

Summary of Planning and Zoning Issues Related to Agritourism/Agriculture at the County Level

ALLEGANY

County Comprehensive Plan -- In 2002 the Allegany County Commissioners approved a new definition of “Agricultural Operation” in Part 4 – Zoning of the County’s Land Use Code. The extensive definition shown below embodies most tenets of Maryland’s “right to farm” legislation, guaranteeing the right for farm owners to continue agricultural operations especially when in competition with neighboring urban land uses. Goal 1: Under Economic Development – mentions eco-tourism. Under Economic Trends and Analysis, there has been a significant downward trend in Agriculture, forestry, fishing and hunting since 2003, with an 87% downward trend in employment from 2001-2011. Agriculture is not mentioned as a competitive industry and therefore is not a focus.

Definitions in the County Code

Agricultural Operation - Shall mean and include but is not limited to, all matters set forth in the definition of “Operation” in the Maryland Code, Courts and Judicial Proceedings, Article 5-403 © to be known as the Allegany County Right to Farm, including; cultivation and tillage of the soil; dairying, the spreading of manure, lime, fertilizer and the like; composting; spraying; producing; irrigating, protecting from frost, cultivating, growing, harvesting and processing of any agricultural crops of commodities; including viticulture, horticulture, timber or apiculture, raising fish or poultry and other fowl; production of eggs; production of milk and dairy products; production of livestock, including pasturage; fur bearing animals, production of bees and their products; production of fruit, vegetables and other horticultural crops; production of aquatic plants; agriculture; production of timber; and any commercial agricultural practices or procedure performed as incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market or to carriers for transportation to market; usage of land in furtherance of educational and social goals (including, but not limited to 4-H Clubs and Future Farmers of America), **agro-tourism and alternative agriculture enterprises; and the like.** Operation at any time of machinery used in farm production or the primary processing of agricultural products is included. Storage of farm equipment, machinery or agricultural products is also included. Normal agricultural operations performed in accordance with generally accepted agricultural management practices which are authorized by various governmental agencies such as the Cooperative Extension Service, the Allegany County Soil District are permitted along with activities which may produce normal agricultural related noise and odors. Raising, storage and processing of crops, plants, produce, animals, animal products, poultry and poultry products, and forest products. On lots less than two (2) acres in size in the “R” District, animal and poultry husbandry are considered non-conforming uses. Agriculture does not include the location of dwelling units on a parcel unless the requirements of the Subdivision Regulations are met. Feeding swine, cattle or poultry in a building, feed lot or other facility holding more than 500 animals or 10,000 birds is not considered a normal agricultural use, but is considered to be a Concentrated Animal Feeding Operation.

Agricultural Structure – Includes barns, silos, storage buildings, garages and other structures associated with an agricultural use.

ANNE ARUNDEL

County Comprehensive Plan Under Economic Development – Goal 5 is to Further develop the agricultural economic development and marketing program within the Anne Arundel Economic Development Corporation. Expand the program to promote rural economy land uses such as horse breeding and training, vineyards, community gardens, agritourism, heritage tourism, and crafts in designated rural areas. The farms and open spaces of southern Anne Arundel County are important to the County and the region. Agriculture serves a dual role of providing a direct economic benefit as well as preserving the quality of life that is reflected in a rural environment. Linkage between economic development and ag preservation.

Definitions in the County Code

Farming -- means the use of land for agricultural purposes, including agriculture, apiaries, horticulture, orchards, agricultural nurseries, viticulture, aquaculture, forestry (including silviculture), animal and poultry husbandry, and primary agricultural processing.

BALTIMORE

County Comprehensive Plan -- Protect the character and economic vitality of the rural communities. Nurture farming activities and importance of the agricultural industry. The policy to foster a sustainable agricultural industry has gained a new level of significance with the success of preserving over 50,000 acres of rural land. The County's agricultural industry is diverse and robust with an annual economic production estimated to be \$300 million. There is an opportunity now with the land preservation accomplishments and momentum to build an even stronger and more sustainable agricultural economy. Without diminishing the support for commodity production, the mainstay of the county's agricultural industry, there clearly is an opportunity for increasing local food production.

Policy: Foster a sustainable agricultural industry.

Actions:

- (1) Continue to offer loans and economic support for sustainable agricultural operations.
- (2) Consult the Rural Baltimore County Agricultural Profitability Study and Action Plan" (2009), and implement appropriate actions such as mentoring programs for new farmers and agricultural tourism activities on farms.
- (3) Review County Zoning and Development regulations to provide for farm production and processing.

Definitions in the County Code

Contains legislative findings pertaining to the need for agriculture and recognition that agriculture is a vital part of the county economy.

Commercial Agriculture: The use of land, including ancillary structures and buildings, to cultivate plants or raise or keep animals for income, provided that the land also qualifies for farm or agricultural use assessment pursuant to 8-209 of the Tax-Property Article of the Annotated Code of Maryland as amended. Commercial agriculture includes the production of field crops, dairying, pasturage agriculture, horticulture, floriculture, aquaculture, apiculture, viticulture, forestry, animal and poultry husbandry, the operation of an equestrian center, horse breeding, and horse training and also includes ancillary activities such as processing, packing, storing, financing, managing, marketing or distributing, provided that any such activity shall be secondary to the principal agricultural operations.

Other Definitions: equestrian center, limited-acreage wholesale flower farm, farmer's roadside stand, farm market, farmstead creamery, nursery, horticulture, produce stand, riding stable.

BALTIMORE CITY

Comprehensive Plan – Has an office of sustainability which is working on revising regulations, local ordinances, etc for urban agriculture.

