

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
1.	Animal Husbandry <i>The care and/or breeding of livestock on a farm and raised for sale or profit, including but not limited to the following animals: horses, cattle, sheep, swine, goats, bison, llamas, alpacas, rabbits, and poultry.</i>	P	C	C		P	C		P			<ol style="list-style-type: none"> <li>1. Size of the parcel is three acres or more; and</li> <li>2. the property qualifies for and receives an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation.</li> </ol>
2a.	Aquaculture, Freshwater and Land-based (9/22/09) <i>The culture of aquatic species under natural or artificial conditions in freshwater ponds, tanks, raceways or other freshwater impoundments. This definition excludes commercial seafood processing, packing and storage plants. When aquaculture is clearly accessory to other land uses such as raising fish on the same site in conjunction with recreational uses, or for personal, noncommercial purposes, it shall be subject to zoning ordinance requirements for the principal use.</i>	C	C			C	C	C		C		<ol style="list-style-type: none"> <li>1. In all Districts, any water discharged shall be treated through land application.</li> <li>2. In the Farm and Forest District, a minimum of one (1) acre shall be provided for every 1000 square feet of building space. All structures used for aquaculture which contain more than 1000 square feet must be located at least 100 feet from all property lines.</li> <li>3. In the Rural Community District and Historic Districts, only freshwater impoundments are permitted.</li> </ol>
2b.	Aquaculture, Marine/Estuarine (9/22/09) <i>The culture of salt-tolerant aquatic species under natural or artificial conditions in tidal waters and coastal ponds including, but not limited to: fish farming utilizing pens, tanks or impoundments; the culture of shellfish on the bay floor or stream or river beds, in cages, or suspended from structures in the water, and the culturing of aquatic plants. This definition excludes commercial seafood processing, packing and storage plants. When aquaculture is clearly accessory to other land uses such as raising fish on the same site in conjunction with recreational uses, or for personal, noncommercial purposes, it shall be subject to zoning ordinance requirements for the principal use.</i>	C	C	C	C	C	C			C		<ol style="list-style-type: none"> <li>1. In all Districts, all structures shall meet the lateral line setback requirements and those setbacks may not be reduced.</li> <li>2. In the Rural Community and Residential Districts: <ol style="list-style-type: none"> <li>a. the aquaculture operation shall be part of a controlled environmental remediation project; and</li> <li>b. no pens, tanks, or impoundments are permitted on land; and</li> <li>c. the operation shall be limited to the raising of shellfish and aquatic plants only.</li> </ol> </li> </ol>

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
3a.	Commercial Greenhouse, Retail (9/22/09) (10/13/10) (3/30/12) <i>A structure or building made with translucent or light transparent walls conducive to plant growth, in which plants, vegetables, and flowers are grown for retail sale.</i>	C	SC	SC		C	C		P			1. Outdoor lighting of the sales area is permitted subject to Article 6; and 2. the retail greenhouse shall be part of the overall agricultural activities on a property with an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation; and 3. the sales inventory shall include plant materials and their containers only; and 4. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 5. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way. 6. A Special Exception is required if the use does not meet Condition 4 or 5 above, and the Board of Appeals shall consider adding the following condition: a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.
3b.	Commercial Greenhouse, Wholesale (9/22/09) (10/13/10) (3/30/12) <i>A structure or building made with translucent (light transparent) walls conducive to plant growth, in which plants, vegetables, and flowers are grown for wholesale purposes only.</i>	C	SC	SC		C	C	P	P		P	1. Outdoor lighting of the sales area is permitted subject to Article 6; and 2. the wholesale greenhouse shall be part of the overall agricultural activities on a property with an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation; and 3. the sales inventory shall include plant materials and their containers only; and 4. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 5. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way. 6. A Special Exception is required if the use does not meet Condition 4 or 5 above, and the Board of Appeals shall consider adding the following condition: a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
4a.	Commercial Kennel, with Indoor Facilities Only (9/22/09) (9/21/10) (10/13/10) (3/30/12) <i>An establishment in which household pets are kept, boarded, groomed or bred for a fee entirely within an enclosed structure.</i>	C	C			C	C		C			<ol style="list-style-type: none"> <li>1. all structures or accessory uses shall be at least 100 feet from any property line and 100 feet from a right-of-way. These setbacks may not be reduced; and</li> <li>2. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or</li> <li>3. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way.</li> <li>4. A Special Exception is required if the use does not meet Condition 2 or 3 above, and the Board of Appeals shall consider adding the following condition: <ol style="list-style-type: none"> <li>a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.</li> </ol> </li> </ol>
4b.	Commercial Kennel, with Outdoor Facilities (9/22/09) (9/21/10) (10/13/10) (3/30/12) <i>An establishment in which household pets are kept, boarded, groomed or bred for a fee where outdoor facilities such as runs, pens, and walking areas are provided.</i>	C	C			C			C			<ol style="list-style-type: none"> <li>1. all structures or accessory uses shall be at least 500 feet from any property line and 300 feet from a right-of-way. These setbacks may not be reduced; and</li> <li>2. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or</li> <li>3. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way.</li> <li>4. A Special Exception is required if the use does not meet Condition 2 or 3 above, and the Board of Appeals shall consider adding the following condition: <ol style="list-style-type: none"> <li>a. - The Department of Public Works shall review and approve the access and impose appropriate construction standards..</li> </ol> </li> </ol>
5.	Commercial or Non-Profit Stable or Horseback-Riding Club (9/22/09) <i>An establishment in which horses are kept, trained, boarded handled, or ridden for a fee.</i>	C	C			C	C		C			The property shall contain a minimum of five acres.
6a.	Commercial Raising of Animals, Dangerous or Wild (9/22/09) <i>Commercial Raising of Dangerous or Wild Animals -- The production for commercial purposes of any creature defined as dangerous or wild by this Ordinance (see Dangerous or Wild Animals). Dangerous or Wild Animals – Animals that, by their very nature, are wild and potentially dangerous and, as such, do not adjust well to a captive environment, including but not limited to lions, tigers, wolves, bears, reptiles, and non-human primates.</i>											

