

Calvert County Maryland - On farm enterprise Regulations, Excerpt from Agritourism Enterprise [Amended 10-13-2010; 3-30-2012]

Activities conducted on a working farm and offered to the public or to invited groups for the purpose
Conditions

The activity shall be related to agriculture or natural resources and incidental to the p
The use shall have direct road access on to a publicly-owned and maintained right-o
If the use does not have direct access to a public road, the business owner(s) or ovr
A Special Exception is required if the use does not meet Condition 2 or 3 above, and
The Department of Public Works shall review and approve the access and impose

Campground, Farm [Amended 10-13-2010; 3-30-2012]

An area of a farmland where tent campsites are rented or leased or held out for rent or lease for th
Conditions

No more than 15 campers shall be permitted; and.
only tent camping shall be permitted (recreational vehicles and travel trailers shall no
No permanent structures shall be permitted with the exception of tent platforms and
temporary restrooms and potable water shall be provided within 75 feet of the camps
shower/bath facilities, electricity, and telephone lines shall not be permitted in conjun
the campsites shall be located at least 300 feet from any adjoining properties and th
In addition to the above conditions, the requirements of Section 2-10.04 shall apply to
The use shall have direct road access on to a publicly-owned and maintained right-o
If the use does not have direct access to a public road, the business owner(s) or ovr
A Special Exception is required if the use does not meet Condition 8 or 9 above, and
The Department of Public Works shall review and approve the access and impose

Commercial Kitchen, Farm [Amended 1-11-2012]

A food preparation facility not associated with an eating establishment used for the preparation of fi
Conditons

The kitchen shall not exceed 2,000 square feet; and
goods produced shall incorporate farm commodities produced on the farm where the
Health Department approval shall be obtained

Defintion- Farm Support Business

An enterprise on a farm that is clearly and directly related to the practice of farming. Services includ
**Farm Support Business, Less than 5,000 square feet [Amended 9-22-2009; 10-13-2010; 3-30-
Conditons**

Implements being kept for parts shall be kept inside or screened from view from all p
fertilizer mixing and/or manufacture is not permitted; and
the enterprise shall be specifically associated with farming. For example, the repair o
The use shall have direct road access on to a publicly-owned and maintained right-o
If the use does not have direct access to a public road, the business owner(s) or ovr
A Special Exception is required if the use does not meet Condition 4 or 5 above, and
The Department of Public Works shall review and approve the access and impose

**Farm Support Business, More than 5,000 square feet [Amended 9-22-2009; 10-13-2010; 3-30-
Conditons**

Implements being kept for parts shall be kept inside or screened from view from all p
fertilizer mixing and/or manufacture is not permitted; and
the enterprise shall be specifically associated with farming. For example, the repair o
In addition to the above conditions, the requirements of Section 2-10.04 shall apply t
The use shall have direct road access on to a publicly-owned and maintained right-o
The Board of Appeals shall consider adding the following conditions if the use does r
The business owner(s) or owner(s) of the property where the use is located shall h:
The Department of Public Works shall review and approve the road access and im

Public Events/Public Assemblies on Farmland [Amended 9-22-2009]

A special event held on a farm not related to farm activities. Such uses include performing arts and
Conditons

No more than two events per year shall be permitted; and
no event shall exceed two weeks in duration; and
approval from the Historic District Commission shall be required for properties that a
approval from the Agricultural Preservation Advisory Board shall be required for prop

Rental Facilities on Farms [Amended 9-22-2009; 10-13-2010; 3-30-2012]

Facilities or areas on farms that are available for rent for private events such as weddings, compan
Conditons

Approval from the Agricultural Preservation Advisory Board shall be required for prop
in addition to the above condition, the requirements of Section 2-10.04 shall apply to
The use shall have direct road access on to a publicly-owned and maintained right-o
The Board of Appeals shall consider adding the following conditions if the use does r
The business owner(s) or owner(s) of the property where the use is located shall h:
The Department of Public Works shall review and approve the road access and im

Sports Practice Fields on a Farm [Amended 9-22-2009]

Farm fields provided for non-motorized field games or sports including, but not limited to, soccer, fc
Conditons

The fields shall be used for practice only; and
no structures or utility connections shall be permitted; and
no artificial lighting shall be permitted; and
no impervious surfaces shall be permitted.

