

USE #	AGRICULTURAL USES & DEFINITIONS (<i>in italics</i>)	FCD	RPD	RCD	R1/R2	WL	TR	APD	HD	I-1	RC	MC	EC/TC	CONDITIONS
1.	Livestock Animal Husbandry <i>Domestic animals kept for use. The care and breeding of livestock animals on a farm or and raised for sale or profit, such as horses, eows, <u>cattle</u>, sheep, swine, goats, llamas, or alpacas, <u>or poultry</u>.</i>	P	P	<u>P</u> C	C	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	P		<u>P</u>	1. Size of the parcel is three acres or more; and 2. the property qualifies for and receives an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation. 2. Any shelter provided is located at least 100 feet from the boundary line of the parcel. 3. Provisions for sanitation meet approval of the County Health Department. 4. In the R-2 and TC Districts, the keeping of livestock is limited to farms. 5. Restrictions 1 and 2 shall not apply to properties keeping domesticated animals as of June 15, 1971 (the date the Ordinance was amended to initiate these conditions).
2.	Aquaculture, Freshwater and Land-based <i>The raising of fish or shellfish in any natural or man-made body of water.</i> <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			<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u> C		<u>C</u>		1. In all Districts, any water discharged shall be treated through land application. 2. In the Farm Community and Resource Preservation Districts, 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. 3. In the Rural Community, Town Residential, and Historic Districts, only freshwater impoundments are permitted. 3. Processing and product storage facilities may be permitted by special exception from the Board of Appeals in the RUR Rural District.
3.	Aquaculture, Water-based Marine/Estuarine (with no structures) <i>The raising of fish and shellfish in any natural, open, free-flowing body of water.</i> <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>	<u>P</u> C	<u>P</u> C	<u>P</u> C	<u>P</u> C	<u>P</u> C		<u>C</u>	<u>C</u>	P	P	<u>P</u> C	<u>P</u>	1. In all District, all structures shall meet the lateral line setback requirements and those setbacks may not be reduced. 2. In the Rural Community, R-1 and R-2 Districts: a. the aquaculture operation shall be part of a controlled environmental remediation project; and b. no pens, tanks, or impoundments are permitted on land; and c. the operation shall be limited to the raising of shellfish and aquatic plants only.

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4.	Commercial Greenhouse, Retail <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>	<u>P</u> C	<u>P</u> C	<u>P</u> SC	<u>S</u> SC		<u>SC</u>	<u>C</u>	<u>C</u>	P	P		P	<ol style="list-style-type: none"> 1. Retail Greenhouses shall not be permitted in residential subdivisions containing more than five lots; and 2. adequate off-street parking shall be provided so that there is no parking on a right-of-way; and¹ 3. no outdoor lighting of the sales area is permitted subject to Article 6; and 4. 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 5. the sales inventory shall include plant materials and their containers only.
5.	Commercial Greenhouse, Wholesale <i>A structure or building made with translucent (light transparent) walls conducive to plant growth, in which plants, vegetables, and flowers are grown for sale-wholesale purposes only.</i>	<u>P</u> C	<u>P</u> C	<u>P</u> SC	<u>S</u> SC		<u>SC</u>	<u>C</u>	<u>C</u>	P	P		P	<ol style="list-style-type: none"> 1. Wholesale Greenhouses shall not be permitted in residential subdivisions containing more than five lots; and 2. adequate off-street parking shall be provided so that there is no parking on a right-of-way; and 3. no outdoor lighting of the sales area is permitted subject to Article 6; and 4. the retail 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 5. the sales inventory shall include plant materials and their containers only.
6.	Commercial Kennel with indoor facilities only <i>An establishment in which dogs household pets are kept or boarded for a fee entirely within an enclosed structure.</i>	C	C	C			<u>C</u>	<u>C</u>	<u>C</u>	<u>E</u>	C			<ol style="list-style-type: none"> 1. the property shall contain a minimum of one acre; and 1. all structures or accessory uses are not less than 500 shall be at least 100 feet from any property line or 300 and 100 feet from a right-of-way. These setbacks may not be reduced. 2. the commercial kennel shall not be located on a lot in residential subdivisions containing more than five lots.
7.	Commercial Kennel with outdoor facilities <i>An establishment in which dogs household pets are kept or boarded for a fee where outdoor facilities such as runs, pens, and walking areas are provided.</i>	C	C	C				<u>C</u>		<u>E</u>	C			<ol style="list-style-type: none"> 1. the property shall contain a minimum of one acre; and 1. all structures or accessory uses are not less than shall be at least 500 feet from any property line or and 300 feet from a right-of-way. These setbacks may not be reduced. 2. the commercial kennel shall not be located on a lot in residential subdivisions containing more than five lots.
8.	Commercial or Non-Profit Stable or Horseback-Riding Club <i>An establishment in which horses are kept, trained, boarded or handled, or ridden for a fee (and which is a principal land use on any given parcel).</i>	<u>P</u> C	<u>P</u> C	<u>P</u> C			<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>			<ol style="list-style-type: none"> 1. The property shall contain a minimum of three five acres; and 2. adequate off-street parking shall be provided so that there is no parking on a right-of-way.