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
6b.	Commercial Raising of Animals, Fur-bearing (9/22/09) <i>The production of fur-bearing animals other than livestock, household pets for commercial purposes, such as breeding stock or for the reclamation of pelts.</i>	SC	SC			SC			SC			<ol style="list-style-type: none"> <li>1. All activities related to the operation shall be at least 200 feet from all property lines; and</li> <li>2. vegetative screening including trees must be in place prior to start up; and</li> <li>3. all wastes generated shall be composted on site.</li> </ol>
7a.	Farm (9/22/09) (9/21/10) <i>Property receiving agricultural use assessment from the Maryland Department of Assessments and Taxation and/or within a recorded Agricultural Preservation District (APD).</i>	P	P	P	P	P	P	P	P	P	P	
7b.	Farm Brewery (05/12/09) (9/22/09) (10/13/10) (3/30/12) <i>An establishment for the manufacture of malt liquors, such as beer and ale, using grains such as oats, hops, wheat and barley produced on the farm on which the farm brewery is located.</i>	C	C	C		C	C		C			<ol style="list-style-type: none"> <li>1. The brewery shall be designed and managed to brew no more than 15,000 barrels of beer per year; and</li> <li>2. at least one of the primary ingredients shall be produced on the farm where the brewery is located; and</li> <li>3. sampling and the sale for on- and off-site consumption of the brewery's products shall be permitted in accordance with State and County alcohol laws and regulations; and</li> <li>4. events allowed on farms (e.g., Section 3-1.01, Use #10, Public Events/Public Assemblies on Farmland, and Use #11, Rental Facilities on Farms) shall be permitted on the site of the brewery in accordance with the requirements of this Ordinance and with State and County alcohol laws and regulations; and</li> <li>5. the brewery shall be operated in accordance with all local, state, and federal laws; and</li> <li>6. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or</li> <li>7. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way.</li> <li>8. A Special Exception is required if the use does not meet Condition 6 or 7 above, and the Board of Appeals shall consider adding the following condition: <ol style="list-style-type: none"> <li>a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.</li> </ol> </li> <li>9. retail sales of items may be permitted subject to the following additional conditions: <ol style="list-style-type: none"> <li>a. the items sold are primarily associated with the farm brewery (e.g., glassware and souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and Crafter's Market or Farmers' Market, as defined by this Ordinance; and</li> <li>b. the retail sales are conducted within the brewery or an accessory structure; and</li> <li>c. in no case shall the area designated for the retail sales exceed 20 percent of all brewery buildings combined.</li> </ol> </li> </ol>