Definitions

Nothing in the definitions section of the zoning code that specifically defines any agricultural-related activities.

CALVERT

Comprehensive Plan Work with agricultural and fisheries businesses to ensure that their industries continue to thrive in Calvert County. In cooperation with state, federal and private interests, the County will assist these traditional industries to seek new markets and alternative approaches to future efforts. The three counties share common interests (includes St Mary's and Charles) – A threatened agricultural economy, a changing rural lifestyle – other kinds of commissions working together: Southern MD Heritage Partnership, NPS Gateways Program, Agricultural Development Commission, Southern MD Economic Development Association.

Definitions

Agriculture Activity – Farming activities including plowing, tillage, cropping, installation of bmps, seeding, cultivating, and harvesting for production of food and fiber products (except commercial logging and timber harvesting operations), the grazing and raising of livestock, aquaculture, sod production, orchards, nursery, and other products cultivated as part of a recognized commercial enterprise.

“Use of land for agricultural purposes, including farming, dairying, pasturing, cultivating, horticulture, floriculture, fish culture, animal and poultry husbandry, and **the incidental processing of products raised on the premises**, but excluding the keeping of such animals as rats, mice, monkeys, snakes and the like for use in display or in medical or other tests or experiments.

Agritourism -- “act of visiting working farms to engage in outdoor recreation, participate in educational experiences, or enjoy entertainment and hospitality services.

Agritourism Enterprise -- “Activities conducted on a working farm and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in a farm operations. Such activities include farm tours, hayrides, corn mazes, classes and picnic facilities.

Agricultural Use -- “a commercial enterprise located on a working farm, and related to the activities on that farm, intended to attract tourists and provide supplemental income for the farm owner. **Agricultural uses include but are not limited to, fishing, hunting, wildlife study, horseback riding, wine tasting, harvest festivals, barn dances, farm stays, u-pick operations or roadside stands.**

Other definitions: aquaculture, commercial kitchen, farm, farm brewery, farm building, farm distillery, farm stand, farm support business, farm winery, tree farm, farmer's market, retail nursery, wholesale nursery

CAROLINE

Comprehensive Plan – The R-Rural zone has been referred to in past plans as an agricultural conservation area that includes active agricultural areas, existing agricultural land preservation districts, and land in private conservation easements. The area is characterized as rural and scenic countryside consisting of farm fields, large forested areas, extensive natural resources, and scattered historic and cultural sites and structures. The growth management emphasis for agricultural conservation areas is to preserve the farmland base, the agricultural industry, and protect natural resources located in the region. It should be a priority area for programs designed to permanently preserve agricultural land, help maintain a viable agricultural industry, and protect natural resources. Low-density rural residential development and related land uses should be minimized to avoid conflicts with legitimate agricultural uses and reduce demand for capital investment in infrastructure, such as upgrades to county roads. The existing scenic, cultural, and historic resources that define the character of the area should be protected through appropriate programs and regulations. Preserving agricultural conservation areas for agricultural industries is critical for Caroline County to remain a “rural” county. Designating Growth Areas in and near the towns is an important parallel growth management objective. If the towns are desirable places to live, it will help lessen development pressure in rural areas. Agricultural conservation areas should have maximum flexibility under policies and regulations to ensure the viability of farm industries and commercial and industrial uses related to agriculture. Maintenance of the agricultural land base is critical for a successful agricultural industry. Rural major subdivisions have been eliminated in agricultural conservation areas under the 2006 TDR Regulations. Minor subdivision rights have been preserved, however the minor subdivision regulations should be reviewed periodically due to their cumulative effects. To continue to ensure the perpetuation of Caroline County’s agricultural economy, it is important for the farming community to partner with private and public entities in the future to create innovative economic opportunities.

Definitions

Agricultural and Fishery Products Processing Plants – A facility that involves the operation(s) of processing, preparing or packaging agricultural or fishery products which are not grown or harvested on the site, but rather brought to the site for processing from one or more sources.

Agricultural Production – the use of land for agricultural purposes, including farming, cultivation of the soil, crop raising, dairying, pasturing, apiculture, horticulture, floriculture, viticulture, fish culture, fur-bearing animal raising, horse raising, forestry, tree farming and animal and poultry husbandry, **and the necessary accessory uses for primary packing, treating or storing of the produce; provided, however, that the operation of any accessory use shall be secondary to that of normal agricultural activities.** The commercial slaughtering and processing of livestock, poultry or fish, or meat processing is excluded.

Farm – a parcel of land not less than 20 acres in size used for agriculture defined.

Agricultural Tourism – The act of visiting a commercial agricultural enterprise for the purpose of enjoyment, education or active involvement in the activities of the farm, ranch or agricultural operation.

Other definitions: farmers market, produce stand, stables

CARROLL

Comprehensive Plan (In draft at this time) – The Challenge to Carroll County – Conflicts between the farmer and non-farm neighbors increase, and the confidence in the permanence of farming decreases. Policies – nontraditional agricultural pursuits will be actively supported in recognition of the important role they play in the agricultural community. Review and update if necessary, zoning of Agriculture Districts to accommodate the ongoing needs of farmers, while respecting existing property rights.

Definitions

Agricultural or Agricultural Purposes The raising of farm products for use or sale, including livestock or poultry husbandry, and the growing of crops such as grain, vegetables, fruit, grass for pasture or sod, trees, shrubs, flowers, and similar products of the soil, and including stables for boarding and training horses.

