

USE #	3-1.01 AGRITOURISM, ECOTOURISM, & HERITAGE TOURISM USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
1.	Agritourism Enterprise (10/13/10) (3/30/12) <i>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 operation. Such activities include farm tours, hayrides, corn mazes, classes, and picnic facilities.</i>	C	C	C		C	C					<ol style="list-style-type: none"> 1. The activity shall be related to agriculture or natural resources and incidental to the primary operation of the farm; and 2. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 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. 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"> a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.
2.	Campground, Farm (10/13/10) (3/30/12) <i>An area of a farmland where tent campsites are rented or leased or held out for rent or lease for the use of camping parties.</i>	C	C			C	SC					<ol style="list-style-type: none"> 1. No more than 15 campers shall be permitted; and 2. only tent camping shall be permitted (recreational vehicles and travel trailers shall not be permitted); and 3. no permanent structures shall be permitted with the exception of tent platforms and cooking grills; and 4. temporary restrooms and potable water shall be provided within 75 feet of the campsites; and 5. shower/bath facilities, electricity, and telephone lines shall not be permitted in conjunction with the campground; and 6. the campsites shall be located at least 300 feet from any adjoining properties and the road; and 7. In addition to the above conditions, the requirements of Section 2-10.04 shall apply to Historic Districts; and 8. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 9. 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. 10. A Special Exception is required if the use does not meet Condition 8 or 9 above, and the Board of Appeals shall consider adding the following condition: <ol style="list-style-type: none"> a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.

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3.	Canoe or Kayak Launching Site, Commercial <i>A waterfront site where canoes and kayaks are launched into the water for a fee.</i>	C	C		C	C				P		<ol style="list-style-type: none"> 1. Except in the Marine Commercial District, no motorized watercraft shall be permitted; and 2. portage and launch areas shall be stabilized to prevent erosion and there shall be no exposed soils.
4.	Commercial Kitchen, Farm (1/11/12) <i>A food preparation facility not associated with an eating establishment used for the preparation of foods for sale for human consumption. May be attached to a farm stand.</i>	C	C	C		C	C					<ol style="list-style-type: none"> 1. The kitchen shall not exceed 2,000 square feet; and 2. goods produced shall incorporate farm commodities produced on the farm where the kitchen is located; and 3. Health Department approval shall be obtained.
5.	Ecotourism Enterprise <i>Activities conducted on a property and offered to the public or to invited groups for the close observation of nature. Uses include, but are not limited to, bird-watching, walking trails, and fishing ponds. This use does not include motorized activities except to provide for handicapped access.</i>	P	P	P	P	P	P					
	Farm Support Business <i>An enterprise on a farm that is clearly and directly related to the practice of farming. Services include, but are not limited to, blacksmithing, farrier, farm implement repair, agricultural pest service, fertilizer service, irrigation installation service, and greenhouse construction and installation.</i>											
6a.	Farm Support Business, Less than 5,000 square feet <i>(9/22/09) (10/13/10) (3/30/12)</i>	C	C			C						<ol style="list-style-type: none"> 1. Implements being kept for parts shall be kept inside or screened from view from all public roads and adjoining properties; and 2. fertilizer mixing and/or manufacture is not permitted; and 3. the enterprise shall be specifically associated with farming. For example, the repair of farm tractors and implements would qualify whereas general diesel service or general welding services would not; 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: <ol style="list-style-type: none"> a. The Department of Public Works shall review and approve the access and impose appropriate construction standards.

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6b.	Farm Support Business, More than 5,000 square feet (9/22/09) (10/13/10) (3/30/12)	SC	SC			SC	SC					<ol style="list-style-type: none"> 1. Implements being kept for parts shall be kept inside or screened from view from all public roads and adjoining properties; and 2. fertilizer mixing and/or manufacture is not permitted; and 3. the enterprise shall be specifically associated with farming. For example, the repair of farm tractors and implements would qualify whereas general diesel service or general welding services would not. 4. In addition to the above conditions, the requirements of Section 2-10.04 shall apply to Historic Districts; and 5. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 6. The Board of Appeals shall consider adding the following conditions if the use does not have direct access to a public road: <ol style="list-style-type: none"> a. The business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way; and b. The Department of Public Works shall review and approve the road access and impose appropriate construction standards.
7.	Heritage Trail Displays (9/22/09) <i>A trail board, kiosk, or station where visitors are directed, either for a fee or at no cost, to gain information about local history.</i>	C	C	C	C	C	C			C		The heritage trail display shall conform to standards established by the National Park Service.
8.	Hunting Service (9/22/09) <i>A service on a farm provided for the hunting of game birds and mammals that are managed by the Maryland Department of Natural Resources. May include guide service and/or the care of game birds and mammals killed.</i>	P	P		P	P	P					

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9.	Public Events/Public Assemblies on Farmland (9/22/09) <i>A special event held on a farm not related to farm activities. Such uses include performing arts and concerts.</i>	SC				C	SC					<ol style="list-style-type: none"> 1. No more than two events per year shall be permitted; and 2. no event shall exceed two weeks in duration; and 3. approval from the Historic District Commission shall be required for properties that are Historically Districted and the requirements of Section 2-10.04 shall apply to those properties; and 4. approval from the Agricultural Preservation Advisory Board shall be required for properties located in Agricultural Preservation Districts.
10.	Rental Facilities on Farms (9/22/09) (10/13/10) (3/30/12) <i>Facilities or areas on farms that are available for rent for private events such as weddings, company picnics, or private parties.</i>	SC	SC	SC		C	C					<ol style="list-style-type: none"> 1. Approval from the Agricultural Preservation Advisory Board shall be required for properties located in Agricultural Preservation Districts; and 2. in addition to the above condition, the requirements of Section 2-10.04 shall apply to Historic Districts; and 3. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 4. The Board of Appeals shall consider adding the following conditions if the use does not have direct access to a public road: <ol style="list-style-type: none"> a. The business owner(s) or owner(s) of the property where the use is located shall have sole ownership of the right-of-way; and b. The Department of Public Works shall review and approve the road access and impose appropriate construction standards.
11.	Sports Practice Fields on a Farm (9/22/09) <i>Farm fields provided for non-motorized field games or sports including, but not limited to, soccer, football, volleyball, lacrosse, baseball, softball, and t-ball.</i>	C	C	C			C					<ol style="list-style-type: none"> 1. The fields shall be used for practice only; and 2. no structures or utility connections shall be permitted; and 3. no artificial lighting shall be permitted; and 4. no impervious surfaces shall be permitted.