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
7c.	Farm Building (9/22/09) <i>A structure, other than a dwelling, accessory to the principal uses of the farm.</i>	P	P	P		P	P	P	P	P	P	
7d.	Farm Distillery (05/12/09) (9/22/09) (10/13/10) (3/30/12) <i>A facility located wholly on a farm designed for the distillation of grains and fruits produced primarily on the farm into alcoholic beverages.</i>	C	C	C		C	C		C			<ol style="list-style-type: none"> <li>1. The distillery shall be capable of producing no more than 500 liters (132 gallons); and</li> <li>2. at least one of the primary ingredients shall be produced on the farm where the distillery is located; and</li> <li>3. sampling and the sale for on- and off-site consumption of the distillery's products shall be permitted in accordance with State and County alcohol laws and regulations; and</li> <li>4. events allowed on farms (e.g., Section 3-1.01, Use #10, Public Events/Public Assemblies on Farmland, and Use #11, Rental Facilities on Farms) shall be permitted on the site of the distillery in accordance with the requirements of this Ordinance and with State and County alcohol laws and regulations; and</li> <li>5. the distillery shall be operated in accordance with all local, state, and federal laws; and</li> <li>6. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or</li> <li>7. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way.</li> <li>8. A Special Exception is required if the use does not meet Condition 6 or 7 above, and the Board of Appeals shall consider adding the following condition: <ol style="list-style-type: none"> <li>a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.</li> </ol> </li> <li>9. retail sales of items may be permitted subject to the following additional conditions: <ol style="list-style-type: none"> <li>a. the items sold are primarily associated with the farm distillery (e.g., glassware and souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and Crafter's Market or Farmers' Market, as defined by this Ordinance; and</li> <li>b. the retails sales are conducted within the distillery or an accessory structure; and</li> <li>c. in no case shall the area designated for the retail sales exceed 20 percent of all distillery buildings combined.</li> </ol> </li> </ol>
7e.	Farm Stand (9/22/09) <i>A seasonal or year-round facility located on a farm that specializes in the sale of produce, including value-added agricultural products, nursery products, and other agricultural goods.</i>	C	C	C		C	C					<ol style="list-style-type: none"> <li>1. Items sold are restricted to produce, value-added agricultural products, and nursery products only; and</li> <li>2. any new permanent stand shall meet the front setback requirements specified in Section 5-1 and a temporary stand shall be at least 30 feet from the right-of-way.</li> </ol>

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
7f.	Farm, Tree (9/22/09) <i>The operation of timber tracts, tree farms, forest nurseries, and the gathering of forest products.</i>	P	P	P	P	P	P	P	P	P	P	
7g.	Farm Winery (05/12/09) (9/22/09) (10/13/10) (3/30/12) <i>An establishment located on a farm with a producing vineyard, orchard, or similar growing area and with facilities for fermenting and bottling wine on the premises where the owner manufactures wine and/or pomace brandy from fresh fruits or other agricultural products as allowable by state law.</i>	C	C	C		C	C		C			<ol style="list-style-type: none"> <li>1. at least one of the primary ingredients shall be produced on the farm where the winery is located; and</li> <li>2. sampling and the sale for on- and off-site consumption of the winery's products shall be permitted in accordance with State and County alcohol laws and regulations; and</li> <li>3. events allowed on farms (e.g., Section 3-1.01, Use #10, Public Events/Public Assemblies on Farmland, and Use #11, Rental Facilities on Farms) shall be permitted on the site of the winery in accordance with the requirements of this Ordinance and with State and County alcohol laws and regulations; and</li> <li>4. the winery shall be operated in accordance with all local, state, and federal laws; and</li> <li>5. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or</li> <li>6. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way.</li> <li>7. A Special Exception is required if the use does not meet Condition 5 or 6 above, and the Board of Appeals shall consider adding the following condition: <ol style="list-style-type: none"> <li>a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.</li> </ol> </li> <li>8. retail sales of items may be permitted subject to the following additional conditions: <ol style="list-style-type: none"> <li>a. the items sold are primarily associated with the farm winery (e.g., glassware and souvenirs) or are locally produced goods which would be permitted to be sold at an Artisan's and Crafter's Market or Farmers' Market, as defined by this Ordinance; and</li> <li>b. the retail sales are conducted within the winery or an accessory structure; and</li> <li>c. in no case shall the area designated for the retail sales exceed 20 percent of all winery buildings combined.</li> </ol> </li> </ol>
8.	Field Crops (9/22/09) <i>Agricultural plant commodities traditionally grown and harvested in open land including, but not limited to, grains, vineyards, orchards, vegetables, legumes, and tobacco.</i>	P	P	P		P	P	P	P	P	P	