Other definitions: Produce Stand, roadside stand

CECIL

Comprehensive Plan Agriculture remains an important component of Cecil County's economy and the rural landscape defines the County's character. Several positive key trends were noted in the comprehensive plan. Also noted -- The greatest threat to the future of farming is generational. Agritourism and horticulture represent promising opportunities.

Definitions

Agricultural Product Sales. The retail and wholesale sale of products essential to agricultural and aquaculture operations, including feed and grain, fertilizer, plants and seeds, larvae, turf, trees and shrubs, and field crops. Agricultural product sales shall not include equipment sales.

Agriculture. Agriculture, including horticultural, chemical, or general farming, cultivation of field crops, orchards, groves, greenhouses, or nurseries for growing or propagation of plants, turf, trees, and shrubs, and in general all uses commonly classed as agricultural, and including use of heavy cultivating machinery, spray planes or irrigating machinery, dairy farming, keeping or raising for sale of large or small animals, including structures for processing and sale of products raised on the premises.

Other definitions: aquaculture, farmers market, greenhouse, nursery, roadside stand

CHARLES

Comprehensive Plan: The plan was amended to add Chapter 11 entitled Agricultural, Forestry and Fisheries. Goals – Protect the land resources necessary to support the County's agricultural industry, Maintain a productive forestland base and forest resource industry and promote and protect agricultural and natural resource industries, including opportunities for eco-tourism, value-added agricultural product processing, and the commercial seafood industry. Other comments – the profitability of the farming industry is essential to the preservation of agricultural land that the County hopes to achieve. Farming is a business and it needs to be viable from an economic standpoint in order to continue in Charles County. Specifically mentions agritourism. One recommendation is to “amend the zoning ordinance to specifically allow value-added products, agritourism and ecotourism uses.

Definitions:

Agriculture – use of land for agricultural purposes, including dairying, pasturage, agriculture, apiaries, horticulture, floriculture, orchards, agricultural nurseries, viticulture, and animal poultry husbandry and the necessary accessory uses for packing, processing, treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities; and provided further, that the above uses shall not include the acceptance or disposal of land clearing debris or rubble which originates off-site or the commercial feeding of garbage or offal to swine or other animals. The breeding, raising, training and general care of livestock for uses other than food, such as sport or show purposes, as pets or for family recreations, shall be considered a normal farming function, but kennels are excluded from this definition.

Agricultural Tourism (Ag Tourism) – An AG tourism facility is an agricultural related business located on a farm that is open for customers and tourists for at least six (6) months of the year, for at least four (4) days a week and which provides tours and on-site sales or samples of primarily Charles County agricultural products (added in 2012).

Accessory use -- a use which is customarily incidental and subordinate to the principal use of a lot or the main building thereon and located on the same lot as the principal use or building.

Cottage industry includes “an existing structure located on a farm adjoining and under common ownership with the lot containing the primary domicile of the common property owner.

DORCHESTER

Comprehensive Plan: Information not available online.

Definitions

Agriculture – The use of land for all methods of production and management of livestock, crops, vegetation, forests and soil. This includes but is not limited to, the related activities of tillage, fertilization, pest control, harvesting and marketing, and further includes the activities of feeding, housing and maintaining animals such as cattle, dairy cows, sheep, goats, hogs, horses and poultry and handling their by-products. Other definitions include “commercial” – any activity conducted with the intent of realizing a profit from the sale of goods or services.

Farm: “Land which is primarily used for such bona fide agricultural purposes as crop production; livestock pasturage, care handling, etc forestry; and directly related uses.

Other definitions: farm winery, greenhouse, roadside stand

FREDERICK

Comprehensive Plan – Goal: Encourage the growth of new, and the preservation of existing agricultural industries in Agricultural designated areas in order to support local farm operations.

Policies: support Frederick County’s farming economy and farming communities and services necessary to sustain a viable agricultural industry. Support land use initiatives to maintain and enhance Rural Communities to service the agricultural industry. Action Items – In coordination with the Office of Economic Development, prepare an Agricultural Action Program to identify strategies that promote agriculture support industries and the agritourism industry. Prepare revisions to the County’s Zoning Ordinance, Subdivision Regulations, building codes and other related regulations/ordinances to address the evolving technological and operational characteristics of farm operations. Develop a program to educate the public and the farming community on planning and agricultural issues (It looks as though many of these things are already underway).

Definitions

Agricultural Activity – Land used exclusively as a bona fide agricultural operation by the owner or tenant. The use of land for agricultural purposes includes farming, viticulture (grape production), fish culture, animal and poultry husbandry and equine activities. Necessary accessory uses such as packing, treating or storage of product, composing and power generation from farm animal waste are allowed provided that the operation of the accessory use is clearly incidental to the agricultural activity. The business of intensive swine feeding operations, garbage feeding of hogs, fur farms or the raising of animals for use in medical or other tests or experiments, commercial slaughtering of livestock, poultry, fish or meat processing is excluded from this definition.

Agricultural Activity, Limited – The keeping of farm animals in residential districts on lots with less than 3 acres. Apiaries are excluded from this definition.

Farm – a parcel of land not less than 25 acres in size on which an agricultural activities, as herein defined, is being actively conducted.

Agricultural Products Processing – Processing on the farm of an agricultural product in the course of preparing it for market (This definition excludes agricultural value added processing and farm winery)

Agricultural Value-Added Processing – Treatment that changes the form of a product grown on a farm in order to increase its market value with a minimum of 51 percent of the processed product being produced on the farm. For purposes of this use, the term “farm” includes contiguous and noncontiguous parcels within the county in active agricultural production which are owned or leased by the processor.

