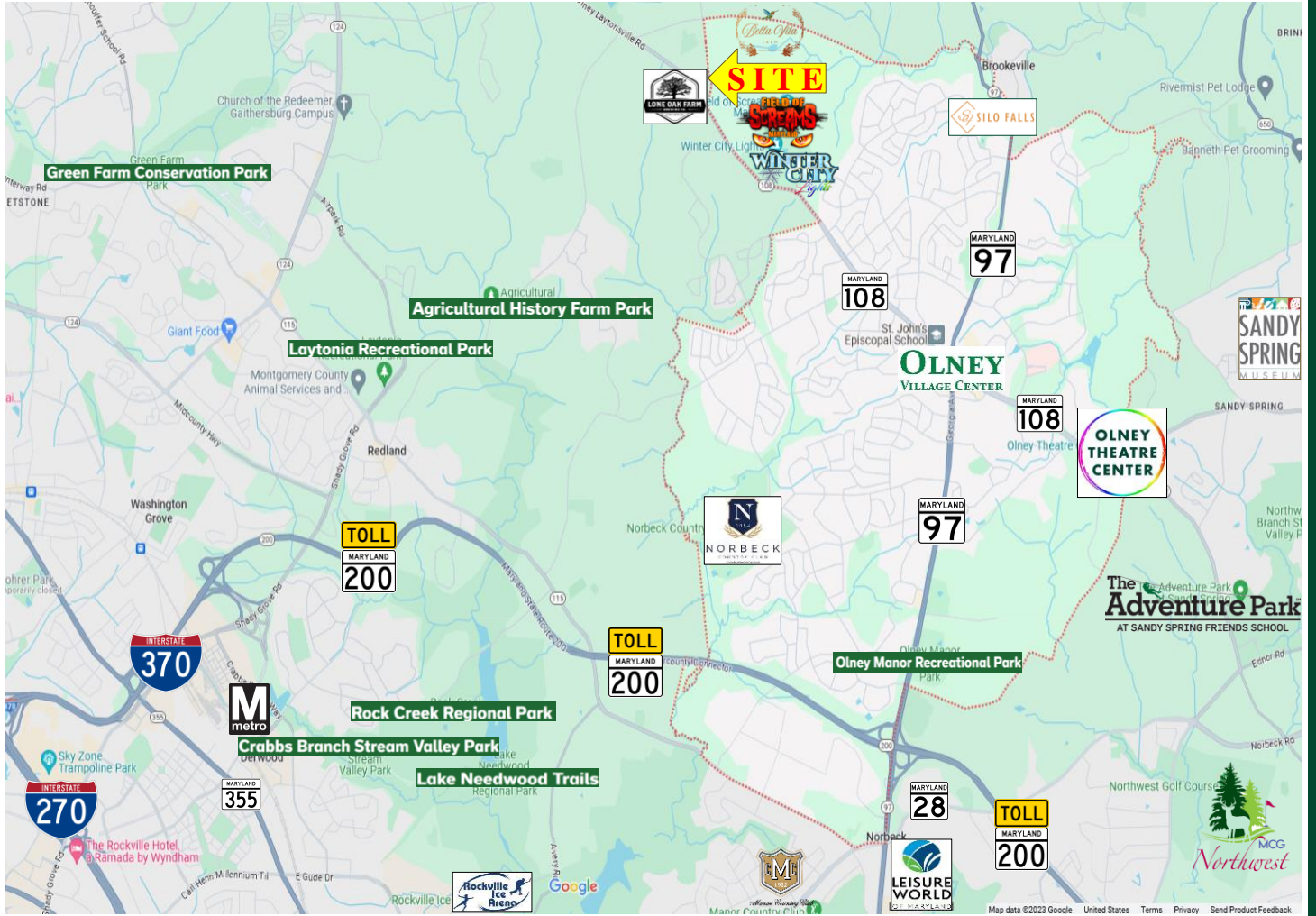
#### **Link to Zoning Use Chart:**

[https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco\\_md\\_zone2014/0-0-0-778](https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-778)





# OLNEY, MD





# OLNEY OVERVIEW

Olney is a suburb of Washington, DC, just 20 miles north of DC and 30 miles west of Baltimore, with a population of 35,820. Olney, located in northern Montgomery County, was ranked by Money Magazine's 2007 "America's Best Places To Live" edition as 17 out of 100 (the highest ranking in Maryland) and rated as one of the Top Ten places to live in Maryland by Movoto.

Almost entirely rural just a few decades ago, Olney has grown steadily since the 1960's as very large tracts of farmland were redeveloped into residential developments, featuring a mix of single family and townhouses. Living in Olney offers residents a sparse suburban feel and most residents own their homes. The public schools in Olney are highly rated and many young professionals live in Olney.

Olney (and neighboring Brookeville) boasts many public parks, recreational facilities, and plenty of walking paths. Olney is also home to a private country club and a golf driving range, and the Norbeck golf course. In addition, there are four major shopping centers in the Olney Town Center located at the intersection of Route 108 (Olney Sandy Spring Road) and Route 97 (Georgia Avenue). The Olney Farmers and Artists Market is open each summer and features delicious fresh local produce from local farms, music and crafts from local artisans. The Olney Theatre Center, founded in 1938, offers a diverse array of professional productions year-round. Historic sites include Olney Ale House, Sandy Spring Museum, and Woodlawn Manor Living History Museum. "Olney Days" is an event held annually each April that features a parade and charity bike ride and walk. Olney continues to maintain much of its old-time character while growing into a modern community offering all the amenities of small-town living with easy access to numerous urban attractions in Baltimore and Washington, DC.



*Olney Farmers and Artists Market*



*Lone Oak Farm Brewing Company*



*Fair Hill Shops, Olney Town Center*



*Field of Screams Maryland*



*Olney Theatre Center*



*Winter City Lights*



*Norbeck Meadows Park*



*Olney Manor Recreational Park*