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
9.	Forest Product Processing (9/22/09) <i>The post-harvest processing of timber and non-timber materials from forests off-site. Such uses may include fixed-location stump-grinding and the production of mulch. This definition does not include commercial sawmills, portable sawmills, paper mills, or chip mills.</i>							C				<ol style="list-style-type: none"> <li>1. All structures shall be at least 200 feet from any property boundary that adjoins a property that is used for residential purposes; and</li> <li>2. a 100-foot vegetated buffer shall be provided along such boundaries; and</li> <li>3. hours of operation shall be restricted to daylight hours on weekdays only.</li> </ol>
10.	Garden Center or Farm Supply Store (9/22/09) <i>An establishment with retail sales of nursery stock, landscaping and/or gardening equipment and tools, seeds, and/or the sale of supplies related to farming including, but not limited to, animal feeds, fencing, irrigation supplies, fertilizer, small equipment, pesticides, and similar goods.</i>								C			The gross square footage of all buildings combined, regardless of use, shall not exceed 25,000 square feet per lot or parcel of record as of the effective date of this condition (05/01/06).
11a.	Livestock Auction and/or Sales Barn, Commercial (9/22/09) <i>A place of business to which the public may consign livestock for sale by auction open to public bidding or sold on a commission basis. Auctions conducted by non-profit organizations such as Future Farmers of America and 4-H groups, auction sales conducted in conjunction with county, state or private fairs, or auction sales conducted by or for a person at which livestock of such person's ownership are sold on the premises of the person, are not included in this definition.</i>	S	S			S	SC	P	P			The requirements of Section 2-10.04 shall apply to Historic Districts.
11b.	Livestock Auction by a Non-Profit Organization or Farm Owner (9/22/09) <i>A place of business to which the public may consign livestock for sale by auction open to public bidding conducted by non-profit organizations such as Future Farmers of America and 4-H groups, including auction sales conducted in conjunction with county, state or private fairs, or auction sales conducted by or for a person at which livestock of such person's ownership are sold on the premises of the person by a non-profit organization.</i>	C	C			C	C	P	P			Such auctions shall take place no more than two times per year on a single property.

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
12a.	Nursery, Retail (9/22/09) (10/13/10) (3/30/12) <i>An area or establishment where trees, shrubs or plants are grown for transplanting, for use as stock for budding and grafting or for sale directly to the general public.</i>	C	C	C		C	C		P			<ol style="list-style-type: none"> <li>1. Outdoor lighting of the sales area is permitted subject to Article 6; and</li> <li>2. the Retail Nursery shall be part of the overall agricultural activities on a property with an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation; and</li> <li>3. the sales inventory shall include plant materials and their containers only; and</li> <li>4. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or</li> <li>5. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way.</li> <li>6. A Special Exception is required if the use does not meet Condition 4 or 5 above, and the Board of Appeals shall consider adding the following condition: <ol style="list-style-type: none"> <li>a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.</li> </ol> </li> </ol>
12b.	Nursery, Wholesale (9/22/09) (10/13/10) (3/30/12) <i>An area or establishment where trees, shrubs or plants are grown for transplanting, for use as stock for budding and grafting or for sale to retailers or other businesses, but not directly to the general public.</i>	C	C	C		C	C		P			<ol style="list-style-type: none"> <li>1. Outdoor lighting of the sales area is permitted subject to Article 6; and</li> <li>2. the wholesale nursery shall be part of the overall agricultural activities on a property with an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation; and</li> <li>3. the sales inventory shall include plant materials and their containers only; and</li> <li>4. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or</li> <li>5. If the use does not have direct access to a public road, the business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way.</li> <li>6. A Special Exception is required if the use does not meet Condition 4 or 5 above, and the Board of Appeals shall consider adding the following condition: <ol style="list-style-type: none"> <li>a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.</li> </ol> </li> </ol>



USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
13a.	Veterinary Hospital or Clinic, Livestock (12/09/06) (9/22/09) <i>A place where livestock is given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the medical use. Such use may include outdoor facilities such as runs, pens, and walking areas.</i>	P	S			P	P		P			
13b.	Veterinary Hospital or Clinic, Small Animals and Household Pets (12/09/06) (05/12/09) (9/22/09) (5/4/12) <i>A licensed facility where small animals or household pets are given medical or surgical treatment.</i>						C		P		C	1. In the HD, the minimum lot size shall be one acre and the boarding of animals shall be limited to indoor, short-term care incidental to animals receiving medical treatment. 2. In the EC & TCs, small animals and household pets may be boarded, groomed, or bred indoors, regardless of whether the animals are receiving medical services.