Agritourism Enterprise – Activities conducted on a farm and offered to the public or to invited groups for the purpose of education, recreation, or active involvement in the farm operation. These activities shall be related to agriculture and shall be accessory to the primary agriculture operation on the site. This term shall include farm tours, hayrides, corn mazes, seasonal petting farms, farm museums, guest farm, pumpkin patches, “pick your own” or “cut your own” produce, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above. No use that is otherwise identified in 1-19-5.310 as permitted with site plan approval or by special exception is permitted as an agritourism enterprise.

Other definitions: bee colony, equine activities, farm animals, farm brewery, farm brewery tasting room, farm equipment sales or services, farm winery, farm winery tasting room, feed or grain mill, guest farm, intensive swine farm, power generation, farm animal waste, roadside stand (commercial)

GARRETT

Comprehensive Plan -- The County’s intent is for these areas to remain rural, and to conserve these areas’ natural resources—primarily their agricultural resources—for future generations. New residential and other forms of development are permitted, provided rural resources are protected (see “New Residential Development in Rural Resource and Agricultural Resource Areas”). The purpose for expanding the area categorized as AR in this Plan is to provide greater protection from rural development for these resources. The County will continue to support the permanent preservation of these areas for their natural resources through purchase of

development rights or easement acquisition by government agencies and private organizations. As part of this support, the County will consider using its funds to supplement state funding through the Maryland Agricultural Land Preservation Foundation (MALPF), which is used to purchase development rights on agricultural lands. In the economic development portion, “Conserve natural resource lands and maintain the strength of the agriculture and timber industries through expansion of the AR and RR land classifications, and through new clustering and site layout regulations in those areas.

Zoning – No zoning in this county so no definitions???

HARFORD

Comprehensive Plan -- The County also has a strong economic policy to help keep farming a viable industry in the County. The 2008 Zoning Code re-write addressed changes in the agricultural industry - expanding opportunities for agricultural diversification in a changing market. The County actively promotes its Buy Local marketing program, farmer’s markets, events and agricultural tourism opportunities” Agriculture has been and still is the predominant land use in Harford County. Historically, the communities of Harford County developed as rural crossroads to provide services and support to the agricultural community. Protecting this rural heritage is extremely important and local efforts shall be geared to protecting the rural way of life and enhancing the character of the landscape and villages. Agricultural preservation programs, promoting rural businesses, preservation of historic farms and mills, the development of architectural standards that complement and enhance the character of the rural landscape by blending rural villages and crossroads with agricultural areas, the preservation of rural roads, bridges and natural features and the implementation of the Priority Preservation Area and Rural Legacy Area programs are just a few of the ways Harford County will ensure its rural heritage will remain at the center of the community. Another component of the County’s economic prosperity focuses on maintaining and developing a strong agricultural economy. Increasingly, local farmers are moving toward marketing their products to the surrounding community, and this effort is supported by the concept of sustainable agriculture. Maintaining the County’s agricultural industry is a major component of the County’s economic prosperity, and it also offers County residents a healthy option as it relates to food production, distribution, and consumption. Another component of Harford County’s economic development strategy is maintaining and developing a strong agricultural economy – one that recognizes the importance of farming as an industry and one that supports and promotes sustainable agriculture.

Definitions

Agricultural Services – Uses that serve or support agriculture, including farm equipment service, auction sales of animals, feed and grain mills, farmers co-ops and agricultural products processing, animal hospitals and veterinary clinics.

Agriculture – All methods of production and management of livestock, crops, vegetation and soil. This includes the related activities of tillage, fertilization, pest control, harvesting and marketing. It also include the activities of feeding, housing and maintaining of animals such as cattle, dairy cows, sheep, goats, hogs, horses and poultry and handling their by-products.

Agricultural use – the use of any tract of land for the production of animal or vegetable life. The uses include the pasturing, grazing and watering of livestock, and the cropping, cultivation and harvesting of plants.

Agricultural Processed Product – An agricultural product that is treated in order to increase its market value, including, but not limited to such processes as canning, milling, grinding, freezing, heating and fermenting.

Agricultural product – products grown or raised on a farm, intended for direct human or animal use, such as vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, jelly, jam, hay, bedding plants and wool.

Agricultural Public Events – Events related to agricultural vacations, other than temporary uses already permitted in this Article, including farm tours, animal rodeos, corn mazes, fee fishing and hunting, cross country skiing, sledding, pond ice skating and equestrian trail rentals.

Agricultural retail – The sale of agricultural products.

Other definitions include creamery, farm market, private, farmers co-op, lot, agriculture (lot zoned agriculture and is 2 acres or more), commercial riding stable, private stable, tenant farmer/operator, tenant house.

HOWARD

Comprehensive Plan -- Regional farm economy and need to support agriculture. County has small ag industry. Stewardship of farmland and protection of rural character are feasible only if farming is economically viable. Many factors affecting the farm economy are regional; national and even international in scope. Nevertheless the County economic development program, in conjunction with land use regulations that reflect current farm practices and cooperation and the regional and State levels, can play an important role in strengthening the farm economy.

Definitions

Farm: A lot or parcel of land used for farming that is 3.0 acres or larger.

