

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 owr
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 t
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 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 c
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 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 c
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 ovr

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>

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

primary operation of the farm; and
driveway, or

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

If the Board of Appeals shall consider adding the following condition:
appropriate construction standards.

the use of camping parties.

not be permitted); and
cooking grills; and
sites; and
adjacent to the campground; and
driveway; and

in Historic Districts; and

driveway, or

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

If the Board of Appeals shall consider adding the following condition:
appropriate construction standards.

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

the kitchen is located; and

include, but are not limited to, blacksmithing, farrier, farm implement repair, agricultural pest service,
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public roads and adjoining properties; and

of farm tractors and implements would qualify whereas general diesel service or general welding
driveway, or

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

If the Board of Appeals shall consider adding the following condition:
appropriate construction standards.

2012]

public roads and adjoining properties; and

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

f-way, or

not have direct access to a public road:

have sole ownership of the right-of-way; and

pose appropriate construction standards.

concerts.

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

by picnics, or private parties.

properties located in Agricultural Preservation Districts; and

Historic Districts; and

f-way, or

not have direct access to a public road:

have sole ownership of the right-of-way; and

pose appropriate construction standards.

soccer, football, lacrosse, baseball, softball, and t-ball.

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

of beer per year, and

brewery is located; and

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

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

and

f-way, or

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

the Board of Appeals shall consider adding the following conditions:
appropriate construction standards.

souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and
brewery buildings combined.

on the farm into alcoholic beverages.

is located; and
all be permitted in accordance with State and County alcohol laws and regulations; and
uses on Farmland, and Use #11, Rental Facilities on Farms) shall be permitted on the site of the
road

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

the Board of Appeals shall consider adding the following condition:
appropriate construction standards.

souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and
distillery buildings combined.

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

is located; and
be permitted in accordance with State and County alcohol laws and regulations; and
uses on Farmland, and Use #11, Rental Facilities on Farms) shall be permitted on the site of the
lot

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

the Board of Appeals shall consider adding the following condition:
appropriate construction standards.

souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and
brewery buildings combined.

may include fixed-location stump-grinding and the production of mulch. This definition does not include
property that is used for residential purposes; and

l tours, hayrides, corn mazes, classes, and picnic facilities.

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

l services would not; and

services would not.

; and

a brewery in accordance with the requirements of this Ordinance and with State and County alci

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

e distillery in accordance with the requirements of this Ordinance and with State and County alcoh

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

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

e winery in accordance with the requirements of this Ordinance and with State and County alcohol

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

clude commercial sawmills, portable sawmills, paper mills, or chip mills.

cohol laws and regulations; and

cohol laws and regulations; and

law.

cohol laws and regulations; and