

Maryland County Zoning Regulations Related to Agriculture

	Comments: The following comments provide additional information.
State-wide	TDR = Transferable Development Rights URDL = Urban-Rural Demarcation Line IPA = Integrated Planning Act MALPF = Maryland Agricultural Land Preservation Foundation PDR = Purchase of Development Right County Planning contacts can be found at http://www.mdarchives.state.md.us/msa/mdmanual/01glance/html/planloc.html .
Allegany	See www.gov.allconet.org/plan/contact.htm .
Anne Arundel	Permitted uses may include conference retreats and outdoor temporary theaters. Combined side setbacks equal 40 ft. See www.aacounty.org .
Baltimore City	See www.baltimorecity.gov/government/planning/index.html .
Baltimore County	Permitted uses may be dependent on density or other criteria. A new well or residence must be set back 100 ft from active agriculture on prime and productive soils. Land use tools include URDL, zoning, planning, and preservation programs. No website.
Calvert	Residential setback of 60/30/60 in rural districts; 100 ft setback and fence require for new subdivisions adjoining farms. County is rewriting the zoning ordinance in 2005, proposing major revisions to allow more farm-related activities on active farmland including processing, marketing, agritourism and ecotourism ventures and alternative agricultural enterprises. Land use tools include TDRs, Purchase and Retirement of Development Rights, IPAs, ag land transfer tax. See www.co.cal.md.us/government/departments/planning/documents .
Caroline	See www.carolinemd.org/governmt/planning/plantop.html .
Carroll	Permitted uses may include mineral resource recovery. No reverse setbacks; use of clustering when possible. Land use tools include Zoning Ordinance, Capital Improvement Program, Water Resource Management Ordinance, Subdivision Regulations. See http://ccgovernment.carr.org/ccg/code/index.asp . Select Browse, Code of Ordinances, Part II General Legislation, Chapter 223 Zoning.
Cecil	See www.ccgov.org/planning/index.htm .
Charles	Some operations require a minimum 5 acre parcel; Sawmills, stables and similar facilities require 20 acres. Recreational uses require site plan approval and must be specific. Hospitality events require a special event permit; B&Bs require site plan approval. Wine qualifies as agricultural if part of a commercial vineyard. Seasonal housing requires four or more people. Seasonal roadside stands are permitted. Slaughter facilities require special exception from the Board of Appeals; sod and topsoil removal require a special exception for mining.
Dorchester	See www.dorchestereconomic.com .
Frederick	See www.co.frederick.md.us/planning .
Garrett	No county-wide zoning in Garrett. Agricultural Resources areas not zoned. Slaughter facilities not allowed in zoned area (Deep Creek Lake). Land use tools include Sub division Ordinance.
Harford	See www.co.ha.md.us/planningzoning/index.html .
Howard	See www.co.ho.md.us/dpz/dpz_homepage.htm .
Kent	Aquaculture and wine production is permitted; processing is accessory. One tenant house permitted; more require special exception. Feedlots require special exception and various setbacks. Grain dryers and storage permitted; other processing up to 10,000 sq ft permitted with special exception. Special exception for slaughter facilities, riding stables on properties less than 20 acres, large retreats, Hospitality activities permitted as accessory to farm. Commercial buildings generally not permitted in ag district. Farm building setbacks depend on use; i.e., feedlots and chicken houses require 600 ft, subject to a variance where a hardship exists. New residential lots must be 600 ft from protected lands. See www.kentcounty.com .

Montgomery	Riding stables and similar facilities are subject to mgmt. regulations. Wineries may hold no more than two public events per year. Some additional uses are permitted, generally with a Special Exception permit. Setback may be reduced to 40 feet in a Rural Neighborhood Cluster. Permissive agricultural zoning is helpful in achieving the county's planning goals. See www.amlegal.com/montgomery_county_md/ . (Select frames/no-frames, then Zoning Ordinance, then Zoning Chapter 59, then Article 59-C.)
Prince George's	Use of land for farming, dairying, pasturage, apiaries, horticulture, floriculture, and animal husbandry may include "accessory use" for processing, treating, selling, or storing agricultural products produced on a farm (on the premises). Does not include commercial feeding of garbage or offal to animals, slaughtering of livestock for marketing, or the disposal of sludge except for fertilization of crops. Horses are permitted if for personal use. Most agricultural building activities are limited. Accessory storage is permitted. Required setbacks are determined by the zoning of the property. Prince George's County Landscape Manual could require additional setbacks and landscaping to be provided for new homes adjacent to existing farms. Land use tools include TDRs and Rural Conservation Subdivision. See www.gopgov.md.us.com ; select legislative subtitle 27.
Queen Anne's	See www.qac.org/depts/planzone/planzonehome.htm .
Somerset	No provisions reference farm-oriented and other recreational uses or hospitality activities. Composting, B&Bs, signs, and sod/topsoil removal require special exceptions. Farm buildings require a minimum of 5 acres and 200 ft setback from residential lots or dwellings, schools, daycare locations or places of worship; in R1 areas, the minimums are 10 acres and 300 ft setback.
St. Mary's	Residential dwellings require a reverse setback for 15 ft for single family, 50 ft for multifamily. Stables require 100 ft setback. Land use tools include 5 acre density, TDRs, subdivision clustering, and open space requirements (0%). See www.co.saint-marys.md.us/planzone/docs/zoningordinance/compzonngordammended5-25
Talbot	Nothing in code and no applications made regarding other recreational uses, composting, wineries, and B&Bs; wholesale sawmills permitted. Setbacks vary by zone and type of building; septic treatment requires 300 ft. Local funding is especially helpful for future initiatives. Land use tools include MALPF, PFAs, critical area, See www.generalcode.com/webcode2.html .
Washington	See www.washco-md.net ; currently being updated.
Wicomico	See www.wicomicocounty.org/pnz/p&z.htm .
Worcester	See www.co.worcester.md.us/compplan.htm .