Farming: The use of land for agricultural purposes, including:

- a. Crop production, apiaries, horticulture, orchards, agricultural nurseries, viticulture, silviculture, aquaculture, and animal and poultry husbandry;
- b. The growing, harvesting and primary processing of agricultural products;
- c. The breeding, raising, training, boarding and general care of livestock for uses other than food, such as sport or show purposes, as pets or for recreation;
- d. The operation of agricultural machinery and equipment that is an accessory use to a principal farming function. Agricultural machinery and equipment may be used on farms that are not the farm on which the machinery and equipment is normally stored;
- e. The construction and maintenance of barns, silos and other similar structures subject to compliance with any applicable bulk regulations;
- f. The transportation, storage, handling and application of fertilizer, soil amendments, pesticides and manure, subject to all Federal, State and Local laws;
- g. The temporary, onsite processing of chickens or rabbits on a farm in accordance with the Agriculture Article of the Annotated Code of Maryland; and
- h. Other uses directly related to, or as an accessory use of, the premises for agricultural purposes including special farm uses permitted under Section 128.0.I.

Not included in this definition are those uses subject to Section 131.0 Conditional Use requirements

Agricultural Processing Facility, Local: A facility on a farm that processes agricultural products grown or produced on the farm where it is located, supplemented by agricultural products grown elsewhere.

Agricultural Processing, Primary: Processing on the farm of an agricultural product grown on the farm in the course of preparing it for market. Primary processing is subordinate and incidental to the farm operation and includes the following uses:

a. **Basic Processing:** Processing necessary to store and market farm products. Basic processing does not include treatment that changes the form of the product, but does include treatment such as cutting, drying and packaging.

b. **Value-added Processing:** Treatment that changes the form of a farm product in order to increase its market value, including such processes as canning, milling, grinding, freezing, heating and fermenting.

Agritourism Enterprise: Activities conducted on a farm and offered to the public or to invited groups for the purpose of recreation, education or active involvement in the farm operation. These activities must be related to agriculture or natural resources and incidental to the primary operation on the site. This term includes farm tours, farm stays, hay rides, corn mazes, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above and similar uses.

Other Definitions: farm stand, Community Supported Agriculture (CSA), farm winery, food hub, greenhouse, local

KENT

Comprehensive Plan – Agriculture – Kent County is taking proactive measures to slow the rate at which farmland is lost to development. According to the U.S. Census of Agriculture, Kent County continues to lose farmland albeit at a slow rate. The agricultural community is committed to maintaining a strong industry and supported changes to the Land Use Ordinance that limits the ability of landowners to create farmettes. The right to farm law was readopted in 2004 with stronger language to better protect farmers from potential nuisance complaints. In addition, many landowners are interested in permanently protecting their land through easements and the County Commissioners have committed county funds and resources towards these efforts.

Strategy: Promote agriculture as a viable industry and secure its future in the County Economic development strategies should support agriculture as a viable and significant industry in the County. Effort should be made to attract agricultural related industries that not only provide job opportunities for county residents but also support the diversification of the agricultural industry and use raw materials from area farms. The County will review plans, policies and regulations to ensure support for the continuance of agriculture in the County.

Strategy: Support the Chesapeake Fields Institute and other value-added initiatives: The mission of Chesapeake Fields Institute is to strengthen the profitability of traditional agricultural markets for family farms, while conserving the region's natural and cultural resources. "Preservation through Profitability" will be realized through collaboration among area family farmers, community, government, business leaders, and institutions of higher education throughout the Delmarva Peninsula. This collaboration will result in the development of a community-based food systems enterprise that is locally-owned and operated using environmentally sound practices. This will be promoted through health and education entities. In order to preserve farmland, we must enhance the economic viability of agriculture in the County and discourage

non-agriculturally related uses of rural land, while implementing strategies to encourage new development to locate in and around our existing towns and villages.

Definitions

Agriculture: Farming activities include plowing, tillage, cropping, installation of best management practices, seeding, cultivating, and harvesting for production of food and fiber products (except commercial logging and timber harvesting operations), the grazing and raising of livestock and fowl, aquaculture, sod production, orchards, nurseries, land in government set aside programs, and **other products cultivated as part of a recognized commercial enterprise.**

Farm – A parcel of land not less than 20 acres in size used for agriculture as defined in Article XI of this Ordinance.

Farm-Based Business – a family-run business accessory and secondary to the primary agricultural use of the property. A farm-based business does not interfere with the on-site or adjacent farm operations and does not generate large volumes of traffic.

Other definitions: Roadside stand

MONTGOMERY COUNTY

NEED COMPREHENSIVE PLAN INFORMATION

Definitions

Farming – means the practice of agriculture on a property, and any associated buildings.

Agriculture means the business, science and art of cultivating and managing the soil; composting, harvesting and selling crops, and the products of forestry, horticulture, and hydroponics, breeding, raising, managing or selling livestock, including horses, poultry, fish, game and fur-bearing animals; dairying, beekeeping and similar activities, and equestrian events and activities. Agriculture includes processing on the farm of an agricultural product to prepare the product for market and may cause a change in the natural form or state of the product.

Farming includes the following **accessory** uses:

- A. Accessory agricultural processing and storage of products grown or raised on-site or on property owned, rented or controlled by the farmer. Accessory agricultural processing includes a milk plant, grain elevator, on-farm animal slaughtering, and much or compose production and manufacturing.
- B. The sale of products of agricultural processing, if products are produced on-site or on property owned, rented or controlled by the farmer.
- C. The sale of horticultural products grown off-site, but kept on the farm temporarily on a maximum of 2 acres or 20% of the site, whichever is less.
- D. The delivery and installation of horticultural products grown on the farm.
- E. The production and manufacturing of mulch or compost where up to 20% of the materials used in accessory processing can come from off-site sources.
- F. **Accessory agricultural education and tourism activities** conducted as a part of a farm's regular operations, with emphasis on hands-on experiences and events that foster increased knowledge of agriculture, including cultivation methods, animal care, water conservation, Maryland's farming history, the importance of eating healthy, and locally grown foods. Allowed activities include corn mazes, hay rides, and education tours, classes and workshops. The maximum footprint for any structure and the total footprint

of all structures primarily used for education or tourism is limited to 10% of the total footprint square footage of all structures on the site used for agriculture. The property must have DPS approved sanitation facilities for this accessory use.