¹ Parking requirements for **highlighted** uses will be addressed during the rewriting of Article 6.

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9.	<u>Commercial Poultry Raising</u> <i>The raising of poultry for sale or profit as a principal land use on any given parcel.</i> <i>See Concentrated Animal Feeding Operation</i>	P	P	P	S					P				
10.	Commercial Raising of <u>Exotic Dangerous or Wild</u> Animals <i>Animals not indigenous to the Eastern United States other than livestock. (note: this is the definition of “Exotic Animal”):</i> <u>Commercial Raising of Exotic Dangerous or Wild Animals --</u> <u>The production for commercial purposes of any creature defined as exotic dangerous or wild by this Ordinance (see Exotic Dangerous or Wild Animals).</u> <u>Exotic 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.</u>	S	S	S	S		S	S	S	S	S			
11.	Commercial Raising of Fur-bearing Animals <i>The raising, keeping, training, boarding, or handling of fur-bearing animals, other than exotic animals, for a fee.</i> <u>The production of fur-bearing animals other than livestock, household pets and rabbits for commercial purposes, such as breeding stock or for the reclamation of pelts.</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>				S		P	S			
12.	<u>Concentrated Animal Feeding Operation</u> <u>A lot, facility or structure where the number of livestock and/or poultry that are, or will be, stabled or confined and fed or maintained for a total of 45 days or more in any 12-month period is equal to or exceeds the thresholds established below in the conditions for such use, and where crops, vegetation, forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot area or facility in which the animals are confined.</u>	<u>SC</u>	<u>SC</u>					<u>SC</u>						<ol style="list-style-type: none"> 1. <u>In no instance shall more than one CAFO be allowed on a single property, regardless of size or acreage; and</u> 2. <u>The number of animals in the CAFO facility shall be restricted to the following: 200 mature dairy cows, whether milked or dry; 300 veal calves; 300 cattle other than mature dairy cows or veal calves. Cattle includes but is not limited to heifers, steers, bulls and cow/calf pairs; 750 swine, each weighing 55 pounds or more; 3,000 swine, each weighing less than 55 pounds; 150 horses; 3,000 sheep or lambs; 9,000 turkeys; 9,000 chickens (includes laying hens or broilers); 1,500 ducks; and</u> 3. <u>the property shall contain a minimum of 150 acres; and</u> 4. <u>any confinement area or facility shall be at least 1,000 feet from all property lines and rights-of-way; and</u> 5. <u>no run-off or discharge into tributaries of the Patuxent River or Chesapeake Bay or their tributaries shall be permitted; and</u> 6. <u>the farm has an approved nutrient management plan.</u>
13.	<u>Domestic Animals</u> ²	P	P	P	P	P	P	P	P	P	P	P	P	

² “Domestic Animals” moved from Agricultural Chart to Unclassified Chart. Use changed to “Household Pets”.

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14.	Farm <i>Property receiving agricultural use assessment from the Maryland Department of Assessments and Taxation.</i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
15.	Farm Building <i>A structure, other than a dwelling, accessory to the principal uses of the farm.</i>	P	P	P	P		<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	
16.	Farm Brewery <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>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>			<ol style="list-style-type: none"> 1. <u>In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> 2. <u>The brewery shall be designed and managed to brew no more than 15,000 barrels of beer per year; and</u> 3. <u>at least one of the primary ingredients shall be produced on the farm where the brewery is located. The remainder of the ingredients shall be from farms located elsewhere in the state of Maryland; and</u> 4. <u>only off-site consumption of the alcoholic beverages shall be permitted with the exception of tasting events or if a bar or eating establishment is permitted on the farm; and</u> 5. <u>the brewery shall be operated in accordance with all local, state, and federal laws.</u>
17.	Farm Distillery <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>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>			<ol style="list-style-type: none"> 1. <u>In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> 2. <u>The distillery shall be capable of producing no more than 500 liters (132 gallons) in size; and</u> 3. <u>at least one of the primary ingredients shall be produced on the farm where the distillery is located. The remainder of the ingredients shall be from farms located elsewhere in the state of Maryland; and</u> 4. <u>only off-site consumption of the alcoholic beverages shall be permitted with the exception of tasting events or if a bar or eating establishment is permitted on the farm; and</u> 5. <u>the distillery shall be operated in accordance with all local, state, and federal laws.</u>