Farm Brewery [Amended 5-12-2009; 9-22-2009; 10-13-2010; 3-30-2012]

An establishment for the manufacture of malt liquors, such as beer and ale, using grains such as o
Conditons

The brewery shall be designed and managed to brew no more than 15,000 barrels o
at least one of the primary ingredients shall be produced on the farm where the brew
sampling and the sale for on- and off-site consumption of the brewery's products sha
events allowed on farms (e.g., Section 3-1.01, Use #10, Public Events/Public Assem
the brewery shall be operated in accordance with all local, state, and federal laws; ar
The use shall have direct road access on to a publicly-owned and maintained right-o
If the use does not have direct access to a public road, the business owner(s) or owr

A Special Exception is required if the use does not meet Condition 6 or 7 above, and
The Department of Public Works shall review and approve the access and impose
retail sales of items may be permitted subject to the following additional conditions:
the items sold are primarily associated with the farm brewery (e.g., glassware and
the retail sales are conducted within the brewery or an accessory structure; and
in no case shall the area designated for the retail sales exceed 20 percent of all bre

Farm Distillery [Amended 5-12-2009; 9-22-2009; 10-13-2010; 3-30-2012]

A facility located wholly on a farm designed for the distillation of grains and fruits produced primarily
Conditions

The distillery shall be capable of producing no more than 500 liters (132 gallons); and
at least one of the primary ingredients shall be produced on the farm where the distil
sampling and the sale for on- and off-site consumption of the distillery's products sha
events allowed on farms (e.g., Section 3-1.01, Use #10, Public Events/Public Assem
the distillery shall be operated in accordance with all local, state, and federal laws; ar
The use shall have direct road access on to a publicly-owned and maintained right-o
If the use does not have direct access to a public road, the business owner(s) or owr
A Special Exception is required if the use does not meet Condition 6 or 7 above, and
The Department of Public Works shall review and approve the access and impose
retail sales of items may be permitted subject to the following additional conditions:
the items sold are primarily associated with the farm distillery (e.g., glassware and
the retail sales are conducted within the distillery or an accessory structure; and
in no case shall the area designated for the retail sales exceed 20 percent of all dis

Farm Winery [Amended 5-12-2009; 9-22-2009; 10-13-2010; 3-30-2012]

An establishment located on a farm with a producing vineyard, orchard, or similar growing area and
Conditions

at least one of the primary ingredients shall be produced on the farm where the wine
sampling and the sale for on- and off-site consumption of the winery's products shall
events allowed on farms (e.g., Section 3-1.01, Use #10, Public Events/Public Assem
the winery shall be operated in accordance with all local, state, and federal laws; and
The use shall have direct road access on to a publicly-owned and maintained right-o
If the use does not have direct access to a public road, the business owner(s) or owr
A Special Exception is required if the use does not meet Condition 5 or 6 above, and
The Department of Public Works shall review and approve the access and impose
retail sales of items may be permitted subject to the following additional conditions:
the items sold are primarily associated with the farm winery (e.g., glassware and sc
the retail sales are conducted within the winery or an accessory structure; and
in no case shall the area designated for the retail sales exceed 20 percent of all wir

Forest Product Processing [Amended 9-22-2009]

The post-harvest processing of timber and non-timber materials from forests off-site. Such uses ma
Conditions

All structures shall be at least 200 feet from any property boundary that adjoins a prc
a 100-foot vegetated buffer shall be provided along such boundaries; and
hours of operation shall be restricted to daylight hours on weekdays only.