Other Definitions: urban farming, winery, farm market, on-site, temporary agricultural uses, seasonal outdoor sales.

Prince George's County

Comprehensive Plan – Defines agricultural areas as areas suitable for agricultural activities and forest preservation and will continue to protect these areas.

Definitions

Agriculture – The business, science and art of cultivating and managing the soil, composting (to include the composting of regionally generated sewer sludge pursuant to a permit issued by the state), growing, harvesting and selling crops, livestock and the products of forestry, horticulture, floriculture, viticulture, hydroponics, animal husbandry, i.e. breeding, raising, or managing livestock, including horses, poultry, fish, game, and fur-bearing animals, dairying, beekeeping and similar activities. Agriculture includes equine activities and equine facilities, Equine activities. Equine activities includes teaching equestrian skills, participating in equestrian events, competitions, exhibitions or other displays of equestrian skills, participating in equestrian events, competitions, exhibitions or other displays of equestrian skills, and caring for, breeding, boarding, dealing, selling, renting riding or training equines. Equine facilities include barns, stables, rings, paddocks or accessory buildings or structures used for equine activities. The term “Agriculture” shall not include the commercial feeding of garbage or offal to animals, the slaughtering of livestock for marketing (except otherwise permitted by law) or the disposal of sludge except for fertilization of crops, horticultural products, or floricultural products in connection with an active agricultural operation or home gardening.

Agritourism – a commercial enterprise that is intended to attract tourists and provide supplemental income for the owner of a working farm that qualifies for agricultural use assessment pursuant to 8-209 of the Tax-Property Article of the Annotated Code of Maryland (as amended). The commercial enterprise shall be offered to the public or invited groups and shall be related to agriculture or natural resources and incidental to the primary operation on the site. Agritourism uses include, but are not limited to, “Equine Activities”, fishing, hunting, wildlife study, corn mazes, harvest festivals, barn dances, hayrides, roadside stands, farmer’s markets, u-pick or pick-your-own operations, rent-a-tree operations, farm tours, wine tasting, educational classes related to agricultural products or skills. Agritourism may include picnics, equine facilities and party facilities, corporate retreats and weddings; however, no lodging or overnight stay shall be provided for these uses. Agritourism includes farm or ranch stays subject to the same rules as a Bed and Breakfast Inn as defined in this Subtitle.

QUEEN ANNE’S

Comprehensive Plan -- Promote agritourism. County government should take into consideration the fact that changes may occur in agriculture practices and associated economic impacts and should consider the commercial component of principal agricultural, maritime and natural resource based industry segments. Create new ways of offering incentives to agribusinesses, eco-businesses and eco-friendly businesses. Incentive programs should be sensitive

to and reflect future changes in industry practices and economy. Build and support current agricultural, maritime and recreation industry sectors.

Definitions

Right to Farm –

Agricultural Land – All real property within the boundaries of Queen Anne’s County that is lying in the Agricultural District, or that is lying in other zoning districts if carried on the tax rolls of the State Department of Assessments and Taxation as agricultural or that is lying in other zoning districts if it has been used as an agricultural operation continuously for one year.

Agricultural Operation – Includes but is not limited to, all matters set forth in the definition of “operation” in the Courts and Judicial Proceedings Article of the Annotated Code 5-403(a) as amended from time to time; the production of all matters encompassed within the definition of “farm product” in the Agricultural Article of the Annotated Code 10-601(c) as amended from time to time; the cultivation and tillage of the soil; composting; production, harvesting, and processing of agricultural crops; raising poultry; production of eggs; production of milk and dairy products; production of livestock, including pasturage and equine enterprises; production of bees and their products; production of fish; production of fruit, vegetables, and other horticultural crops; production of aquatic plants; agricultural; production of timber and any commercial agricultural procedure performed as incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market or to carriers for transportation to market; and usage of land in furtherance of educational and social goals, such as 4-H, Future Farmers of America, and the like.

ST. MARY’S

Comprehensive Plan –

Within the visions section of the plan,

Vision 6 Economic growth is encouraged and regulatory mechanisms are streamlined.

Provisions to accommodate natural resource extraction, farming and forest production, and marine commerce have been strengthened.

C. Agricultural development included a wholesale auction house, farmers markets in the north and central parts of the County, and expanded parking for patrons at the northern farmers market.

D. A streamlined process for approval of roadside stands was adopted.

E. Acquisition of the Fenwick property (150 acres), including a site for a year-round farmers market in the southern part of the County was completed.

F. The County expanded and improved land preservation programs, including the Mattapany Rural Legacy Area, new TDR revisions, and the use of Installment Purchase Agreements to acquire agricultural land.

G. Agricultural diversification was evidenced by two new agri-tourism venues that have been established, a new winery initiative, and several new winegrowers in place.

9.1.3 Objective: Promote the vigor and diversity of agriculture, aquaculture, fishery, and forestry industries.

A. Policy: Pursue alternative crops and markets.

i. Increase education about and production of specialty crops for urban, regional and niche markets with emphasis on locally grown and raised. Examples include grapes and other fruits for wine; flowers; herbs, ornamentals and other nursery plants; organic produce and high value

vegetables and fruits. These are often called truck farms and are well suited to the small fields of 10 to 30 acres. 9 - 8

ii. Develop and market "recreation farms" and "pick your own" produce outlets.

iii. Aggressively pursue agritourism activities including development of wineries, corn and hay mazes, farm life demonstrations, community fairs and the like.