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18.	<u>Farm Stand</u> <i>A seasonal or year-round facility located on a farm that specializes in the sale of goods produced from commodities grown on the farm where the stand is located, including value-added agricultural products³, and other agricultural goods produced on farms in the 5-county region of Southern Maryland.</i>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>					1. At least 50 percent of the goods sold at a farm stand in a given year shall be produced on the farm on which the farm stand is located; and 2. the remainder of goods sold must be derived from commodities produced on farms in the 5-county region of Southern Maryland; and 3. the farm owner shall sign an affidavit attesting that conditions 1 and 2 will be met; and 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.
19.	<u>Farm Winery</u> <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 from fresh fruits or other agricultural products predominantly grown or produced on such farm or from fruits, fruit juices, or other agricultural products grown or produced elsewhere in the state of Maryland.</i>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>			1. In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots. 2. at least one of the primary ingredients shall be produced on the farm where the winery is located. The remainder of the ingredients shall be from farms located elsewhere in the state of Maryland; and 3. only off-site consumption of the alcoholic beverages shall be permitted with the exception of tasting events or if a bar or eating establishment is permitted on the farm; and 4. the winery shall be operated in accordance with all local, state, and federal laws.
20.	<u>Feedlot</u> <i>A confined area or structure, pen or corral, used to fatten livestock prior to final shipment.</i>	<u>P-C</u>	<u>P-C</u>	<u>P-C</u>	<u>C</u>		<u>C</u>	<u>C</u>		<u>C</u>				1. The minimum property size shall be at least three acres; and 2. the use shall not be permitted if it qualifies as a Concentrated Animal Feeding Operation under this Ordinance.
21.	Field Crops <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	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	
22.	<u>Forest Product Processing</u> <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>									<u>C</u>				1. All structures shall be at least 50' 200 feet from any property boundary that adjoins a property that is used for residential purposes; and 2. a 50' 100 foot vegetated buffer shall be provided along such boundaries; and 3. hours of operation shall be restricted to daylight hours on weekdays only.

³ Value-Added Agricultural Products - Goods produced on Calvert County farms that have been increased in value or price at the post-harvest stage of production through alterations in size, shape, appearance, or convenience.

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23.	Forestry in the Critical Area	€	€	€	€	€		€		€	€	€	€	1. A Forest Management Plan shall be required for all timber harvesting occurring within any one year interval and affecting one or more acres in forest and developed woodland in the Critical Area. The plans shall be prepared by a Registered Professional Forester and be reviewed and approved by the Maryland Forest, Park and Wildlife Service through the District Boards and the project forester and the Bay Forester, and filed with the Division of Inspections and Permits. Plans shall include measures to protect surface and ground water quality and identify whether the activities will disturb or affect Habitat Protection Areas as identified in Section 8-2 of the Zoning Ordinance, and incorporate protection measures for these areas as specified by the County based on the recommendations of the Maryland Park and Wildlife Service. To provide for the continuity of habitat, the plans shall address mitigation through forest management techniques which include scheduling size, timing and intensity of harvest cuts, afforestation, and reforestation. 2. A Sediment Control Plan shall be required for all harvests of 5,000 square feet or more of disturbed area in the Critical Area, including harvesting on agricultural lands. This plan shall be developed according to the State guidelines entitled: "Standard Erosion and Sediment Control Plan for Harvest Operations." The operations shall be implemented in accordance with specifications set out by the Maryland Forest, Park and Wildlife Service, and enforced by the Calvert County Department of Engineering, with assistance from the Department of Natural Resources. 3. The cutting or clearing of trees within the 100-foot buffer, as described in 8-1.01.C, shall be in accordance with that Section.
24.	<u>Garden Center or Farm Supply Store</u> <u>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.</u>	<u>SC</u>						<u>SC</u>	<u>SC</u>		<u>C</u>			<u>1. In the Farm Community District and in Agricultural Preservation Districts, the Garden Center or Farm Supply Store shall be accessory to a Commercial Nursery or Commercial Greenhouse only; and</u> <u>2. the indoor sales area of the Garden Center or Farm Supply Store shall contain no more than 1500 square feet.</u> <u>3. A Garden Center or Farm Supply Store is permitted on a Historic District only if it constitutes adaptive re-use of an historic barn.</u> <u>4. In the Rural Commercial District, the gross square footage all buildings combined, regardless of use, shall not exceed 25,000 square feet per lot or parcel of record as of the date of the adoption of this amendment (/ /)</u>