Sections 3-1.01 and 3-1.02, <http://ecode360.com/29297631Z>

se of recreation, education, or active involvement in a farm operation. Such activities include far

primary operation of the farm; an
of-way, c

wner(s) of the property where the use is located shall have sole ownership of the right-of-way
id the Board of Appeals shall consider adding the following conditior
e appropriate construction standards

he use of camping parties

ot be permitted); an
d cooking grills; an
osites; an
inction with the campground; an
he road; an

to Historic Districts; an
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wner(s) of the property where the use is located shall have sole ownership of the right-of-way
id the Board of Appeals shall consider adding the following conditior
e appropriate construction standards

foods for sale for human consumption. May be attached to a farm stanc

ie kitchen is located; an

ude, but are not limited to, blacksmithing, farrier, farm implement repair, agricultural pest service
I-2012

public roads and adjoining properties; an

of farm tractors and implements would qualify whereas general diesel service or general weldin
of-way, c

wner(s) of the property where the use is located shall have sole ownership of the right-of-way
id the Board of Appeals shall consider adding the following conditior
e appropriate construction standards

J-2012

public roads and adjoining properties; an

of farm tractors and implements would qualify whereas general diesel service or general weldin
to Historic Districts; an

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; not have direct access to a public roac
have sole ownership of the right-of-way; an
npose appropriate construction standards

d concerts

are Historically Districted and the requirements of Section 2-10.04 shall apply to those propertie
roperties located in Agricultural Preservation Districts

iny picnics, or private parties

roperties located in Agricultural Preservation Districts; an

o Historic Districts; an

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; not have direct access to a public roac
have sole ownership of the right-of-way; an
npose appropriate construction standards

football, volleyball, lacrosse, baseball, softball, and t-bal

oats, hops, wheat and barley produced on the farm on which the farm brewery is locatec

of beer per year, an

wery is located; an

hall be permitted in accordance with State and County alcohol laws and regulations; an
mblies on Farmland, and Use #11, Rental Facilities on Farms) shall be permitted on the site of tl

an

of-way, c

wner(s) of the property where the use is located shall have sole ownership of the right-of-way

and the Board of Appeals shall consider adding the following conditions:

3 appropriate construction standards;

1 souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and

winery buildings combined;

and may include the production of alcoholic beverages;

and

winery is located; and

shall be permitted in accordance with State and County alcohol laws and regulations; and

provisions on Farmland, and Use #11, Rental Facilities on Farms) shall be permitted on the site of the

and

right-of-way, and

owner(s) of the property where the use is located shall have sole ownership of the right-of-way

and the Board of Appeals shall consider adding the following conditions:

3 appropriate construction standards;

1 souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and

winery buildings combined;

and may include facilities for fermenting and bottling wine on the premises where the owner manufactures

winery is located; and

shall be permitted in accordance with State and County alcohol laws and regulations; and

provisions on Farmland, and Use #11, Rental Facilities on Farms) shall be permitted on the site of the

and

right-of-way, and

owner(s) of the property where the use is located shall have sole ownership of the right-of-way

and the Board of Appeals shall consider adding the following conditions:

3 appropriate construction standards;

1 souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and

winery buildings combined;

and may include fixed-location stump-grinding and the production of mulch. This definition does not include

property that is used for residential purposes; and

m tours, hayrides, corn mazes, classes, and picnic facilities

), fertilizer service, irrigation installation service, and greenhouse construction and installation

ing services would not; an

ing services would no

s; an

he brewery in accordance with the requirements of this Ordinance and with State and County al

nd Crafter's Market or Farmers' Market, as defined by this Ordinance; and

he distillery in accordance with the requirements of this Ordinance and with State and County al

nd Crafter's Market or Farmers' Market, as defined by this Ordinance; and

s wine and/or pomace brandy from fresh fruits or other agricultural products as allowable by stat

he winery in accordance with the requirements of this Ordinance and with State and County alcc

d Crafter's Market or Farmers' Market, as defined by this Ordinance; and

nclude commercial sawmills, portable sawmills, paper mills, or chip mills

cohol laws and regulations; and

cohol laws and regulations; an

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cohol laws and regulations; an