B. Policy: Reestablish a robust agriculture program that preserves open spaces and strengthens traditional farming. Encourage agricultural development such as agritourism. Re-examine new uses of preserved agricultural land for profitability in a post tobacco production era.

i. Provide governmental incentives and policies that encourage continued major acreage in traditional and alternative crops.

ii. Provide economic incentives and land planning to stabilize the presence of the Amish and Mennonite farming community.

iii. Provide increased marketing opportunities for locally grown products.

iv. Support local slaughterhouse capability to encourage local processing of livestock. Promote alternate livestock.

v. Increase fisheries and aquaculture initiatives.

vi. Support regional and local efforts to restore fish and shell fish populations and habitats.

vii. Provide infrastructure for more robust fishing industry, including landings, docks, and processing facilities.

viii. Support state efforts with surrounding states to share equitable laws to regulate fishing, crabbing, and oystering, and to effectively manage commercial harvesting for continued productivity.

Definitions

Agricultural Activity – Farming activities, including, but not limited to plowing, tillage, cropping, installation of best management practices, seeding, cultivating, and harvesting for production of food and fiber products, the grazing and raising of livestock, manure storage/composting of natural organic material, aquaculture, sod production, orchards, nursery, and other **products cultivated as part of a recognized commercial enterprise**. The application of odor-producing fertilizers must be in compliance with state and county regulations.

Agricultural Land – Land carried on the tax rolls of the State Department of Assessment and Taxations as agricultural, or which is used for the purpose of conducting agriculture.

Agricultural Operation – Includes but is not limited to, all matters set forth in the definition of "operation" of Md. Code and Jud. Proc. Law, as amended from time to time; the production of all matters encompassed within the definition of "Farm Product" at MD. Agriculture Code Ann, 10-601©, as amended from time to time; the cultivation and tillage of the soil; composting, production, harvesting and processing of agricultural crops, raising poultry; production of egg; production of milk and dairy products; production of livestock, including pasturage; production of bees and their products; production of fish; production of fruit, vegetables and other horticultural crops; production of aquatic plants; aquaculture, production of timber and commercial agricultural procedures performed as incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market or to carriers for transportation to market; and usage of land in furtherance of educational and social goals, (including, but not limited to 4-H clubs and Future Farmers of America), agro-tourism and

alternative agricultural enterprises; and the like. The application of odor producing fertilizers must be in compliance with applicable state and county regulations.

Agriculture – The use of land for the production and primary processing of food and fibers for sale, including cultivating, dairying, horticulture, pasturing, floriculture, silviculture, viticulture, animal and poultry husbandry, and such incidental accessory facilities as greenhouses and nurseries, provided that the operation of such accessory facilities shall be clearly secondary to normal agricultural activities. Agriculture includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting and marketing. It also includes but is not limited to, the activities of feeding, housing and maintaining of animals such as cattle, dairy cows, sheep, goats, hogs, horses, and poultry and handling their by-products.

Agricultural Tourism – Activities conducted on a working farm or vineyard and offered to the public or to invited groups for the purpose of recreation, education or active involvement in the farm operation, and which are related to agricultural or natural resources and incidental to the primary operation on the site. Agricultural tourism activities include farm tours, hay rides, corn mazes, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above, and similar uses.

Talbot

Comprehensive Plan -- The County has worked to minimize constraints or restrictions on farm related activities by amending zoning regulations to accommodate a range of contemporary uses. For example, farm markets, wholesale greenhouses, fish and game hatcheries are all permitted uses in agricultural areas. (favorable ordinances to Ag)

Definitions

Agriculture – All methods of production and management of livestock, crops, vegetation, and soil including compost. This includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting and marketing. It also includes, but is not limited to, the activities of feeding, housing and maintaining of animals such as cattle, dairy cows, sheep, goats, hogs, horses and poultry and handling their by-products. Agriculture includes value-added processing; the processing of an agricultural product in order to increase its market value, including some processes as canning, milling, grinding, freezing, heating and fermenting. This term includes cheese and wine production.

Farm – Land utilized for bona fide agricultural purposes such as crop production, livestock pasturage, care, handling, etc; forestry; and directly related uses; and which may consist of a single parcel or several adjacent or nearby parcels under one ownership.

Other definitions: Christmas tree farm, farm market, greenhouse-retail, greenhouse—wholesale, livestock, plant nursery, produce stand, roadside vendor

WASHINGTON

Comprehensive Plan: Objectives: Maintain at least 50,000 acres of land in the County in agricultural production by expanding current agricultural land preservation initiatives with an emphasis on preserving farming as a way of life and promoting the agricultural support industry

Agricultural Support Industries: Promote agricultural support industries (equipment repairs, supplies and markets, banking, etc.) by promoting preservation of farm acreage sufficient to sustain their viability and the promotion of land use regulations that provide for the location of these types of industries.

Definitions

Agriculture – The raising of farm products for use or sale, including animal of poultry husbandry, animal husbandry facilities, aquaculture, and the growing of crops such as grain, vegetables, fruit, grass for pasture or sod, trees, shrubs, flowers and similar products of the soil (farm is same definition).

Agricultural Operation – Any parcel of land that has an agricultural assessment as determined by the Maryland State Department of Assessments and Taxation (farm is same definition).