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25.	Livestock Auction and/or Sales Barn, <u>Commercial</u> <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				<u>S</u>	<u>S</u>	<u>SP</u>	<u>P</u>			
26.	<u>Livestock Auction by a Non-Profit Organization or Farm Owner</u> <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>	<u>C</u>	<u>C</u>	<u>C</u>				<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>			<u>Such auctions shall take place no more than two times per year on a single property.</u>
27.	Nursery, <u>Retail</u> An area or establishment where trees, shrubs or plants are grown for transplanting, for use as stock for budding and grafting or for <u>retail</u> sale <u>directly to the general public</u> . An area or establishment where bagged organic materials can be sold. Organic materials include plant food, peat moss, topsoil and mulch.	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>	<u>E</u>	<u>EP</u>	<u>E</u>	<u>E</u>	<u>1. Retail</u> Nurseries shall not be permitted within residential subdivisions containing more than five lots <u>if the owner of the nursery does not reside on the subject lot; and</u> <u>2. no items other than trees, shrubs, or plants shall be sold on the premises.</u>
28.	Nursery, <u>Wholesale</u> An area or establishment where trees, shrubs or plants are grown for transplanting, for use as stock for budding and grafting or for sale <u>wholesale use only, to retailers or other businesses, but not directly to the general public.</u>	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>	<u>E</u>	<u>EP</u>	<u>E</u>	<u>E</u>	<u>1.</u> Nurseries shall not be permitted within residential subdivisions containing more than five lots <u>if the owner of the nursery does not reside on the subject lot; and</u> <u>2. no retail sales shall be permitted on the premises.</u>
29.	<u>Structure for the Keeping of Animals (on non-farm properties)</u> ⁴ <i>An accessory building or structure designed and used to contain animals. Such structures include, but are not limited to, dog houses or pens, rabbit pens, or aviaries. This definition does not apply to structures for the keeping of animals on farms (see Farm Buildings, Animal).</i>													
30.	Swine Raising <i>The raising of swine for sale or profit on any given parcel.</i>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>		<u>P</u>				
31.	Forestry or Tree Farming The operation of timber tracts, tree farms, forest nurseries, and the gathering of forest products.	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	

⁴ Structures for the Keeping of Animals (on non-farm properties)" moved from Agricultural Chart to Unclassified Chart.

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32.	Veterinary Hospital or Clinic, <u>Large Animal Livestock</u> <i>A place where livestock animals or pets are <u>is</u> given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the medical use. <u>Such use may include outdoor facilities such as runs, pens, and walking areas.</u></i>	SC	SC	SC				<u>C</u>	<u>C</u>	<u>C</u>	P		<u>C</u>	All structures or accessory uses are not less than 100 feet from any residence except that of the operator of such use. If the Veterinary Hospital or Clinic has outside kennels or boarding facilities, such structures shall be not less than 500 feet from any property line or 300 feet from a right of way. <u>1. Site Plan Review shall be obtained; and</u> <u>2. adequate off-street parking shall be provided so that there is no parking on a right-of-way.</u>
33.	Veterinary Hospital or Clinic, <u>Small Animal and Household Pets</u> <i>A place where <u>small</u> animals or <u>household</u> pets are given medical or surgical treatment and the boarding of animals is limited to <u>indoor</u>, short-term care incidental to the medical use.</i>	SC	SC	SC						<u>C</u>	P		<u>C</u>	All structures or accessory uses are not less than 100 feet from any residence except that of the operator of such use. If the Veterinary Hospital or Clinic has outside kennels or boarding facilities, such structures shall be not less than 500 feet from any property line or 300 feet from a right of way.