Agricultural Structure – A structure associated with an agricultural operation, which is not associated with human occupancy or have access by the general public. Agricultural setbacks may be constructed without need to obtain a building permit; however, setbacks shall be met in accordance with the district that it is located, and an agricultural structure certificate is required. Structures associated with animal husbandry facilities shall be in accordance with Article 22 Division IX of this Ordinance.

WICOMICO

Comprehensive Plan: Goal Ensure the viability of the agricultural economy and identity through promoting farmers markets, emerging markets, and community supported agriculture. Objectives: Increase farm-related employment opportunities by exploring emerging trends such as the generation of power from on-farm biomass, as well as promoting agri-tourism in the County. Ensure ordinances in the designated Agriculture Resources areas of the County are supportive of the agricultural industry.

Implementation Strategies: Promote the production of high-value crops such as nursery and greenhouse products, specialty foods, cut flowers, and aquaculture. Expand agricultural and rural-based tourism. Identify emerging markets in agriculture. Promote farmers markets and community supported agricultural co-ops. Encourage expanded agricultural related business opportunities in the A-1 zone to allow farmers more options than farming and residential development. Promote the production of high-value crops such as nursery and greenhouse products, specialty foods, cut flowers, and aquaculture. Coordinate with Maryland Cooperative Extension for innovation in the agricultural industry. Identify emerging markets in agriculture. Promote farmers markets and community supported agricultural co-ops. Expand agricultural and rural-based tourism.

Definitions

Agriculture or Agricultural – The raising of agricultural products including livestock, poultry, dairy products, farm crops, fruit, vegetables, timber, cultivated plants and nursery stock whether for gain or otherwise. Agriculture shall include the farming or culturing of aquatic plants or animals or both, in natural or artificial water bodies or impoundments. Agriculture includes horticultural, chemical, or general farming, truck gardens, cultivation of field crops, and in general all uses commonly classified as agricultural, and the related buildings, structures and appurtenances necessary to carry out the aforementioned activities.

Agricultural Products – Cultivated or raised plant, animal or marine life that has been harvested. This does not include processed products.

Farm – A parcel of land of five (5) acres or more on which bona fide agricultural and related uses are conducted as specified in the definition of “agriculture.”

WORCESTER

Comprehensive Plan: The strong “right-to-farm” law should remain in force. Compatible uses providing additional farm income, e.g. tourism and development of “value added” products/processing facilities should be explored. Work to preserve farming and increase its economic viability. Explore the utility of agricultural tourism, alternative crops (flowers, organic farming, vegetables, cotton, hemp, wine grapes, greenhouse crops), “value-added” products (wine, soy products, bio-fuels), and co-op marketing. It is important to continue the “right to farm” policies and work to develop alternative income sources for farmers.

Definitions

Agricultural Processing Plant – a building, facility, area, open or enclosed, or any location for the refinement, treatment, or conversation or agricultural products where physical, chemical, or similar change of an agricultural product occurs. Examples of agricultural processing include but are not limited to packing houses, cold storage houses, fruit dehydrators, hulling operations, and the sorting, cleaning, packing and storing of agricultural products preparatory to sale and/or shipment in their natural form, including all uses customarily incidental thereto. Agricultural processing shall not include wineries or commercial manufacturing of secondary products using agricultural products, such as kitchens, bakeries, breweries, woodworking and wood processing plants, or biofuel processing.

Agriculture – the use of land, buildings and structures for forestry, dairying, pasturage, crop growth, horticulture, floriculture, viticulture, the raising of livestock and poultry for sale and including other conventional agricultural uses and structures such as farm offices, commercial and noncommercial greenhouses and nurseries, noncommercial fertilizer storage, noncommercial grain dryers barns, poultry and hog houses and the storage and application of manure produced by farm animals or poultry. The term “agriculture” shall not include commercial grain dryers or dwellings and shall not include the storage or application of sewage sludge.

Farm – a lot or parcel of five or more acres which is conscientiously and consistently managed for bona fide agricultural purposes.

Farm Building Group – One or more principal and accessory buildings located on a farm and used for residential and agricultural purposes. To be located in the farm building group is to be in, among or immediately adjacent to such group.

Farm-Related Business – Activities and services carried on for financial gain and directed at meeting the needs of those engaged in area farming and providing materials and services needed for farming. Examples include but are not limited to facilities for the manufacturing, processing, warehousing, sales, distribution, storage, repair and service of agriculture products, equipment, vehicles or supplies; blacksmith shop and harness making.; butcher shop; grain mills; processing of locally produced agricultural products, veterinary offices; and feed supply, seed and fertilizer distribution.

Other definitions: farmers markets, livestock market, roadside stand, wayside stand.

WICOMICO

Agritainment Facility – a farm enterprise wherein activities are conducted on a working farm and offered to the public for the purpose of recreation, education, or active involvement in the farm operation and for promotion of farm products and traditional rural living. **These activities must be related to agriculture, natural resources or traditional rural living and be incidental to the primary operation of the site as a farm.** The term includes but is not limited farm tours; pumpkin hunts; hay rides; crop mazes; hay tunnels, petting, feeding and viewing of farm animals; horse or pony rides; farm equipment rides; festivals, informational displays or activities; classes or demonstrations related to agricultural products or skills; and other similar activities or uses. As uses incidental to the aforementioned uses, the agritainment facility may include a restaurant and retail sales of items typically sold at roadside stands and garden centers, greenhouse, livestock handling or containment area, nursery, roadside stand, winery
Other definitions: greenhouse, livestock handling or containment area, nursery, roadside stand, winery